

**Firmly
Planted.
Forward
Thinking.**

80 Pine

Rudín



Rudin Management Company
presents **80 Pine Street**, a full-block
tower in Manhattan's re-imagined
Seaport District, offering expansive
East River, New York Harbor,
and **skyline views.**



The Next Generation Workplace

Following completion of a comprehensive capital improvement program, the building will feature new street-level entrances, a fully re-designed lobby, enhanced building systems and technology as well as dedicated interconnected indoor and outdoor amenities on the 22nd and 23rd floors.

- 950,000 sq. ft. available for single tenant or multi-floor blocks
- Two blocks from the Seaport District and East River Esplanade
- Prime location with convenient access across the entire New York Metro area
- Floorplates up to 60,000 sq. ft. are available
- Nantum OS, the world's most advanced building operating system

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New Main Entrance and Lobby

Artist Rendering



CHOC

An Inspired Lobby with a Timeless Design

Artist Rendering





Capital Improvements & Valuable Amenities

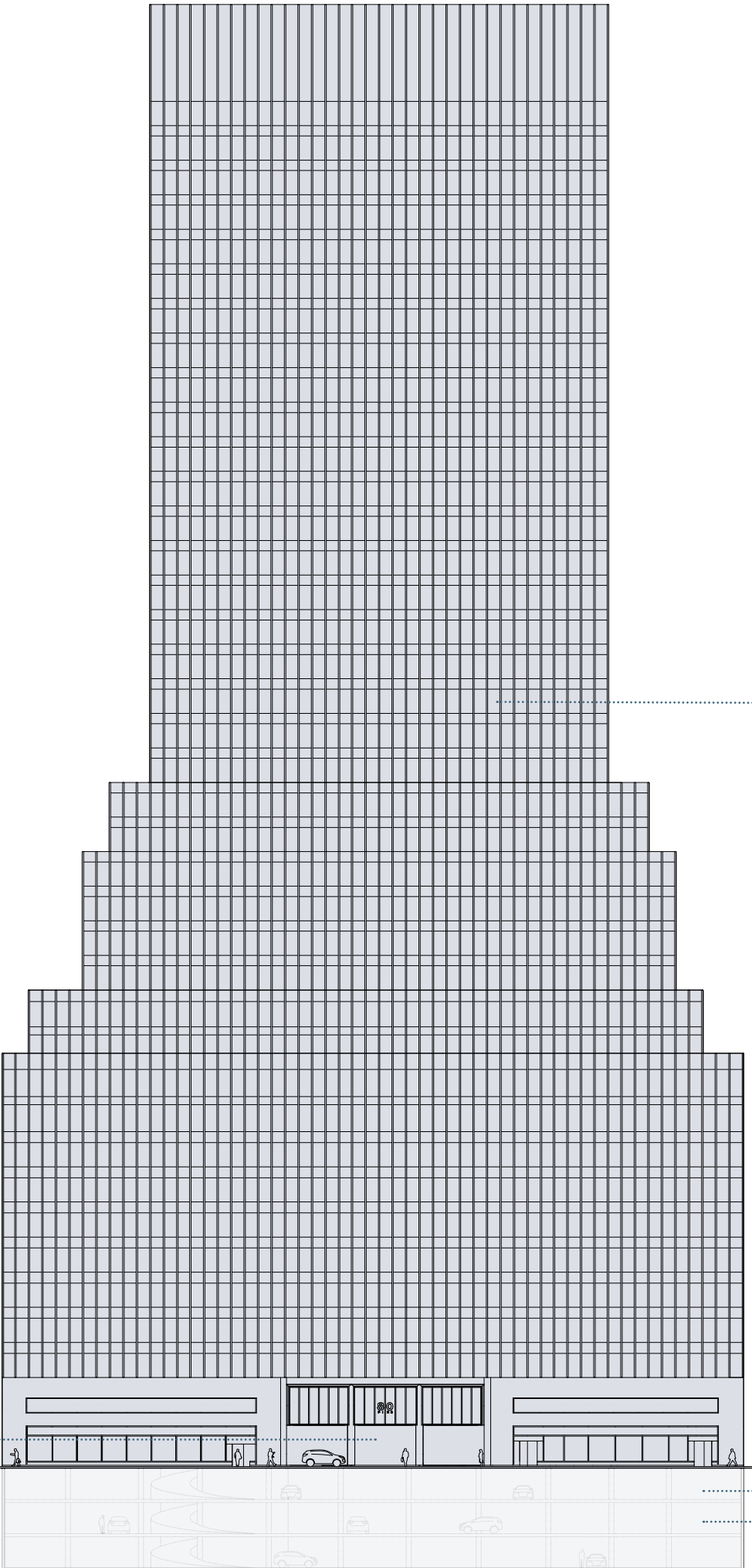
80 Pine has been re-designed for the style of today's companies and the talent they seek to attract and retain.



New lobby design by Fogarty Finger



Full-block presence with enhanced lobby entrances on 3 sides



Landscaped & furnished 23rd floor terrace



Bike storage



On-site parking



Refined Amenity Offering





Amenity Spaces

Floor 22



Lounge



Meeting hall



Indoor café/bar



Dining hall

Lounge

With a suede divan, stool, and wooden rustic lounge chair, this is the ideal spot for you to relax or bring a client for a comfortable private meeting.

Meeting hall

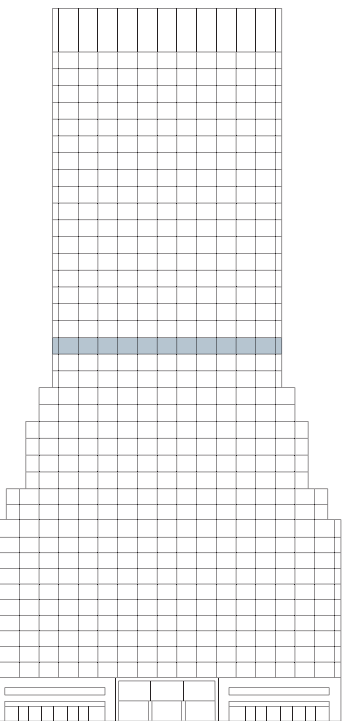
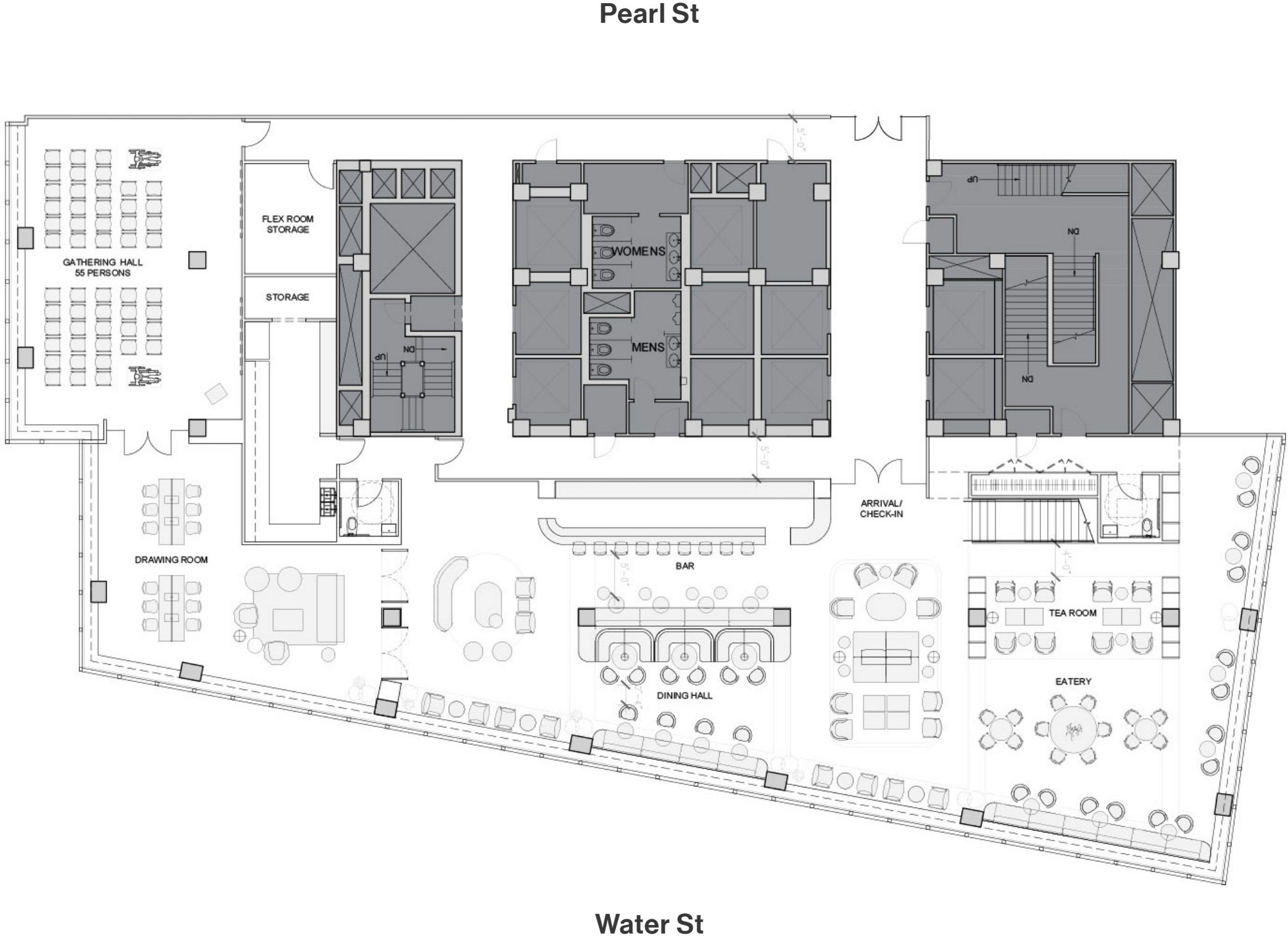
The 56-person meeting hall serves diverse possibilities and functions such as a business conference, a company event, or a meaningful celebration.

Indoor café/bar

The modern design of the indoor café invites co-workers for lunch, a team gathering, or a break to grab a coffee.

Dining hall

The dining hall complements well with the 56-person meeting hall to meet the space for exclusive private company parties, office dinners, and events.



Bright & Open Layouts





Amenity Spaces

Floor 23



Panoramic Views



Comfort & Relaxation



Outdoor Dining



Flexible Meeting Spaces

Panoramic Views

From the wide-open terrace, embrace the panoramic views of the Seaport District and a glimpse of the majestic Brooklyn Bridge.

Comfort & Relaxation

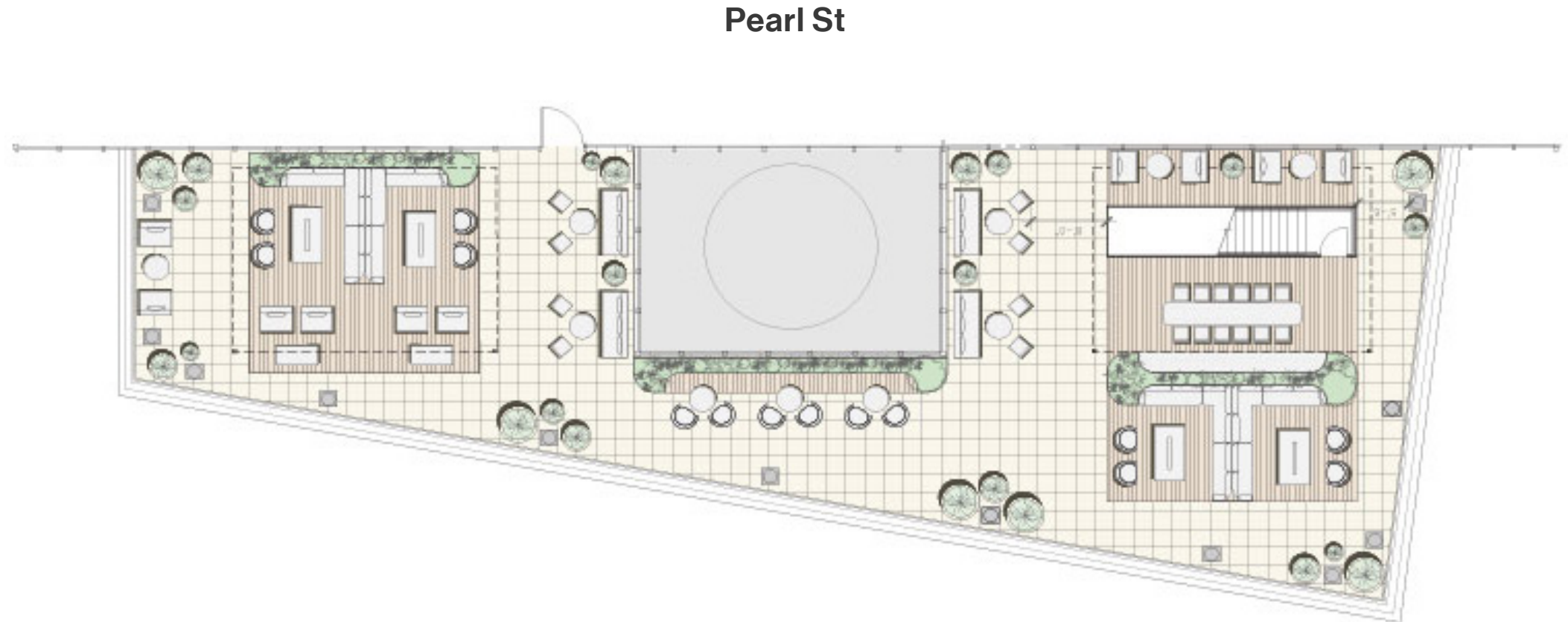
The lush and refined landscaping was added to enhance overall wellbeing and state of mind, giving you a sense of comfort and relaxation to the space.

Outdoor Dining

Enjoy a company lunch, or meet with your team with our large, open dining areas.

Flexible Meeting Spaces

Meet with your client, or get together with your team with our integrated meeting spaces.

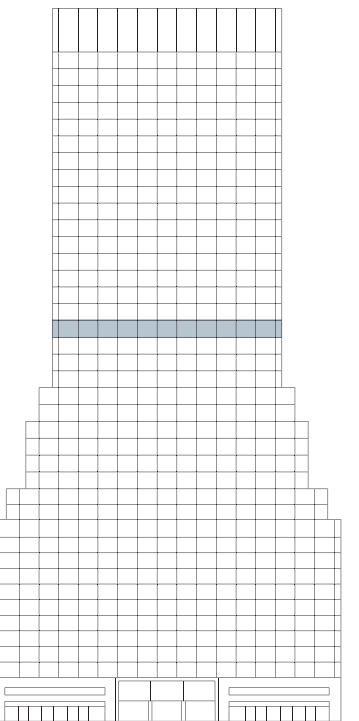


Pine St

Pearl St

Maiden Lane

Water St



Amenity Terrace
on the 23rd Floor

Artist Rendering



**New Lobby Design
by Fogarty Finger**

Artist Rendering



Private Terraces on Select Floors

Artist Rendering



Ample Room for Creative & Collaborative Breakouts

Artist Rendering





Future-Proofed & Seamlessly Integrated



Best-in-class MERV 15+ air filtration systems that far exceed regulatory requirements

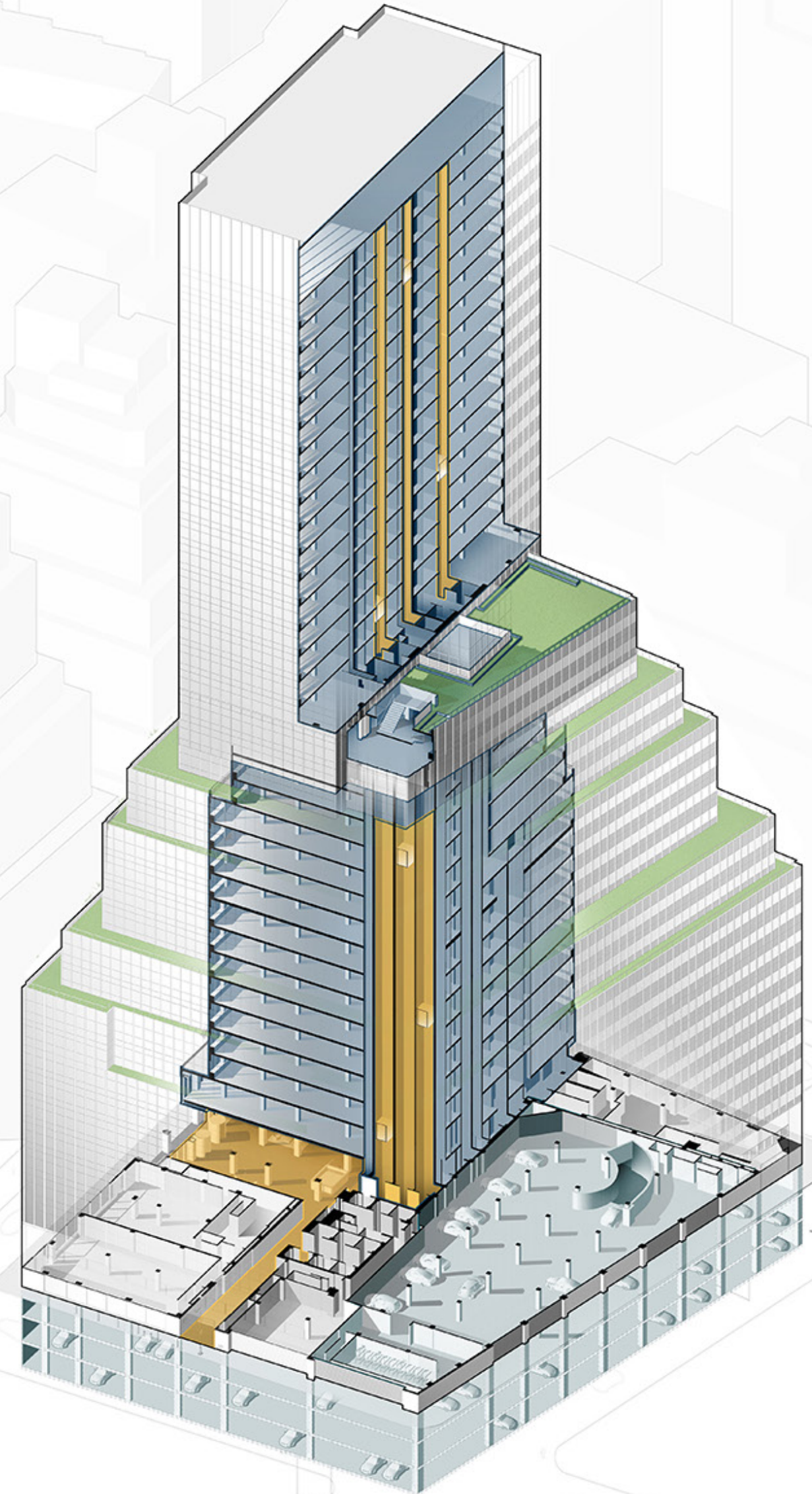
The building HVAC System can deliver a minimum of 30% / maximum of 100% outside air. The building systems are delivering increased volumes of air per ASHRAE recommendations.



Center core floor plans and exposure on all four sides of the building

Diverse floorplates ranging from 13,000 square feet up to 60,000 square feet. A center core floor plate allows for ample natural light and open interiors while select floors have large private terraces.

- Offices
- Retail
- Common Areas
- Parking Garage
- Private Terraces



WiredScore Platinum-certified in recognition of best-in-class connectivity

80 Pine Street's telecom and data pathways are resilient and redundant. The building features a Distributed Antenna System (DAS) to enhance cellular connectivity.



Touchless destination dispatch elevators

The building is undergoing a complete elevator modernization of 20-passenger elevators, including a destination dispatch system and new cab interiors.



Nantum Technology

Tenants of 80 Pine will have access to Nantum OS, the world's most advanced building operating system, along with Nantum Tenant App, allowing each tenant to receive building notifications, access the building via their mobile device, view elevator wait times, and more.



Redundancy & resiliency measures in place

Critical infrastructure is located on the 2nd floor mezzanine including main electrical service switches and distribution boards, fire alarm (amp racks and power rack) and main communications frame room.

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Set on a **full block** in the heart of the revitalized Seaport District, 80 Pine offers **four exposures**, excellent natural light and iconic views, making it an **ideal choice** for an office space.



Light-Filled Office Space

Diverse floorplates ranging from 13,000 square feet up to 60,000 square feet. A center core floor plate allows for ample natural light and open interiors while select floors have large private terraces.

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Artist Rendering

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Full Contiguous Blocks

Large block tenants have the opportunity to create dedicated, branded spaces along Maiden Lane and Water Street. In addition, the potential for a dedicated elevator bank and full floor layouts create the ideal space for a company headquarters.

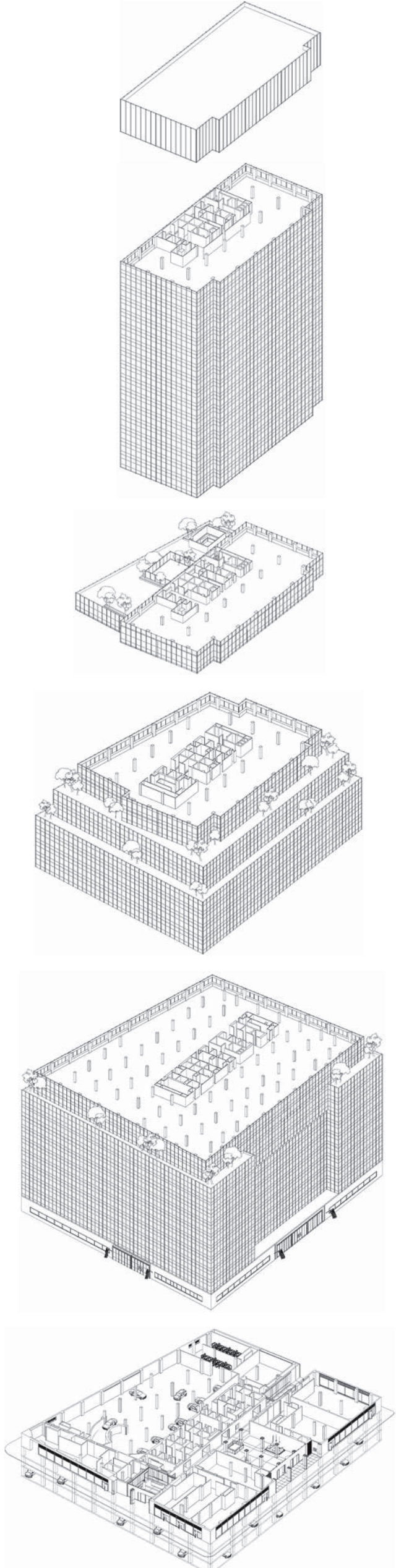
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Interconnected Amenity Space on Floors 22 & 23

Café & Amenity Space
Landscaped Amenity Terrace

Fully renovated Lobby, Entrances & Retail

Parking Garage & Bike Storage



Tower Block (34 – 36) 37,632 RSF
Up to 14,752 RSF Entire Floor Available January 2022
Mid-rise Block (14 – 21) 252,700 RSF
Up to 37,479 RSF Entire Floor Available Immediately
Base Block (2 – 11) 538,591 RSF
Up to 60,000 RSF Entire Floor Available January 2022

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A Building Within a Building

- Offices
- Retail
- Common Areas
- Parking Garage
- Private Terraces
- Private Lobby & Entrance

Opportunity for a dedicated elevator bank

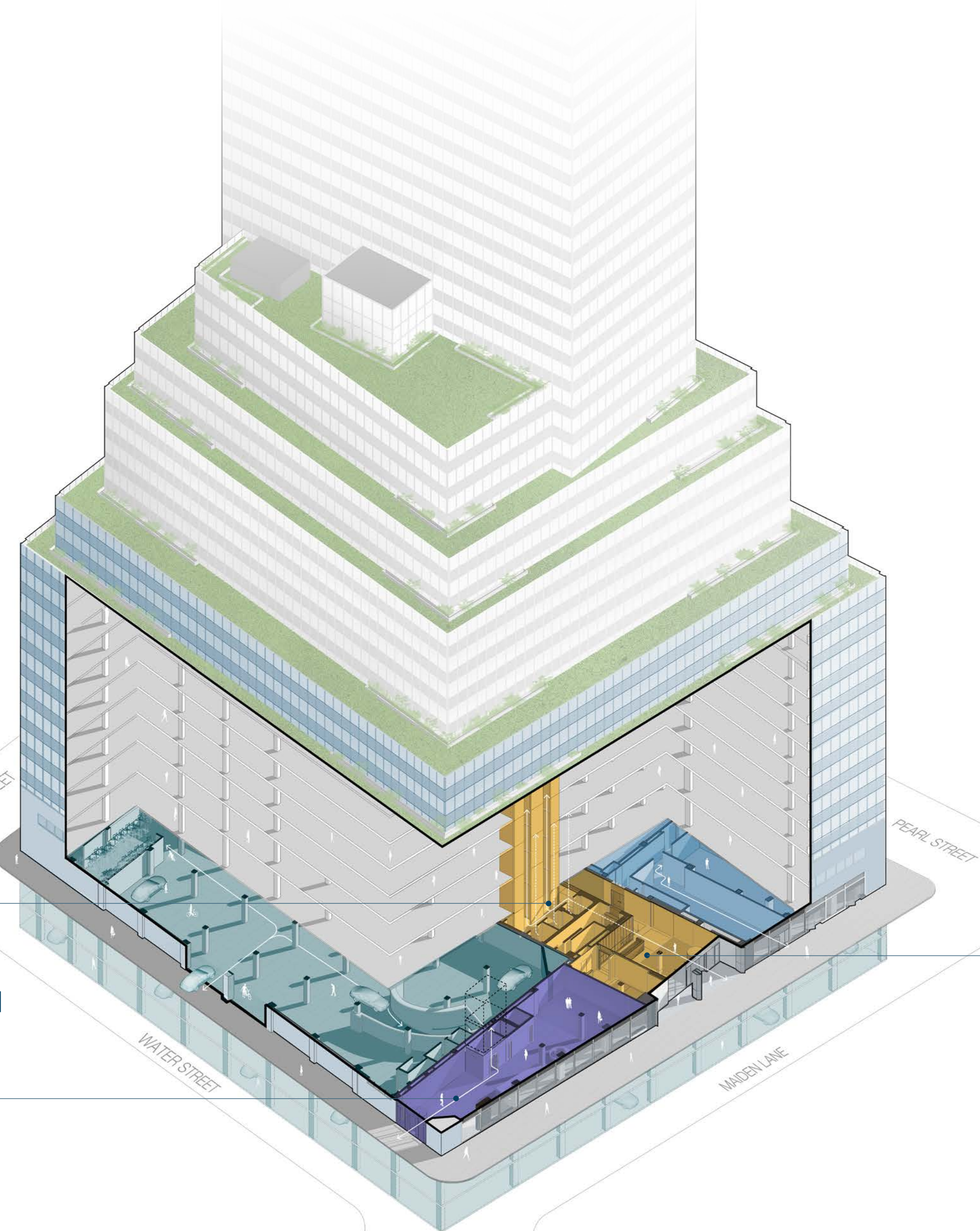
Opportunity for a dedicated lobby & check-in desk on Maiden Lane

Full blocks available

Potential for branded lobby on Maiden Lane

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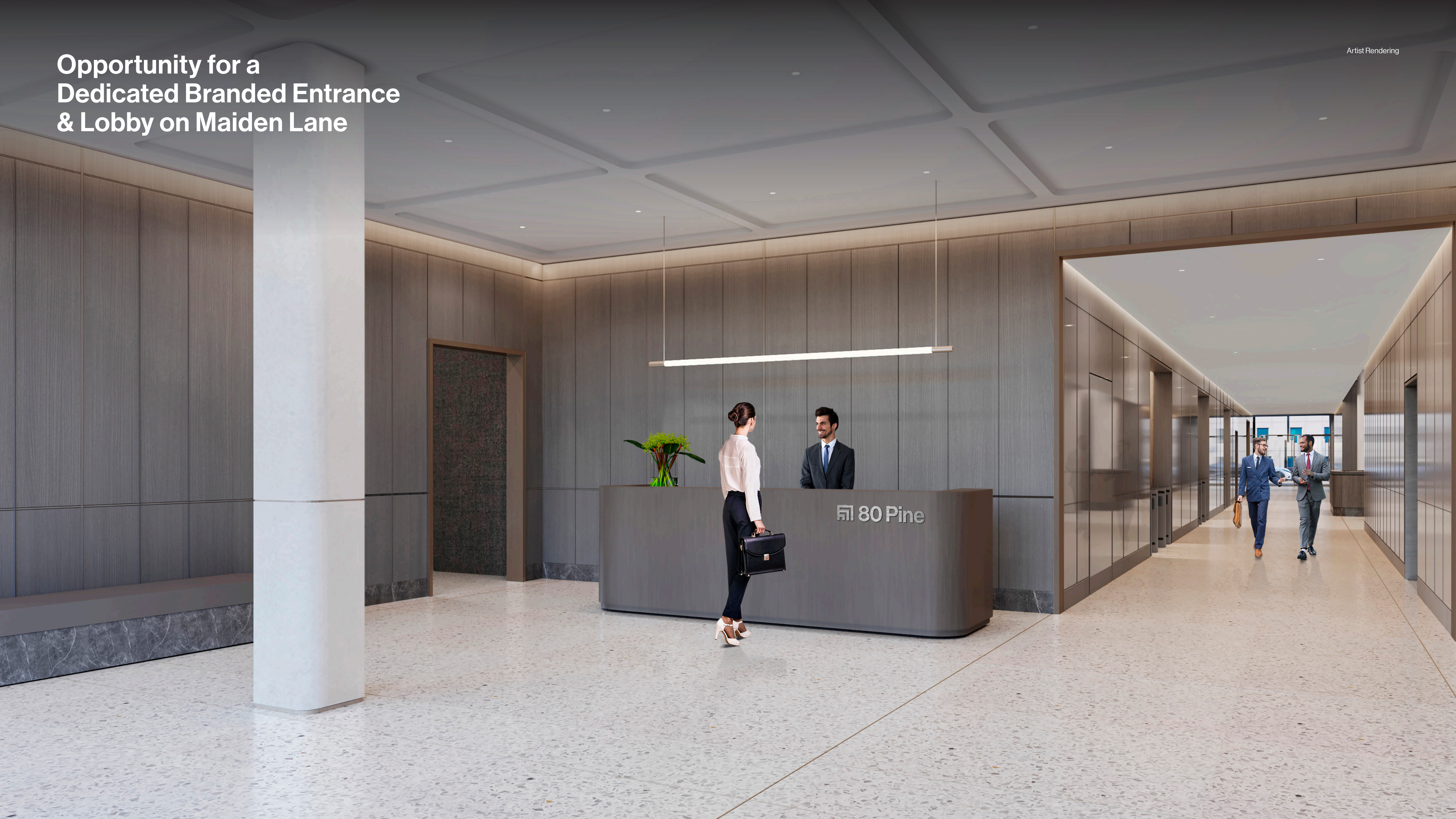
Opportunity for a
Dedicated Branded Entrance
& Lobby on Maiden Lane

Artist Rendering



Opportunity for a Dedicated Branded Entrance & Lobby on Maiden Lane

Artist Rendering



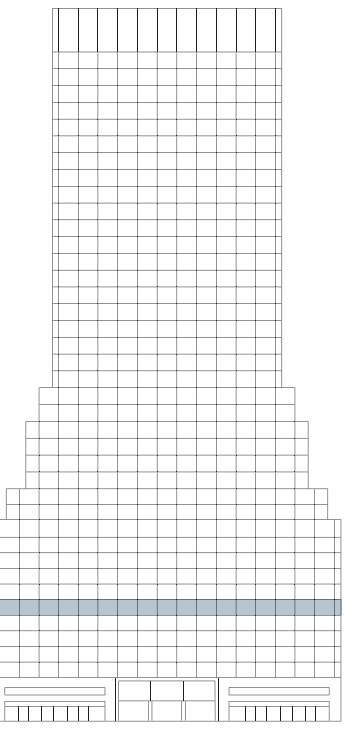
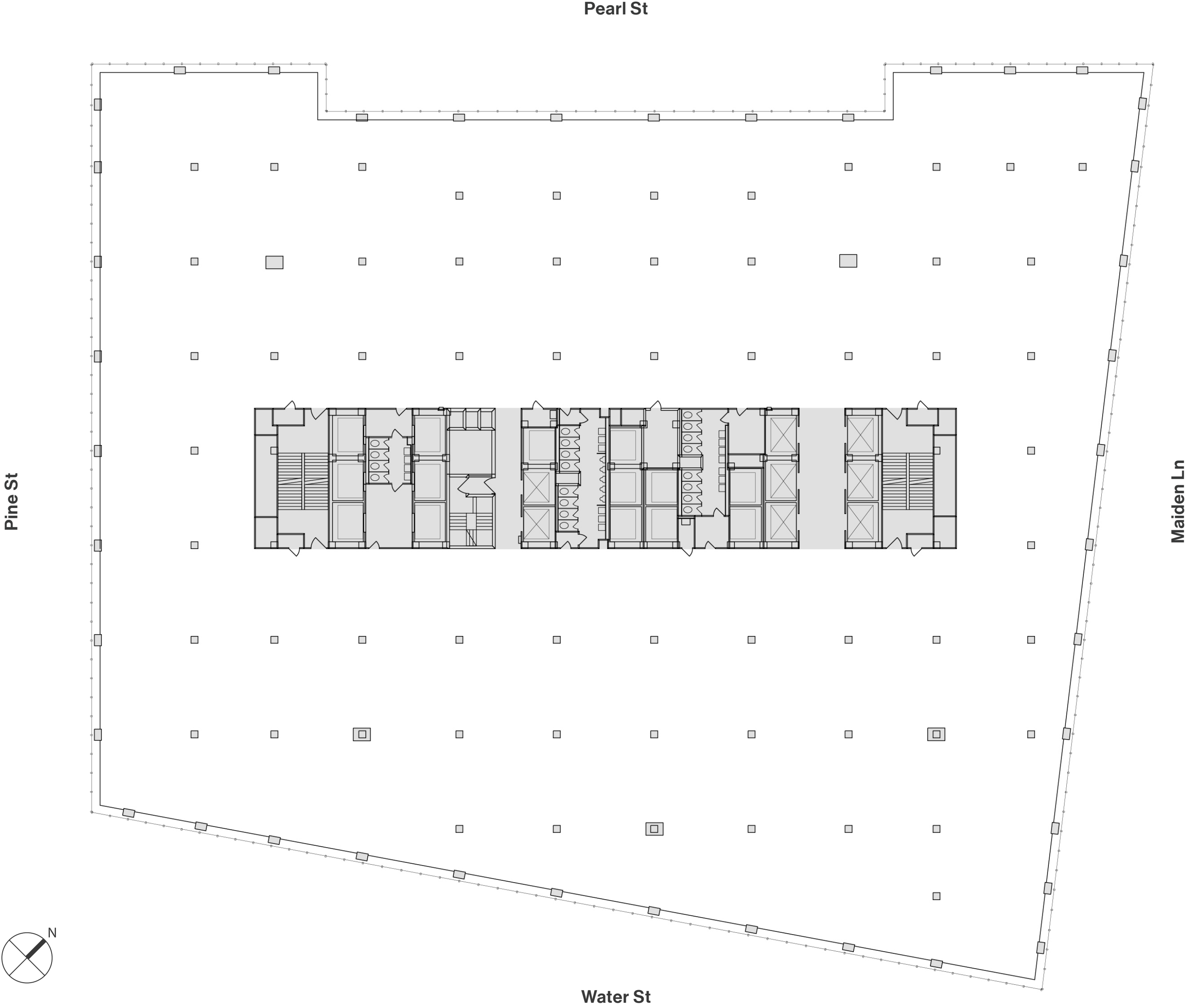
**Opportunity for a
Dedicated Elevator Bank**





Typical Base Floor Core & Shell

58,767 RSF



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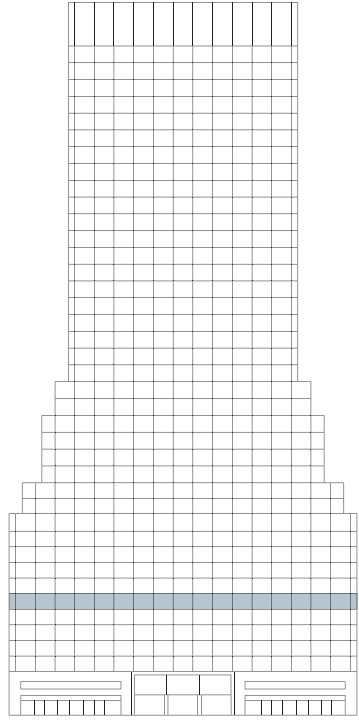
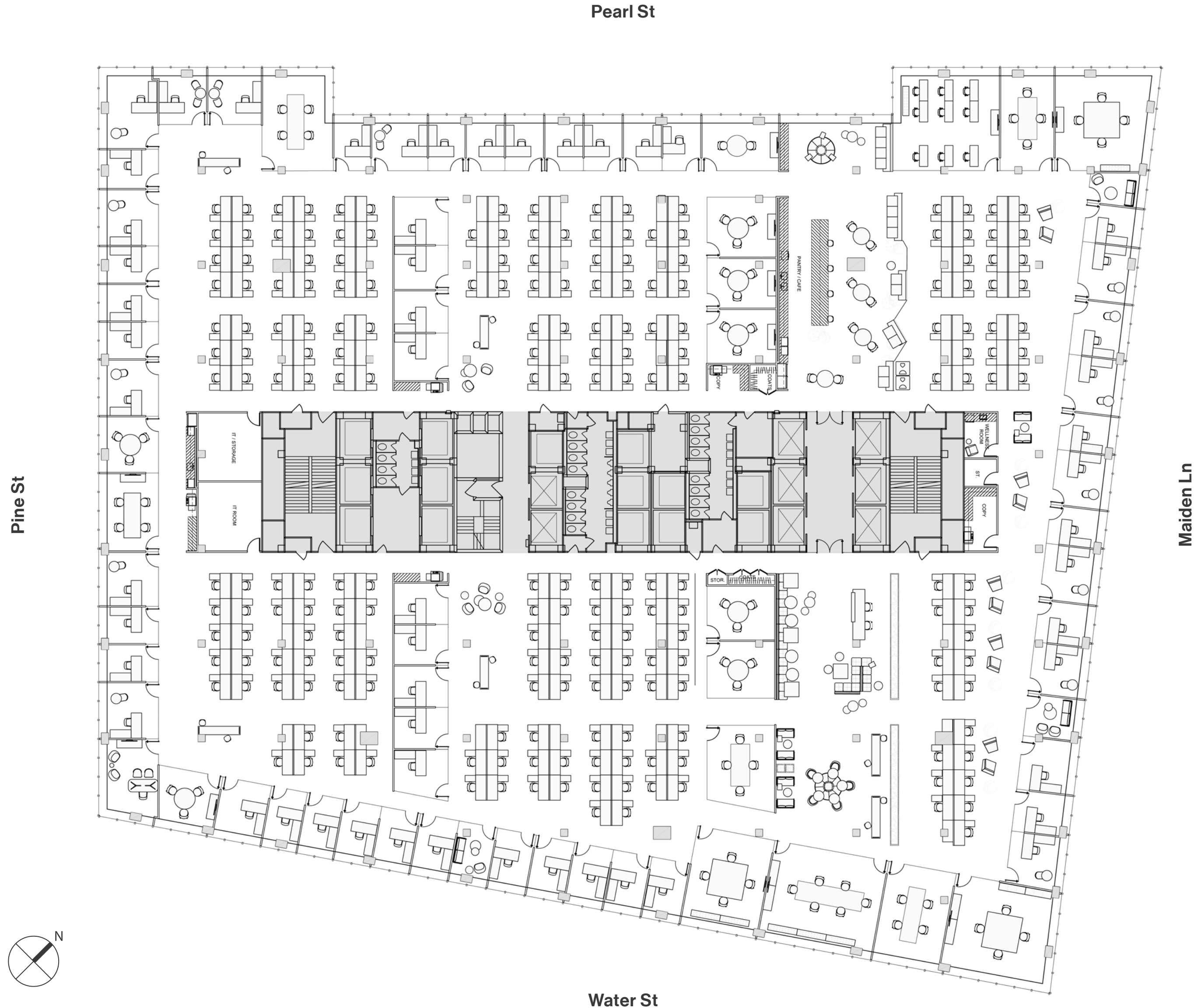
Typical Base Floor Office Intensive

58,767 RSF
6th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy Room	3
IT Room	1
Storage Room	3
Wellness Room	1



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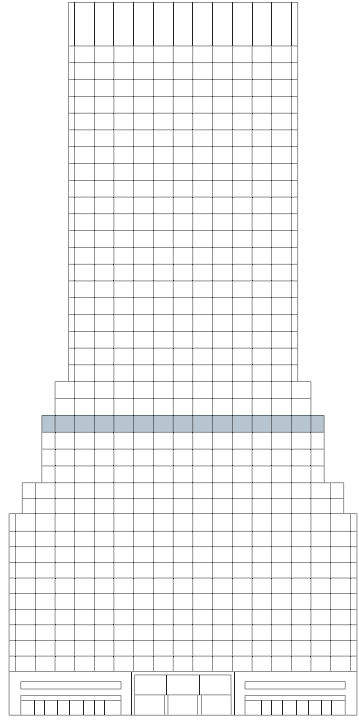
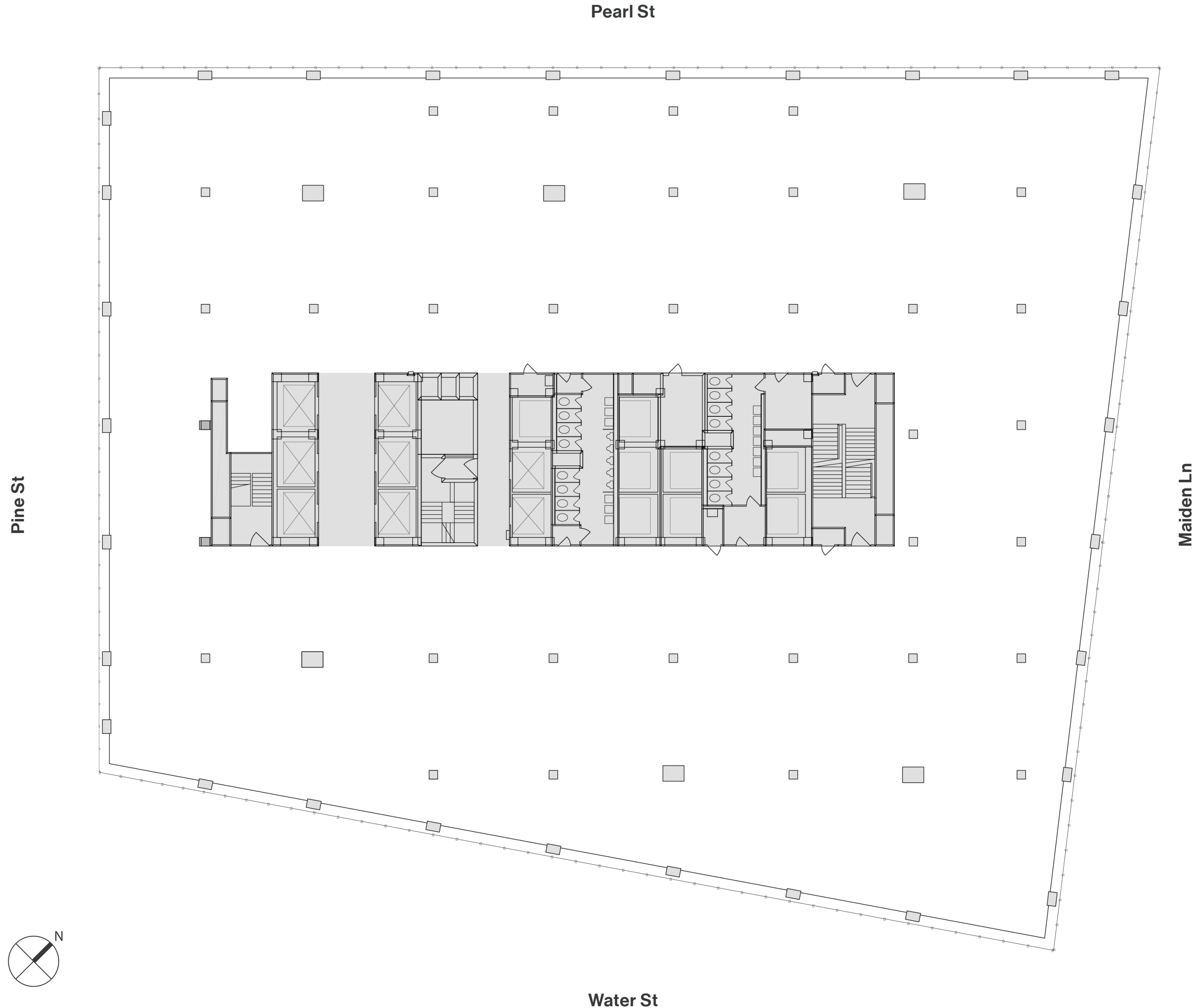
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Typical Mid-Rise Core & Shell

37,479 RSF



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REBNY

Rudin



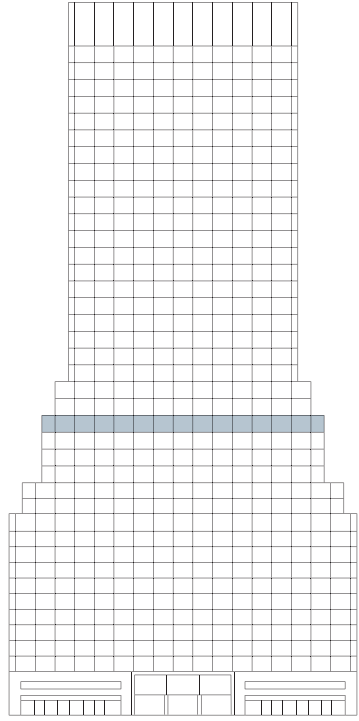
Typical Mid-Rise Office Intensive

37,479 RSF
17th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	17
Benching (6'0" x 2'6")	181
Reception	1
Total Headcount	200

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	7
Meeting Room	7
Phone Room	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine



REBNY

Rudin



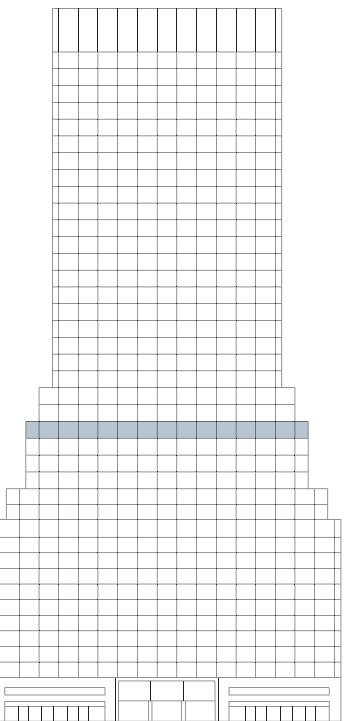
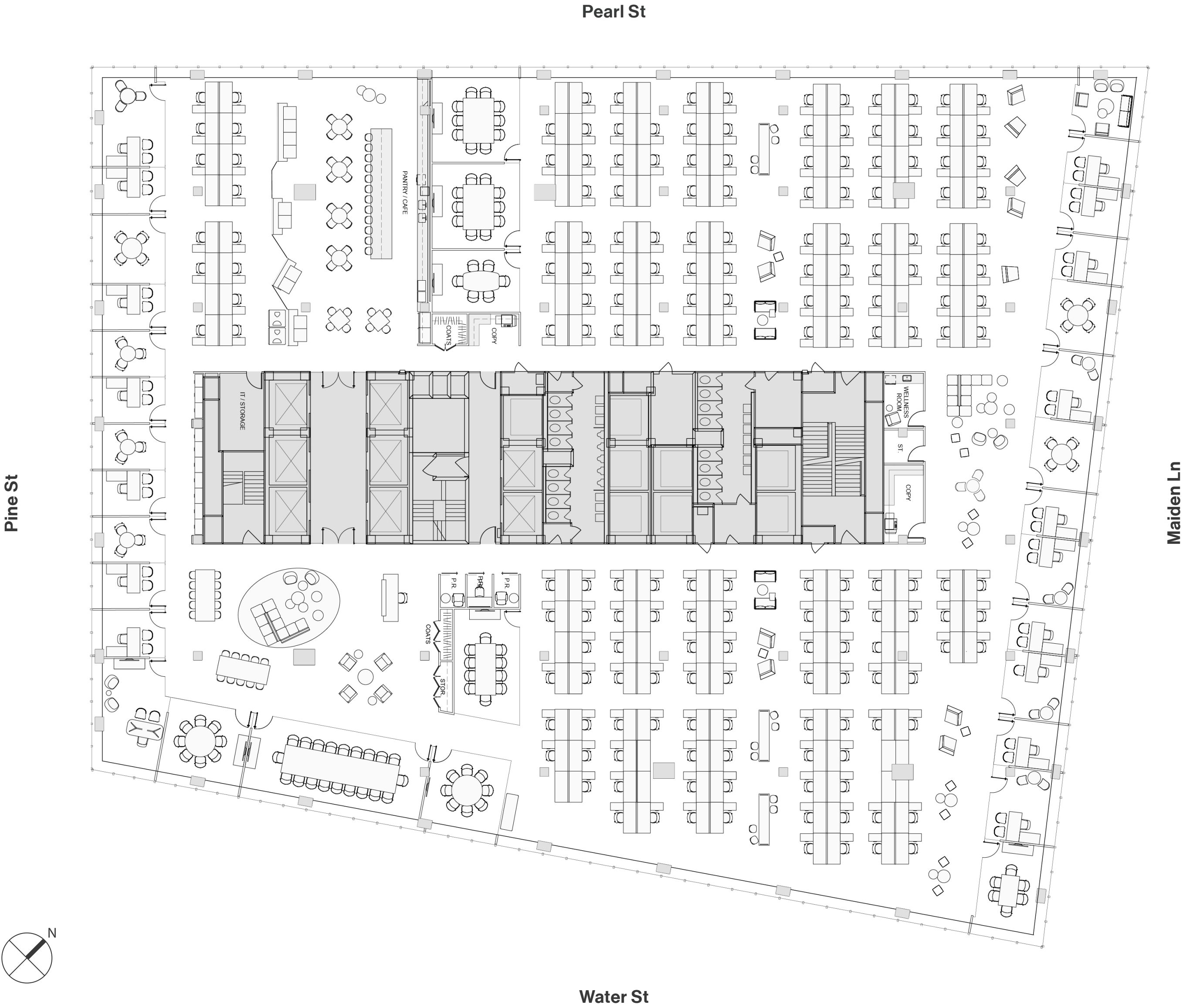
Typical Mid-Rise Open Layout

37,479 RSF
17th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	17
Benching (6'0" x 2'6")	181
Reception	1
Total Headcount	200

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	7
Meeting Room	7
Phone Room	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine

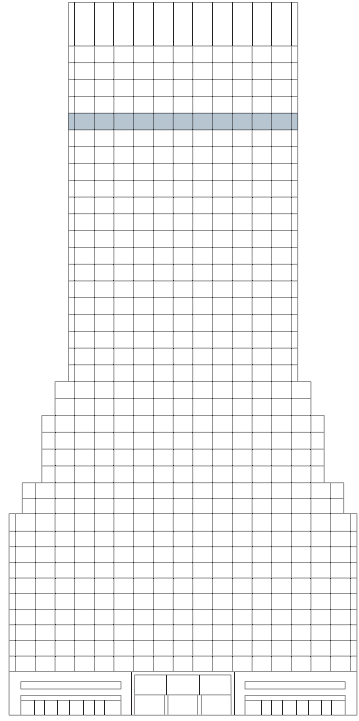
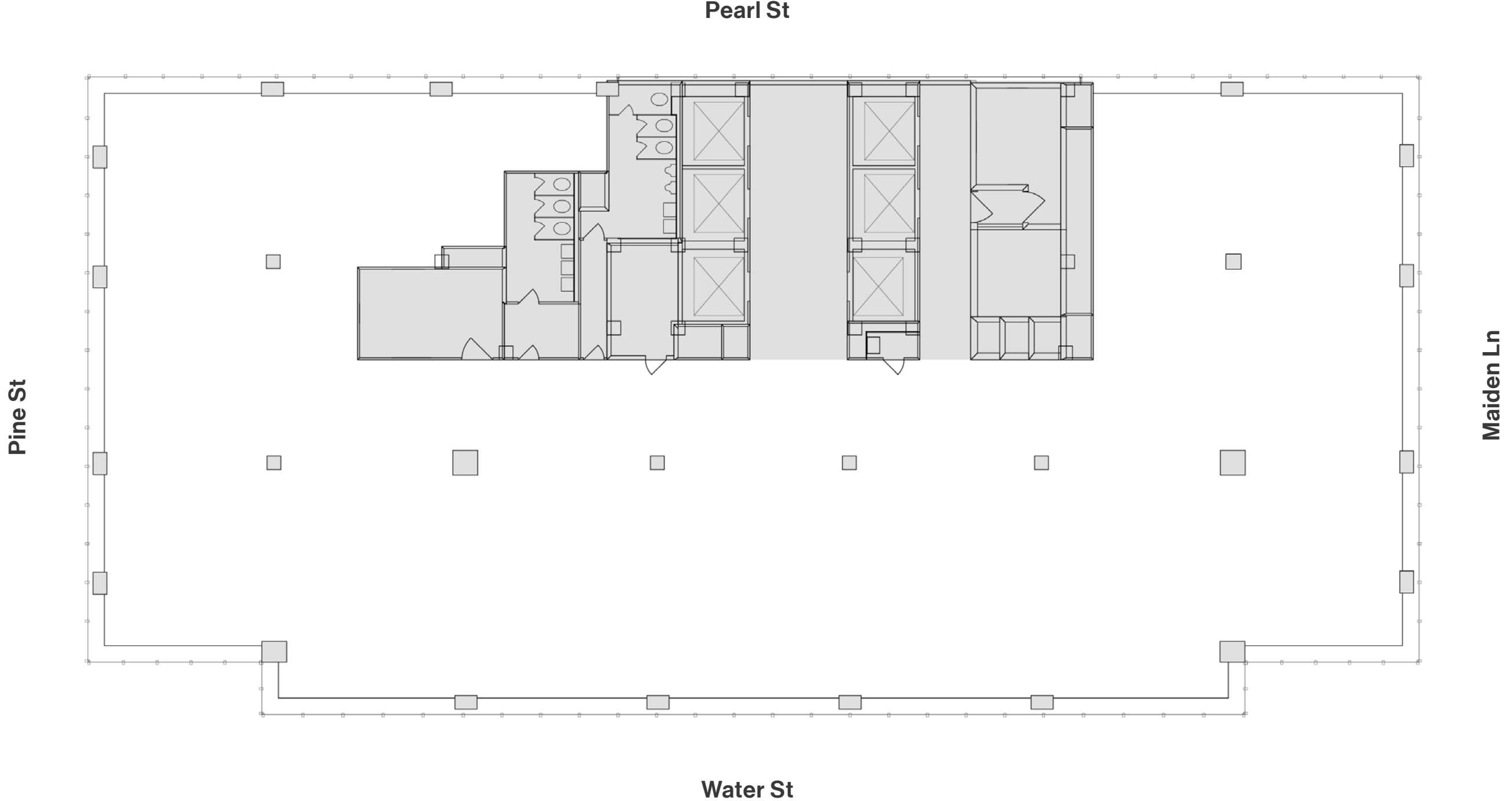


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Typical Tower Core & Shell

14,752 RSF



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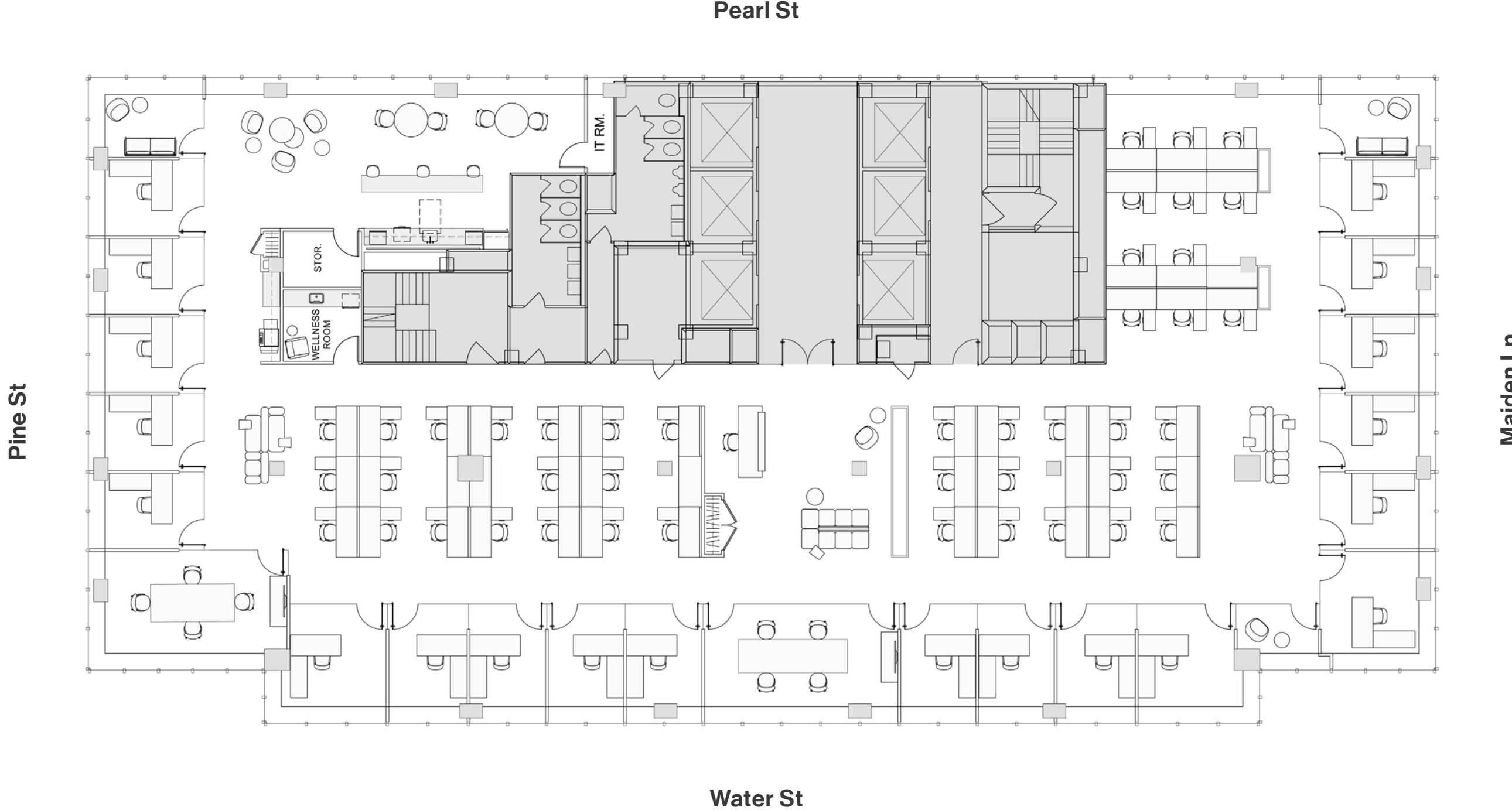
Typical Tower Office Intensive

14,752 RSF
35th Floor

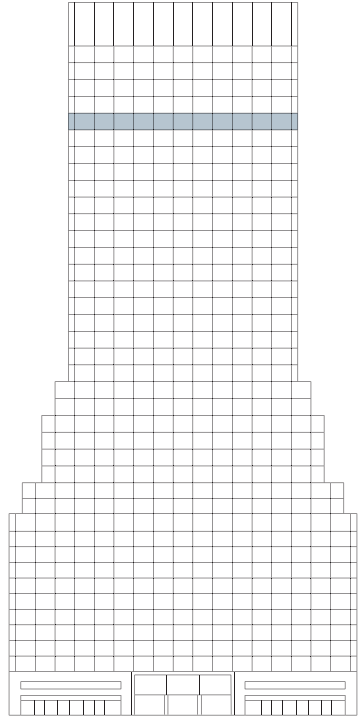
WORKSPACE	SEATS
Private Office	20
Benching (6'0" x 2'6")	43
Reception	1
Total Headcount	64

COLLABORATIVE SPACE	
Conference Room	2
Informal Meeting	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	1
IT Room	1
Storage Room	2
Wellness Room	1



REBNY



80 Pine

Rudín



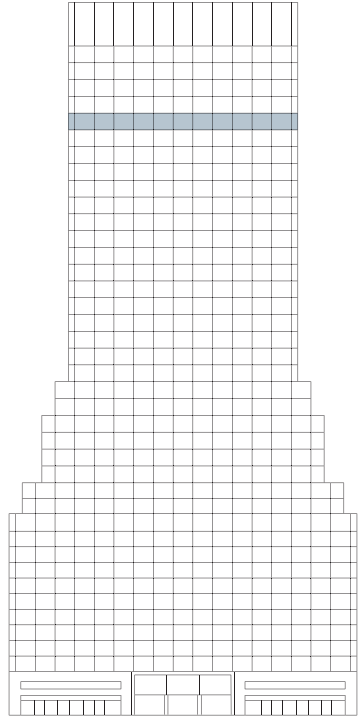
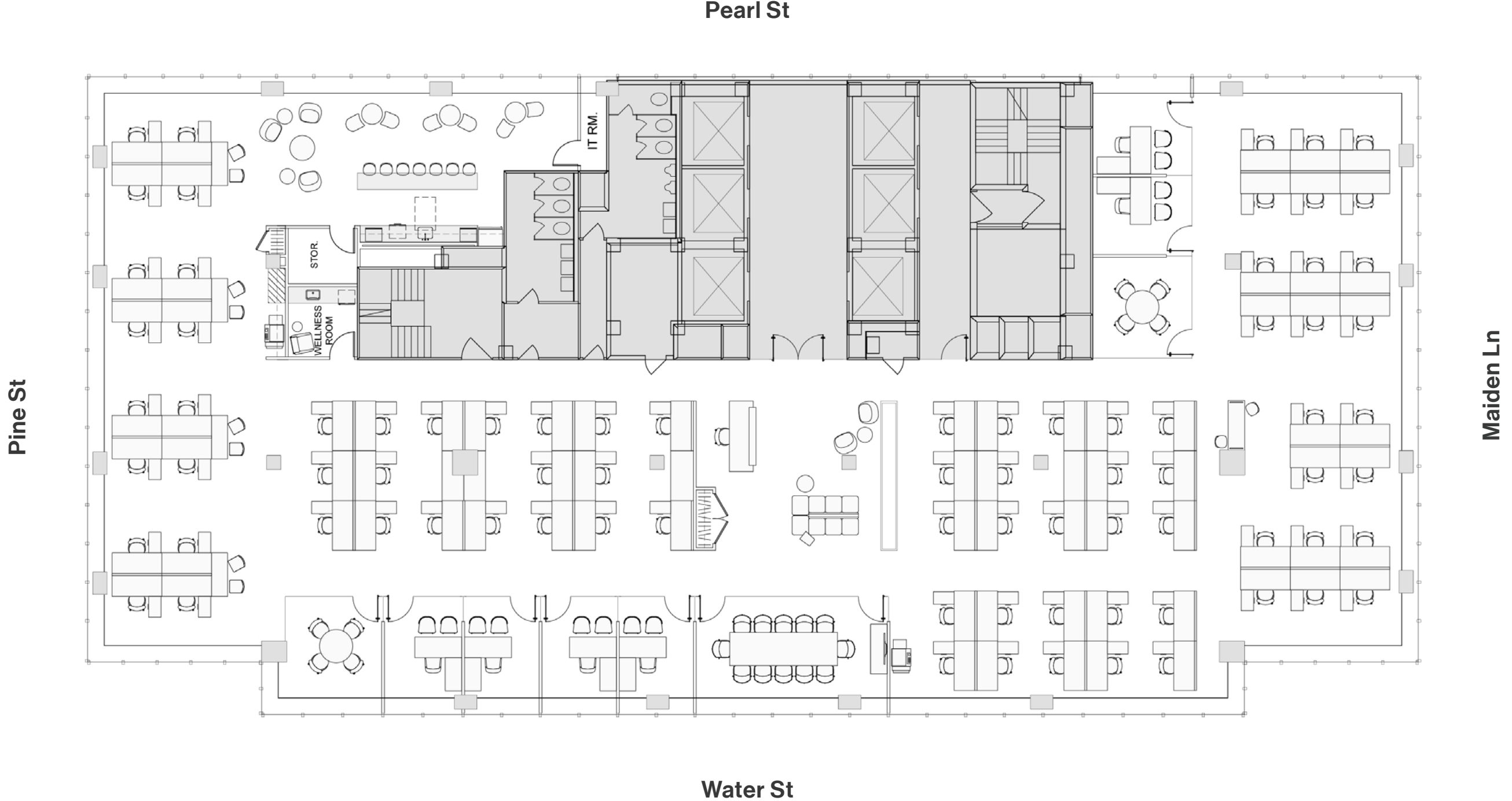
Typical Tower Open Layout

14,752 RSF
35th Floor

WORKSPACE	SEATS
Private Office	6
Benching (6'0" x 2'6")	80
Reception	1
Total Headcount	87

COLLABORATIVE SPACE	
Conference Room	1
Informal Meeting	2

SUPPORT	
Café	1
Coat Closet	1
Copy Area	2
IT Room	1
Storage Room	1
Wellness Room	1



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NYC's Most Lifestyle-Driven Business District

Set in close proximity to an incomparable network of transit options, tenants of 80 Pine enjoy convenient access to all parts of New York City, the tri-state region, and destinations further afield. While subways, ferries, and waterfront bike paths cater to everyday commuters, the nearby downtown heliport offers swift transport to regional commercial and general aviation airports.

80 Pine

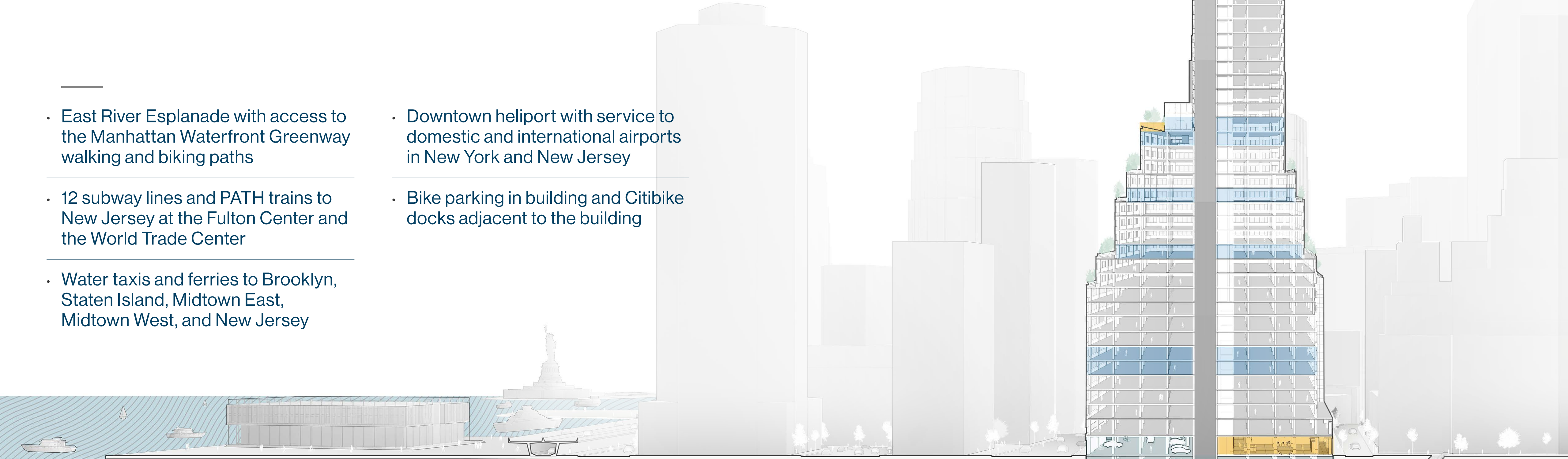




Ultimate Connectivity

- East River Esplanade with access to the Manhattan Waterfront Greenway walking and biking paths
- 12 subway lines and PATH trains to New Jersey at the Fulton Center and the World Trade Center
- Water taxis and ferries to Brooklyn, Staten Island, Midtown East, Midtown West, and New Jersey

- Downtown heliport with service to domestic and international airports in New York and New Jersey
- Bike parking in building and Citibike docks adjacent to the building



- Offices
- Common Areas
- Wall Street Subway Station (2, 3, 4 & 5)
- Retail
- Parking Garage



An Incomparable Transit Network

2 MINUTE WALK

1 2 3

1 BM3, BM4

2 QM8, SIM15

3 M15-SBS, M15

4 M15, QM8, QM11, QM25

4 MINUTE WALK

A C J Z 4 5

5 M15

6 SIM1

7 SIM2, SIM32, SIM34

8 X27, X28

5 MINUTE WALK

R W PATH

6 MINUTE WALK

Pier 11
Wall St

10 MINUTE WALK

Whitehall Terminal
Staten Island Ferry
Governors Island

PARKING & CYCLING

Nearby CitiBike Stations

Bicycle Valet in Building

Parking Garage in Building

FDR Drive

80 Pine



Points of Interest



City Hall Park

Brooklyn Chop House

FDR Drive

The Beekman

Manhatta

Fulton Center

The Malt House

The Ainsworth

Blue Spoon Coffee

Kesté Wall Street

Hole in the Wall

Cedar Local

Crown Shy

80 Pine

Bowling Green

Castle Clinton

Battery Park

Urbanspace Food Hall

Pearl St

Water St

SeaGlass Carousel

The Dead Rabbit

Pearl St

Water St

Industry Kitchen

Fulton Fish Market

Elevated Acre

Pier 15

Pier 17 Concert Venue

Casa Cipriani South Street

East River Esplanade

Heineken Beer Deck

Whitehall Terminal

Pier 11

Wall St.

East River

Staten Island Ferry
Governors Island



Building Systems Summary and Information

Building Owner

Rudin Family

Architect

Emery Roth & Sons
Year Built: 1960

Fogarty Finger
Renovated: 2020 (ongoing)

Ceiling Heights

Slab-to-slab heights range from 11'0" to 16'0.

Resiliency

Owner relocated critical infrastructure to 2nd floor mezzanine including main electrical service switches and distribution boards, fire alarm (amp racks and power rack) and main communications frame room.

Heating, Ventilation and Air Conditioning (“HVAC”)

Air-conditioning is provided by a central plant with two (2), 1,600 ton chillers. Heat is delivered to the spaces via central heating, interior and perimeter fans, and hot water and steam induction units on the perimeter.

Base Building Hours of Operation:

Monday–Friday: 8:00 AM–6:00 PM

Supplemental HVAC:

- A dedicated 680 ton closed loop condenser water system to support tenant supplemental cooling needs.
 - The system serves the entire building and is fitted with supply and return taps on each floor.
 - The system operates 24/7/365, and is designed for 2 GPM/ ton operating delta T of 15 degrees (entering water temperature 100 leaving water temperature 85).
-

Emergency Power

The building has a 260 kW generator for Life Safety. Owner can provide a location(s) for tenant’s back-up generator as needed.

Electricity

Base service for tenant electric is currently six (6) watts per Usable Square Foot (“USF”), with electrical capacity for additional watts, as needed.

The building is serviced by four (4), 4,000A 277,480 services from Con Edison. The main services enter the building on Maiden Lane. The main electrical switchgear room is located on the Mezzanine Level (above the floor plain).

Terraces & Setbacks

The building has setbacks on the 3rd, 10th, 14th, 18th, 20th and 23rd floors, including the potential for private terraces.

Security

24/7 manned security desk, CCTV and card access systems.

Messenger center / package intercept.



Vertical Transportation

A complete elevator modernization of 20-passenger elevators is planned in 2021, including a destination dispatch system and new cab interiors.

Four Elevators Banks:

Elevators:	6	Floors:	2–9
Elevators:	6	Floors:	10–17
Elevators:	4	Floors:	18–27
Elevators:	4	Floors:	28–38

Freight Elevators:

Elevators:	2	Floors:	B–39
Dimensions:	L: 62.5" W: 82" H: 108"		
Weight Capacity:	3,500 lbs.		

Sprinkler System

The building is fully sprinklered.

Mass Transit Access

The building is in close proximity to the 1, 2, 3, 4, 5, A, C, J, & Z subway lines, the Staten Island Ferry, the NYC Ferry lines at Pier 11 and the Port Authority Trans-Hudson (PATH) system.

Parking

A Rudin managed entity operates a garage within the building with direct access to the lobby.

The garage can accommodate 178 vehicles.

Bike Storage

Bike storage is located in the building's parking garage at no cost to tenants.

Technology

General:

WiredScore Certified Platinum, Nantum Operating System, Distributed Antenna System

Telecom Infrastructure:

80 Pine Street's telecom and data pathways are resilient and redundant. Points of Entry (POE) exist entering the building on Water Street as well as Pine Street with diverse routes to the Mezzanine Level MDF Room. This infrastructure was moved from below grade to the Mezzanine Level in 2013.

Three (3) diverse vertical risers feed the upper floors allowing redundant connectivity. There is also a 41st Floor Telecom room that connects the rooftop antennae mounts, thus enabling the deployment of broadband fixed wireless radios, creating an additional diverse source of connectivity.

Broadband/ Data Providers:

AT&T, Cogent, Crown Castle. Charter Spectrum. Verizon, XO Communications and Zayo.

There are three (3) separate points of entry (off of Water Street, Pearl Street and Pine Street).

Distributed Antenna System (DAS):

Owner has installed a Distributed Antenna System (DAS) within the building to enhance cellular connectivity.

COVID Protocols

COVID protocols encompass controlled access to common areas, social distancing measures, and reduced entry touch points.

All tenants and visitors are required to wear a mask to enter the building.

Building HVAC filters have been upgraded to MERV 15 air filters per ASHRAE recommendations. Building HVAC units have been cleaned and sanitized as part of a regular maintenance program. All vents are cleaned/wiped down regularly with a disinfectant.

The building HVAC System can deliver a minimum of 30% / maximum of 100% outside air. As per ASHRAE recommendations the building systems are delivering increased volumes of outside air.

Hand sanitizing stations are available in the lobby for tenant use. Frequent sanitizing will continue to be performed on all high touch surfaces in public areas of the building.



80 Pine

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