



375

PEARL STREET
DOWNTOWN NYC

ENTIRE 31 + MEZZ | 41,250 RSF TOTAL



Elevated. Collaboration



Elevated Work Experience

PREMISES

31st Floor | 36,550 RSF
Mezzanine | 4,700 RSF
Total | 41,250 RSF

CEILING HEIGHT

31st Floor | 23' slab-to-slab

POSSESSION

Arranged

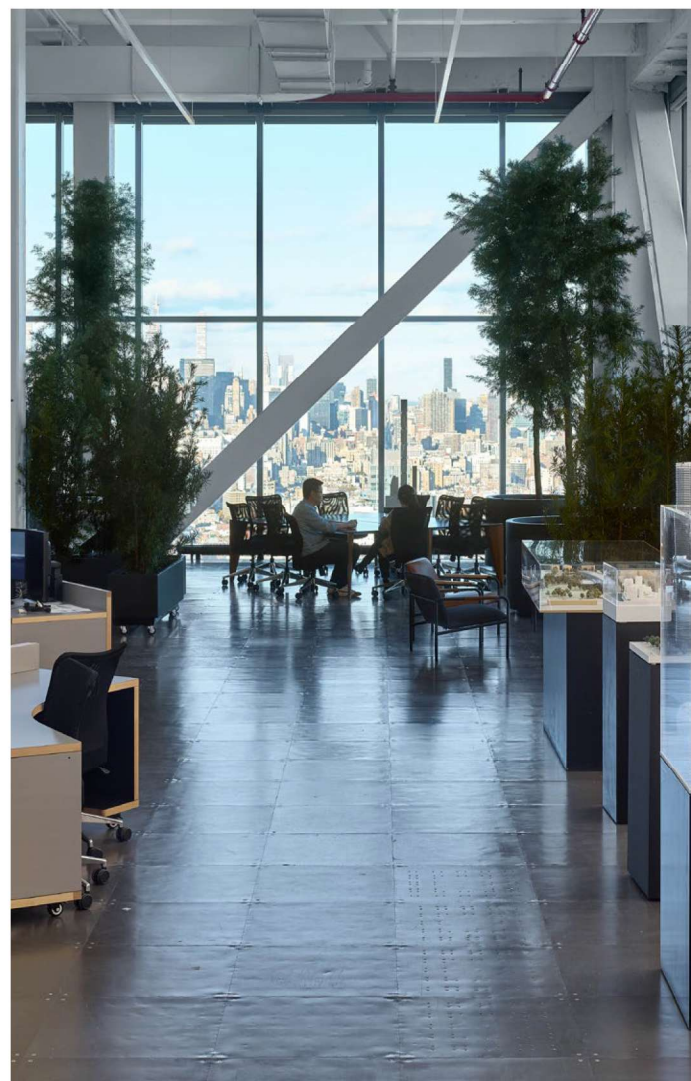
TERM

Negotiable

RATE

Upon request

Designed to elevate both experience and productivity, the 31st floor at 375 Pearl Street represents a premium, rare opportunity within one of the most secure buildings in Manhattan. With breathtaking panoramic views of Manhattan overlooking the East River toward Brooklyn, this flexible 41,000+ square foot buildout is complemented by 23-foot ceilings, a mezzanine level, a private terrace, and multiple collaboration areas. Together, these features create a turnkey opportunity that is both inspiring and operationally efficient.



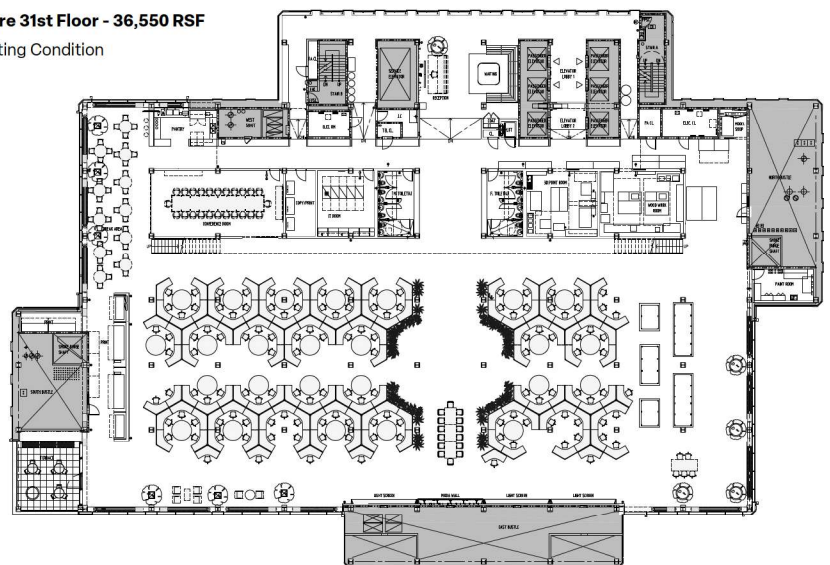


Elevated Productivity

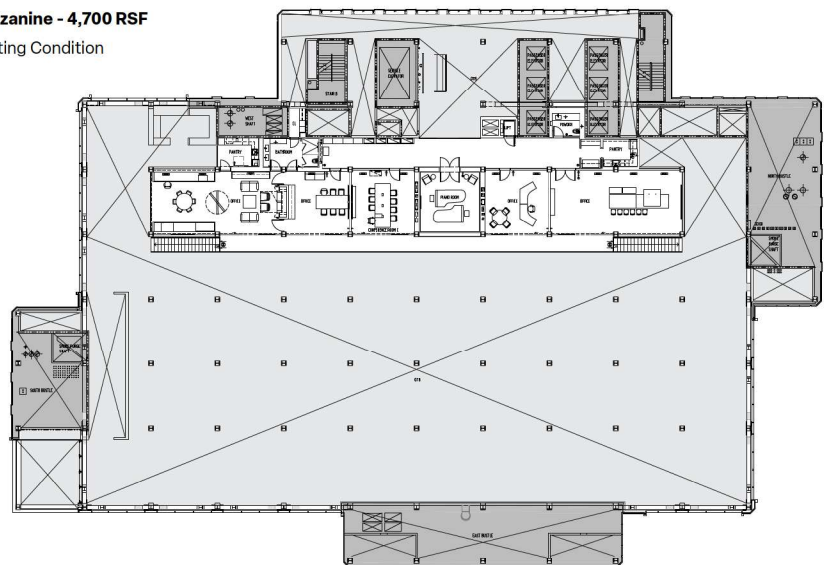
- Fully furnished office space totaling 41,250 RSF and seating for over 200 employees
- Mezzanine level featuring additional office, conference and collaboration spaces
- 23-foot ceiling with floor-to-ceiling windows
- Dramatic views overlooking Manhattan, Brooklyn, and the East River
- Private 400 SF terrace
- 20-foot column spacing that can accommodate flexible layouts



Entire 31st Floor - 36,550 RSF
Existing Condition



Mezzanine - 4,700 RSF
Existing Condition



Elevated Connectivity

ADDITIONAL FLOOR FEATURES

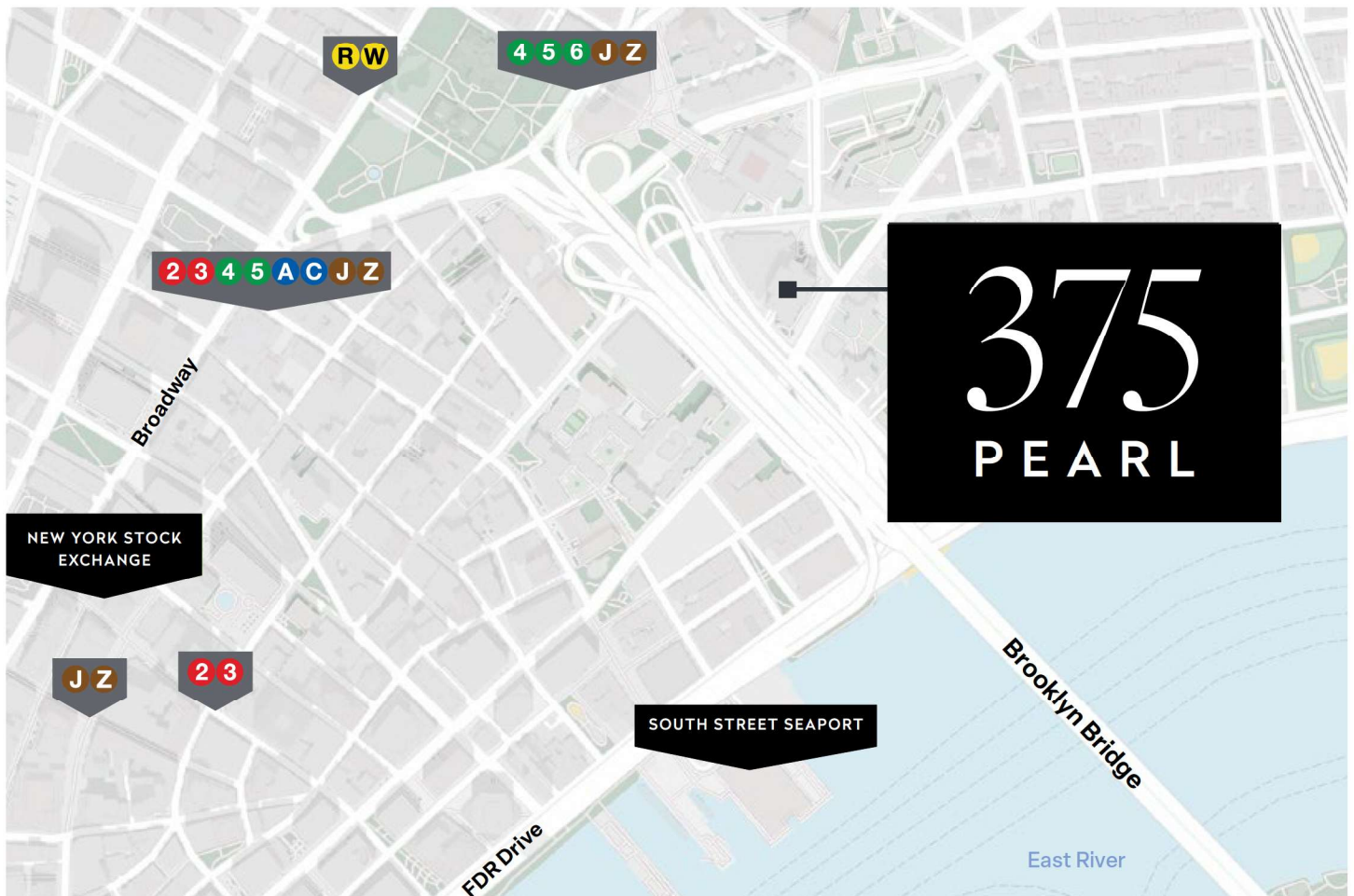
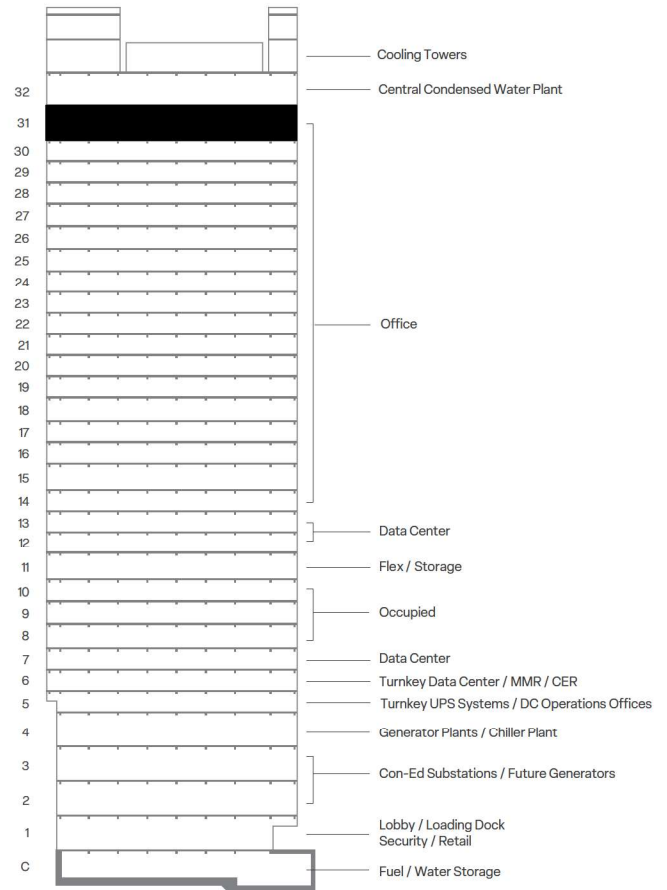
- Raised technical flooring with convenient connectivity access
- High-speed passenger elevators with private key-card access to Floor 31
- Private, dedicated parking
- Dedicated HVAC subsystems supporting 24/7 operations
- Building lobby signage opportunity available
- Vented woodshop, 3D printing room, and paint shop
- Dedicated soundproof room for specialized applications
- IT/ data room

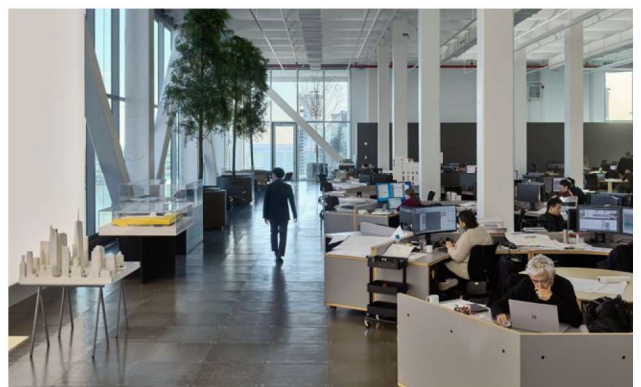
BUILDING FEATURES

- Mission-critical infrastructure
- High power capacity and redundancy
- Over 20 carriers/providers with more than 15 Tier 1 network providers
- Fully secured building with 24/7 on-site security
- Three 40ft loading bay with dock high platforms

LOCATION HIGHLIGHTS

- Within a five minute walk to the South Street Seaport
- Seven minute walk to the Fulton Street Station for the 2, 3, 4, 5, A, C, J, Z trains
- Eight Citi Bike docks within in six minute walk







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