

40  
X

40 Exchange Place, New York, NY 10005

# AN EXTRAORDINARY OPPORTUNITY

40X is a hub for innovation in the heart of Lower Manhattan. The historic 20-story building, centrally located at 40 Exchange Place, has been renovated and reimagined as the state-of-the-art workplace it is today. A brand new building lobby and entrance welcome tenants and visitors alike. Boasting newly renovated elevators, common corridors and restrooms, 40X creates a work environment enjoyed by all.











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## EXCHANGE YOUR SPACE

Bright high-end pre-built spaces featuring high ceilings, natural wood floors, brushed metal accents and repurposed authentic details create an inviting, modern work environment.





















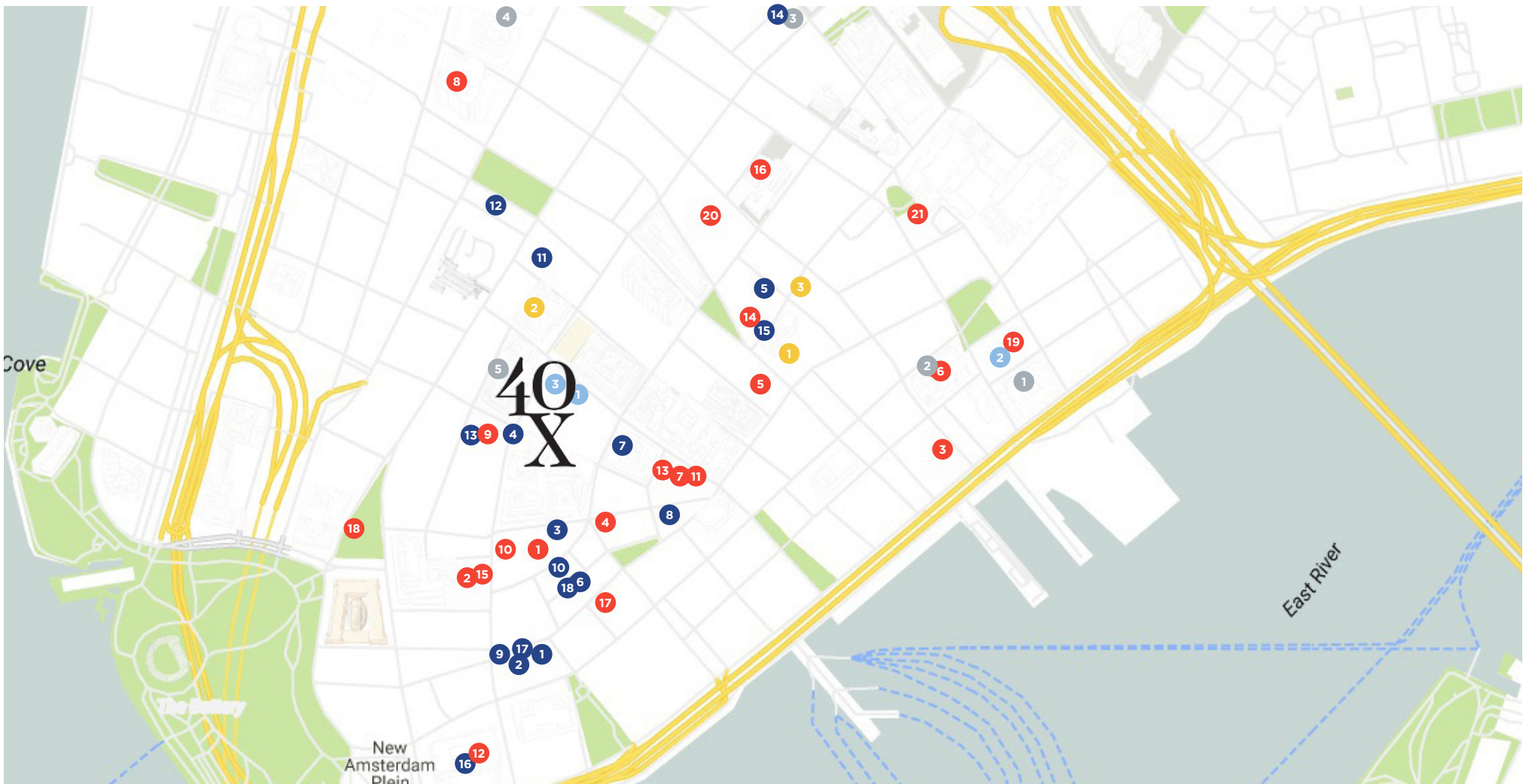
## EXPLORE THE NEW DOWNTOWN

The Financial District has re-emerged as a crossroads for both corporate and creative industries. Now a vibrant 24-7 community, 40X is steps from the city's greatest concentration of transportation and puts everything you need within easy reach. Surround yourself with the iconic Downtown landscape, working within a backdrop of both historic and contemporary attractions.









# AMENITIES MAP

## FOOD PURVEYORS & GROCERY

1. Luke's Lobster FiDi
2. Dig Inn
3. El Luchador
4. Leo's Bagels
5. Terri
6. Roast Kitchen
7. La Colombe Coffee Roasters
8. Eataly NYC Downtown
9. Bluestone Lane
10. Num Pang Sandwich Shop
11. Sweet Green
12. Naya Express
13. Lu Maison Du Chocolat
14. Toloache Taqueria
15. The Juice Shop
16. Open Kitchen
17. Robusta
18. Bowling Green Supermarket
19. Fulton Stall Market
20. Zeytuna
21. 55 Fulton Market

## RESTAURANTS

1. OBAO
2. The Dead Rabbit Grocery and Grog
3. Delmonico's
4. Bobby Van's
5. Felice
6. Adrienne's Pizzabar
7. Cipriani Wall Street
8. Haru Sushi
9. Fraunces Tavern Museum
10. Smorgas Chef
11. The Capitale Grille
12. Trinity Place
13. Reserve Cut
14. Augustine - New York
15. Harry's Italian
16. Schnipper's
17. Shorty's
18. Stone Street Tavern

## RETAIL

1. Tiffany & Co.
2. Northern Grade
3. Hermès

## ENTERTAINMENT & RECREATION

1. Pier 17
2. South Street Seaport
3. The Beekman, a Thompson Hotel
4. WTC Oculus
5. New York Stock Exchange

## SPA & FITNESS

1. SoulCycle FiDi
2. Equinox Wall Street
3. Crunch - John Street









## EXACTLY WHAT YOU NEED

Various spaces available ranging from 1,000 to 8,000 RSF provide flexible yet efficient layouts to accommodate the needs of every tenant. Customize exactly as you like, or hit the ground running with a selection of high-end pre-built offices.