120 WALL ST.

TAX INCENTIVES TO HELP
NONPROFITS SAVE & MAKE AN IMPACT
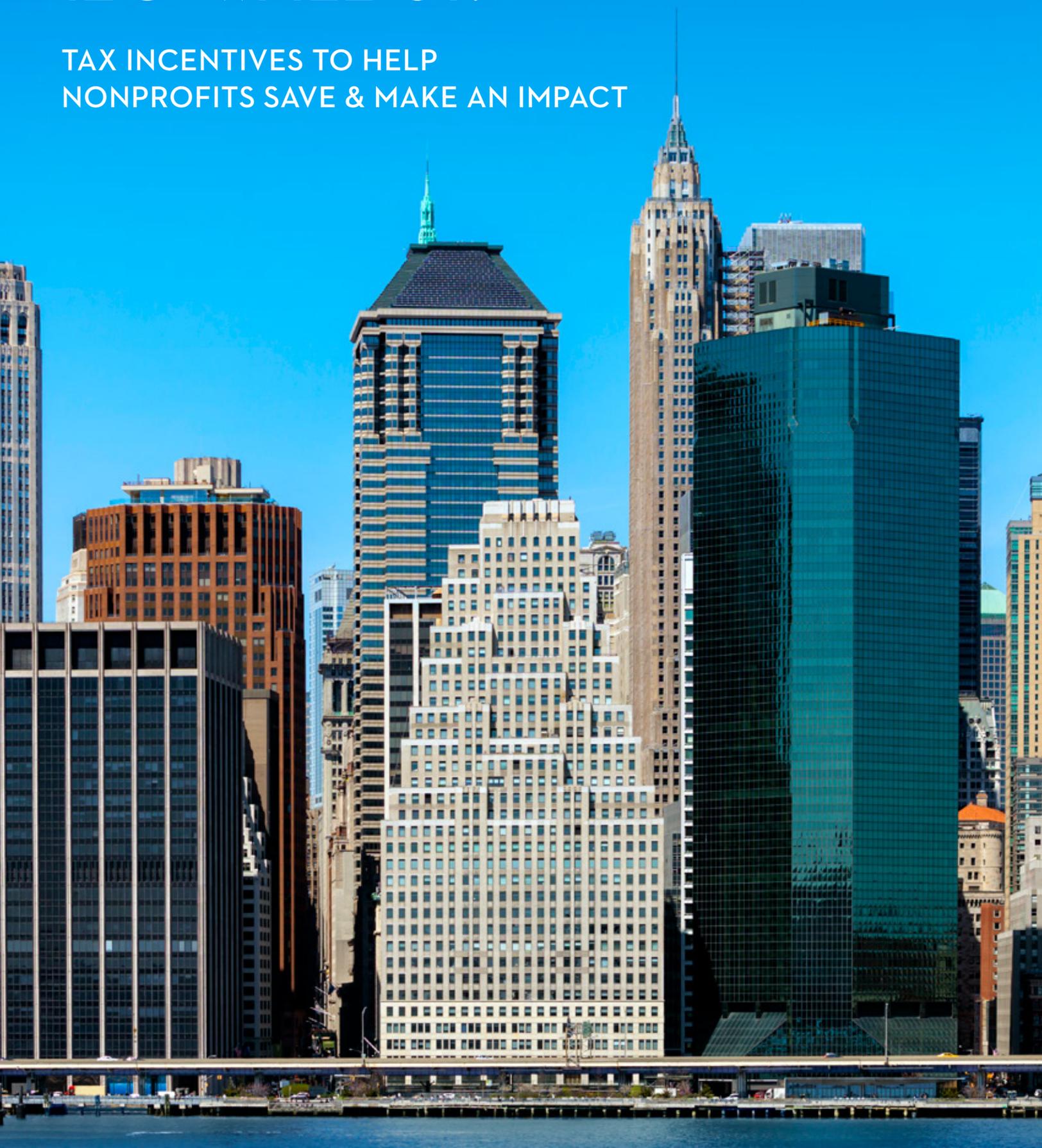
Tax Incentives

Any not-for-profit that signs a lease at 120 Wall Street will receive full exemption of real estate taxes for the entire term— an estimated annual savings of $10 per square foot per year.

Example: Savings on 5, 10, and 15-Year Lease Terms For 10,000 SF
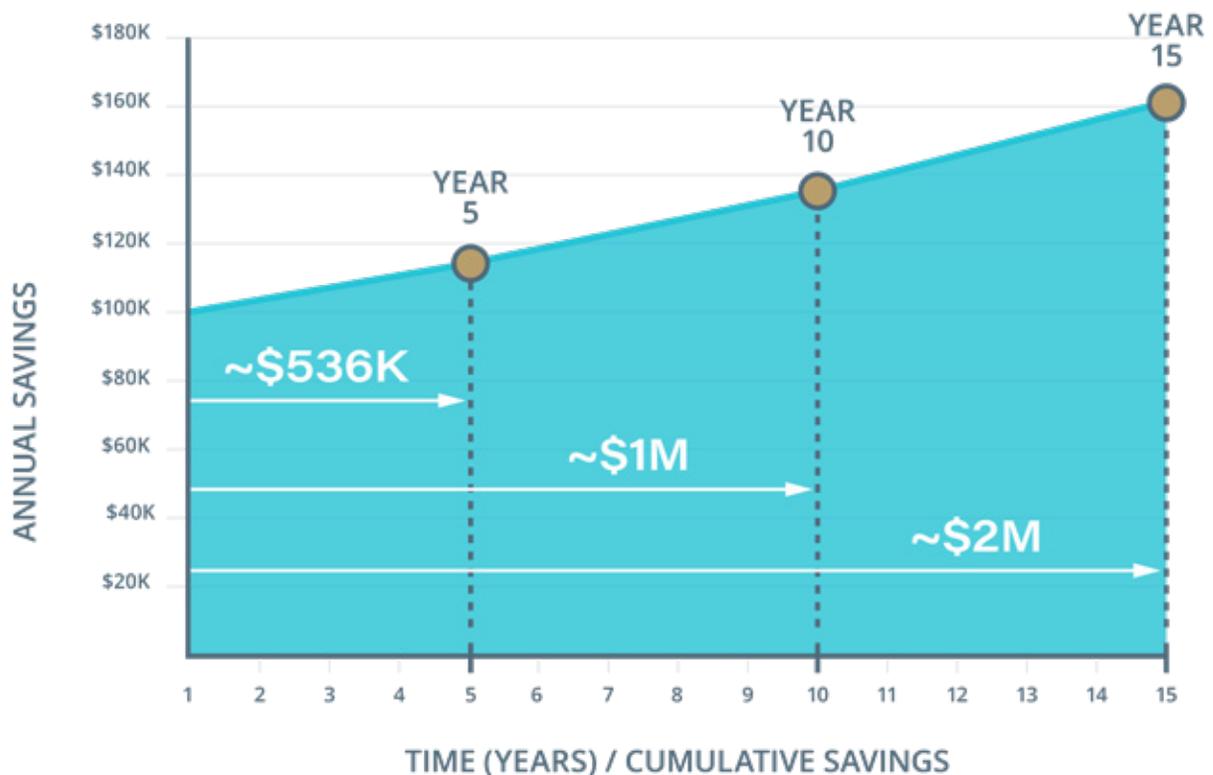
Chart assumes a 501(c)(3) organization leasing 10K RSF over 15 years, with $10 per RSF per annum savings increasing at 3.5% each year.

501(c)3 organizations receive 100% of the above benefits and 501(c)6 organizations receive 50% of the above benefits. There are no requirements to qualify including lease term, square footage or capital investment thresholds.

120 WALL ST.

Join A Community of Changemakers

WORKPLACES CURATED FOR NONPROFITS

Nonprofits that make their home at 120 Wall Street don't just enjoy stunning waterfront views and a vibrant scene in the Seaport District — they join a community of like-minded neighbors committed to making an impact such as:

CENTER FOR APPELLATE LITIGATION

THE NATHAN CUMMINGS FOUNDATION

LAMBDA LEGAL

CATALYST

amfAR
MAKING AIDS HISTORY

AFS

girls inc.

Photo: amfar.org

Photo: nathancummings.org

Photo: afs.org

Photo: girlsincnyc.org

120 WALL ST.

Unmatched Availabilities, Unobstructed Views

8,788 RSF
FLOOR 30 (E)
View Floor Plan

11,465 RSF
FLOOR 20 (P)
View Floor Plan

6,137 RSF
FLOOR 18 (P)
(Pre-Built)
View Floor Plan

10,973 RSF
FLOOR 17 (P)
(Pre-Built)
View Floor Plan

7,800 RSF
FLOOR 16 (P)
(Pre-Built)
View Floor Plan
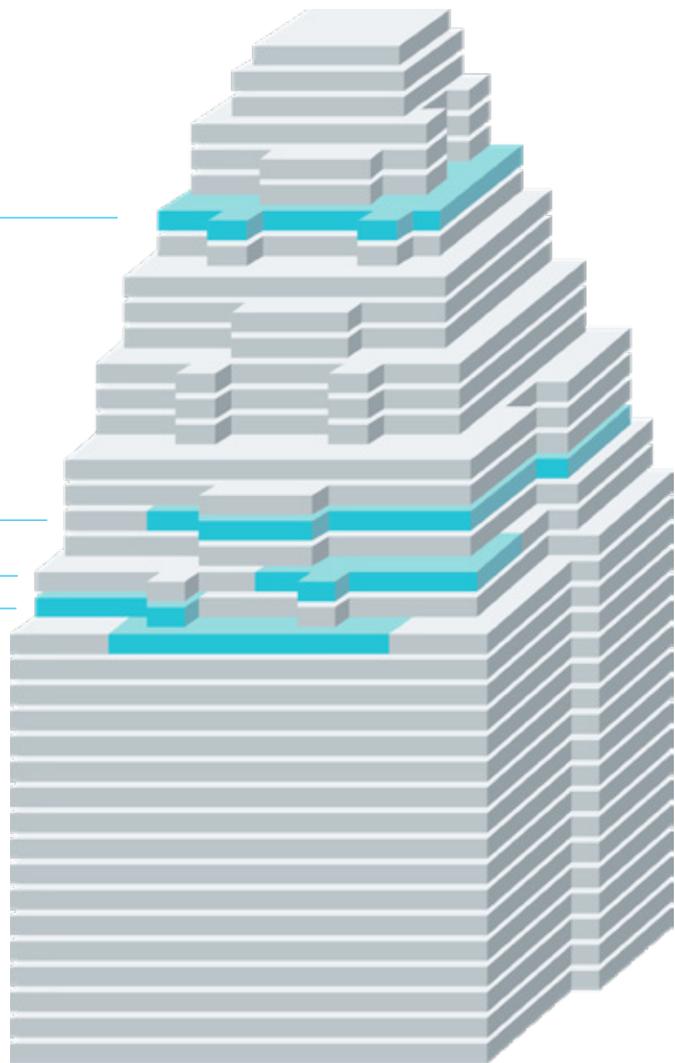
120 WALL ST.

VIEW AVAILABILITIES

Floor 30

8,788 RSF (E)

PROPOSED LAYOUT

Immediate Availability

WORKSPACE	COUNT
Private Office	1
Workstation	17
TOTAL COUNT	**18**

SUPPORT

	Conference Room	2
	Welcome Area	1
	Coat Closet	2
	Phone Room	2
	Pantry	1
	Wellness Room	1
	Storage	2
	IT	2
	Copy Room	1
	Locker / Closet	1
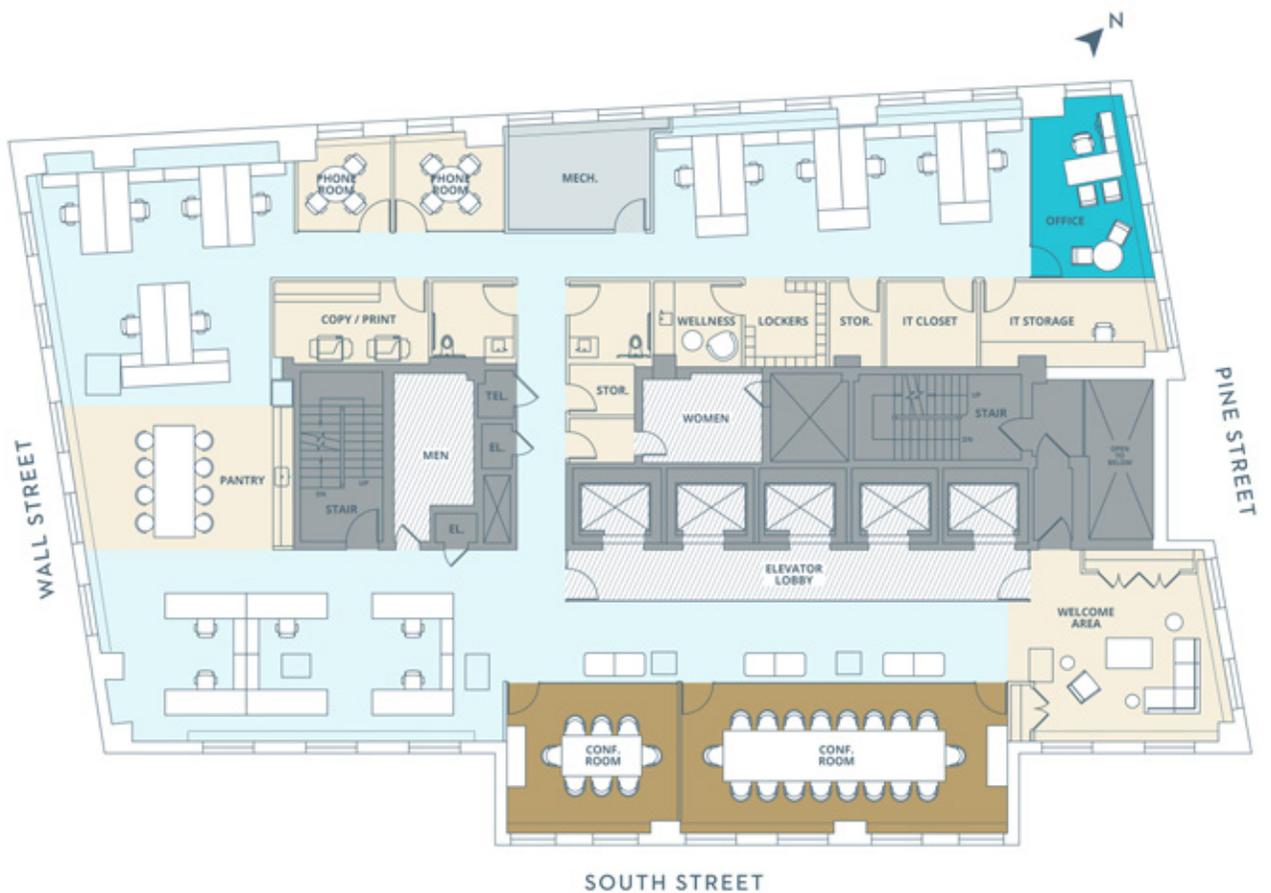
120 WALL ST.

Floor 20

11,465 RSF (P)

PROPOSED LAYOUT
Immediate Availability

WORKSPACE	COUNT
Private Office	5
Workstation	46
Reception	1
TOTAL COUNT	**52**

SUPPORT

Conference Room	4
Open Lounge	2
Pantry	1
Copy Area	1
Storage	4
IT	1
Wellness Room	1
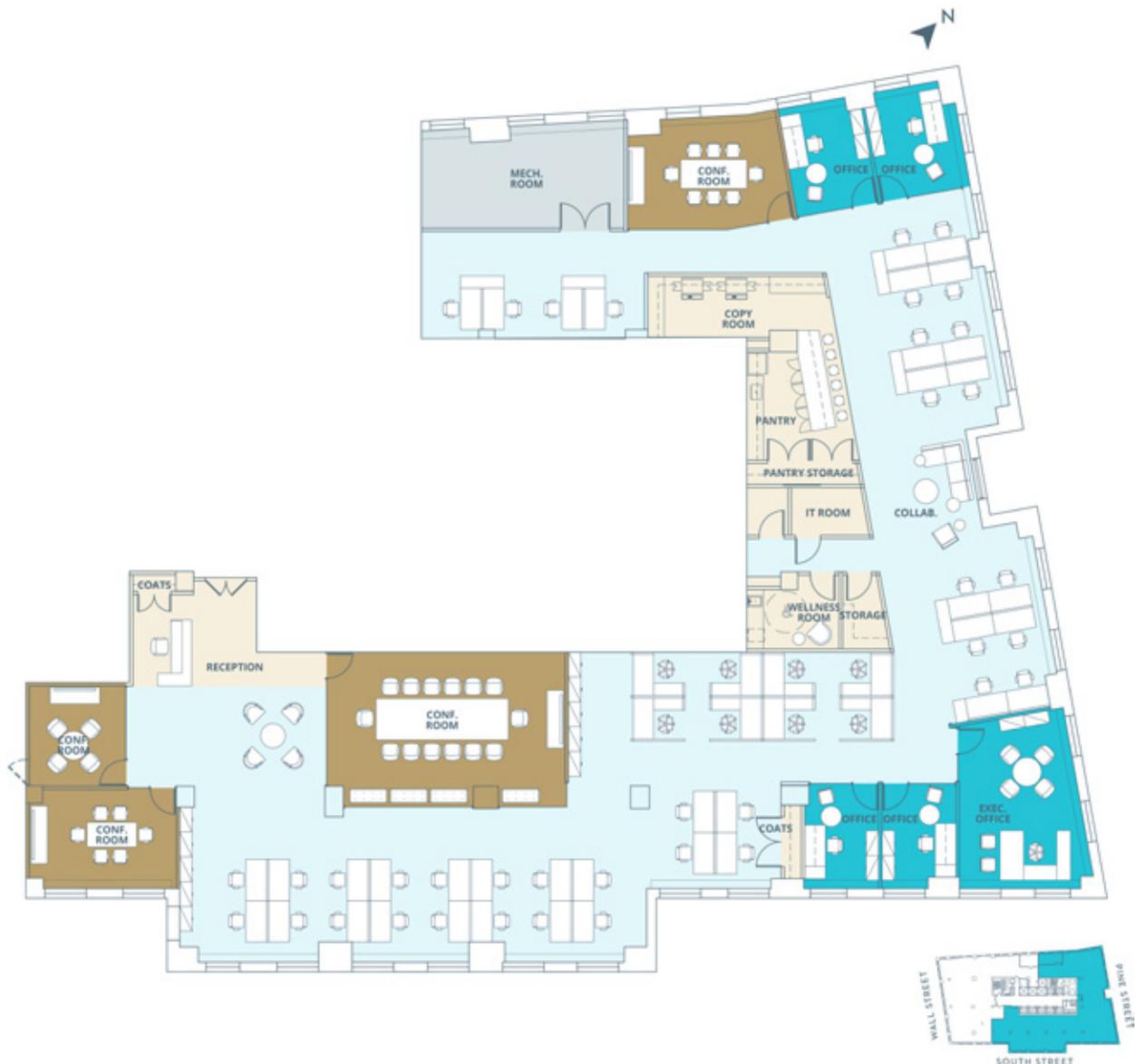
120 WALL ST.

Pre-Builts Ready & Waiting For You

FLOOR 18 | 6,137 RSF (P)
Pre-Built Layout

Rendered Photo
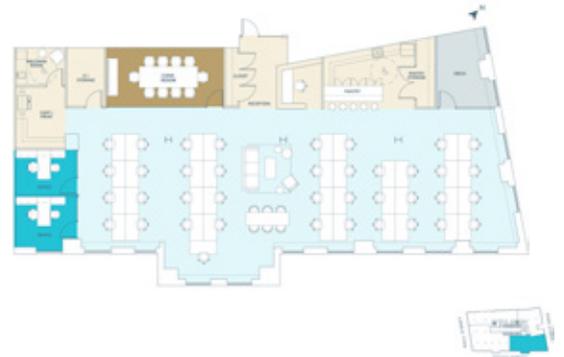
Possession: Immediate   **Term:** Negotiable

FLOOR 17 | 10,973 RSF (P)
Pre-Built Layout
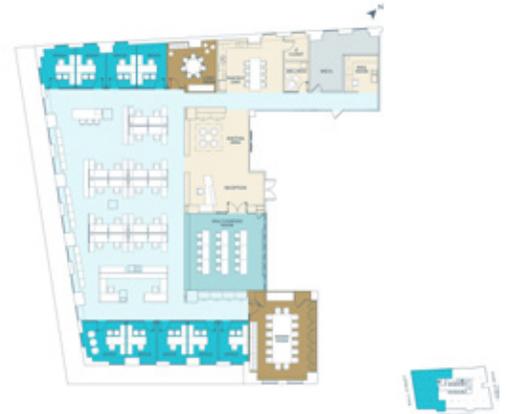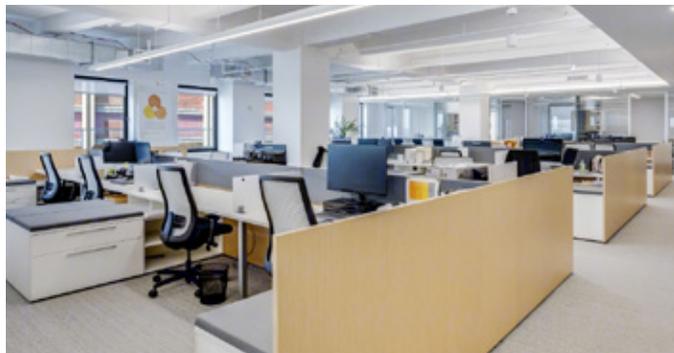
Possession: Immediate   **Term:** Negotiable

FLOOR 16 | 7,800 RSF (P)
Pre-Built Layout

Rendered Photo
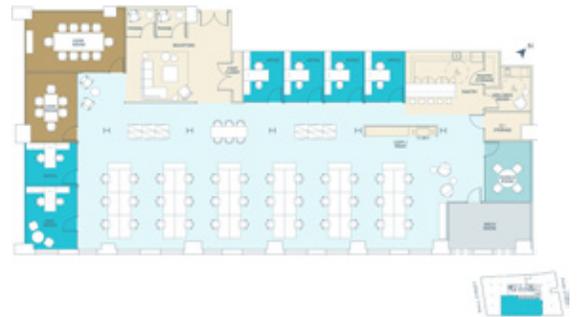
Possession: Immediate   **Term:** Negotiable

From Vintage To Advantaged

Completed in 1930 by the acclaimed architects Kahn & Jacobs, 120 Wall Street pairs its vintage Art Deco style with the contemporary comforts and eco-friendly design of an industry-leading work environment. In addition to achieving LEED Gold certification in 2020, the building offers an easily accessible outdoor area and pre-built spaces that are ready to go when you are.

Get Inspired

inspire

Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs.

Through the Inspire program, 120 Wall occupants enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.

Flexible Work & Meeting Spaces

Open Work & Lounge Space

Wellness & Social Programming

In-Office Food Delivery

Concierge Services

Discounts

Inspire App

THE STUDIO
7 World Trade Center | New York, NY

THE BANKERS CLUB
120 Broadway | New York, NY

THE TERRACE
3 World Trade Center | New York, NY

THE VISTA
U.S. Bank Tower | Los Angeles, CA

THE LANDMARK
120 Broadway | New York, NY

SEVENTEEN
1177 Avenue of the Americas | New York, NY

THE LOUNGE
1735 Market Street | Philadelphia, PA

120 WALL ST.

From Wall Street To Wherever

It's just a walk down the block to access 11 main train lines at Fulton Center and The Oculus. Prefer an even more scenic route? Take the nearby ferries to Brooklyn and Queens or the water taxis to Staten Island and enjoy the same sparkling waterfront views you'll admire from the building.

MAKITIKI
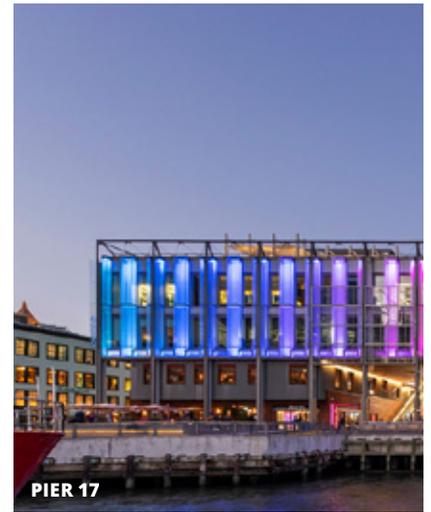
PIER 17
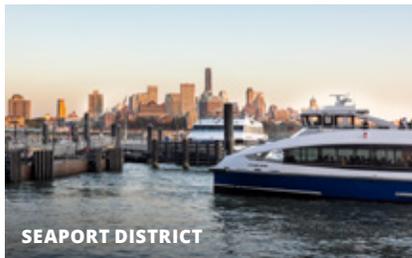
SEAPORT DISTRICT

INDUSTRY KITCHEN


STONE STREET

TIN BUILDING

SEAPORT DISTRICT

An Energized Neighborhood

From the buzzworthy bars and restaurants in the Seaport District to the retail haven at Fulton Center, 120 Wall St. stands in a neighborhood that never sits still for long.

120 WALL ST.

THE SEAPORT

Fulton Center

PIER 17

The Fulton

CARNE MARE

TIN BUILDING
BY JEAN-GEORGES

CIPRIANI
CLUB 55

INDUSTRY KITCHEN

The Greens

CROWN SHY
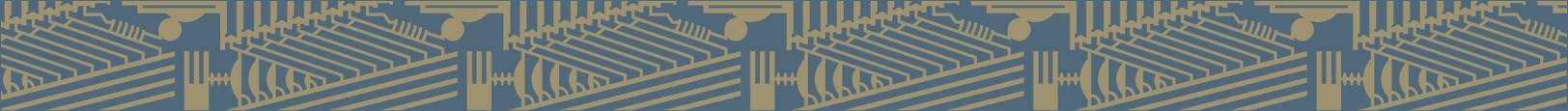
120 WALL ST.

DOWNTOWN'S NONPROFIT BUILDING

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212.313.4643
ghough@silvprop.com

SILVERSTEIN PROPERTIES