



55 WATER

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ELEVATED

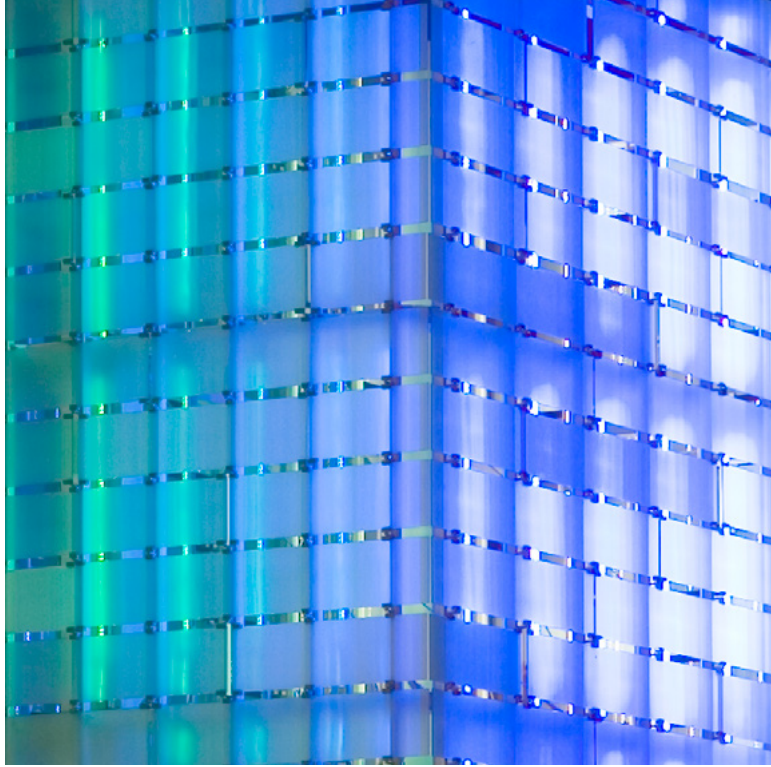
Everything

without compromise – an all-encompassing world enveloped by an amped-up Downtown. Setting a new high-water mark, 55 Water delivers a workplace that attracts and retains a next generation workforce in a transit-centric location pumped by workday conveniences and weeknight revelry.

Amenity-rich and millennial friendly, 55 Water bestows all the most-desired elements – two on-site parks (including Downtown’s best kept secret – the Elevated Acre), an on-site food service and cafe with a variety of daily offerings plus lobby coffee kiosk with lounge, a new sky bar and beer garden, a sundry and convenience shop, shoe shine and parking for bikes and cars (whether gas or electric powered).

Enter the newly renovated, light-filled, WiFi enabled lobby and feel the energy of digital screens dispensing news and information above the welcoming reception desk. Additional enhancements include a new visitor center, improved lighting, new directional signage and an open flow.

55 Water. Everything is elevated.









ELEVATED

Perspectives

shift here. Think of 55 Water as both a tower and a “groundscraper” with a 69,000-square-foot floorplate so extensive, so efficient that it readily accommodates open plan, office intensive and hybrid configurations while supporting densification and enhancing productivity.

Think of 55 Water as a window on an active port that hustles waterborne commerce, commuter taxis and pleasure crafts of every stripe; panoramic made-for-Instagram vistas frame an iconic Lady Liberty and a trio of bridges.

Think of 55 Water as a fail-safe presence where uninterrupted systems, extended HVAC operating hours, revitalized public spaces and attentive, on-site management are the stepping stones of success.

The workday is elevated.







ELEVATED

Energy

radiates from every corner. The restorative energy of yoga on the Elevated Acre. The soothing energy of the landscaping and fountain in the Vietnam Veterans Memorial Plaza. The congenial energy of lunch in either of these open, verdant environments. The invisible energy of the falcons nested on the roof.

The high energy of happy hour at Sky 55 Bar & Grill with its dramatic, illuminated beacon signaling the dusk of another day. The cinematic energy of al fresco entertainment on the Elevated Acre after dark. The ever-present energy of the water as it frames swoon-worthy vistas of sky and bridge, boats and planes, Lady Liberty and sea.

Like nowhere else, the energy of life is elevated here.







ELEVATED

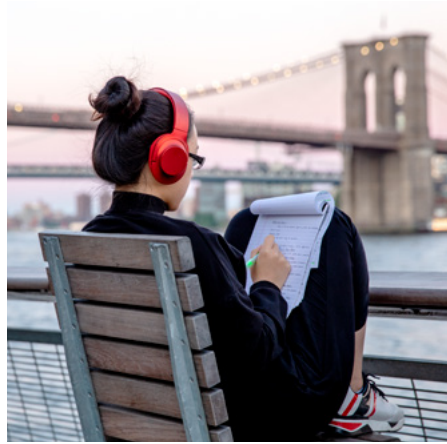
Experiences

are everywhere. A new era has begun where New York began. The Downtown vibe reverberates experiences. Toast at the Dead Rabbit (the world's leading cocktail bar) or Porterhouse (both across the street). Party at Pier 17 and the South Street Seaport. Indulge in a variety of tastings and libations on Stone Street. Savor the bounty of the Coenties Slip farmer's market. Linger on the waterfront esplanade as the sun slips the horizon.

In a sea change for Downtown transit abounds. Subways, ferries, buses, bikes, helicopters converge.

Vitality and convenience are elevated here.







ELEVATED

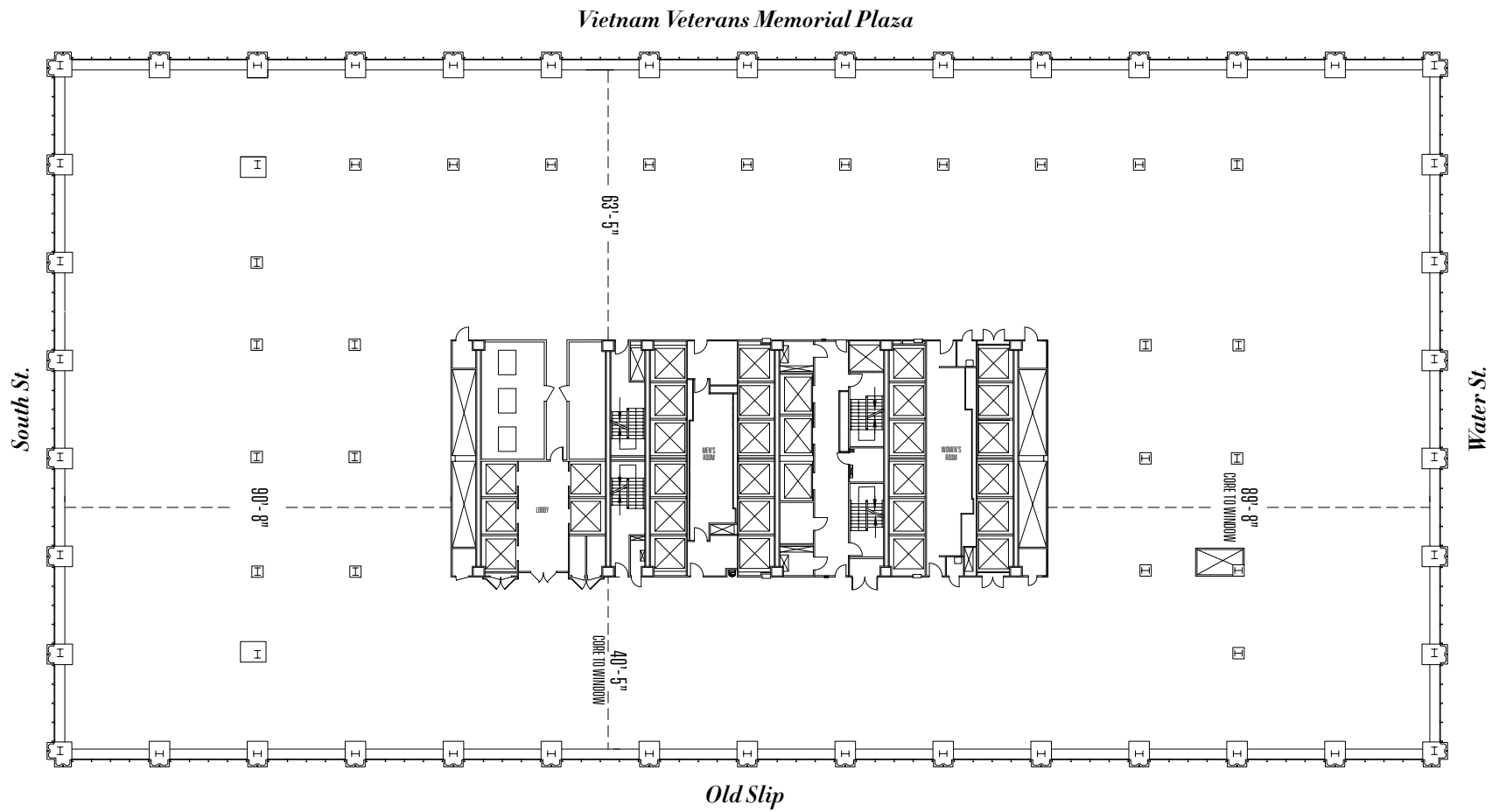
Efficiency

LARGE FULL FLOORS OF 64,900 - 69,500 RSF

PARTIAL FLOORS OF 19,300 - 27,000 RSF

More than a tower, 55 Water can be conjured as a groundscraper with a 69,000-square-foot floorplate so extensive, so efficient that it readily accommodates open plan, office intensive and hybrid configurations while supporting densification and enhancing productivity.



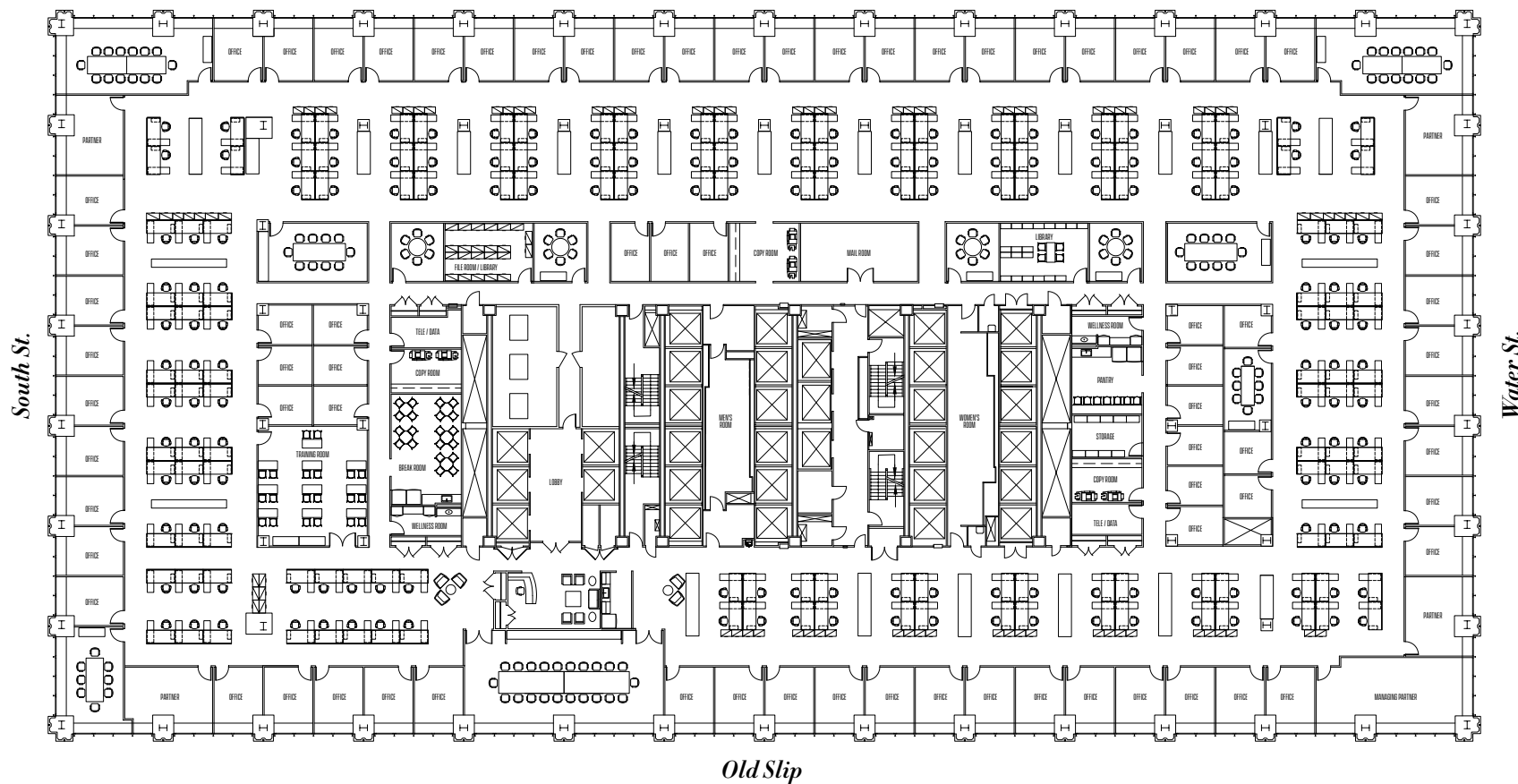


OFFICE INTENSIVE 69,459 RSF

Workstations	162
Private Offices	75
Partner Offices	5
Conference Rooms	11
TOTAL SEATS	242

287 RSF PER PERSON

Vietnam Veterans Memorial Plaza



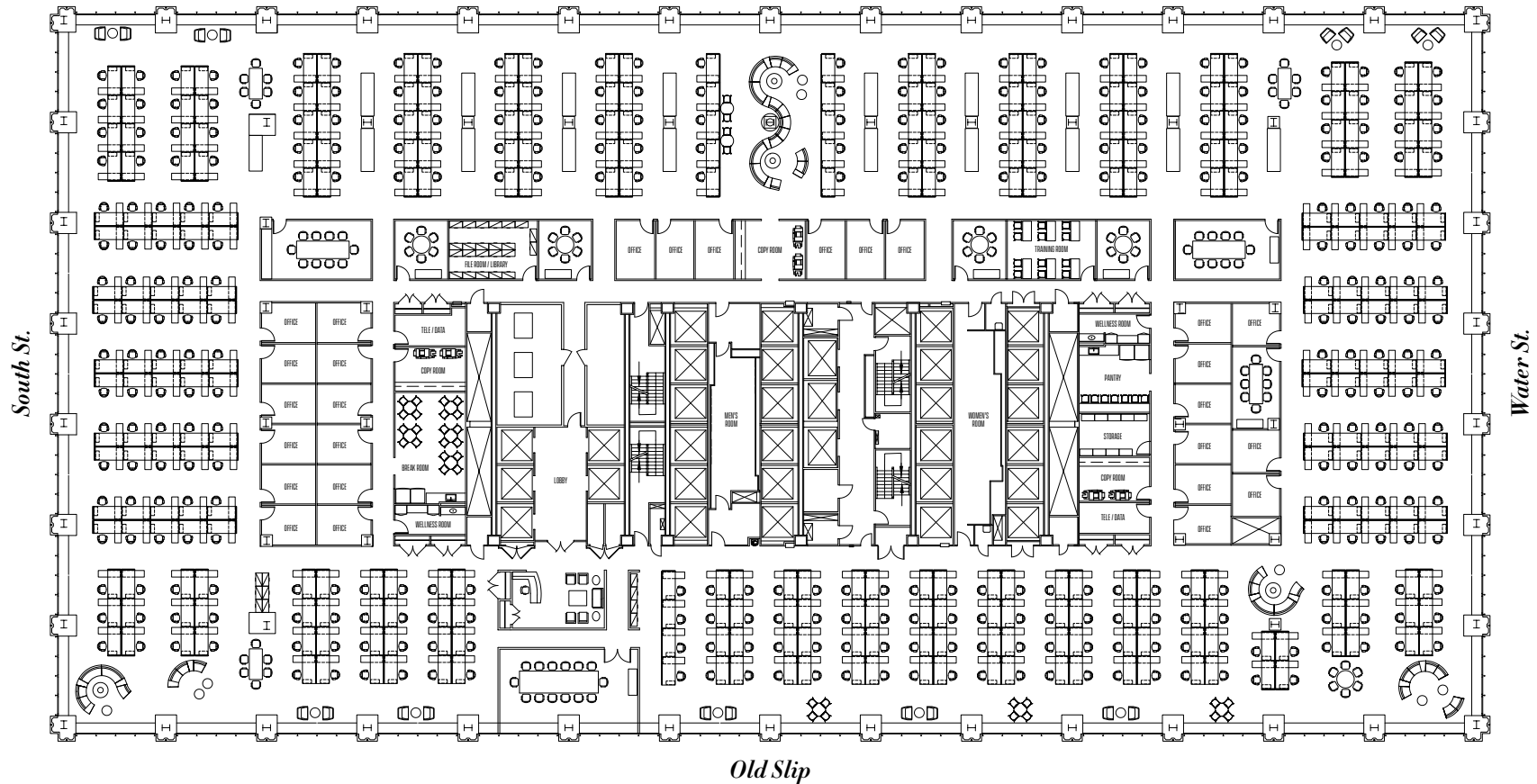
55 WATER

TAMI/CREATIVE
69,459 RSF

Workstations	342
Private Offices	27
Conference Rooms	8
TOTAL SEATS	369

188 RSF PER PERSON

Vietnam Veterans Memorial Plaza

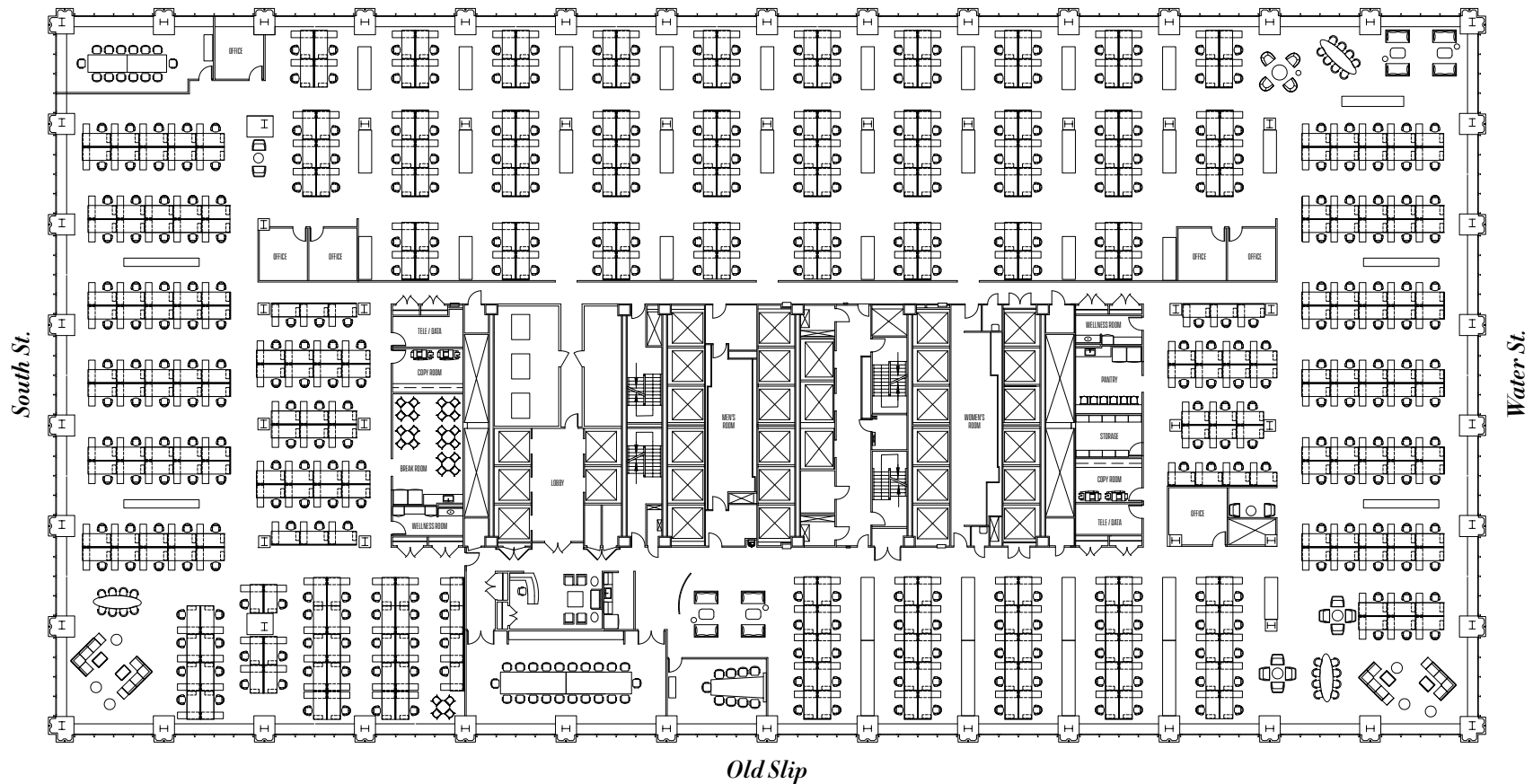


HIGH DENSITY 69,459 RSF

Workstations	395
Private Offices	6
Conference Rooms	6
TOTAL SEATS	401

173 RSF PER PERSON

Vietnam Veterans Memorial Plaza



ELEVATED

Systems

support massive capacities, instilling an unparalleled level of risk management:

27,000,000+ WATTS OF EMERGENCY POWER

An extensive state-of-the-art technological infrastructure delivers multiple redundancies in every major operating system – electrical, HVAC, telecom, life safety and security. Standby generators ensure uninterrupted global business operations 24/7/365.

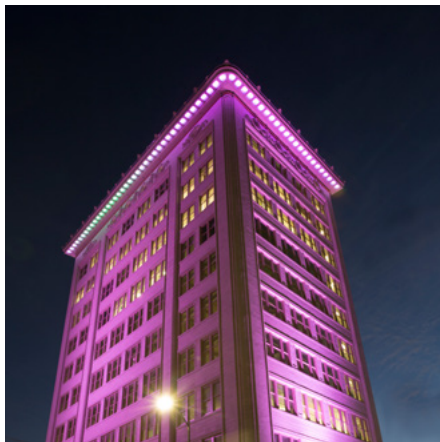
ABOVE STANDARD HVAC SYSTEM

Extended normal weekday operating hours of 8 am – 1 am and weekend hours of 8 am – 6 pm reduce tenant overtime expenditures. A highly-efficient HVAC system features a thermal storage chiller plant which manufactures ice overnight to cool the building during the day. This advanced system is a paragon of efficiency and cost savings while simultaneously reducing the building's environmental impact.

LEED GOLD CERTIFICATION

Committed to the highest standards of environmental stewardship, 55 Water is among the largest commercial buildings in the U.S. to attain LEED Gold certification.





ELEVATED

Commitment

and vision. The largest office building in New York City at nearly four million square feet, and the second largest privately-owned office building in the United States, 55 Water is the owner-occupied, debt-free, flagship investment of the Retirement Systems of Alabama, a substantial pension fund with an extensive real estate portfolio including:

- the Robert Trent Jones Golf Trail – 26 courses over 11 sites throughout Alabama encompassing 468 holes covering 100 miles of championship golf;
- PCH Hotels & Resorts, eight celebrated Alabama resorts flying Marriott and Renaissance flags, featuring meeting and convention facilities, exceptional regional dining and renowned spa services; and
- a collection of Class A office buildings in Montgomery and Mobile, Alabama.

By combining this financial prowess with long-term vision and a committed institutional mindset, tenants at 55 Water are assured of ongoing attention to daily operations and prompt responses to day-to-day requests

55

WATER

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