



100 BROADWAY
NYC



HISTORY HARNESSED. GREATNESS UNLEASHED.

Renowned for its architectural elegance and historical integrity, 100 Broadway has been modernized to meet the growing demands of today's companies.

A central Downtown location amid desirable amenities and transit access expands the building's considerable appeal, making it one of New York's most sought-after boutique office opportunities.



ICONIC LOBBY RENOVATION



CEILINGS RISING UP TO 14'6"



EFFICIENT AND FLEXIBLE FLOORS
WITH ABUNDANT, NATURAL LIGHT



UNPARALLED VIEWS





STEPS FROM MASS TRANSIT AND DOWNTOWN AMENITIES

← 1-21 ST

ROES

TRANSPORTATION POINTS OF ACCESS

TRAVEL TIME TO 100 BROADWAY

Less than 15 minutes from: Penn Station,
Port Authority, Grand Central, Union Square
and Jersey City

World Trade Center: 4 minutes

Brookfield Place: 5 minutes

Downtown Brooklyn: 6 minutes

5-MINUTE WALKING DISTANCE

SUBWAY LINES

4 5 J Z 1 2 3 R A C E

PATH TRAINS FERRY STOP



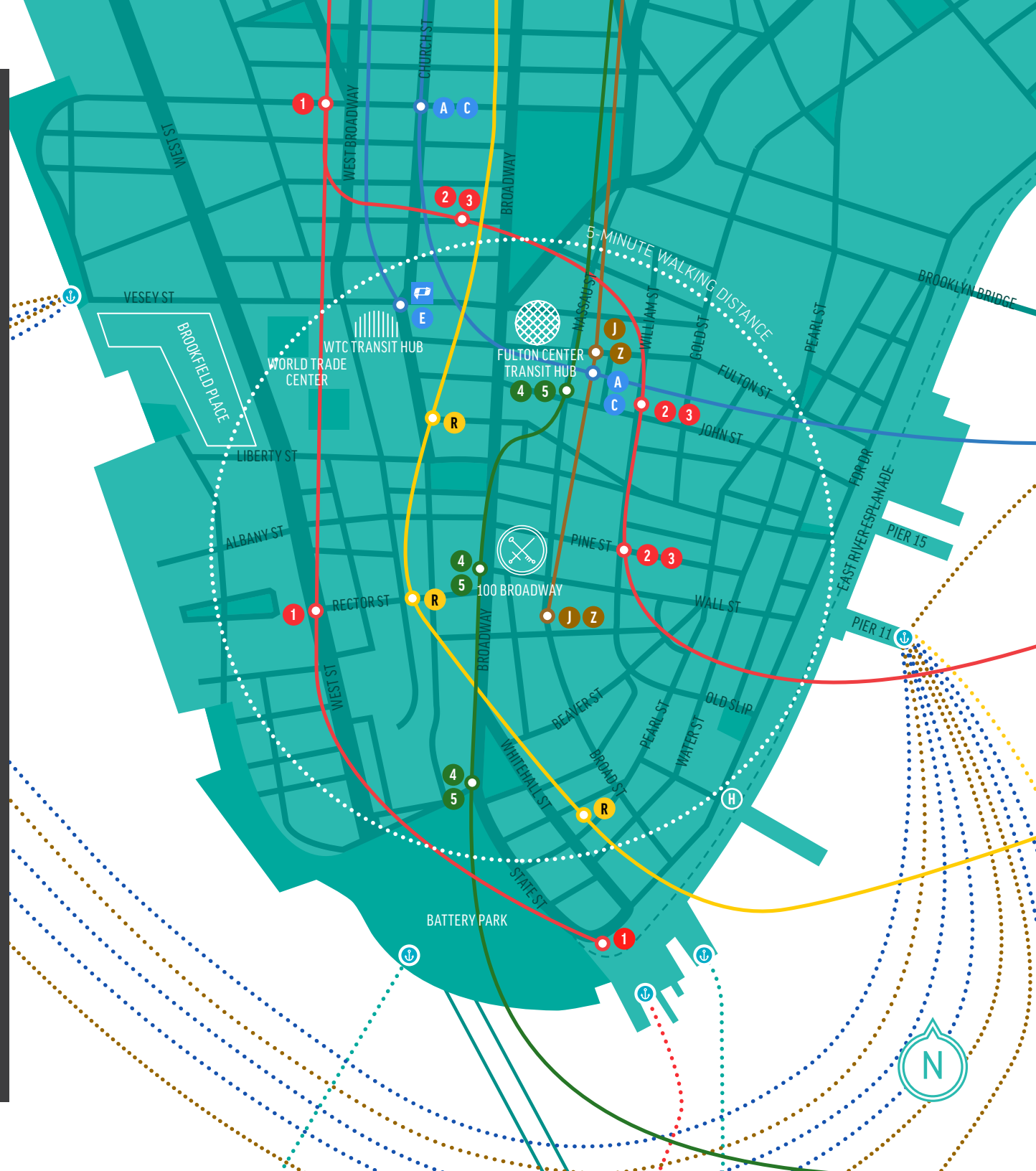
FERRY ROUTES

- Staten Island Ferry
- NY Waterway Ferry
- BillyBey Ferries
- NYC Water Taxi
- Attraction Ferries

WTC TRANSIT HUB HELIPORT



100 BROADWAY FULTON CENTER



ALL AT THE TIP OF ONE'S FINGERS

FOOD & DRINK

1. Adrienne's Pizza Bar
2. ATRIO Wine Bar
3. Bill's Bar and Burger
4. Bin 220
5. BLT Bar & Grill
6. Blue Ribbon Federal Grille
7. Bobby Van's Steakhouse
8. Capital Grille
9. Cipriani
10. Delmonico's
11. Dig Inn Seasonal Market
12. Dina Rata
13. Dos Toros
14. Dubliner
15. Eataly
16. Financier Patisserie
17. GRK Fresh Greek
18. Harry's Cafe and Steak
19. Haru
20. Hudson Eats
 - Blue Ribbon Sushi Bar
 - Mighty Quinns
21. Le District
22. Les Halles Downtown
23. Living Room Bar & Terrace
24. Luke's Lobster
25. Melt Shop
26. Nobu
27. North End Grill
28. Open Kitchen
29. Shake Shack
30. Spotted Pig
31. Stone Street Tavern
32. Suteishi
33. The Dead Rabbit
34. Temple Court
35. Trinity Place Bar & Restaurant
36. Ulysses'
37. Watermark Bar & Lounge
38. White horse Tavern

RETAILERS

1. Abercrombie
2. Bloom
3. Bowling Green Greenmarket
4. Brookfield Place
5. Century 21
6. City Sports
7. Gap
8. Hermès
9. Jos. A. Bank
10. La Maison Du Chocolat
11. Loft
12. Nine West
13. Saks Fifth Off 5th
14. Sephora
15. Greenmarket
16. Thomas Pink
17. Tiffany & Co.
18. Tissot
19. Tumi
20. Urban Outfitters
21. Whole Foods
22. WTC Retail Mall
23. Zara

HOTEL

1. Andaz Wall Street
2. Club Quarters
3. Club Quarters, WTC
4. Conrad Hotel
5. Cosmopolitan Hotel
6. Double Tree by Hilton
7. Eurostars Wall Street Hotel
8. Gild Hall
9. Holiday Inn Wall Street
10. Marriott
11. Millenium Hilton hotel
12. NY Marriott Downtown
13. The Ritz-Carlton
14. W New York - Downtown
15. The Wall Street Inn
16. World Center Hotel



WELCOME TO THE NEIGHBORHOOD

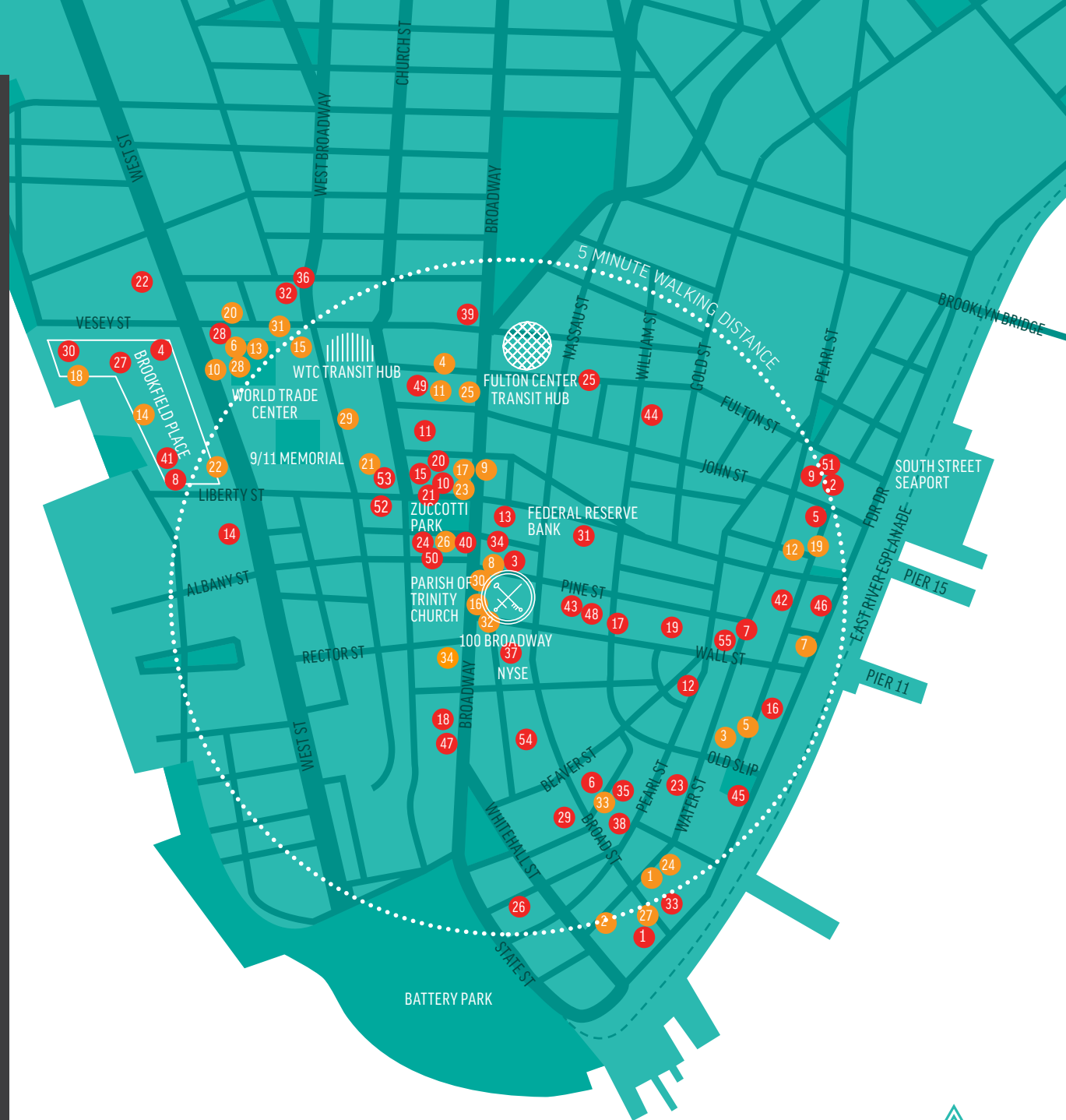
NEW FRIENDS

1. American Media Inc.
2. Amerigroup Corporation
3. Arup
4. Bliss World
5. The Cementbloc
6. Condé Nast
7. Droga5
8. Emerald Expositions
9. Group Inc.
10. GroupM
11. Gucci
12. Health & Hospitals Corporation
13. High 5 Games
14. Hudson's Bay Saks Fifth Avenue
15. Hugo Boss
16. Interior Architects
17. ITG
18. Jones Day
19. Lafleur
20. Macmillan Science and Education
21. MediaMath
22. Namely
23. New Avon
24. New York Daily News
25. Omnicom Media Group
26. Paperless Post
27. Revlon
28. Salithru
29. Spotify
30. Tibi
31. Time Inc
32. Tommy John
33. Vantone Group
34. Vital Strategies
35. WeWork Locations

OLD ACQUAINTANCES

1. AECOM
2. Allied World Assurance Company
3. ALM Media
4. American Express Company
5. AON
6. Artspace
7. AT&T
8. Bank of New York Mellon
9. BGC Partners

10. Blue Wolf Capital Partners
11. Booker
12. Bright Power
13. Brown Brothers Harriman
14. Cadwalader Wickersham
15. Cleary Gottlieb
16. Daiwa Capital Markets America
17. Dev Bootcamp
18. Dom & Tom
19. Deutsche Bank
20. Empire Blue Cross Blue Shield
21. FINRA: 200 Liberty Street
22. Goldman Sachs
23. Guardian Life
24. Gyro
25. HD Made
26. Hughes Hubbard & Reed, LLP
27. Institute for Culinary Education
28. Kids Creative
29. Mekanism
30. BOA Merrill Lynch
31. Milbank
32. Moody's
33. Morgan Stanley
34. NBBJ
35. Neilsen Media Research
36. The Port Authority of NY/NJ
37. NYSE
38. Oppenheimer
39. Refinery 29
40. Rock Shrimp Productions NY, LLC
41. Scotiabank
42. Sisense
43. SmartAsset
44. Stack Exchange
45. Standard & Poor's
46. Stroock & Stroock & van LLP
47. Teach for America
48. The Harry Fox Agency
49. The Knot
50. The Pegasus Group
51. The WeissComm Group
52. Tishman Construction
53. Transatlantic Reinsurance
54. Union Design
55. The Clinton Foundation





DOWNTOWN'S MOST
DESIRABLE OPPORTUNITY



BUILDING AVAILABILITY

RARE OPPORTUNITY. UNIVERSAL APPEAL.

- Sought-after location and convenience in the center of Lower Manhattan, with rapid access to all major transit hubs
- Rare, boutique full-floor presence combined with a tenant-exclusive elevator lobby and newly renovated bathrooms (high-end finishes)
- Ceiling heights up to 14'6" slab-to-slab (13' building minimum)
- Protected westerly views of Downtown's historic architecture, including Trinity Church as well as of the Hudson River and beyond

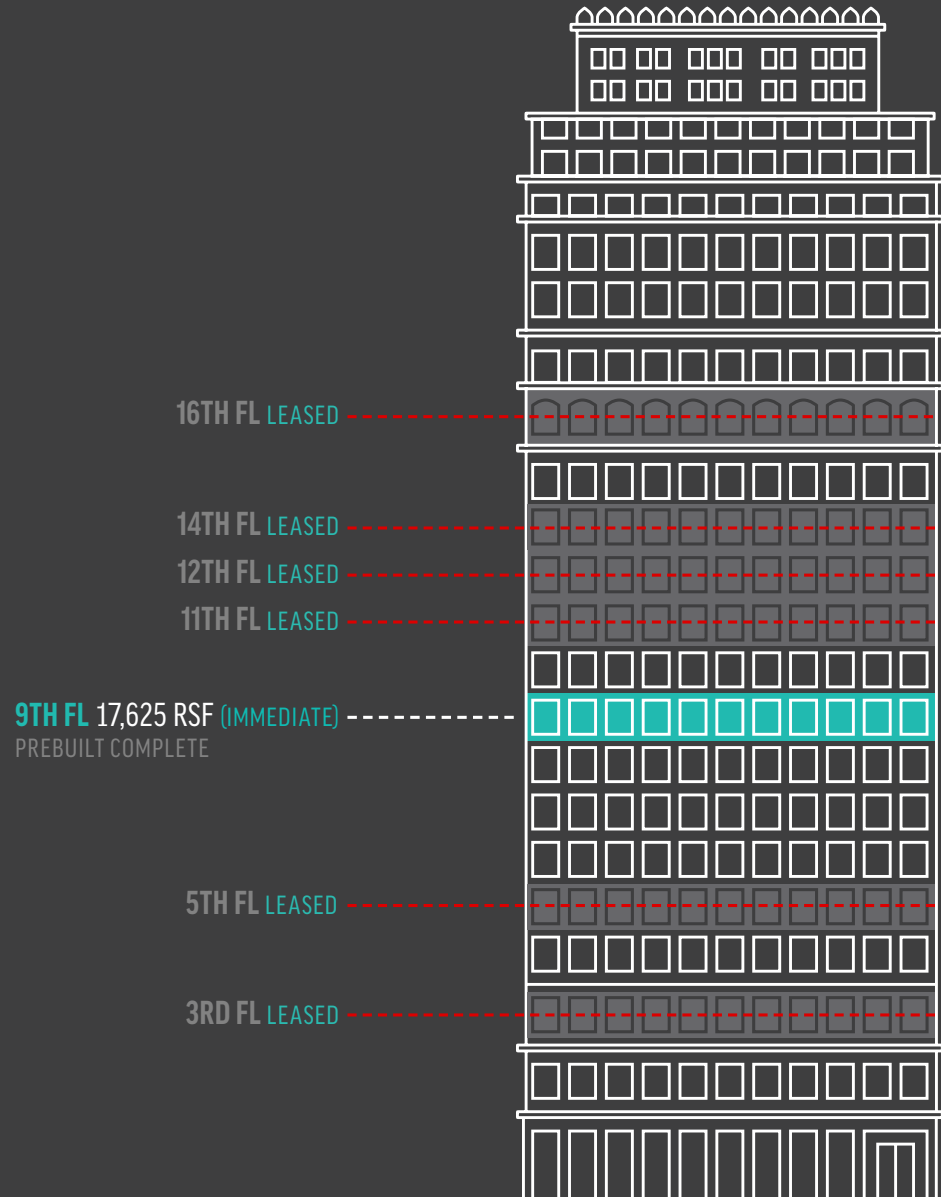
ENTIRE 9TH FLOOR
HIGH END, PRE BUILT **17,625 RSF**

BUILDING TRANSFORMED. PERFORMANCE ELEVATED

- State-of-the-art, newly renovated building lobby illuminated by a dazzling new all-glass entrance accompanied by fully renovated elevator cabs
- New glass window transoms throughout building expand window lines and significantly enhance natural light
- Building qualifies for Lower Manhattan Incentives
- Strong & experienced building ownership

**A RENOVATION OF THE LOBBY TO ITS ORIGINAL
ELEGANCE ENHANCES THE ARRIVAL EXPERIENCE**

FULL FLOORS UP TO: 17,625 RSF

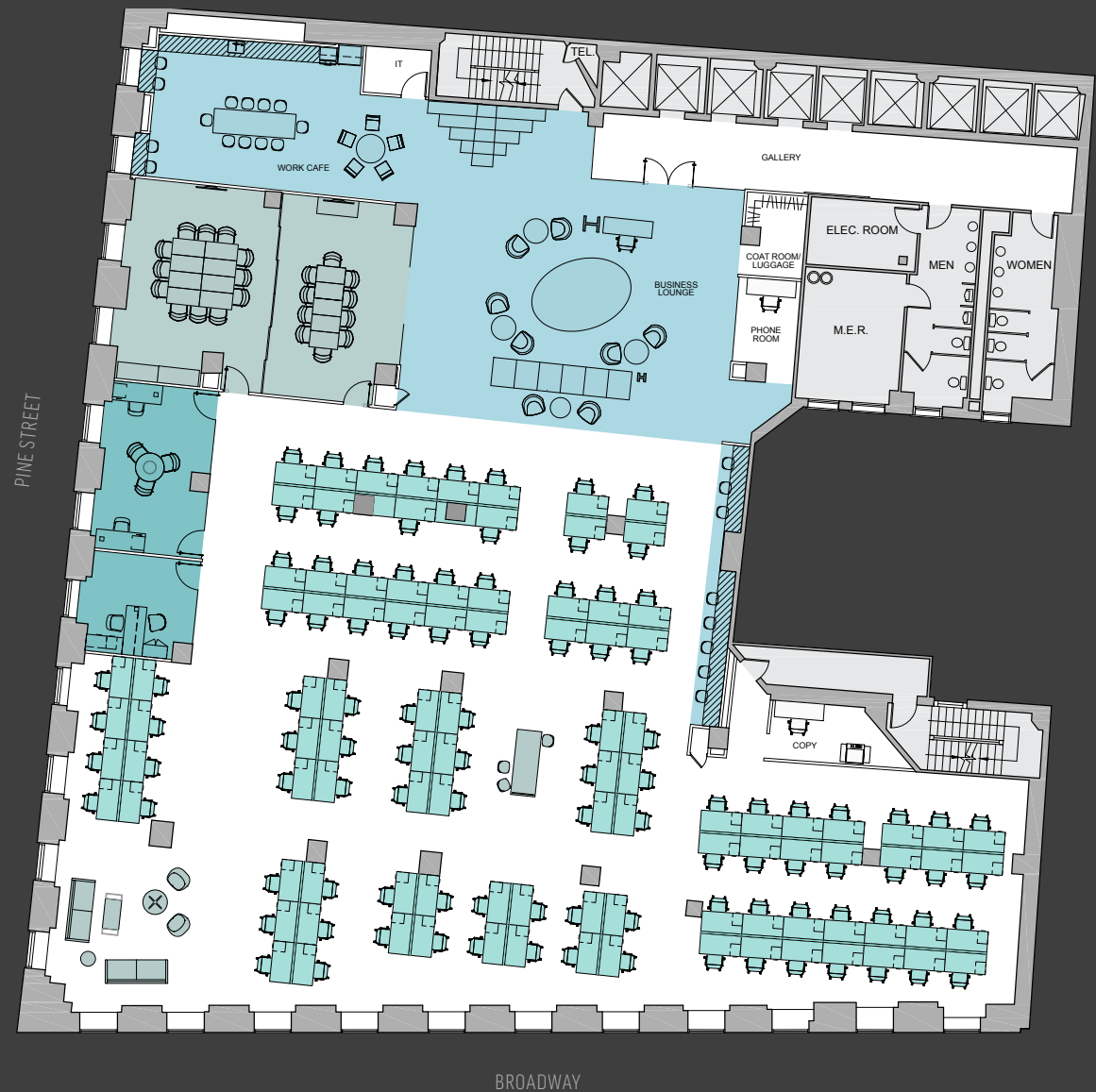


FLOOR 9

TEST-FIT

17,625 RSF

WORK SPACE	SEATS
● OFFICES	
SINGLE	1
DOUBLE	2
● WORKSTATIONS	
BENCHING	104
WORK BAR	12
RECEPTION	1
TOTAL:	120
● CONFERENCE	
CONFERENCE SEATING	22
BREAKOUT	11
● COMMON	
RSF/PERSON	146



100 BROADWAY

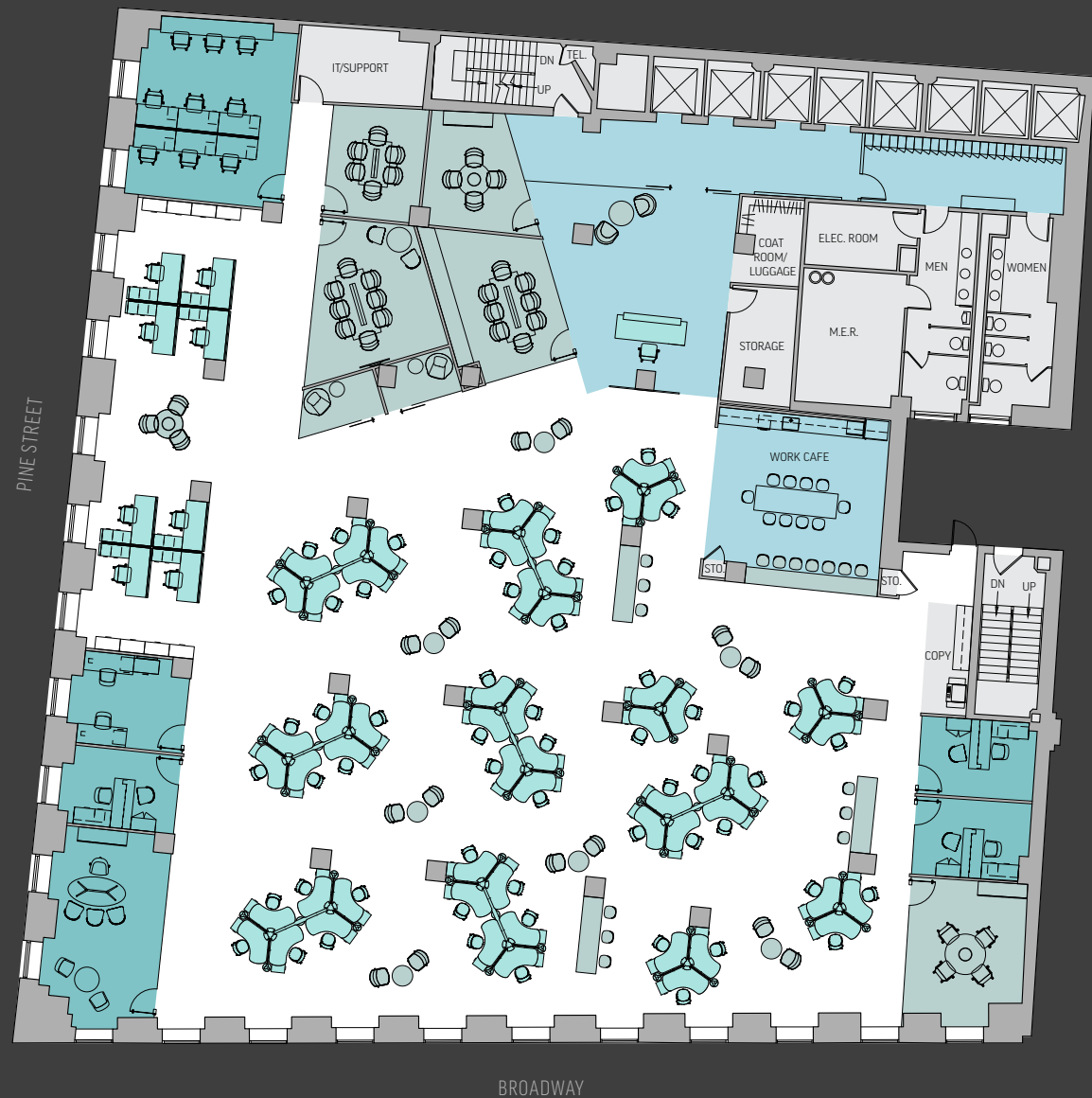
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TYPICAL LOW-RISE TEST-FIT

CREATIVE: 18,456 RSF

WORK SPACE	SEATS
● OFFICES	
SINGLE	4
DOUBLE	11
● WORKSTATIONS	66
TOTAL:	81
● CONFERENCE	
CONFERENCE SEATING	22
BREAKOUT	16
● COMMON	
TOTAL:	38
RSF/PERSON	155



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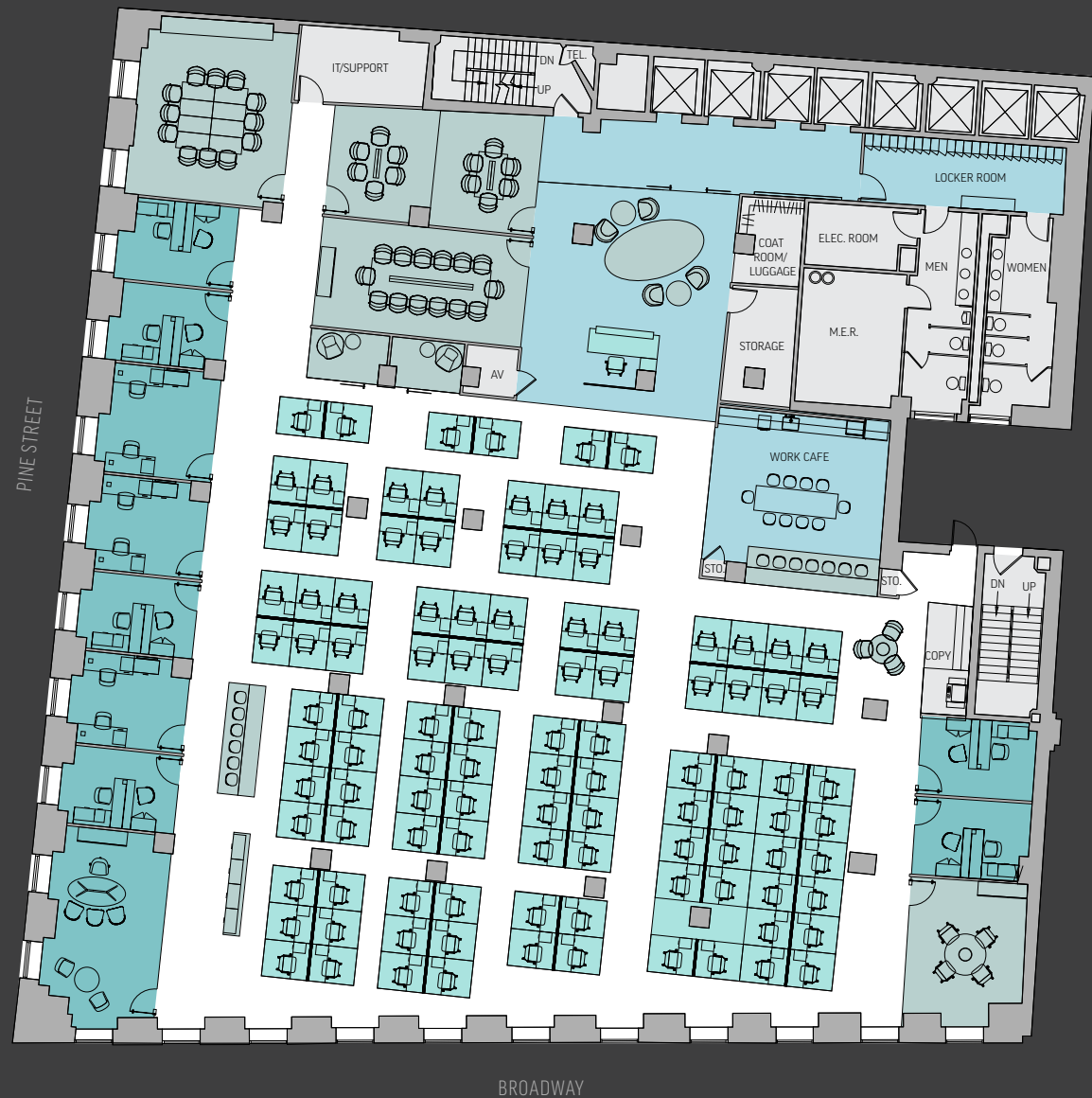
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TYPICAL LOW-RISE TEST-FIT

HIGH DENSITY: 18,456 RSF

WORK SPACE	SEATS
● OFFICES	
SINGLE	7
DOUBLE	6
● WORKSTATIONS	107
TOTAL:	120
● CONFERENCE	
CONFERENCE SEATING	42
BREAKOUT	2
● COMMON	
TOTAL:	44
RSF/PERSON	113



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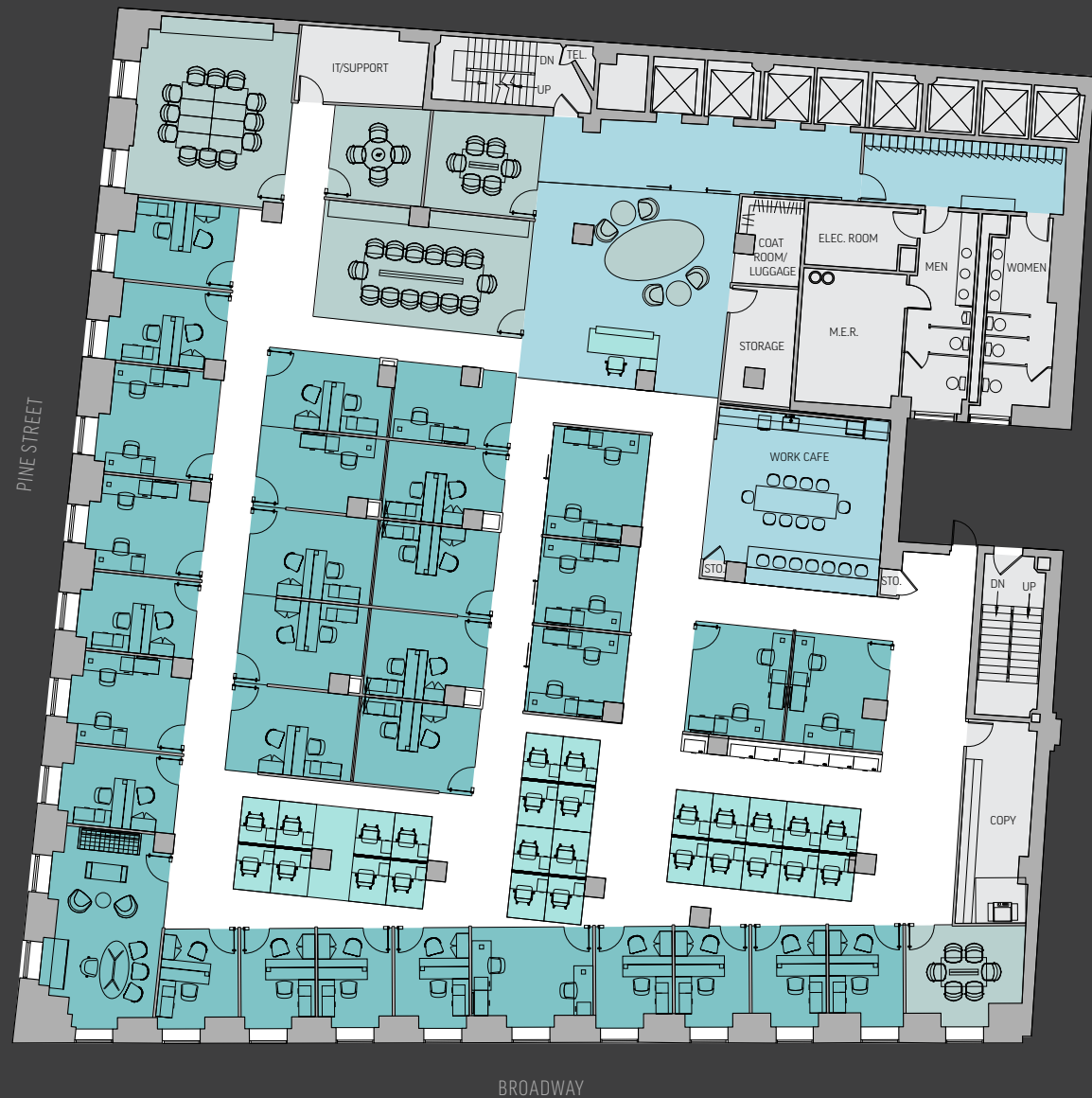
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TYPICAL LOW-RISE TEST-FIT

OFFICE INTENSIVE: 18,456 RSF

WORK SPACE	SEATS
● OFFICES	
SINGLE	23
DOUBLE	18
● WORKSTATIONS	27
TOTAL:	68
● CONFERENCE	
CONFERENCE SEATING	39
BREAKOUT	7
● COMMON	
TOTAL:	46
RSF/PERSON	162



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TYPICAL MID-RISE TEST-FIT

CREATIVE: 17,117 RSF

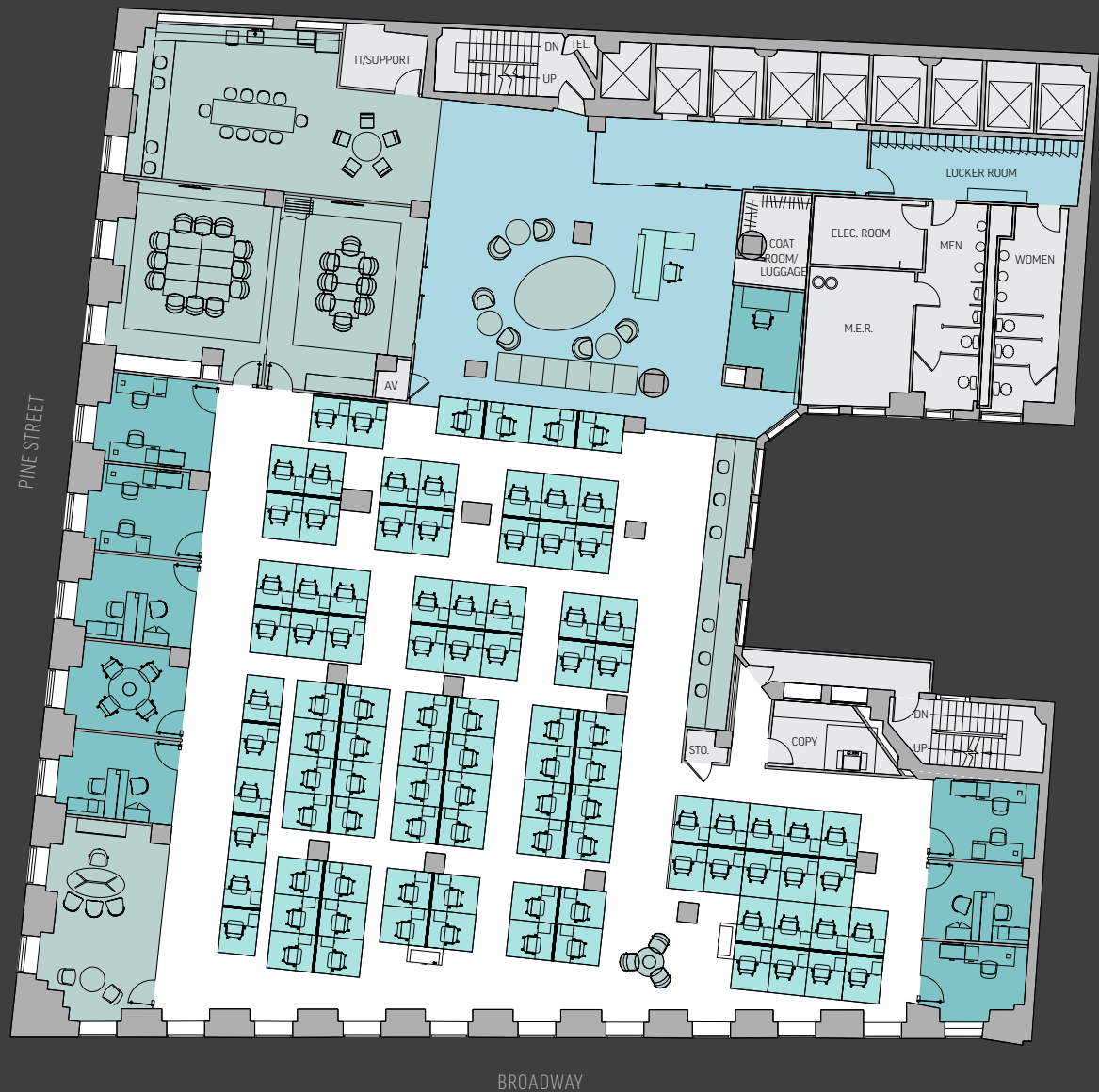
WORK SPACE	SEATS
● OFFICES	
SINGLE	2
DOUBLE	2
● WORKSTATIONS	72
TOTAL:	76
● CONFERENCE	
CONFERENCE SEATING	39
BREAKOUT	11
● COMMON	
TOTAL:	50
RSF/PERSON	136



TYPICAL MID-RISE TEST-FIT

HIGH DENSITY: 17,117 RSF

WORK SPACE	SEATS
● OFFICES	
SINGLE	5
DOUBLE	6
● WORKSTATIONS	99
TOTAL:	110
● CONFERENCE	
CONFERENCE SEATING	23
BREAKOUT	10
● COMMON	
TOTAL:	33
RSF/PERSON	120



100 BROADWAY

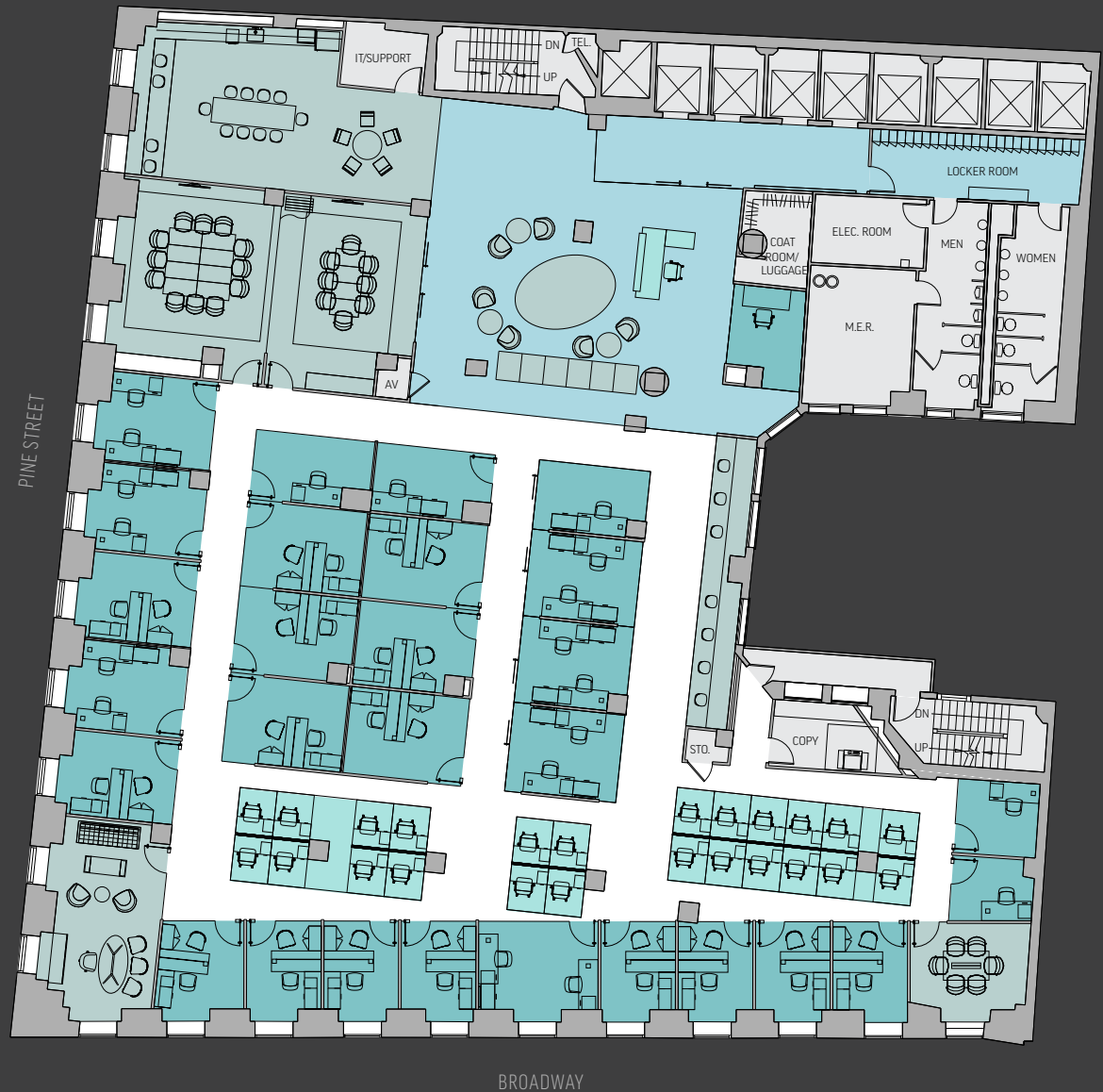
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TYPICAL MID-RISE TEST-FIT

OFFICE INTENSIVE: 17,117 RSF

WORK SPACE	SEATS
● OFFICES	
SINGLE	22
DOUBLE	14
● WORKSTATIONS	25
TOTAL:	61
● CONFERENCE	
CONFERENCE SEATING	22
BREAKOUT	11
● COMMON	
TOTAL:	33
RSF/PERSON	182



100 BROADWAY

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BUILDING FACTS | 100 BROADWAY, NYC | HEIGHT: 24 STORIES

BUILDING ADDRESS

100 Broadway, New York, NY

LOCATION

The easterly block of Broadway between Pine Street and Wall Street.

OWNERSHIP

Northwood Investors

ON-SITE MANAGEMENT

Craven Management Corporation

EXCLUSIVE LEASING AGENT

Newmark Grubb Knight Frank

BUILT IN 1897

BUILDING RENOVATIONS

Building renovations completed in 1922, 1973, 1998, and 2015.

ARCHITECT

Bruce Price; Herman Lee Meader

CONSTRUCTION

Steel framed with a steel & concrete foundation, facade/curtain wall clad entirely in granite.

FLOOR SIZES

12,264–18,663 RSF

AVERAGE CEILING HEIGHT

14' Slab-to-slab.

FLOOR LOADS

60–75 LBS per SF

WINDOWS

Windows are operable for cleaning purposes only.

BUILDING HOURS OF OPERATION

8a.m.–6p.m. Monday through Friday.

BUILDING ACCESS / SECURITY

Uniformed guards control the concierge desk 24 hours a day, 7 days a week.

ELECTRICAL

8 watts per USF (usable square foot) demand load exclusive of floor AC units. Directly metered to Con Edison.

HVAC

Individual floor water, cooled, direct expansion packaged VAV units (excluding 22nd floor. The 22nd floor has modular chillers with ceiling mounted fan coil units). The base building system is a variable air volume system that permits the tenant to develop multiple zones within the demised space.

HEATING

The building is heated by Con Edison steam. The base building heating equipment and circulation pumps are located in the sub-basement of the building. Heating is provided by perimeter fin tube radiation on all floors with enclosures.

EMERGENCY POWER

An Allis Calmer Company emergency generator is located on the roof. The generator has a capacity of 125 kW at 120/208 volt, three phase, four wire, and serves stair emergency lighting and base building, fire/life safety systems and elevators.

LIFE SAFETY SYSTEM

A state-of-the-art analog addressable fire alarm system serves the building. The fire command station is located adjacent to the lobby concierge's desk and data gathering panels (DGP's) are located on every third floor throughout the building. The fire alarm system has sufficient capacity for tenant additions. Each floor is supplied with two speaker circuits, two strobe circuits, for ADA compliance (i.e. strobe lights), a door release circuit at each DGP and addressable loop for the addition of smoke detectors, heat detectors, etc. Building is provided with 3" sprinkler rig floor control assembly at each tenant floor located in stair.

TELECOM

Vertical and horizontal spaces have been allocated to receive fiber optic

communication facilities for tenant use. A vertical communication riser is available at each floor. The current telecommunication providers are Verizon, Cogent & Time Warner Cable.

WIRED CERTIFIED GOLD

100 Broadway is a Wired Certified Gold building with multiple fiber providers and fully diverse points of entry to allow tenants to procure primary and back-up service offerings through completely separate entrances. Telecom cables are kept in a protected, secure riser to minimize risk and additional riser space.

ELEVATORS

LOW-RISE PASSENGER ELEVATORS (3 CARS)

- Servicing sub-basement thru lobby & flrs 3 thru 11:1 car
- Servicing lobby & flrs 3 thru 11:2 cars

HIGH-RISE PASSENGER ELEVATORS (4 CARS)

- Servicing lobby, flrs 12 & 14 thru 23:4 cars

PENTHOUSE PASSENGER ELEVATOR (1 CAR)

- Servicing flrs 23 thru 24:1 car

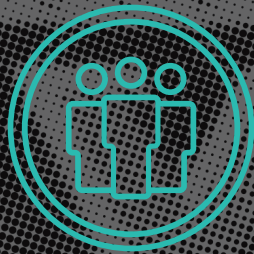
FREIGHT ELEVATOR

- Servicing sub-basement thru flr 23:1 car *Overtime freight elevator service available outside of building hours of operation at overtime costs.

STORAGE SPACE/BIKE STORAGE

Available





BEST-IN-CLASS TEAM

NORTHWOOD INVESTORS

100 BROADWAY LEASING INFO

Northwood Investors is a privately-held real estate investment firm. Currently, Northwood has ownership interests in approximately 9 million square feet of office, 4 million square feet of retail, 2,000 hotel rooms, 4,000 residential units and 3 million square feet of industrial properties comprising approximately \$6.5 billion of value. Northwood has invested in properties in New York, Boston, Washington, D.C., San Francisco, Los Angeles, London, Paris and other major metropolitan areas of the US and Europe.

northwoodinvestors.com

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