



ONE
SEAPORT
PLAZA

199 WATER STREET

One Seaport Has it **All**

Bright, open floors.

Unrivaled views.

For all tenants.

At the doorstep of The Seaport,
with its endless entertainment,
dining, shopping and culture.

It's **All** here, at **One Seaport Plaza.**

All the Stature

An unmistakable icon of the Downtown skyline.

One Seaport Plaza is a dynamic blend of modern workspaces and vibrant city life. Inside, you'll find bright and airy offices with panoramic views. Outside, you're instantly immersed in the Seaport's bustling energy.

One contiguous block of **214,000 RSF** with breathtaking New York Harbor views

Partial and full floors from **5,000 – 36,000 RSF** available immediately

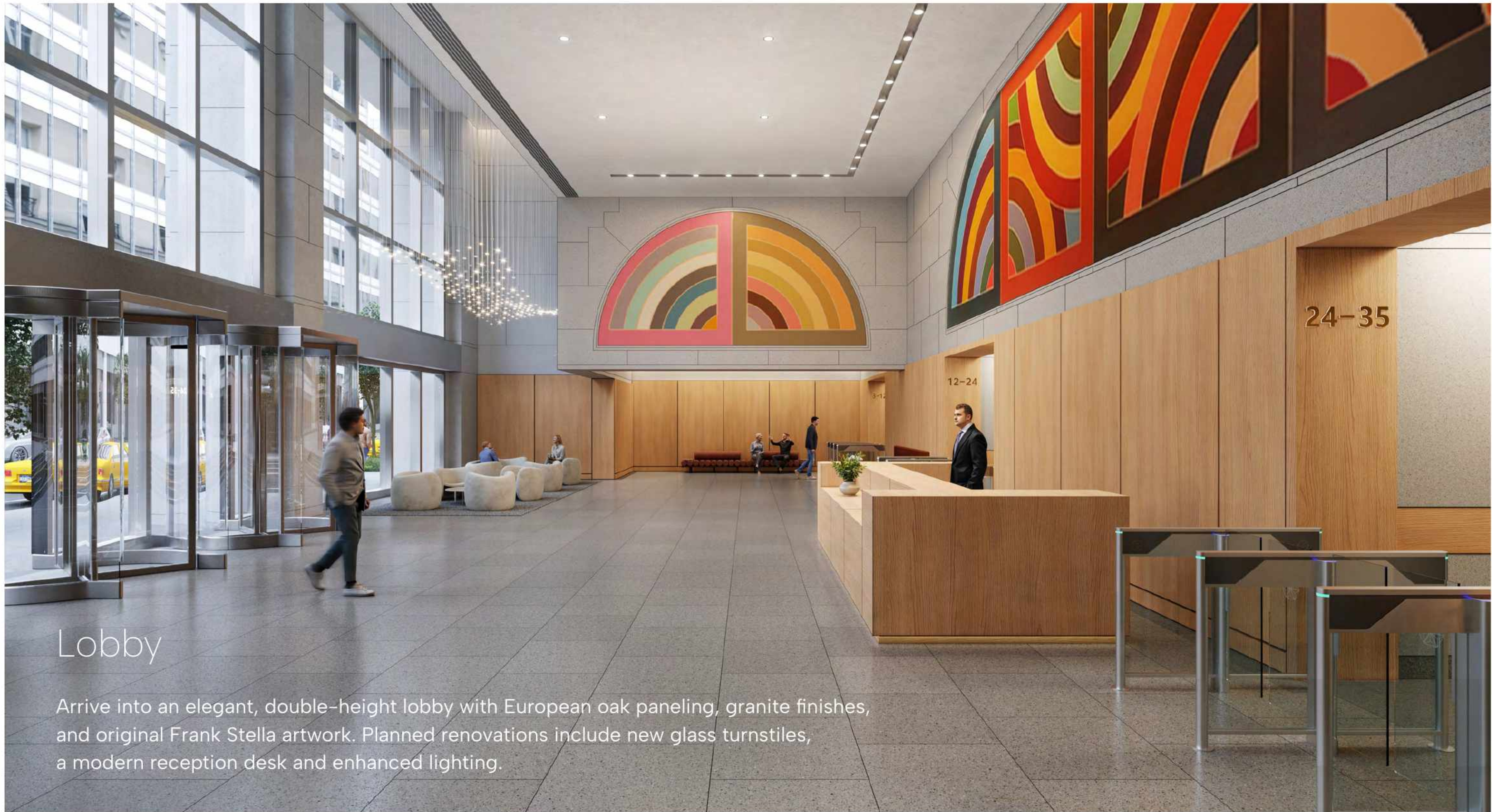
Logical divisions considered

Branding opportunity available



Entry

An impressive entrance welcomes both tenants and their guests.



Lobby

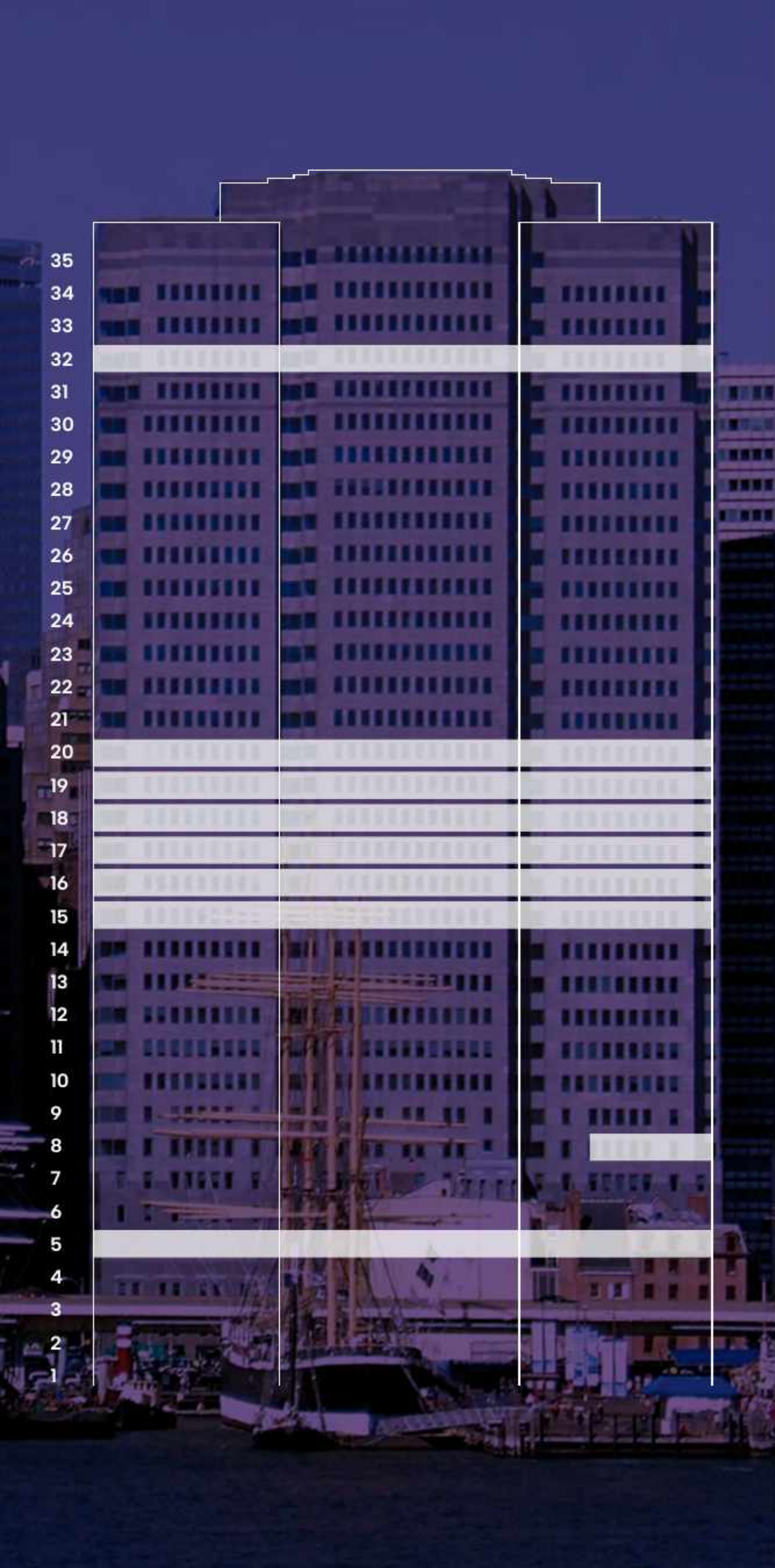
Arrive into an elegant, double-height lobby with European oak paneling, granite finishes, and original Frank Stella artwork. Planned renovations include new glass turnstiles, a modern reception desk and enhanced lighting.



Café/Lounge

The perfect place to sip coffee,
work, or socialize.





FLOOR	SIZE	COMMENT	AVAILABILITY
Entire 32	36,596 RSF	NBI	Immediate
Entire 20	35,995 RSF	NBI	Immediate
Entire 19	35,995 RSF	NBI	Immediate
Entire 18	35,995 RSF	NBI	Immediate
Entire 17	35,995 RSF	NBI	1/1/27
Entire 16	35,810 RSF	NBI	1/1/27
Entire 15	34,792 RSF	NBI	2/1/27
Part 8	5,413 RSF	Built	Immediate
Entire 5	36,167 RSF	NBI	Immediate
Entire 4	Planned Conference Center Floor		

214,582 RSF
Block

All the Flexibility

From a 214,000 RSF contiguous block to full and partial floors, One Seaport Plaza offers a variety of spaces to meet the needs of all types of tenants.

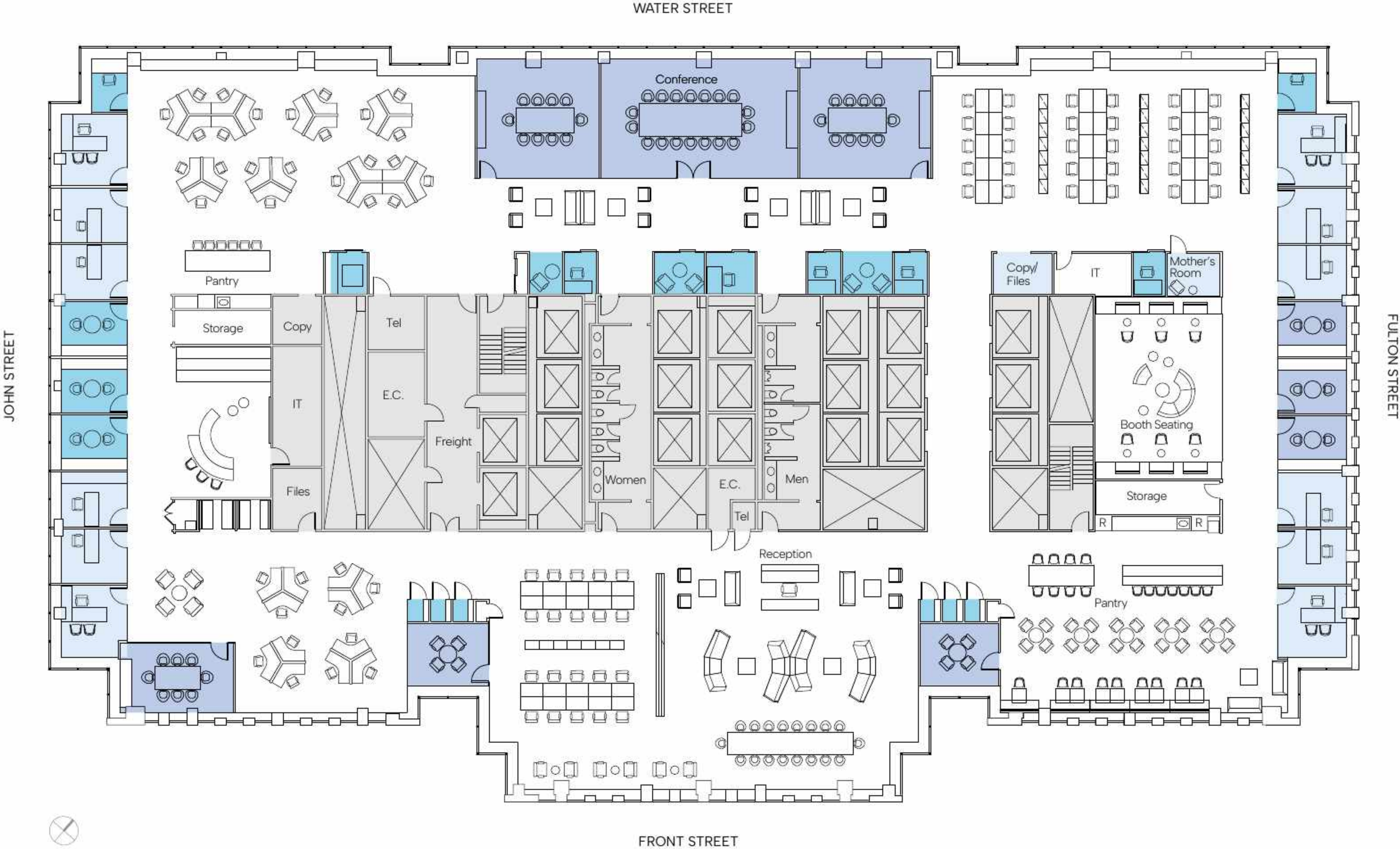
ENTIRE 5 TEST FIT 36,167 RSF

WORK PLACE		People
Private Office		12
Workstation		50
Pinwheel		36
Total		98

MEET		Rooms	Seats
Conference Room		12	66
Phone Room		17	25
Total		29	91

SOCIAL		Area	Seats
Reception		1	8
Pantry		2	54
Total		3	62

Total Dedicated Desks		98 People
Total Collaborative Seats Open & Enclosed		153 Seats



PART 8

AS-BUILT

5,413 RSF

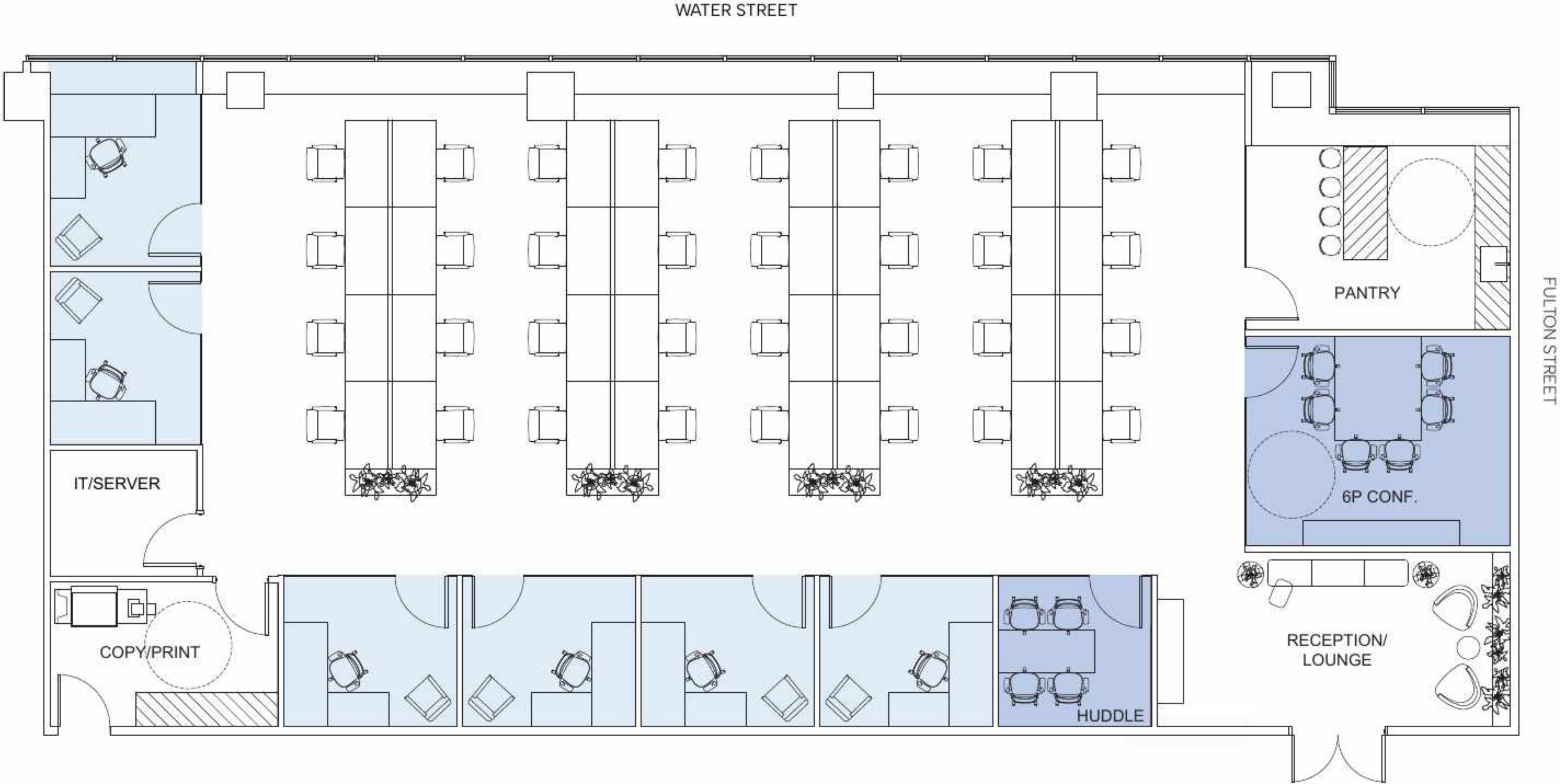
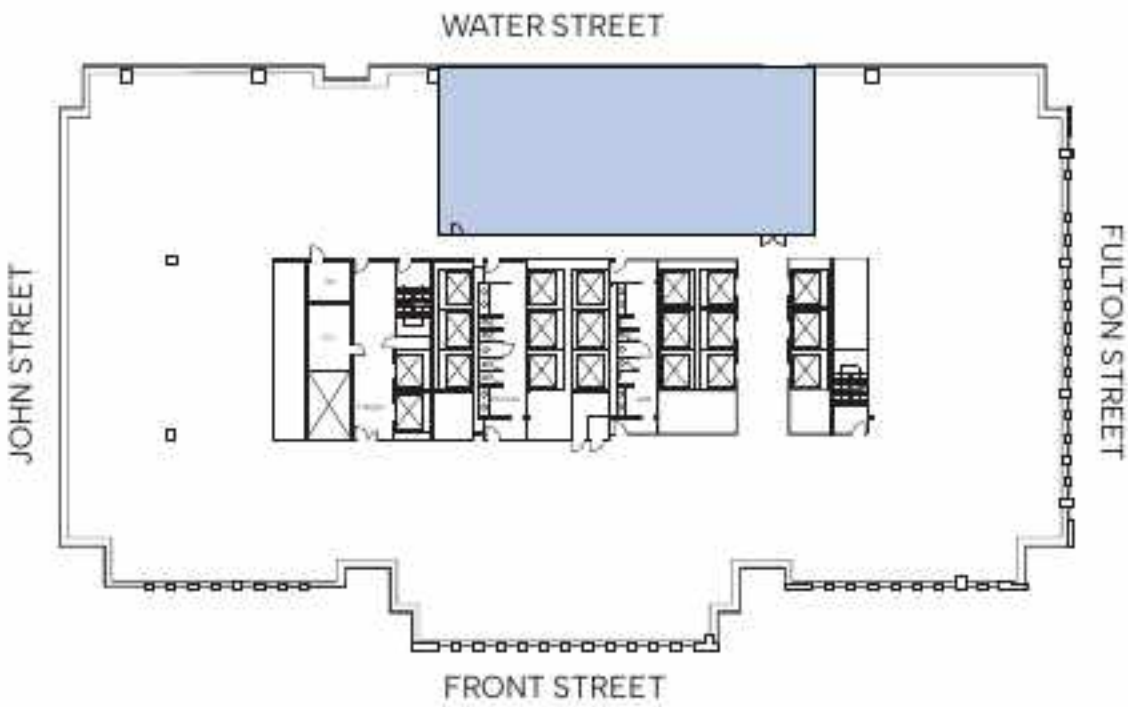
WORK PLACE		People
Private Office		6
Workstation		32
Total		38

MEET		Rooms	Seats
Conference Room		1	6
Huddle Room		1	4
Total		2	10

SOCIAL		Rooms	Seats
Reception		1	1
Pantry		1	4
Total		2	5

Total Dedicated Desks	38 People
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Total Collaborative Seats Open & Enclosed	15 Seats
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MID-RISE | ENTIRE 15-20

OPEN LAYOUT

35,995 RSF

WORK PLACE		People
Private Office		8
Workstation 5'-0" W		173
Total		181

*NIC (1) receptionist

MEET		Rooms	Seats
Board Room		1	24
Conference Room		1	16
Conference Room		1	14
Conference Room		1	12
Conference Room		1	10
Huddle Room		3	15
Phone Room		10	14
Open Collaboration		4	26
Total			131

*NIC bench seating in conference rooms

SUPPORT SPACES		Rooms	Seats
Reception		1	5
Pantry		1	17
Wellness Room		1	
Total		3	22

Total Dedicated Desks 181 people

Total Collaborative Seats
Open & Enclosed 153 Seats



MID-RISE | ENTIRE 15-20 PERIMETER OFFICES LAYOUT

35,995 RSF

WORK PLACE		People
Private Office		45
Workstation 5'-6" W		68
Total		113

*NIC (1) receptionist

MEET		Rooms	Seats
Board Room		1	24
Conference Room		2	24
Conference Room		1	10
Conference Room		2	16
Huddle Room		8	40
Phone Room		6	12
Total			126

*NIC bench seating in conference rooms

SUPPORT SPACES		Rooms	Seats
Reception		1	8
Pantry		1	25
Wellness Room		1	
Total		3	33

Total Dedicated Desks 113 people

Total Collaborative Seats
Open & Enclosed 159 Seats



HIGH-RISE | ENTIRE 32

OPEN LAYOUT

36,985 RSF

WORK PLACE		People
Private Office		8
Workstation 5'-0" W		197
Total		205

*NIC (1) receptionist

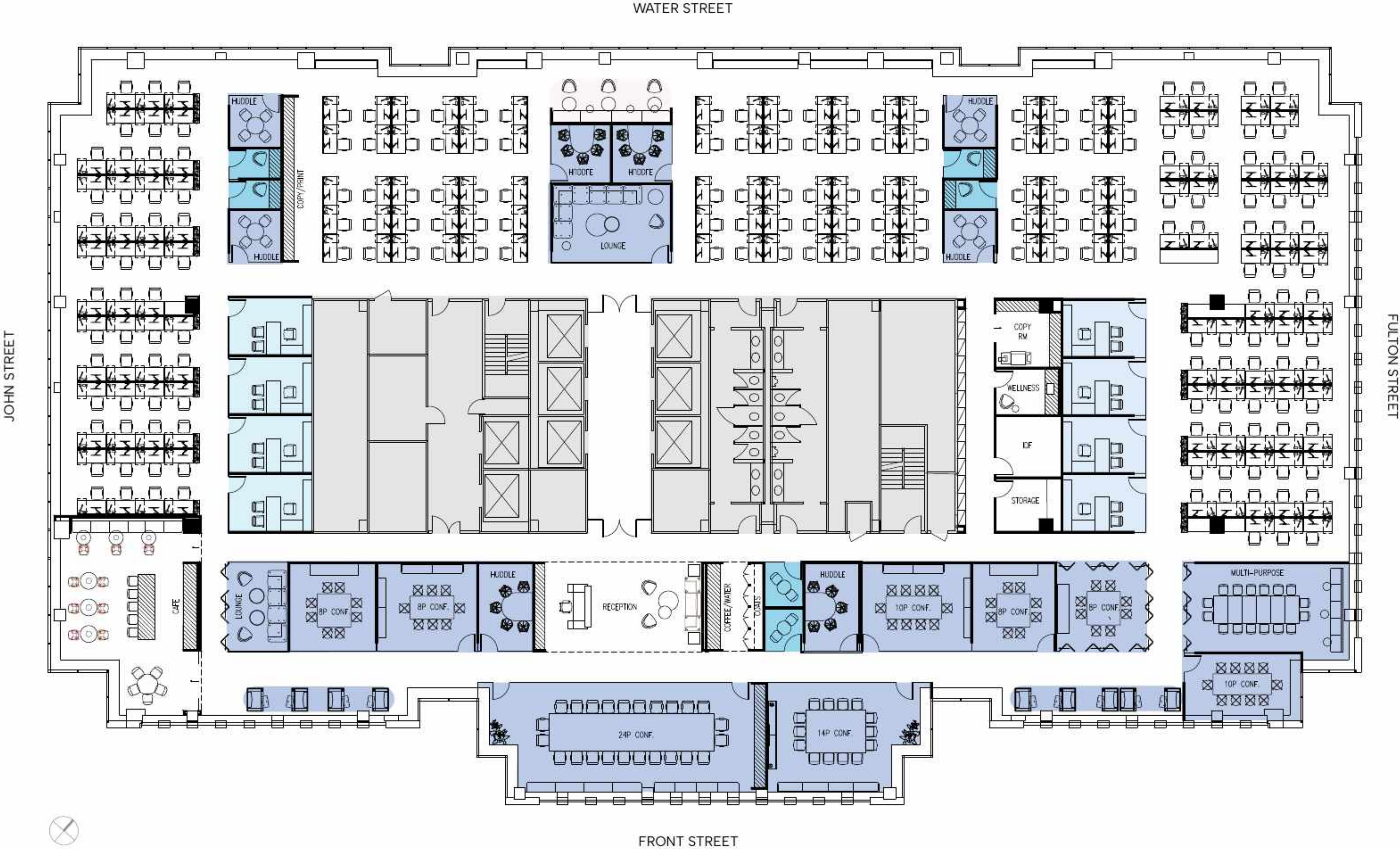
MEET		Rooms	Seats
Board Room		1	24
Conference Room		1	16
Conference Room		1	14
Conference Room		2	20
Conference Room		4	32
Huddle Room		8	36
Phone Room		6	8
Open Collaboration		3	15
Lounge Room		2	10
Total			175

*NIC bench seating in conference rooms

SUPPORT SPACES		Rooms	Seats
Reception		1	5
Pantry/Cafe		1	22
Wellness Room		1	
Total		3	27

Total Dedicated Desks 205 people

Total Collaborative Seats
Open & Enclosed 202 Seats



HIGH-RISE | ENTIRE 32 PERIMETER OFFICES LAYOUT

36,985 RSF

WORK PLACE		People
Private Office		45
Workstation 5'-6" W		136
Total		181

*NIC (1) receptionist

MEET		Rooms	Seats
Board Room		1	24
Conference Room		2	24
Conference Room		1	10
Conference Room		2	16
Huddle Room		5	26
Phone Room		6	12
Total			112

*NIC bench seating in conference rooms

SUPPORT SPACES		Rooms	Seats
Reception		1	8
Pantry		1	25
Wellness Room		1	
Total		3	33

Total Dedicated Desks 181 people

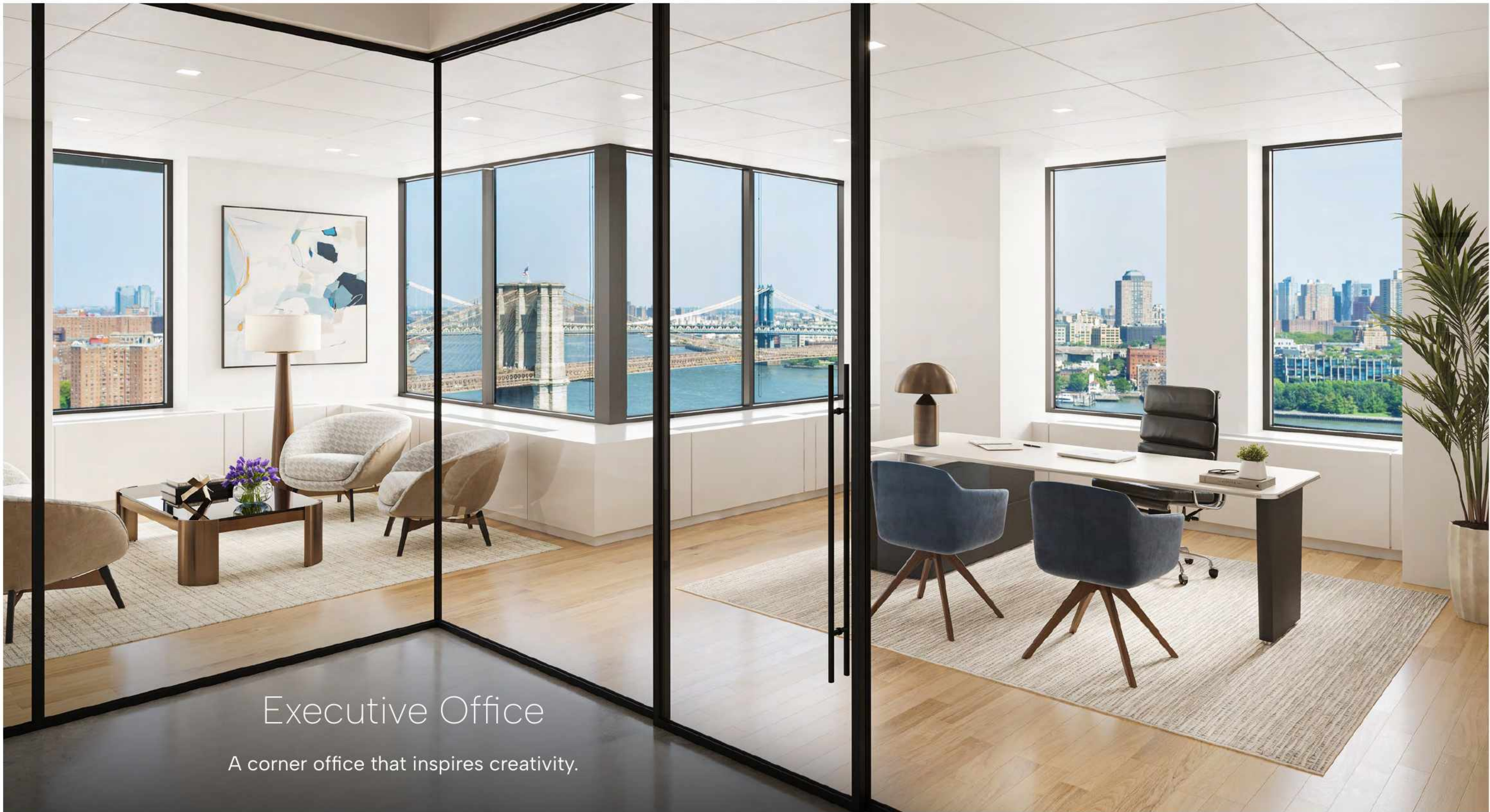
Total Collaborative Seats
Open & Enclosed 145 Seats





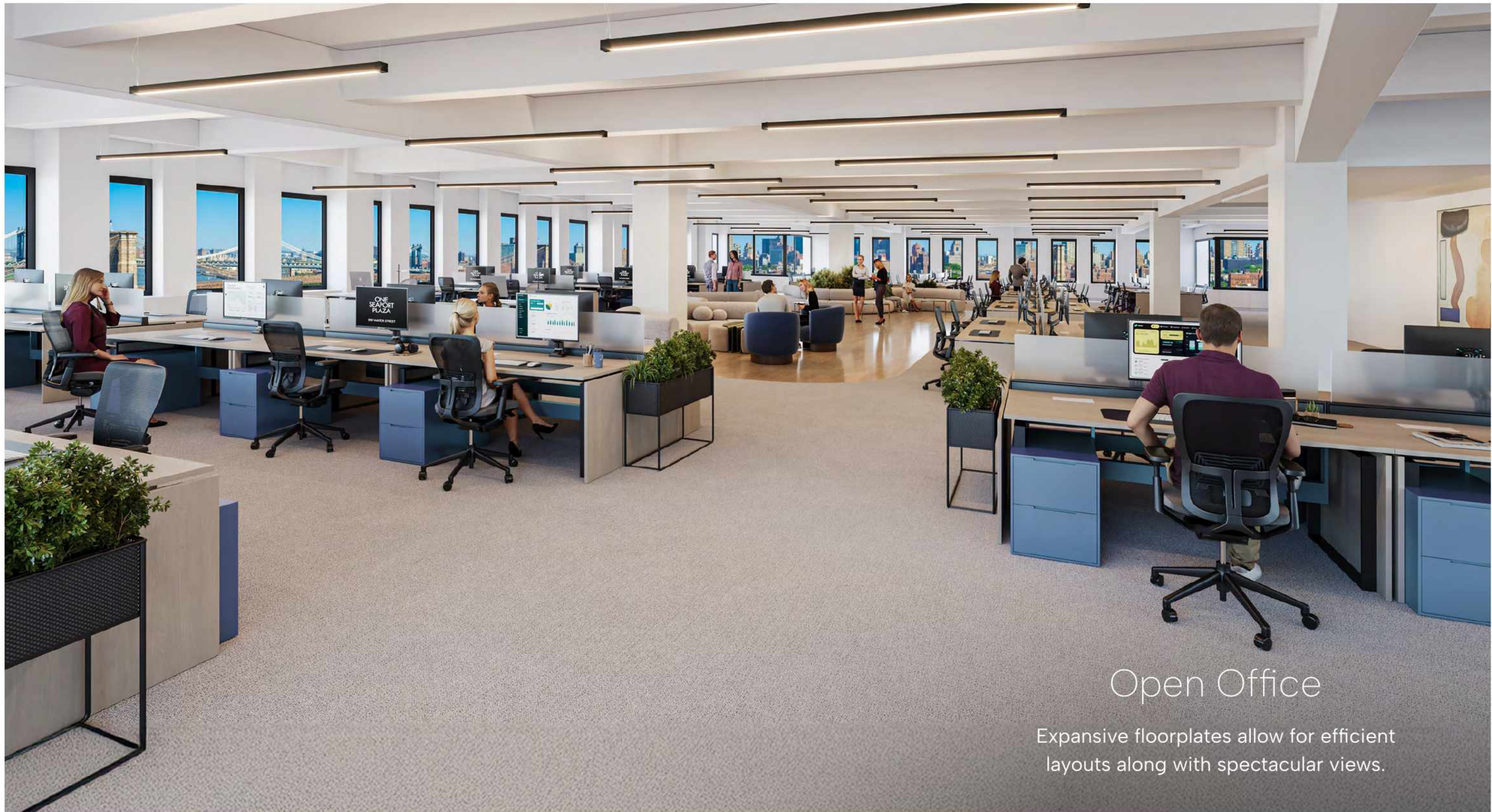
Reception

Make a great first impression.



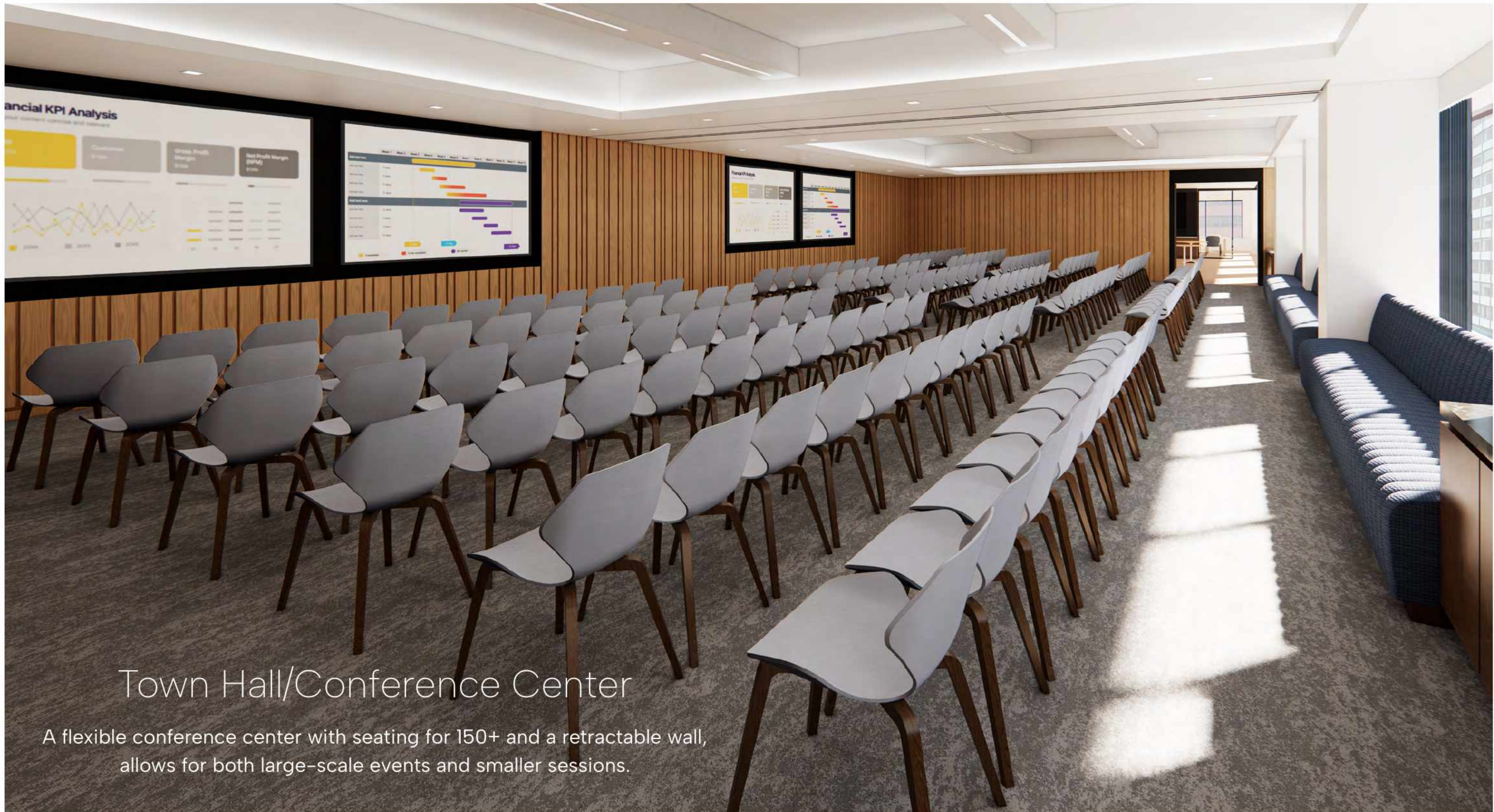
Executive Office

A corner office that inspires creativity.



Open Office

Expansive floorplates allow for efficient layouts along with spectacular views.



Town Hall/Conference Center

A flexible conference center with seating for 150+ and a retractable wall, allows for both large-scale events and smaller sessions.



Tenant Lounge

A thoughtfully designed tenant lounge offers a refined setting to recharge, collaborate, or connect throughout the workday.

All the Views

Unrivaled. Inspiring. Breathtaking.





See for Miles and Miles

Stunning views stretch
in every direction.



All the Access

Every form of transit within minutes.

Walk Score: 100

Transit Score: 100

2 3		3 MIN	🚶
Pier 17		4 MIN	🚶
FDR Drive		5 MIN	🚗
Pier 11 Ferry Terminal		6 MIN	🚶
Fulton Center J Z 4 5 A C E 1 R W		7 MIN	🚶
Downtown Heliport		8 MIN	🚶
World Trade Center Transportation Hub (Oculus)		10 MIN	🚶
Staten Island Ferry		14 MIN	🚶

A C J Z R W 1 2 3 4 5





NJ & Midtown
Ferries

Hudson River

PATH

ACE

RW

City Hall Park

Oculus
(10 min)

Fulton Center
(7 min)

3 MIN

Fulton Street Corridor

ONE
SEAPORT
PLAZA

Downtown Connection
Bus Route

CitiBike

CitiBike

CitiBike

CitiBike

FDR DRIVE
East River Esplanade

Bike Path

CitiBike

Downtown Heliport
(8 min)

Pier 11
(6 min)

NJ, Midtown &
Brooklyn Ferries
NYC High Speed Ferry
to Upper East Side

Pier 15

Pier 17
(4 min)

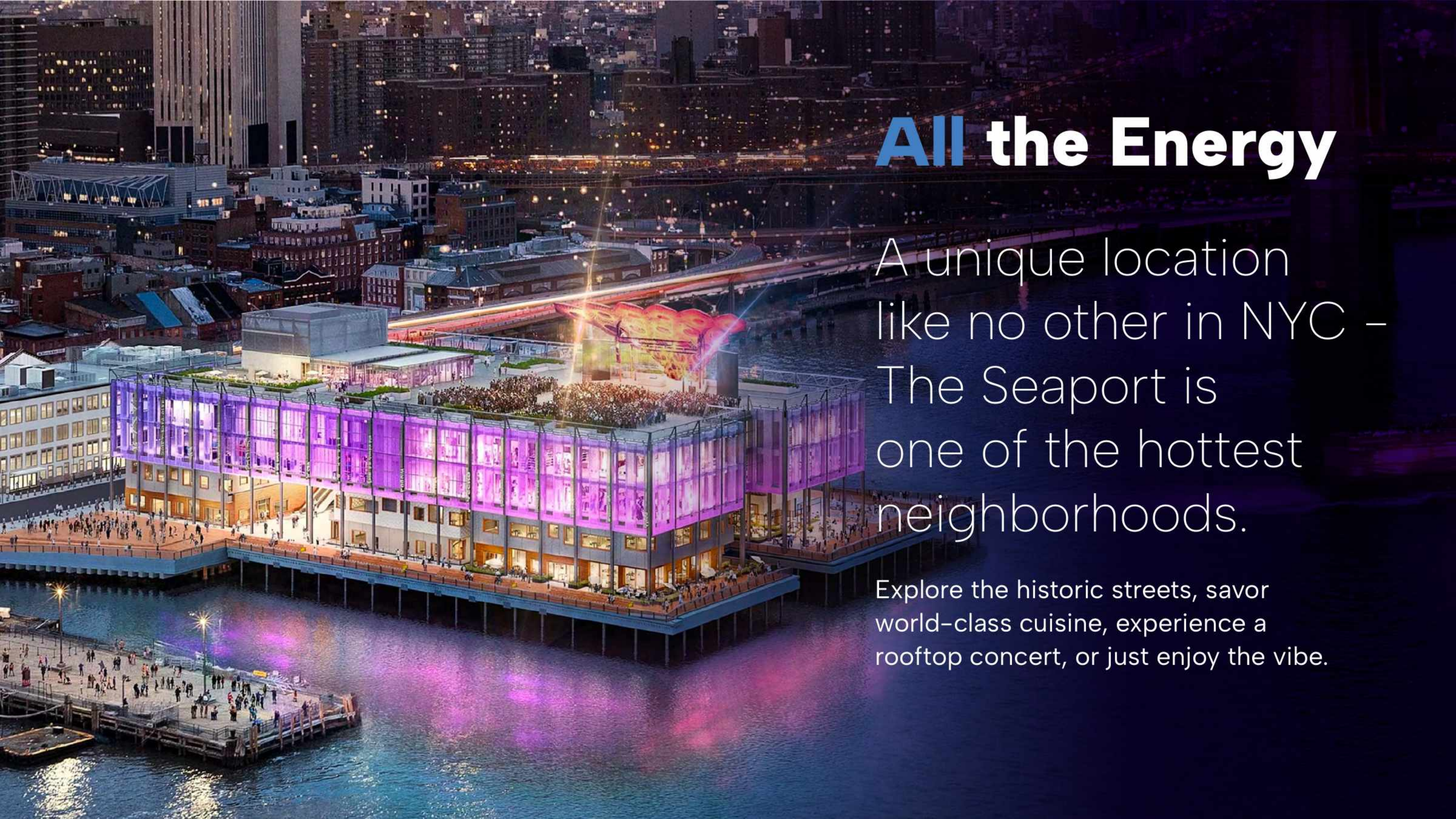
East River

Staten Island
Ferry

Battery Park

Brooklyn
Bridge

The Seaport

An aerial night view of a modern building complex situated on a pier in New York City. The building features a prominent rooftop garden with a large, colorful, abstract sculpture. The building's facade is illuminated with purple and blue lights, and the interior lights are visible through the glass walls. The surrounding city skyline is visible in the background, with numerous lit-up buildings and a bridge crossing the water. The water in the foreground reflects the lights from the building and the city.

All the Energy

A unique location like no other in NYC – The Seaport is one of the hottest neighborhoods.

Explore the historic streets, savor world-class cuisine, experience a rooftop concert, or just enjoy the vibe.



Waterfront & Green Spaces

Unwind on the grass or take a peaceful stroll along the pier while soaking in the view.





Culture & Entertainment

Tenants can head outside to enjoy cultural events, art exhibits, and live concerts.





The Rooftop at Pier 17 is a one-of-a-kind venue featuring live music with well-known artists in a setting like no other.



Food & Drink

It's a foodie's paradise filled with diverse eateries, local markets and waterfront dining.



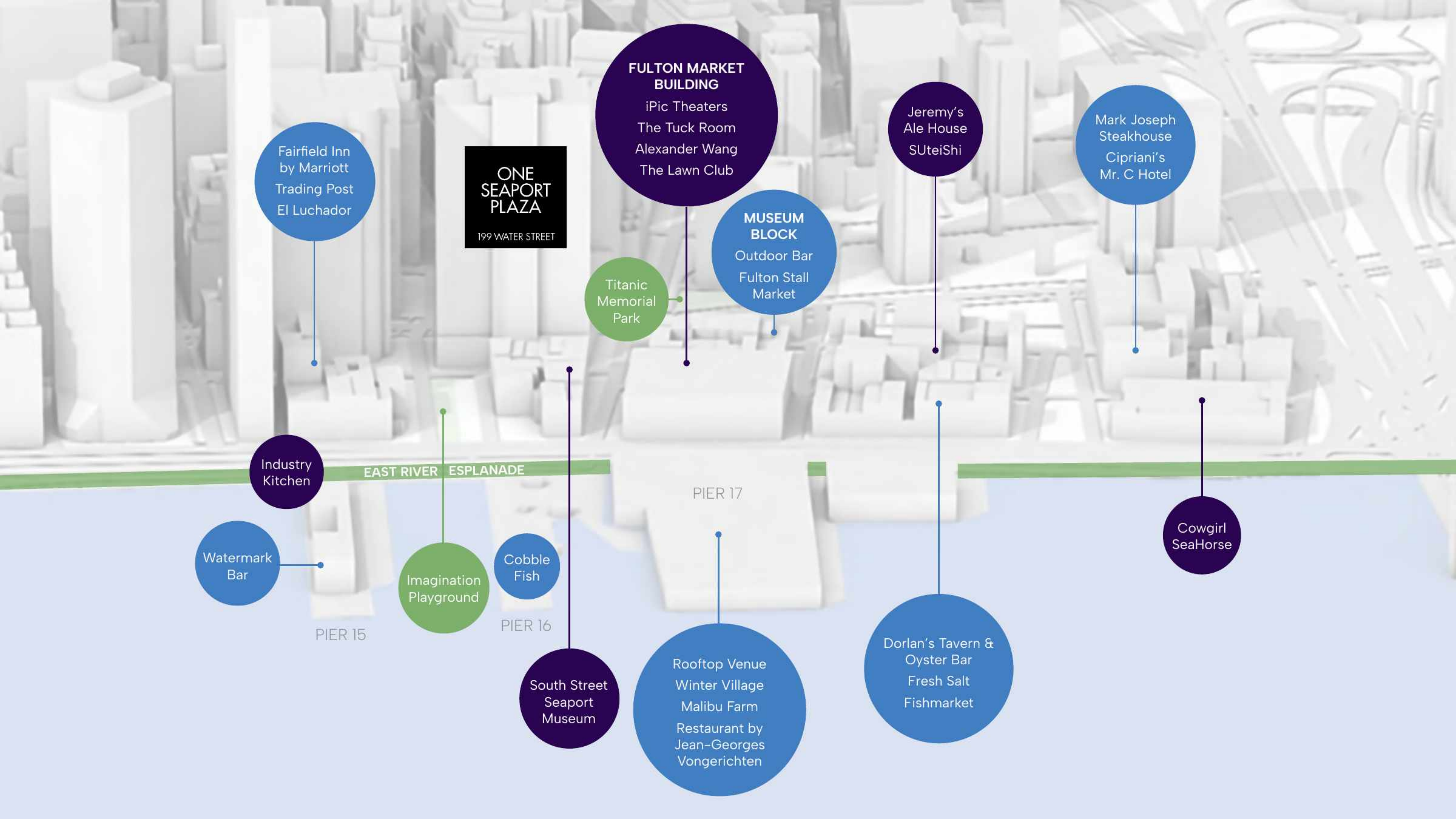
NYC Bagel & Coffee House is a daily essential with convenient access from both the street and One Seaport Plaza's lobby.



Shop

Enjoy a unique shopping experience with an assortment of eclectic stores and unique boutiques.





Fairfield Inn
by Marriott
Trading Post
El Luchador

ONE
SEAPORT
PLAZA
199 WATER STREET

FULTON MARKET
BUILDING
iPic Theaters
The Tuck Room
Alexander Wang
The Lawn Club

Titanic
Memorial
Park

MUSEUM
BLOCK
Outdoor Bar
Fulton Stall
Market

Jeremy's
Ale House
SUteiShi

Mark Joseph
Steakhouse
Cipriani's
Mr. C Hotel

Industry
Kitchen

EAST RIVER
ESPLANADE

Watermark
Bar

Imagination
Playground

Cobble
Fish

PIER 17

PIER 15

PIER 16

South Street
Seaport
Museum

Rooftop Venue
Winter Village
Malibu Farm
Restaurant by
Jean-Georges
Vongerichten

Dorlan's Tavern &
Oyster Bar
Fresh Salt
Fishmarket

Cowgirl
SeaHorse

All the Specs

DESCRIPTION & LOCATION

Built by Jack Resnick & Sons in 1984, One Seaport Plaza is a 35-story trophy waterfront office tower located at 199 Water Street in Manhattan's Seaport District. It is distinguished by a unique contextual concept and design featuring two distinctive granite façade types designed to suit the different environments at the historic South Street Seaport.

LOBBY

The expansive double-height lobby with oak paneling and granite finishes features original artwork by Frank Stella. The planned renovations will include accented wood, soft seating and a rear lobby area with cafe/lounge. Other upgrades include sleek new glass turnstiles, a modern reception desk and enhanced lighting.

BUILDING AREA

1,160,067 SF

FLOORS

35 Floors
Floors 3–12: 35,454 SF
Floors 14–23: 35,995 SF
Floors 24–35: 36,985 SF

MAJOR TENANTS

Allied World Insurance, Crum & Foster, WeWork, Seaport Entertainment Group and Real Chemistry

FLOOR LOAD

50 lbs. per SF live load

CEILING HEIGHTS (SLAB-TO-SLAB)

4th Floor: 14'9"
5th–32nd Floors: 12'3"
34th Floor: 13'6"
35th Floor: 20'6"

ELEVATORS

All passenger cabs feature destination dispatch technology and are rated at 4,000 lbs. capacity.
Recent modernization features new glass finishes.
Six (6) passenger cars each for low-, mid- and high-rise banks.
Two (2) freight elevators service all floors.
One (1) passenger elevator services parking garage.

EMERGENCY POWER

A 1,000-kW diesel generator on fourth floor provides back-up power to all fire, life safety, and critical building systems.

SUPPLEMENTAL EMERGENCY GENERATOR

Additional generator capacity is available for tenant use based upon a demonstrated tenant need.

STORM RESILIENCY

Electric switchgear equipment, emergency generators, fire life safety mechanicals, and telecommunications equipment rooms are located on the third and fourth floors. In addition, an eight-foot-high detachable flood gate system is stored at the garage level and can be deployed in advance of a threatening storm at the loading dock, parking garage, and Front Street building entrances.

SECURITY

24/7 attended lobby; electronic access via turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.

LOADING DOCK/ MESSENGER CENTER

Full-service, three-bay loading and delivery facilities with direct access to freight elevators and tenant messenger center located on John Street.

BASE BUILDING HVAC

New central cooling plants consist of a 2,400-ton capacity, six (6) cell cooling tower, and two (2) 1,200-ton electric chillers which provide chilled water to central interior air handlers and perimeter fan coil units. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter fan coil units.

SUPPLEMENTAL HVAC

24/7 condenser water is available for tenant supplemental AC.

ELECTRICAL

Three 2,500-amp 460-volt bus-duct risers provide power for tenant use. Building systems are powered from separate electric risers. Six (6) watts per usable SF connected load is available for tenants with additional power available upon demonstrated need. Electric switchgear room located on the 3rd floor.

BUILDING MANAGEMENT SYSTEM

Andover BMS system and an EcoGenesis SmartGrid®.

LIFE SAFETY

New Class-E Fire Alarm System. Building is fully sprinklered.

PARKING & AMENITIES

Full service garage with 99 spaces and direct elevator access to the building lobby, WeWork conferencing center, bicycle room with private washrooms and shower, café and free WiFi.

TELECOM

WiredScore Platinum Certified — AT&T, Cogent, Lightpath, PILOT, Lighttower, Spectrum Business, Verizon, XO Communications, Zayo Group. A Distributed Antenna System (DAS) enhances cellular service on all tenant floors and building common areas.

TRANSPORTATION

Short walk to Fulton Transit Center, WTC Transit Hub, Water Taxi and Ferries, buses, free Downtown Connection Shuttle, and Downtown Heliport.

SUSTAINABILITY

ENERGY STAR, 2023, 2025 LEED EB:OM Gold Certification with the U.S. Green Building Council, Well Designation & MERV 13 building filtration system.

