

3 WORLD TRADE CENTER

FACT SHEET

DEVELOPER

Silverstein Properties

ARCHITECT

Rogers Stirk Harbour + Partners

ARCHITECT OF RECORD

Adamson Associates

LAND OWNER

Port Authority of New York & New Jersey

HEIGHT

1,079 feet tall, 80 floors

SIZE

2.5 million square feet

LOCATION

3 World Trade Center is bounded by Greenwich Street to the west, Church Street to the east, Dey Street to the north and Cortlandt Way to the south. The building's address is 175 Greenwich Street. 3 World Trade Center is situated next to the WTC Transportation Hub, with direct access to 12 NYC subway lines and PATH trains to New Jersey, and above the Westfield World Trade Center mall and accessible underground to Brookfield Place.

PROGRAM

3 World Trade Center is the second tallest building on the World Trade Center site, and the fifth tallest in New York City. It rises to 1,079 feet above Greenwich Street.

With a total of 2.5 million square feet of office space, the 80-story tower will feature 30,000 to 70,000 square foot floors with 360-degree Manhattan views and 13-foot 6" to 24-foot ceilings. Three floors (17, 60 and 76) offer tenants access to outdoor terrace space.

3 World Trade Center has five retail levels – the ground floor, two below grade levels and two levels above ground.

The building incorporates 44 passenger elevators that serve the main part of the tower, plus five freight elevators. The large lower floors are served by eight separate passenger elevators. The retail floors are served by two passenger and two freight elevators. In addition, there are two principal stairwells in the main part of the tower, increasing to four stairwells in the lower part of the building.





OCCUPANCY

38% of the building has been leased to date. GroupM (Mindshare, Essence, MediaCom, Metivision & Wavemaker [m]PLATFORM and Kantar) leased 700,000 square feet on nine floors and will start moving in July 2018. IEX leased 44,931 square feet on the entire 58th floor and will move in towards the end of 2018. McKinsey leased 185,000 square feet on floors 60-64 and will move in 2019.

TRANSPORTATION

3 World Trade Center offers modern, direct, weather-protected access to 12 subway lines and the New Jersey-bound PATH trains. The building is located next to 32 bus lines, as well as ferries and water taxis to New Jersey & Staten Island.

ENVIRONMENTAL AND STRUCTURAL SYSTEMS

Designed to the highest energy efficiency ratings, 3 WTC will achieve the Gold standard under the Leadership in Energy and Environmental Design (LEED) by the U.S. Green Building Council.

Among many building enhancements, the tower has a reinforced concrete core and columns with steel girders and beams. Safety systems exceed New York City building code and Port Authority requirements.

Localized air-conditioning systems are provided for each floor to allow flexible hours of operation of environmental control for each tenant. Each of these systems is sub-metered such that each tenant pays only for the electricity their system uses, based on

how they wish to occupy their space. If they work non-standard or extended hours they can do so with normal environmental control of their workplace.

Full-height glazing is provided on all façades of the building to maximize the introduction of daylight into the occupied spaces and to provide exceptional views of Lower Manhattan and the surrounding region. This approach is consistent with latest knowledge of biophilic design which has demonstrated beneficial effects on human comfort and wellness associated with having access to distant views from a perspective of refuge. In order to maximize energy performance, these windows are double-glazed with a specialized transparent low “e” coating on the inside surface and are provided with specially designed insulated window frames.

All occupied spaces of the building are supplied with more outside ventilation air than required by Code. This air is drawn into the building from above grade (away from ground level pollution) and is filtered with 95% efficient particulate filters. The air is also filtered with activated carbon filters that remove chemical pollutants from the outside air. This arrangement will result in higher quality air being delivered to the occupants of the building.

The building is configured to allow each floor to be provided with carbon dioxide sensors so that ventilation rates of occupied spaces can be automatically adjusted depending upon the number of people present and the quality of the interior air.



DESIGN CONCEPT

3 World Trade Center is the third building in the WTC Master Plan, developed by architect Daniel Libeskind.

The tower is defined by the structure's steel exterior, clad in a unique load-sharing system of k-shaped bracing. This accentuates the central volume of the building and creates a more slender appearance in its primary elevations. The k-bracing is located on the outside of the building to give a human scale of grain and texture to the external façade. The structural steel is over-clad with stainless steel panels to protect the steel elements from the external environment.

The façade consists of a linen-finish stainless steel and glass curtain wall, with annealed glass panels complete with a laminated interlayer and coating to reflect surrounding scenery. On the west-facing elevation, this façade experiences the afternoon setting sun where there is a fantastic interplay of light and shadow off the stainless-steel cladding, as well as reflecting the orange glow of the sun. Therefore, the building's mood changes in appearance with a change in façade coloration throughout the day.

All corners of the tower are column-free and utilize an exterior bracing system to ensure that occupants of the office levels have unimpeded 360 degree panoramic views of New York.

The tower form is articulated all the way down to grade in order to enhance the vertical and graceful aesthetic of the structure. A podium extension at the base of the tower acts to reinforce the continuation of the re-established Greenwich Street, and provides the larger floor plates for retail and office floor functions.

The building's 60-foot tall lobby is enclosed by a three-sided cable net wall façade which lines the Greenwich Street frontage and captures the junctions of the lobby on the corner of Cortlandt Way and Dey Street. The cable net wall is composed of laminated glass units, 5 feet wide by 10 feet high.

A 43-foot high Zimbabwe black granite-clad wall lines the western face of the lobby, and mirror-backed glass panels with woven metallic mesh fabric flank the walls of the elevator lobbies. Sardinian Gray granite lines the floor.

3 World Trade Center offers a strong interface with the public realm along Cortlandt Way and Dey Street which have been redeveloped into pedestrian areas. This, in turn, will improve the accessibility of the retail space in the building, as well as helping it to integrate more completely with the WTC Transportation Hub to the north of Dey Street.

SPECIFICATIONS

Materials

10,000 glass panels, 27,000 tons of steel, 145,000 cubic yards of concrete

LOBBY

62 foot tall, triple height office lobby. The lobby is 62 feet at its highest, 42 feet at its middle and 22 feet at its lowest height. There are 9 entrances: 5 from the street, 2 from the Transportation Hub and 2 from the retail space.

LOBBY MATERIALS

The main reception desk is 42 feet wide. Desk materials include white Onyx from Mexico fabricated in Italy. The lobby countertop is made from Corian, a synthetic material that offers a smooth and seamless finish.

The stone used on the lobby walls is Black Zimbabwe granite fabricated in Italy. Lobby floors are made of Sardinian grey granite with honed finished from Italy.

LOBBY CEILING

Above the 42' foot-wide main reception desk, an LED-backed barrisol (stretched material) ceiling illuminates the lobby giving the sense that the ceiling is floating. The ceiling was produced from a single piece of barrisol extending the full width of the lobby; as a result, it is the largest barrisol ceiling in the world. There are a series of LED panels above that barrisol ceiling to give an even level of illuminance. The grid of LEDs runs right to the perimeter of the structural beams which are expressed by the stainless-steel bands which stretch across the ceiling.

LOBBY WALLS

The walls of the elevator banks consist of a transparent cable knit mesh. The mesh is a nylon metallic coating made by Sefar, a Swiss company. The interlayer of Sefar mesh is painted silver on the visible side and black on the back, and is sandwiched between two glass-laminated panels. One of the panels is backed with a black paint, and the other is backed with a mirror which offers a metallic appearance as the silver mesh and black paint reflect off of the mirror. The shimmering appearance is further accentuated through very delicate etching on the outside glass panel.

As the lobby is so large, the architect felt it needed a target-emphasis point with a great prominence of color. RSHP used red back painted glass panels to give it sense of perspective. The color is "Traffic Red RAL 3020 – SW 6867 Fireworks."

In the elevator banks, adjacent to each of the elevator openings, there are a series of LED panels that run full height. Each panel can be changed digitally to any color. As a result, the elevator banks will glow in color.

ELEVATORS

There are 44 passenger elevators and 5 service elevators. Manufactured by Schindler, the passenger elevators use the high-speed Destination Dispatch system which improves energy efficiency and lobby traffic flow, and limits crowding by directing passengers to assigned cars.

The metal mesh in the elevator cars was designed by GKD of Germany which used to manufacture conveyer belts for baking factories. GKD made material fine enough to act as a sieve for confectionery sugar. This led to their ability to produce material for architects searching for a fine material for interior cladding.

Turnstiles are made by FastLane from the UK.



CURTAIN WALL / WINDOWS

- The building contains 10,000 floor-to-ceiling glass panels .
- The curtain wall height is 13'6" on the tower floors and 24' on the podium floors.
- The curtain wall was prefabricated in 4 locations: Italy, Canada, Thailand and the Netherlands.
- The aluminum was made in Georgia, USA and was shipped out to Italy, Montreal, Thailand and Holland.
- The glass was manufactured in Germany by Interpane .
- The cables were made in Germany by Gartner.
- The glazing was done by Permasteelisa Group of Italy.
- The oversized panels (the retail glass panels) were glazed while on A-frames right before they were shipped from Connecticut as they were too large to glaze the traditional way.
- The curtain wall is called "float glass" because it is so flat. There are 4 layers of glass laminated for safety. The inside layers are heat strengthened.

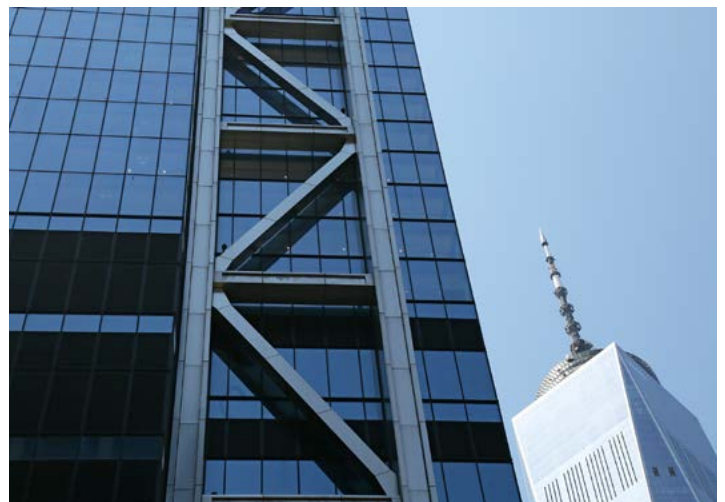
TERRACES

3 WTC features three outdoor terraces located on the 17th, 60th and 76th floors. At 935' above street level, the 76th floor terrace is the tallest outdoor office terrace in Manhattan.

The 17th floor terrace is 205 feet above street level. Designed by Ken Smith Workshop, building tenants will have 5,500-square feet of outdoor, fully-landscaped space with a lush garden environment for a variety of social gatherings. The other 5,500 square feet of outdoor space will belong to anchor tenant GroupM, making the entire outdoor terrace 11,000-square feet. The 60th floor terrace is 718 feet above street level. The 76th floor terrace is 934 feet above street level. The roof is 1,079 feet above street level.

PEDESTRIAN STREETS

Cortlandt Way between 3 WTC and 4 WTC will be a pedestrian-only street. The plaza north of 3 WTC and south of the Oculus will also be for pedestrians only. The landscape architect is PWP Landscape Architecture. Cortlandt Way will feature Thornless Honey Locust trees.





TEAM

Owner / Developer

World Trade Center Properties, LLC
An affiliate of Silverstein Properties, Inc.

Landowner

Port Authority of New York and New Jersey

Architect

Rogers Stirk Harbour + Partners

Architect of Record

Adamson Associates

Construction Manager

Tishman Construction Corporation

Structural Engineers

WSP USA

MEP Engineers

Jaros Baum & Bolles

Security Consultant

Ducibella Venter & Santore Robert

Exterior Wall Consultant

Vidaris

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