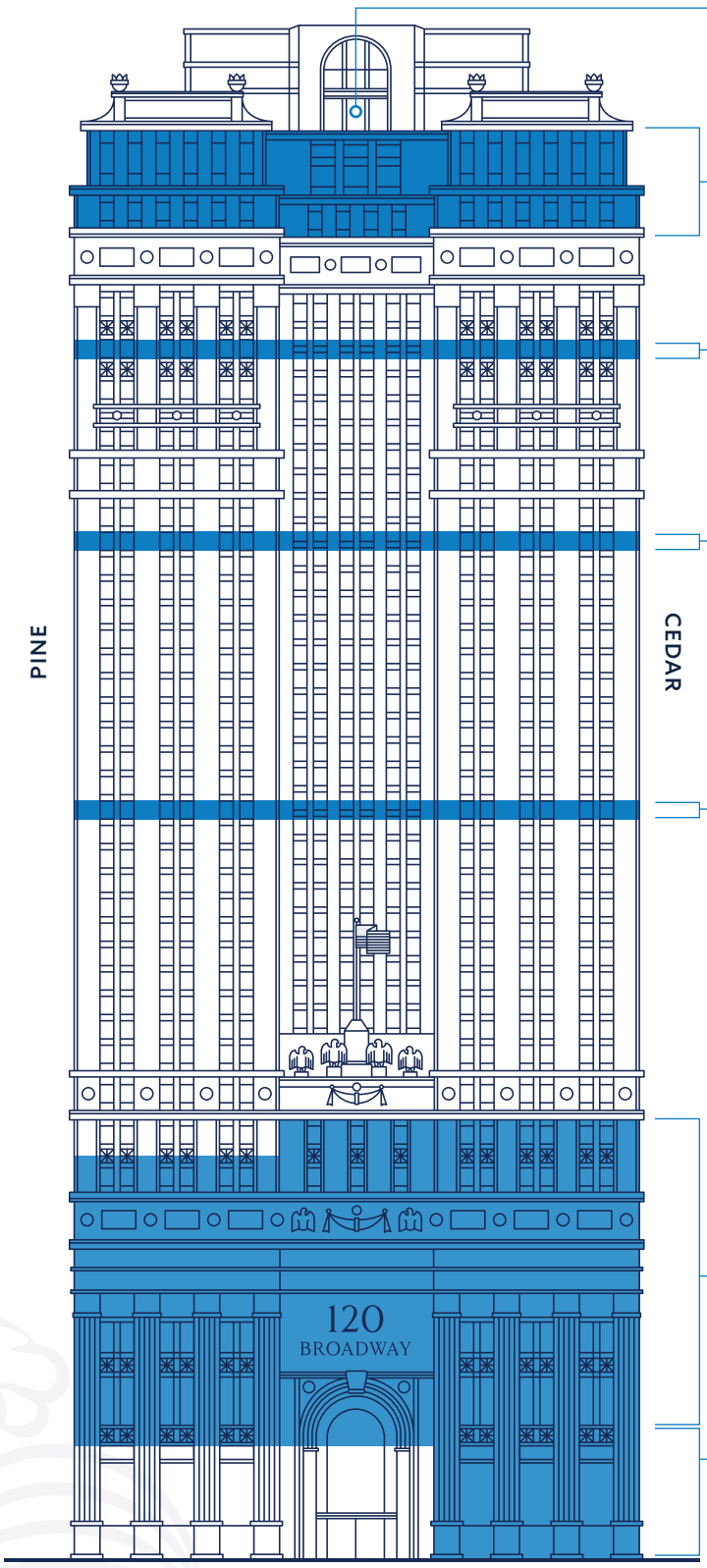
CHARACTER-RICH AVAILABILITIES

AT A PREMIER LOCATION

120 BROADWAY

AVAILABILITIES

FULL FLOOR & LARGE BLOCK



THE BANKERS CLUB TOWER DUPLEX*

Floor 39 | 22,622 RSF

Floor 38 | 45,728 RSF

Ceiling Height: Approx. 23' (View Floor Plan)

68,350 RSF Total

* Floors must be leased together

Floor 35 | 51,536 RSF

Ceiling Height: Approx. 11' 0" (View Floor Plan)

Floor 29 | 52,580 RSF

Ceiling Height: Approx. 11' 0" (View Floor Plan)

Floor 18 | 52,124 RSF

Ceiling Height: Approx. 11' 0" (View Floor Plan)

BUILDING WITHIN A BUILDING OPPORTUNITY**

(P) **Floor 6** | 31,782 RSF

Ceiling Height: Approx. 12' 5" (View Floor Plan)

Floor 5 | 57,398 RSF

Ceiling Height: Approx. 12' 6" (View Floor Plan)

Floor 4 | 57,284 RSF

Ceiling Height: Approx. 9' 1" (View Floor Plan)

Floor 3 | 57,284 RSF

Ceiling Height: Approx. 12' 6" (View Floor Plan)

Floor 2 | 51,950 RSF

Ceiling Height: Approx. 15' 0"

Private, Exclusive Ground Lobby

4,378 SF on corner of Nassau and Cedar Streets

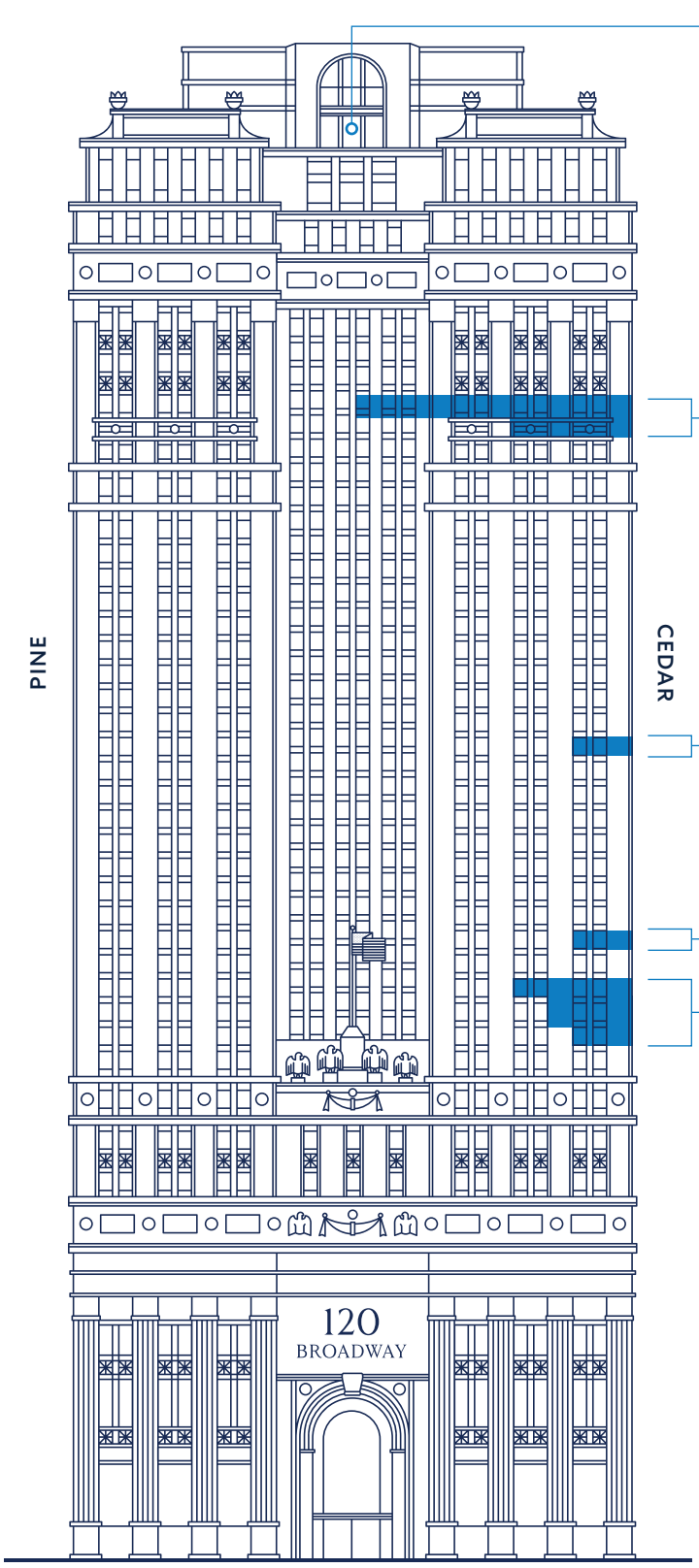
Ceiling Height: 20' 5" (View Floor Plan)

260,076 RSF Total

** Floors may be leased separately

AVAILABILITIES

PARTIAL FLOORS



(P) **Floor 34** | 23,378 RSF
(View Floor Plan)

(P) **Floor 33** | 13,071 RSF
(View Floor Plan)

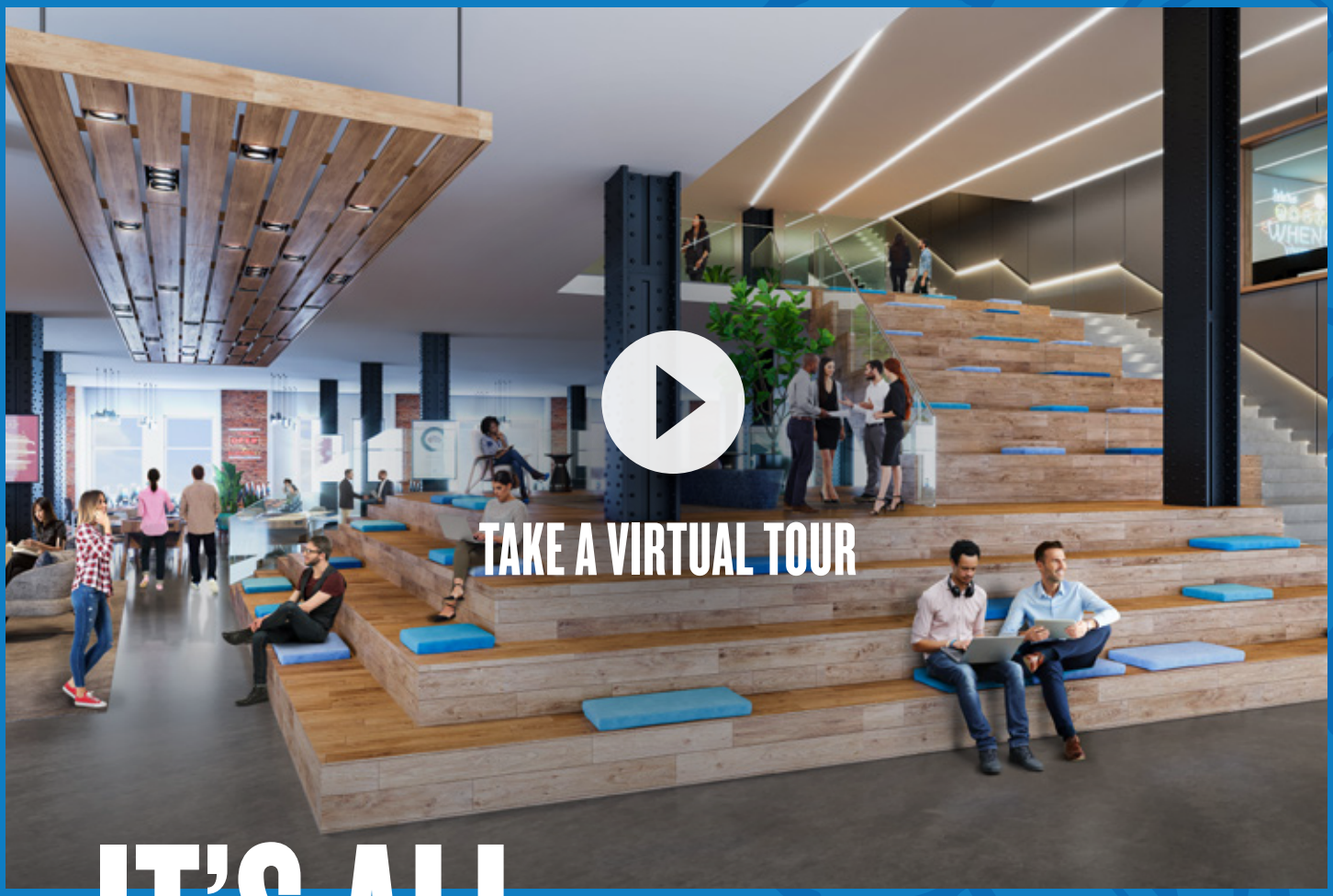
(P) **Floor 21** | 6,993 RSF
(View Floor Plan)

(P) **Floor 13** | 5,620 RSF
(View Floor Plan)

(P) **Floor 11** | 13,134 RSF
(View Floor Plan)

(P) **Floor 10** | 8,165 RSF
(View Floor Plan)

(P) **Floor 9** | 6,261 RSF
(View Floor Plan)



IT'S ALL HAPPENING DOWNTOWN

An unmatched Downtown location and rare, character-rich availabilities effortlessly come together at 120 Broadway. Silverstein Properties has just completed a $50M overhaul of this downtown landmark, with building-wide restoration and new amenities including a tenant-exclusive rooftop lounge and food hall.

TENANT-EXCLUSIVE ROOFTOP RETREAT

THE BANKERS CLUB

WELCOME TO THE TOP

CAFÉ, LOUNGE, AND COCKTAIL BAR

PLUS A NEW AMENITY SPACE

SURE TO MAKE WORKDAYS *TWICE AS NICE*

Introducing 120 Broadway's upcoming second amenity space—a luxurious 10th floor getaway flexibly designed for anything and everything tenants need. From meeting spaces and breakout areas to a fitness room and a speakeasy, this is an amenity space of endless possibilities.

INSPIRE MEETINGS
INSPIRE HOSPITALITY
INSPIRE WELLNESS
INSPIRE FUN
INSPIRE EVERYTHING...

FEATURING:

- GAME ROOM
- SPEAKEASY
- FOOD & BEVERAGE
- 2 WORK LOUNGES
- 3 PHONE BOOTHS
- FLEX ROOM—YOGA/TRAINING ROOM
- 2 BREAKOUT ROOMS
- FLEX CONFERENCE ROOM
- MOTHERS ROOM

SO MUCH TO INSPIRE YOU

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.

- FLEXIBLE WORK AND MEETING SPACES
- AMENITY SPACES
- WELLNESS & SOCIAL PROGRAMMING
- FOOD DELIVERY
- CONCIERGE SERVICES
- DISCOUNTS
- INSPIRE APP

INSPIREYOURDAY.COM

THE WILLOW
529 Fifth Avenue

NO MATTER WHICH SILVERSTEIN BUILDING THEY WORK IN, OUR CUSTOMERS CAN ENJOY ALL OF OUR UNRIVALED AMENITY SPACES AND THEIR FEATURES.

SEVENTEEN
1177 Avenue of the Americas

THE TERRACE
3 World Trade Center

HOME TO GLOBAL HQs

By locating your business at 120 Broadway, you're automatically entered into an exclusive network of game-changing companies that you call neighbor.

BIG NAMES RIGHT NEXT DOOR

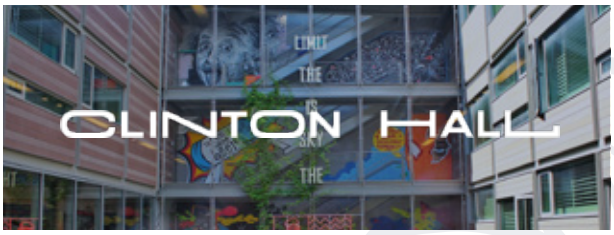
NEIGHBORS FROM INDUSTRY-LEADING FORTUNE 500'S TO TRAILBLAZING TECH STARTUPS

HOPE YOU'RE HUNGRY

THE NEIGHBORHOOD HAS 540 BARS & RESTAURANTS

KEEPIN' IT QUICK & CASUAL

KICKING BACK AFTER WORK



IMPRESSING THE CLIENTS

BROOKFIELD PLACE
WORLD TRADE CENTER
THE OCULUS
FULTON CENTER
120 BROADWAY
5-MINUTE WALK
10-MINUTE WALK
SEAPORT DISTRICT NYC
DINING
RETAIL
FITNESS
BANKING
ARTS & CULTURE

YOU HAVE ARRIVED

STEPS FROM MASS TRANSIT

DIRECT IN-BUILDING ACCESS TO:

2 3 4 5 J Z

NEARBY ACCESS TO:

1 A C E R W PATH

WORLD TRADE CENTER

Fulton Center

citi bike

NYC Ferry

Staten Island Ferry

DOWNTOWN ALLIANCE

DOWNTOWN CONNECTION SHUTTLE SERVICE

COMMUTE TIMES TO MAJOR TRANSIT HUBS THROUGHOUT THE CITY

18 Min. | Penn Station

19 Min. | Port Authority Bus Terminal

16 Min. | Grand Central Terminal

12 Min. | Atlantic-Barclays Center (Brooklyn)

20 Min. | Hoboken PATH Station (New Jersey)

30 Min. | St. George Ferry (Staten Island)

120 BROADWAY

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