



ONE HANOVER SQUARE

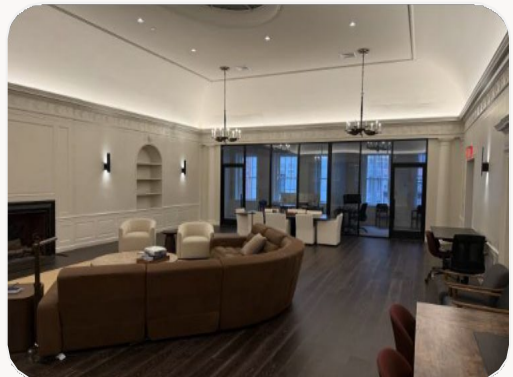
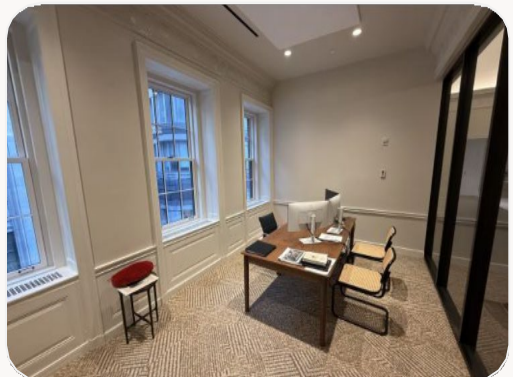
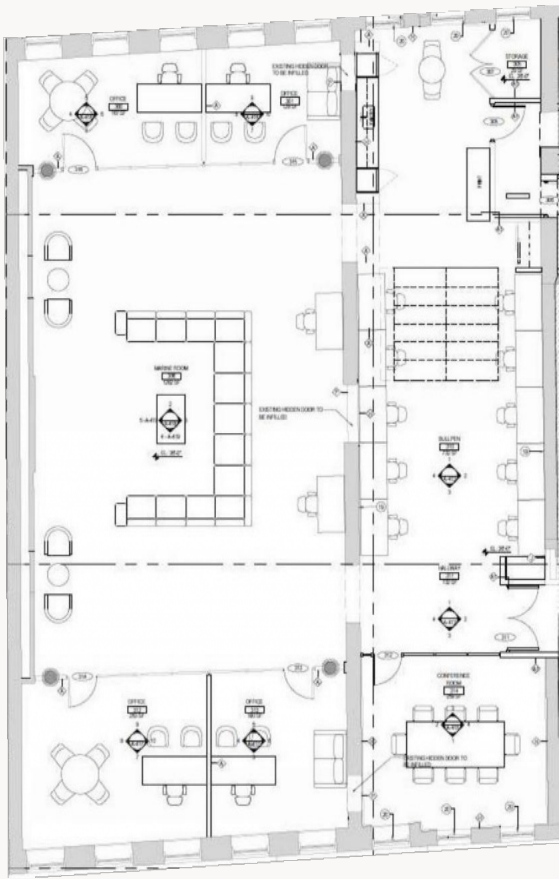
PREMIER SUBLEASE OPPORTUNITY · FINANCIAL DISTRICT, MANHATTAN

6,499 RSF · PORTION OF THE 3RD FLOOR

TERM - NOVEMBER 2032

OPPORTUNITY INFORMATION

FLOOR	RENTABLE SF	ASKING RENT	POSSESSION	TERM
3rd Floor	6,499 RSF	Upon Request	Immediate	Thru 11/30/2032



-  **4** Executive Offices
-  **1** Conference Room
-  **12** Existing Bench Seating

Space Program

- Full eat-in pantry
- Large living room / open seating area with ability to densify open seating (+27)
- Decorative fireplace

KEY TERMS & HIGHLIGHTS

A rare, fully-built boutique office in a landmark Financial District address

BUILDING SPECIFICATIONS

- 24/7/365 access with full-service front desk
- 9'2" to 16'4" ceiling heights
- All-electric, air-cooled VRF HVAC
- 6 watts/SF exclusive electric demand

EXCLUSIVE TENANT AMENITIES

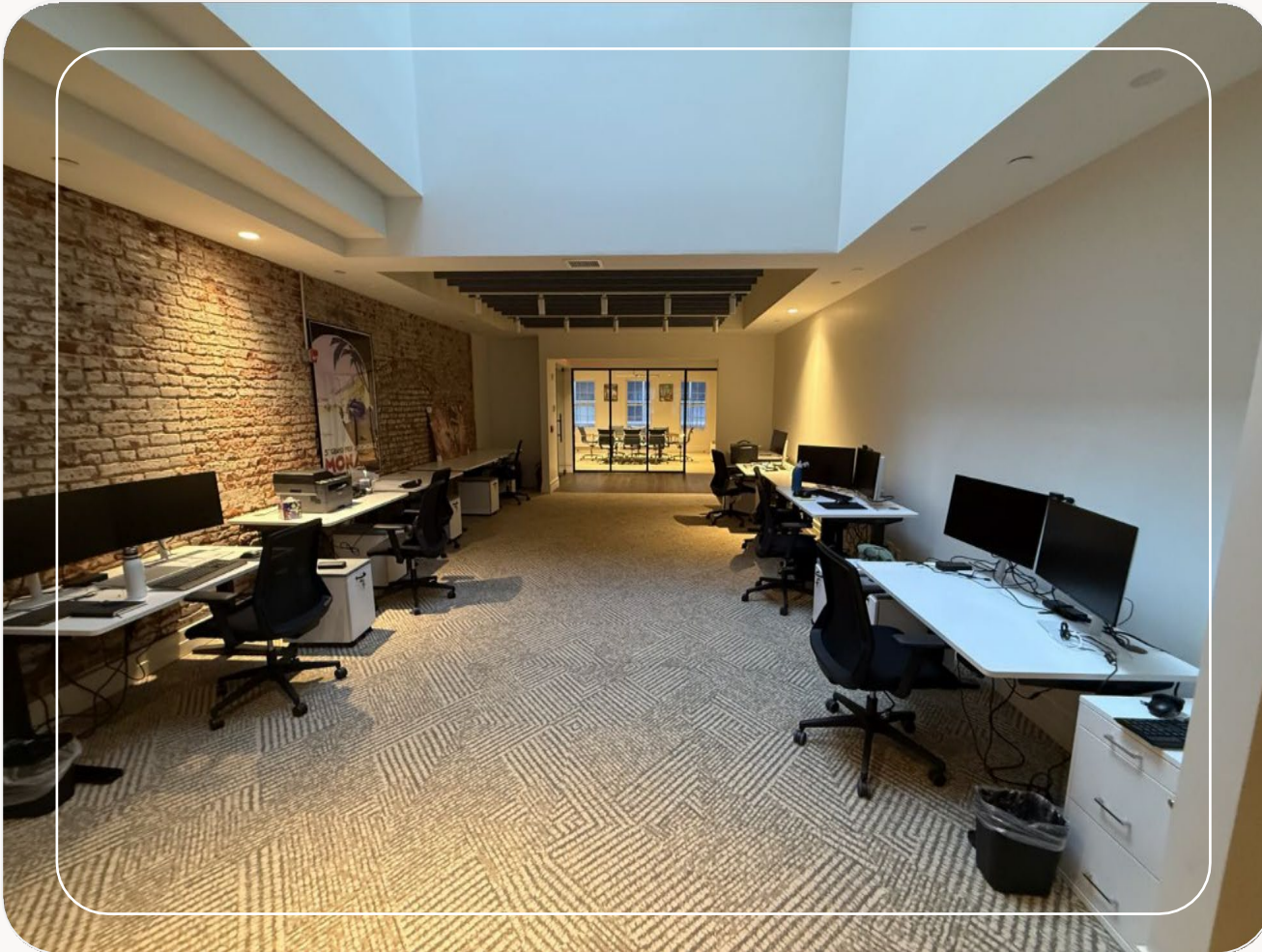
- 2,500 SF Living Room, bar & fireplace lounge
- Boardroom plus four additional meeting rooms
- On-demand catering via Harry's Steakhouse
- Non-exclusive 1st floor common area access



GROUND FLOOR LIVING ROOM, BAR & LOUNGE

THE SPACE

Beautifully built space with room to densify.





BUILDING AMENITIES

The Living Room, Bar & Lounge

A 2,500 SF exclusive ground-floor lounge with full bar, private liquor lockers, sound system and fireplace — available for tenant use, luncheons, cocktail hours and fireside presentations.

BUILDING AMENITIES

Boardroom & Meeting Space

A state-of-the-art ground-floor conferencing center anchored by a boardroom and four additional meeting rooms — available first-come, first-served for tenant use.



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