



ONE  
HUNDRED  
SEVEN

GREENWICH ST

[107GREENWICHSTREET.COM](http://107GREENWICHSTREET.COM)

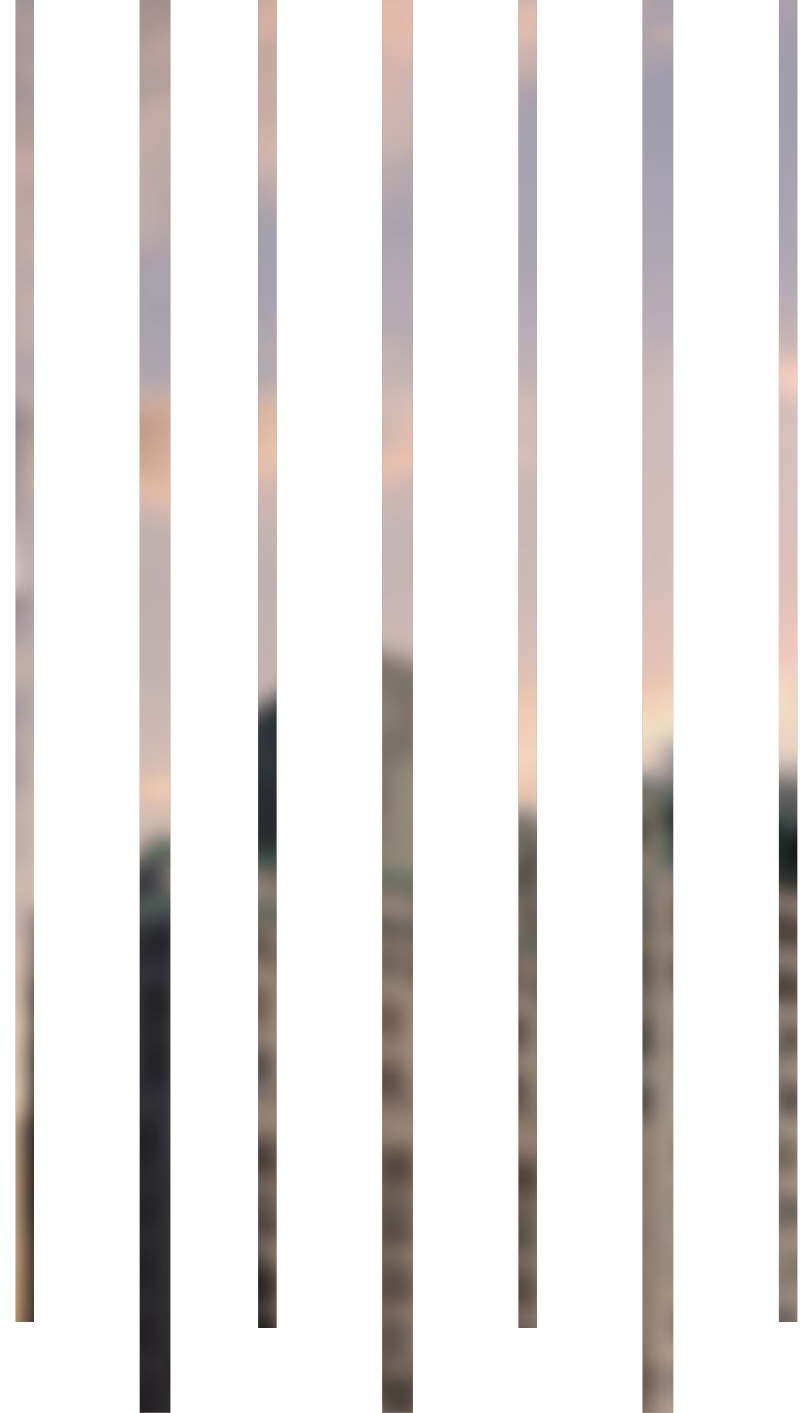


# UNLIKE ANY OTHER

**107 Greenwich Street** is an architectural marvel brought to life by Trinity Church Wall Street, one of New York's longest-tenured landlords.

**145,000 SF of Newly Constructed Office Space** is available in the recently developed 325,000 SF asset in the heart of Lower Manhattan. Turn-key opportunities, a robust amenity package and steps from the World Trade Center Transportation Hub, make 107 Greenwich Street an unbelievable opportunity for discerning organizations.

**Trinity Church Wall Street** is a growing and inclusive Episcopal parish that has played a prominent role in Lower Manhattan since 1705.



# THE BUILDING

Market Leading Features

Lower Manhattan's First and Only Boutique Trophy Office Tower

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13'6" Slab Heights with Beam Cut Throughs (11'0" Dropped Ceilings)

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Column-Free Floorplates

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Turnkey Program (Including FF&E) Available

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Available Immediately - Floors 16 & 20

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10,108 RSF Amenity Floor Featuring F&B, Fireplace & Meeting Rooms

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2,000 SF Furnished & Landscaped Terrace Overlooking The World Trade Center

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Fitness Center with Locker Rooms, Showers & Full Size Basketball Court

An iconic exterior welcomes tenants and their guests into a gracious and inviting lobby.



# LIGHT-FILLED AND AIRY PREBUILT FULL FLOOR OPPORTUNITIES

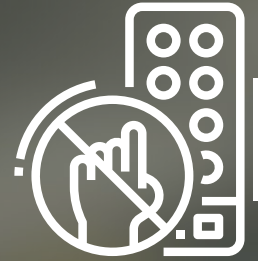


# HEALTH & WELLNESS

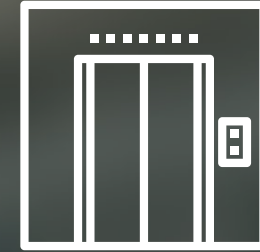
Designed With Purpose



Sustainable Design



Touchless Fixtures



Destination-Dispatch  
Elevators



Single-Floor Identity



Dedicated DX HVAC Units On Each  
Floor with MERV-13 Filtration



LEED Gold Certified

# AMENITIES

Full floor amenity space offers tenants a dedicated place to entertain, engage and elevate their workday experience.





# AN INSPIRING PLACE TO CONNECT

10,108 RSF Amenity Floor Featuring F&B, Fireplace & Meeting Rooms

2,000 SF Furnished & Landscaped Terrace Overlooking The World Trade Center

Fitness Center with Locker Rooms, Showers & Full Size Basketball Court



# AMENITY FLOOR PLAN

## FLOOR 18

10,108 SF


2,000 SF LANDSCAPED TERRACE

- CAFÉ/FULL BAR
- WARMING KITCHEN WITH IN-BUILDING AND ON-FLOOR CATERING
- SOFT SEATING FEATURING A FIREPLACE
- EXPANSIVE LANDSCAPED/ FURNISHED TERRACE
- RENTABLE CONFERENCE ROOMS WITH FULL AV PACKAGES



# THE NEIGHBORHOOD

Thriving Lower Manhattan

 Subway Lines

 Bus Stops

 Bike / Walking Paths

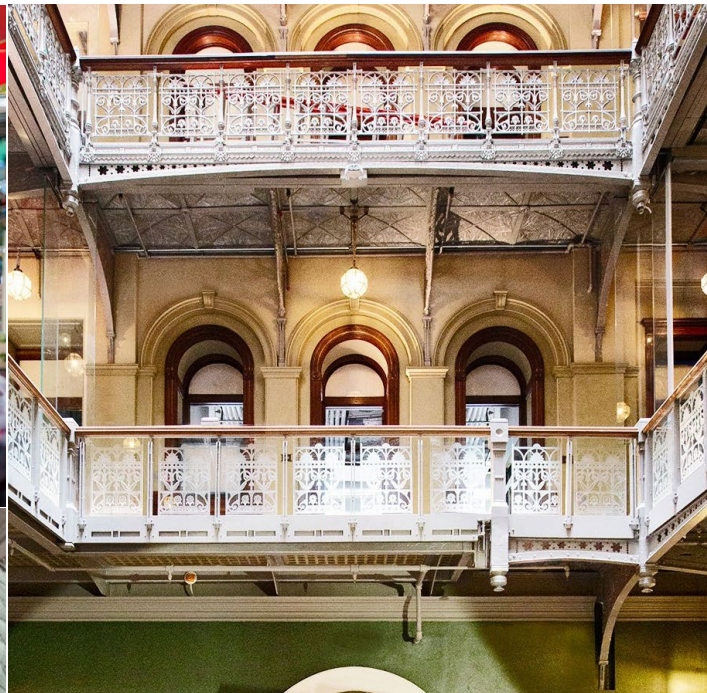
 Parks

 Ferry Terminals





Bowling Green Farmer's Market



Fulton Center Transit Hub



The Beekman Hotel



The Oculus / WTC Transit Hub



Charging Bull



Nobu



The Capital Grille Downtown

# BE INSPIRED BY DOWNTOWN

SINCE 2018

**150+**  
**COMPANIES**

Relocated to  
Lower Manhattan

AS OF 2019

**64K+**  
**PEOPLE**

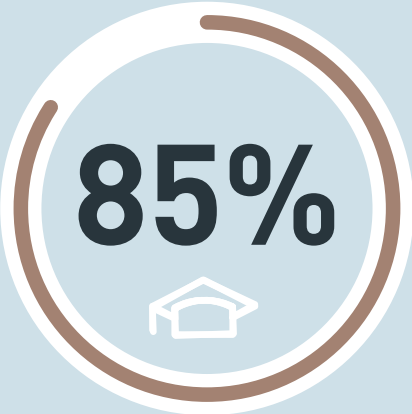
Currently Live in  
Lower Manhattan

## CURRENTLY UNDER DEVELOPMENT

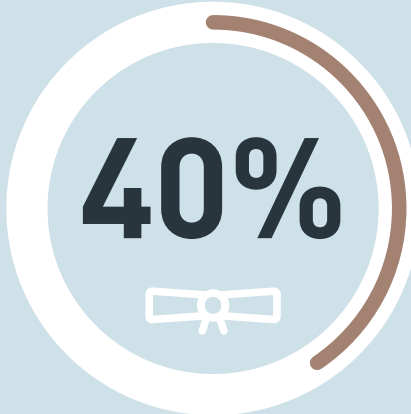
**34K+**  
RESIDENTIAL  
UNITS

**2,700**  
NEW UNITS

**\$ 235K**  
AVERAGE  
HOUSEHOLD INCOME



Residents holding a  
**COLLEGE DEGREE**



Residents who completed  
**POST GRAD WORK**

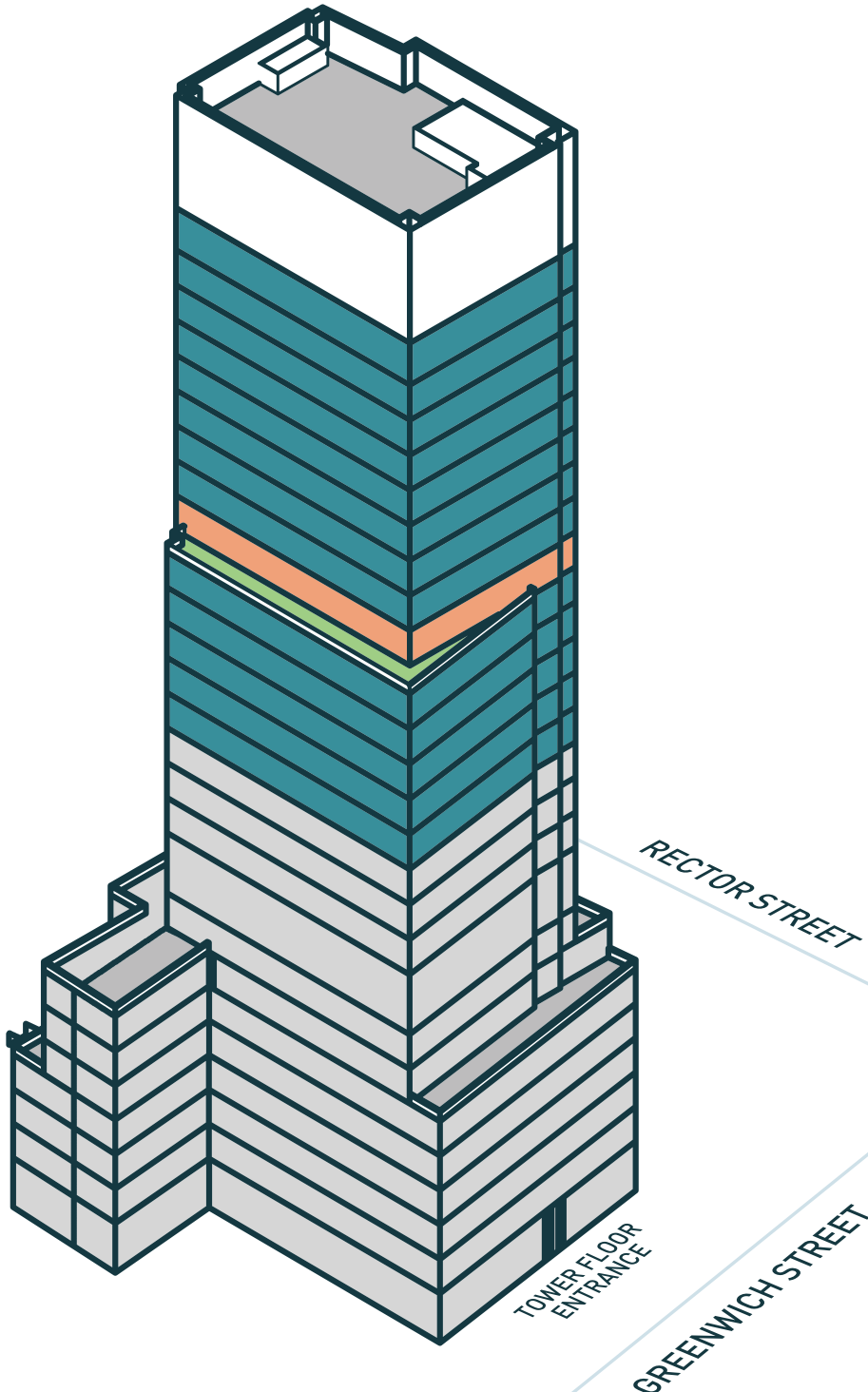
# AVAILABILITIES

- AVAILABLE (145,000 SF)
- AMENITY FLOOR
- TERRACE
- LEASED

HIGH-RISE: AVAILABLE  
 10,108 SF EACH

AMENITY FLOOR: 10,108 SF  
 LANDSCAPED TERRACE: 2,000 SF

MID-RISE: AVAILABLE  
 12,267 SF EACH



# NEWLY COMPLETED PREBUILT

**FLOOR 16**  
12,267 SF

## WORK SPACE

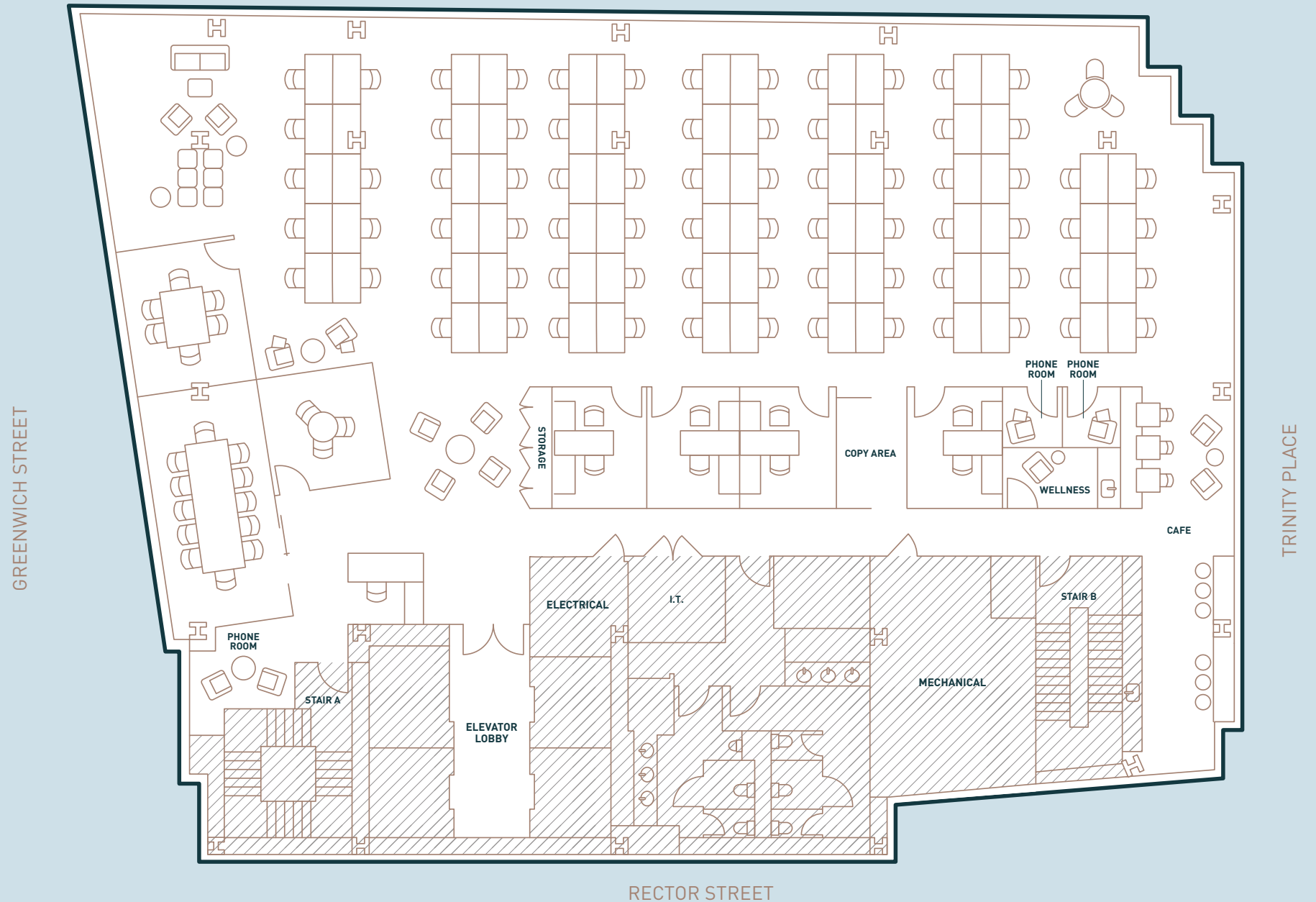
PRIVATE OFFICE	4
BENCHING	75
RECEPTION	1
TOTAL HEADCOUNT	80

## COLLABORATIVE SPACE

CONFERENCE	1
MEETING ROOMS	2

## SUPPORT

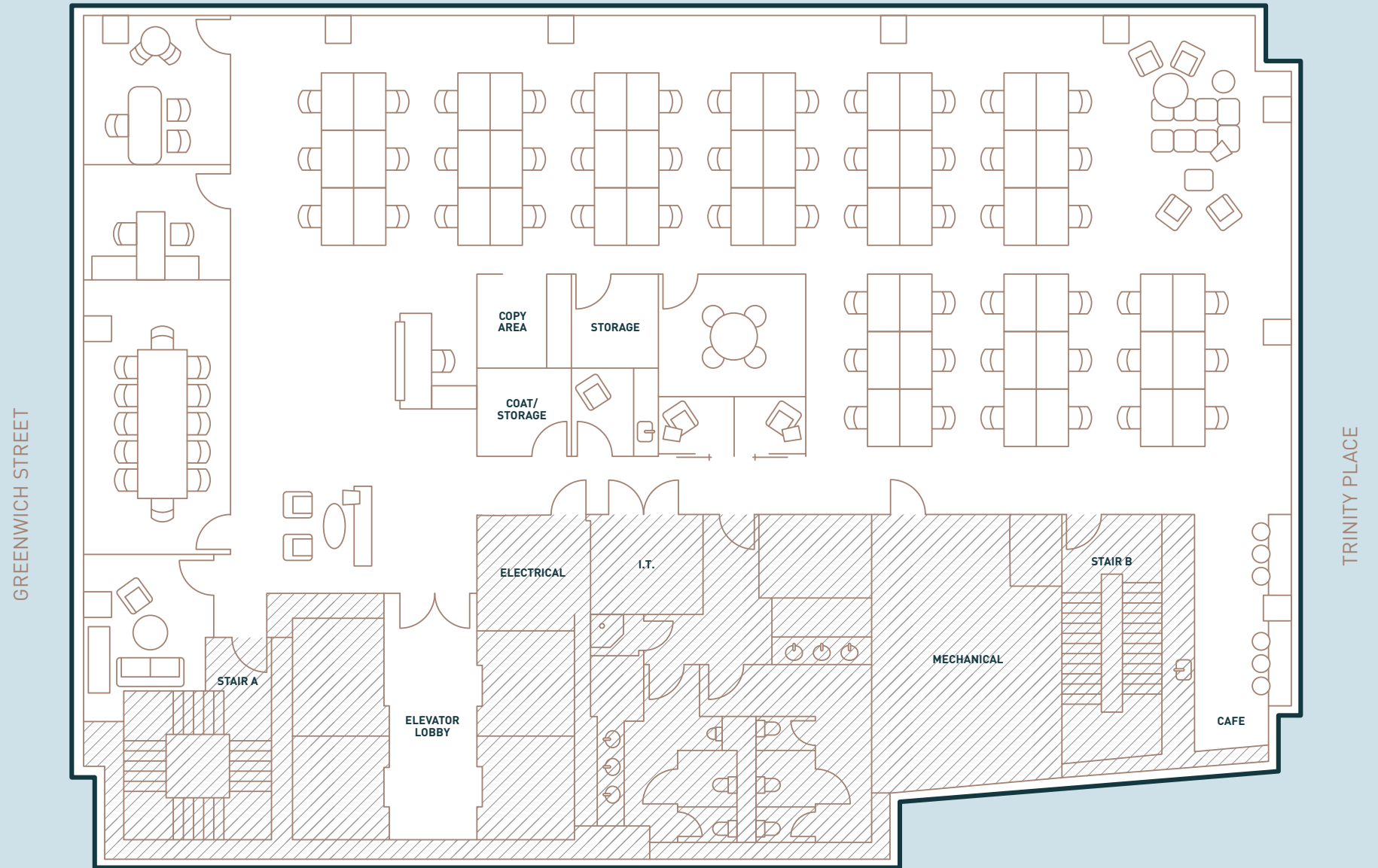
CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
WELLNESS ROOM	1
PHONE ROOM	3



# NEWLY COMPLETED PREBUILT

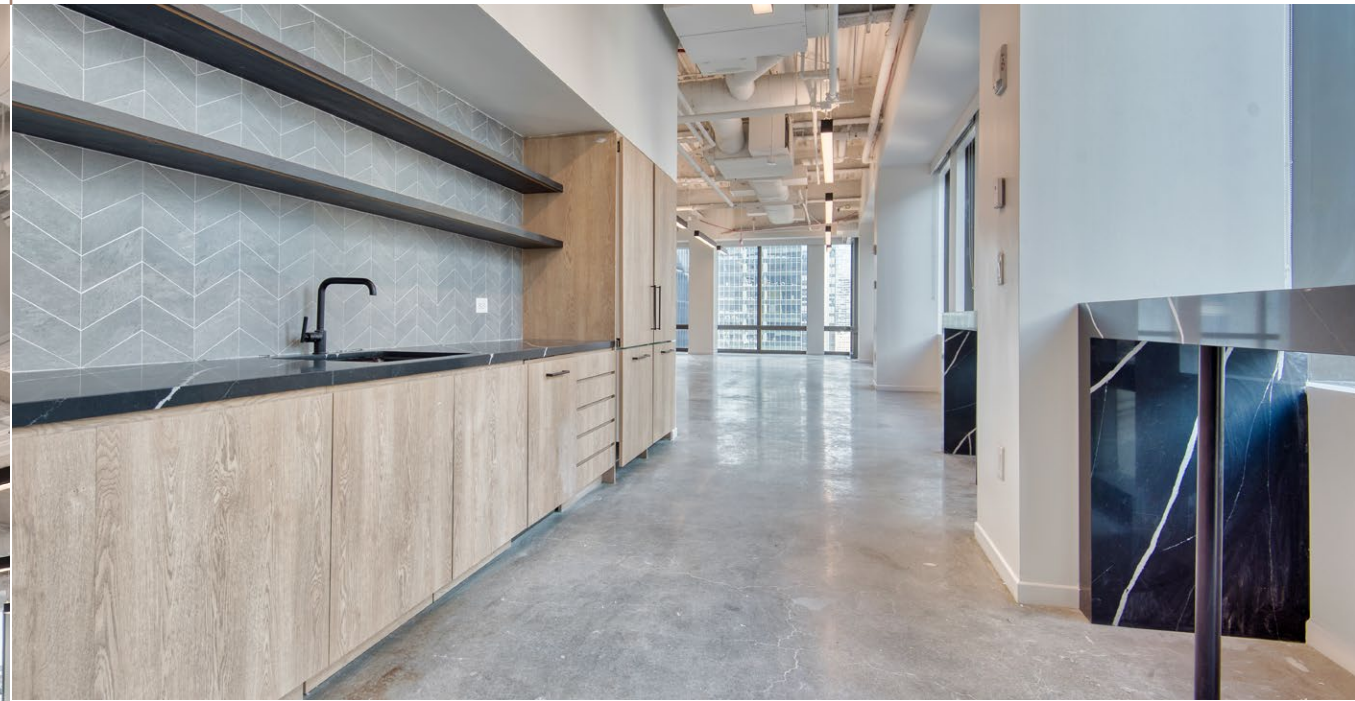
**FLOOR 20**  
10,108 SF

WORK SPACE	SEATS
BENCHING	54
RECEPTION	1
TOTAL HEADCOUNT	55
COLLABORATIVE SPACE	
CONFERENCE	1
MEETING ROOMS	2
PHONE ROOM	2
SUPPORT	
CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
STORAGE ROOM	1
WELLNESS ROOM	1



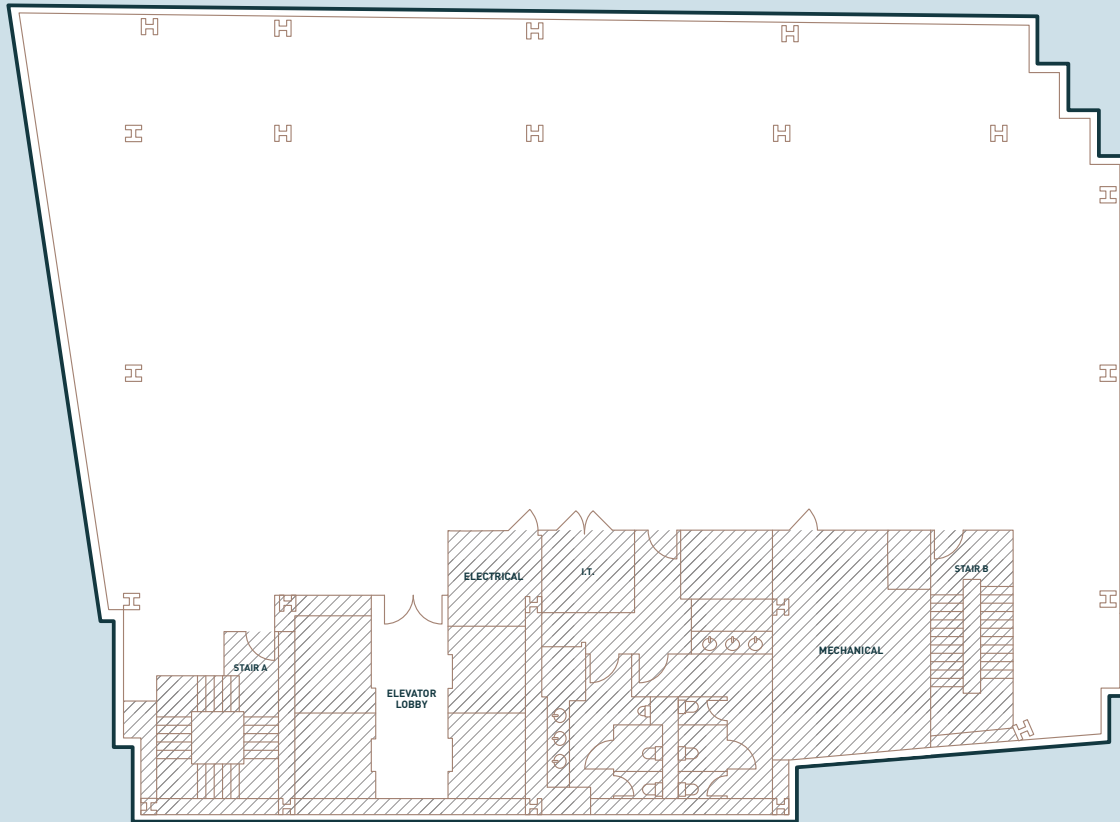


# PREBUILT/TURNKEY PROGRAM ACTUAL FINISHES

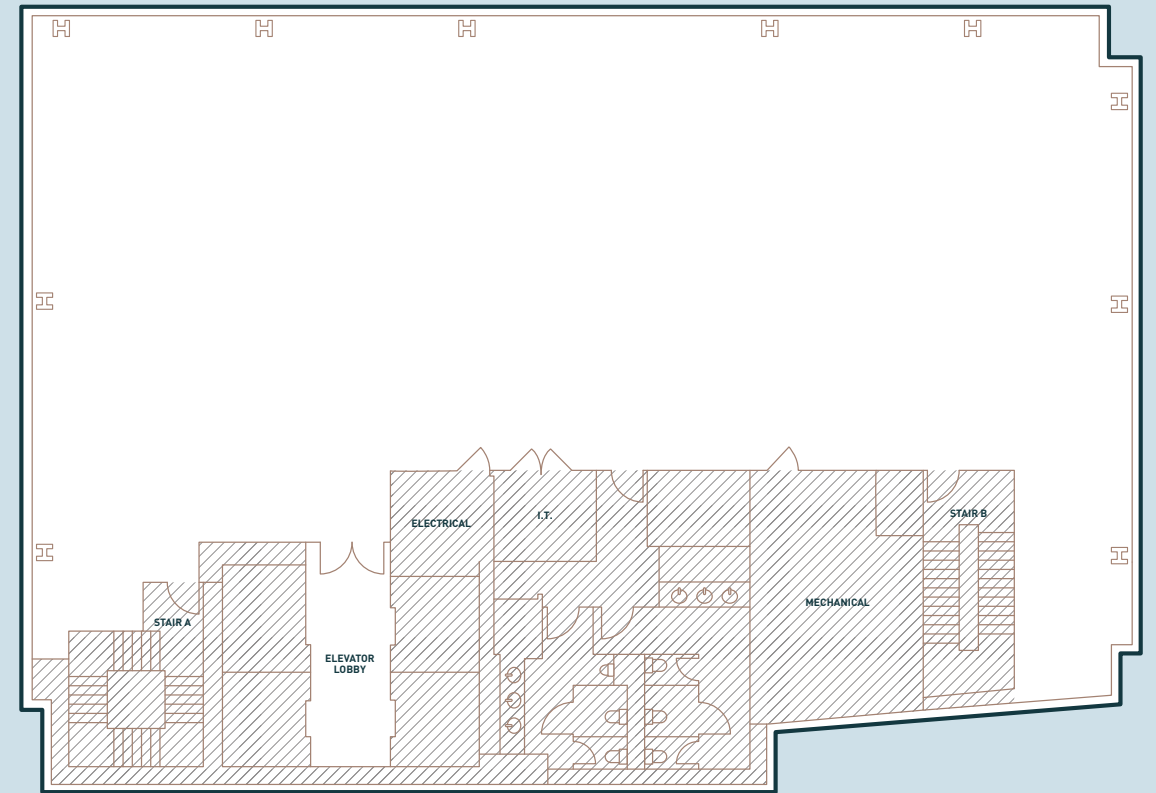


# CORE & SHELL PLANS

## MID-RISE



## TOWER



# FLOORS 14-17

## CREATIVE LAYOUT

12,267 SF

### WORK SPACE

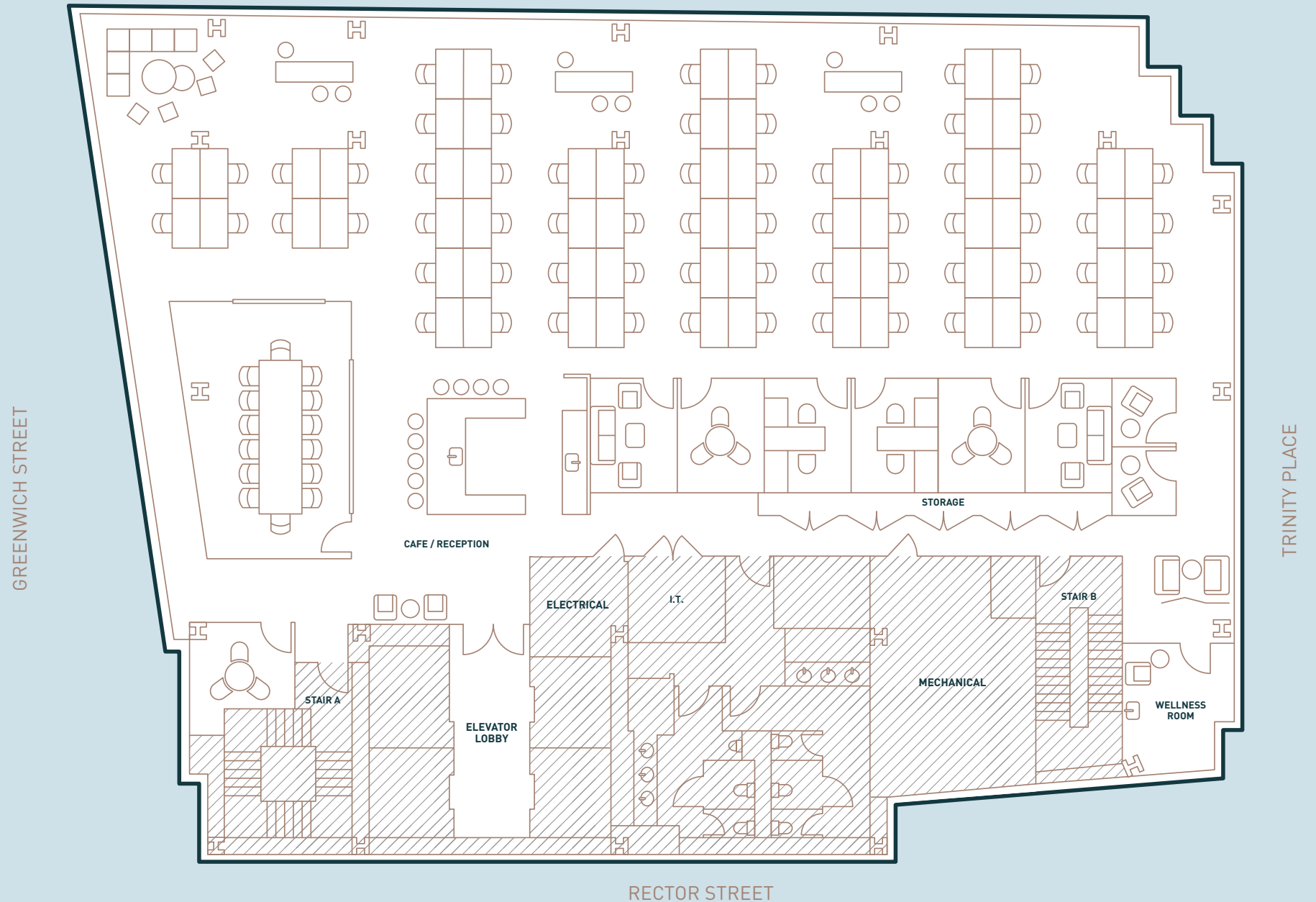
	SEATS
PRIVATE OFFICE	4
BENCHING	68
RECEPTION	-
TOTAL HEADCOUNT	72

### COLLABORATIVE SPACE

CONFERENCE	1
FORMAL MEETING ROOMS	3
INFORMAL MEETING ROOMS	2
OPEN COLLABORATION	3

### SUPPORT

CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
WELLNESS ROOM	1
PHONE ROOM	2
STORAGE CLOSET	5



# FLOORS 14-17

## OFFICE INTENSIVE

12,267 SF

### WORK SPACE

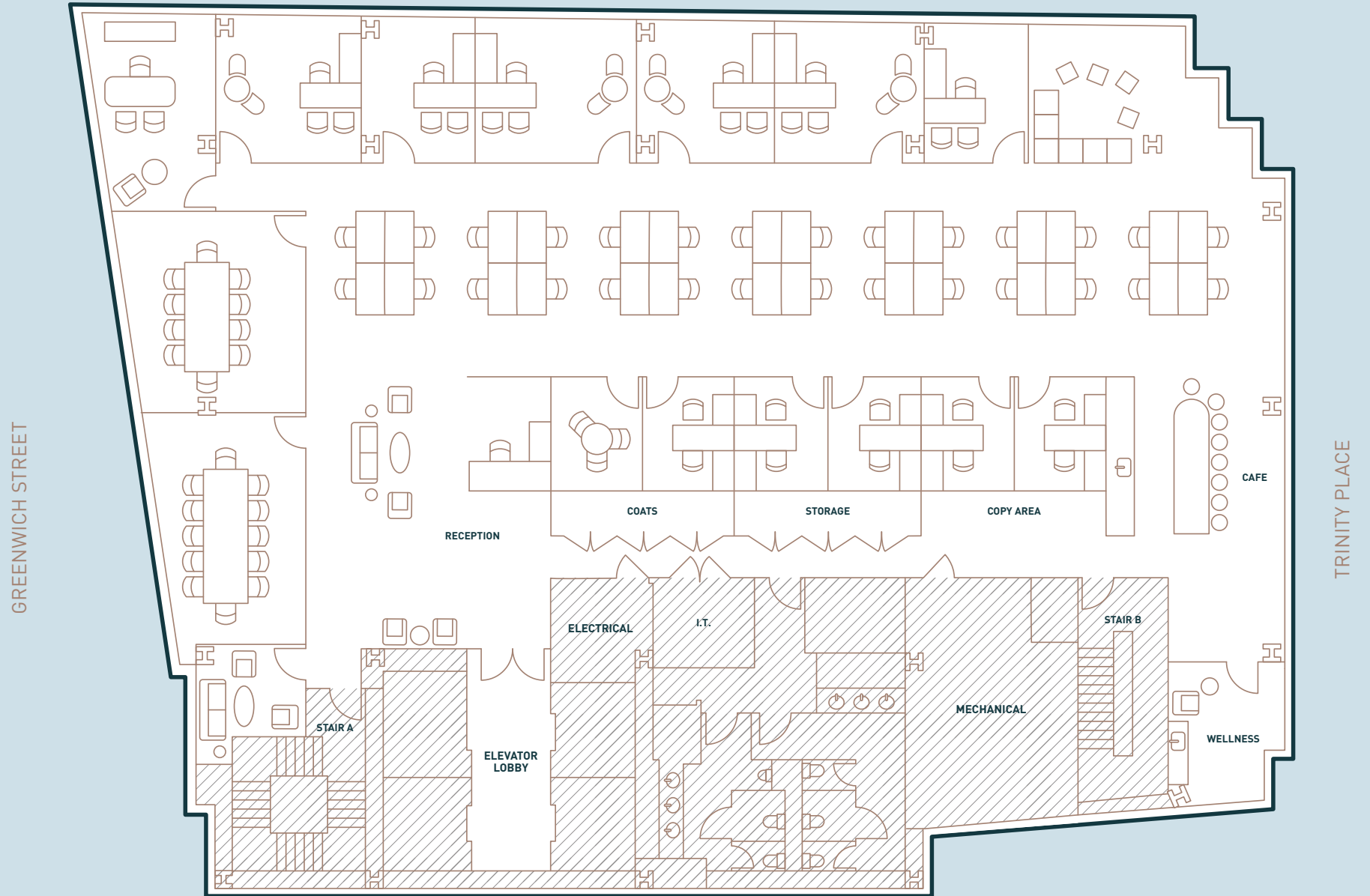
	SEATS
EXECUTIVE OFFICE	1
PRIVATE OFFICE	11
BENCHING	28
RECEPTION	1
TOTAL HEADCOUNT	41

### COLLABORATIVE SPACE

CONFERENCE	2
MEETING ROOMS	2

### SUPPORT

CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
WELLNESS ROOM	1
OPEN COLLABORATION AREA	1



# FLOORS 14-17

## OPEN PLAN

12,267 SF

### WORK SPACE

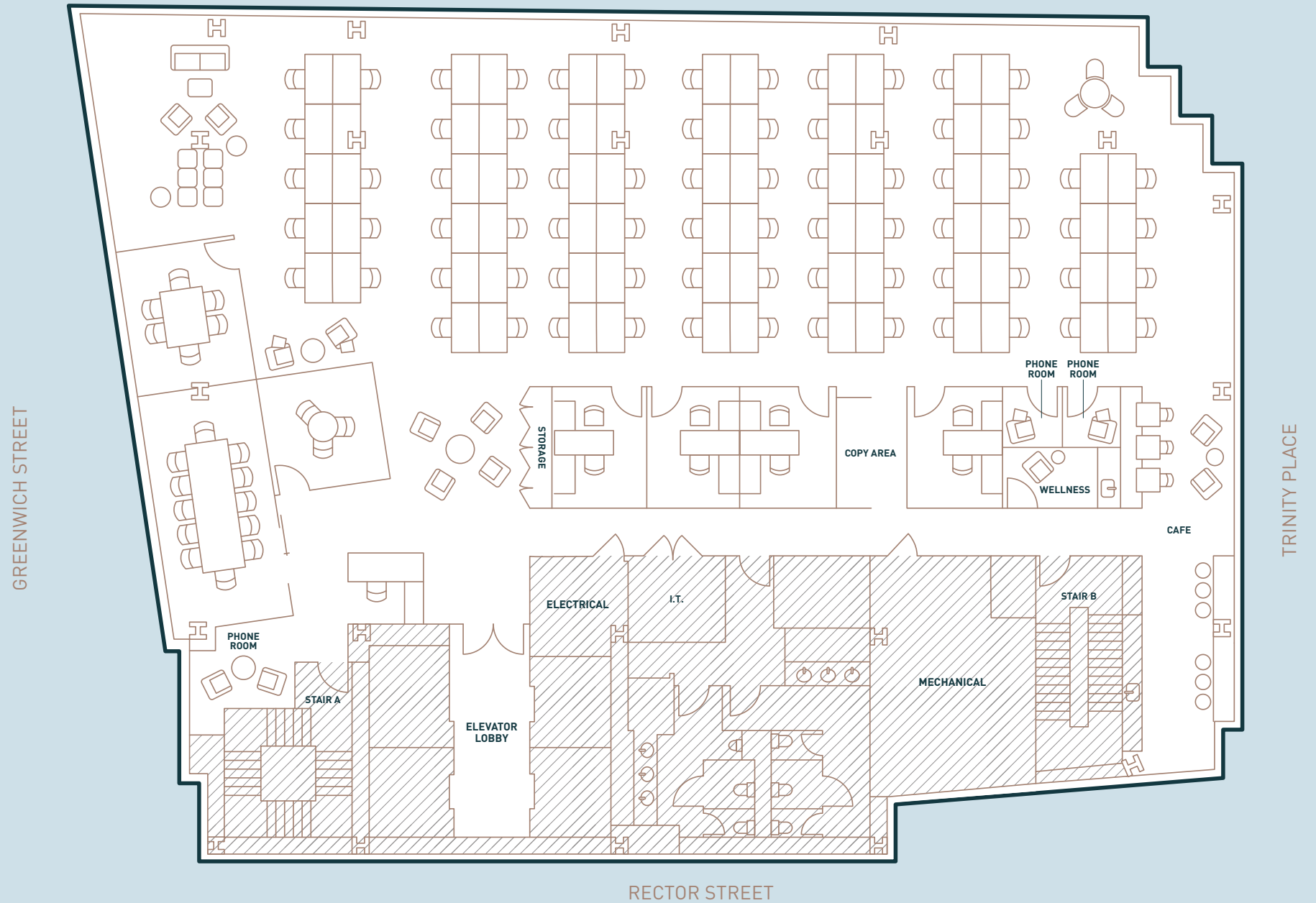
	SEATS
PRIVATE OFFICE	4
BENCHING	75
RECEPTION	1
TOTAL HEADCOUNT	80

### COLLABORATIVE SPACE

CONFERENCE	1
MEETING ROOMS	3

### SUPPORT

CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
WELLNESS ROOM	1
PHONE ROOM	3



# FLOORS 19-26

## CREATIVE LAYOUT

10,108 SF

### WORK SPACE

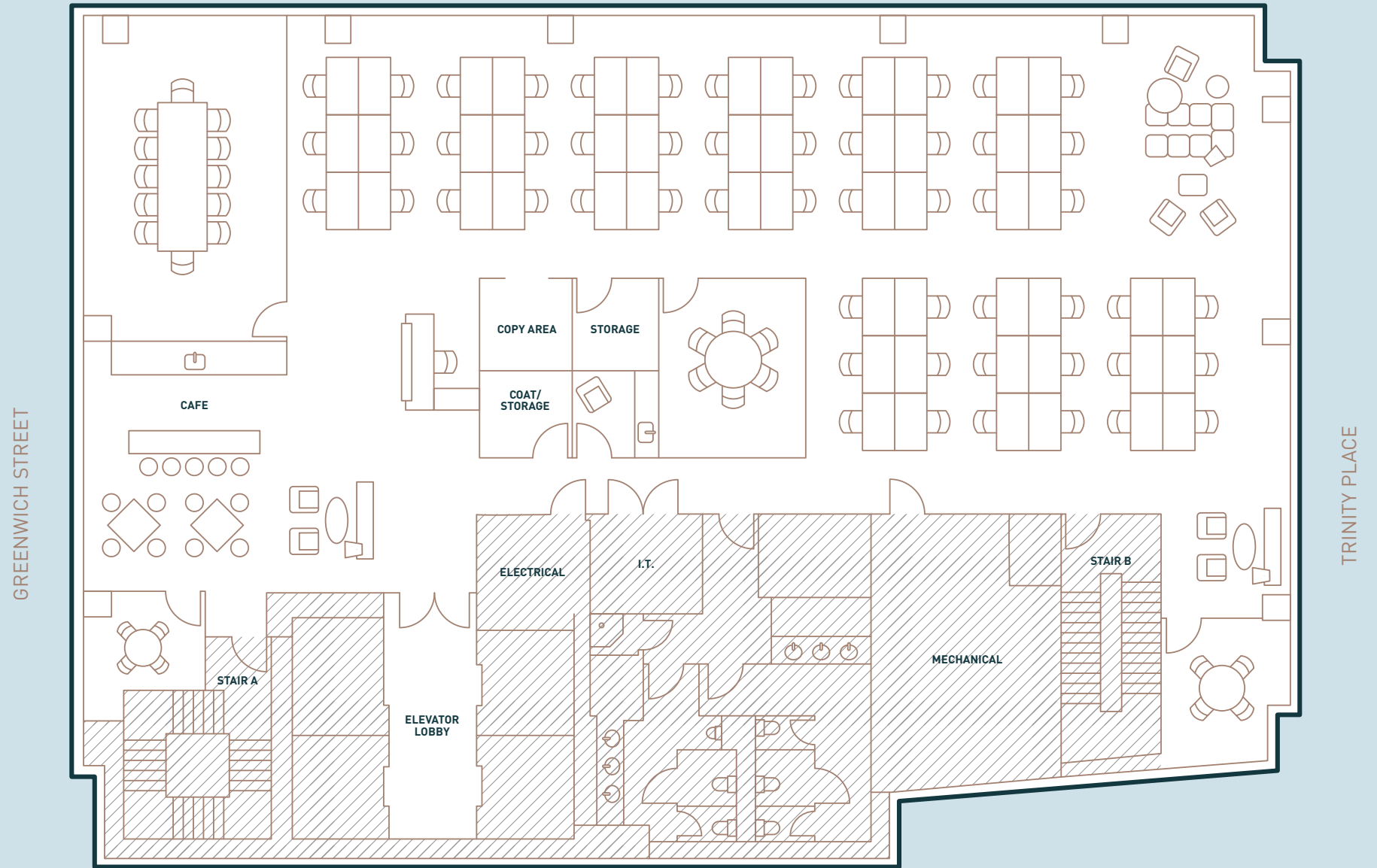
BENCHING	54
RECEPTION	1
TOTAL HEADCOUNT	55

### COLLABORATIVE SPACE

CONFERENCE	1
MEETING ROOMS	3
PHONE ROOM	1

### SUPPORT

CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
STORAGE ROOM	1
WELLNESS ROOM	1



# FLOORS 19-26

## OFFICE INTENSIVE

10,108 SF

### WORK SPACE

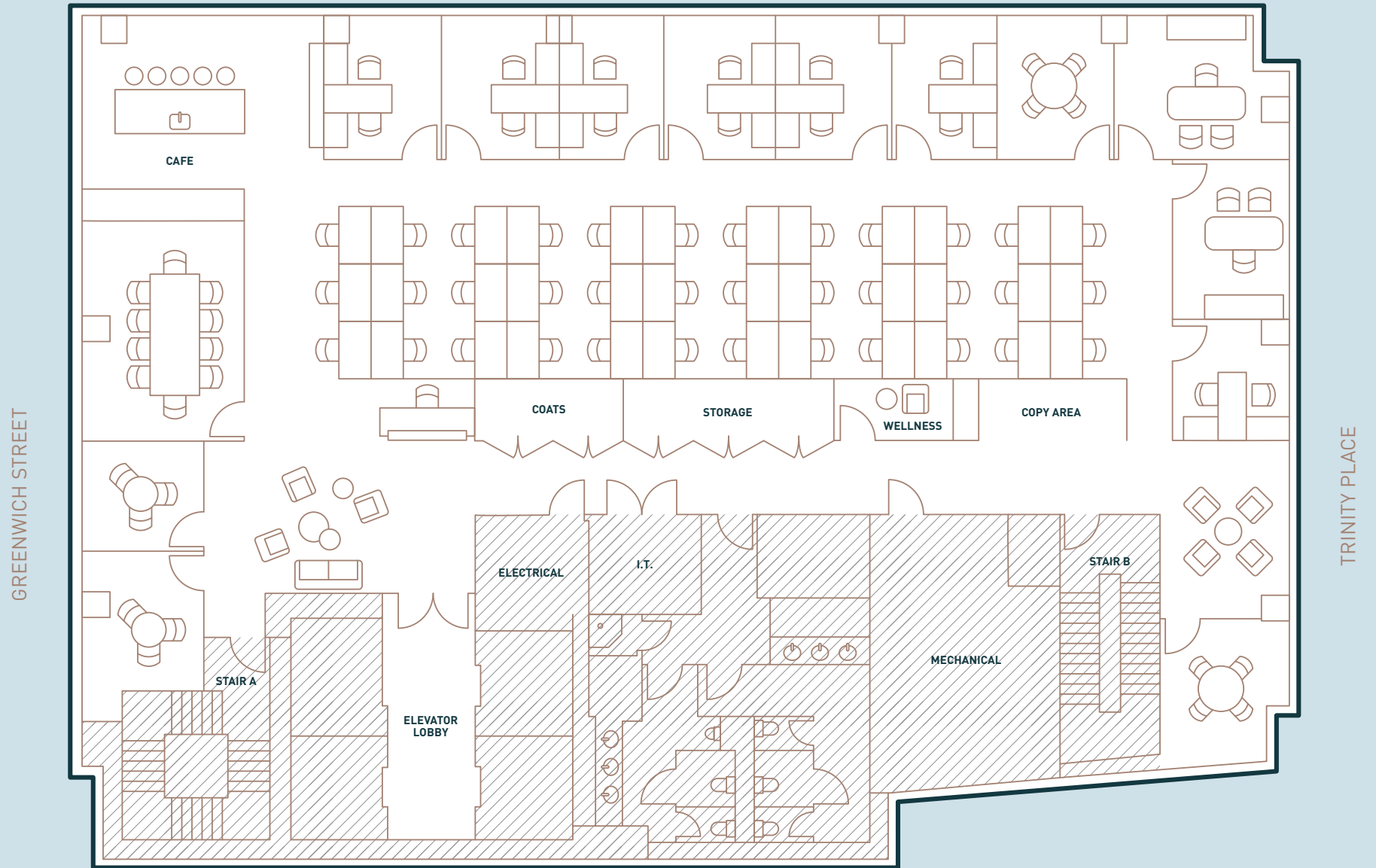
	SEATS
EXECUTIVE OFFICE	2
PRIVATE OFFICE	7
BENCHING	36
RECEPTION	1
TOTAL HEADCOUNT	45

### COLLABORATIVE SPACE

CONFERENCE	1
MEETING ROOMS	4

### SUPPORT

CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
STORAGE ROOM	1
WELLNESS ROOM	1



# FLOORS 19-26

## OPEN PLAN

10,108 SF

### WORK SPACE

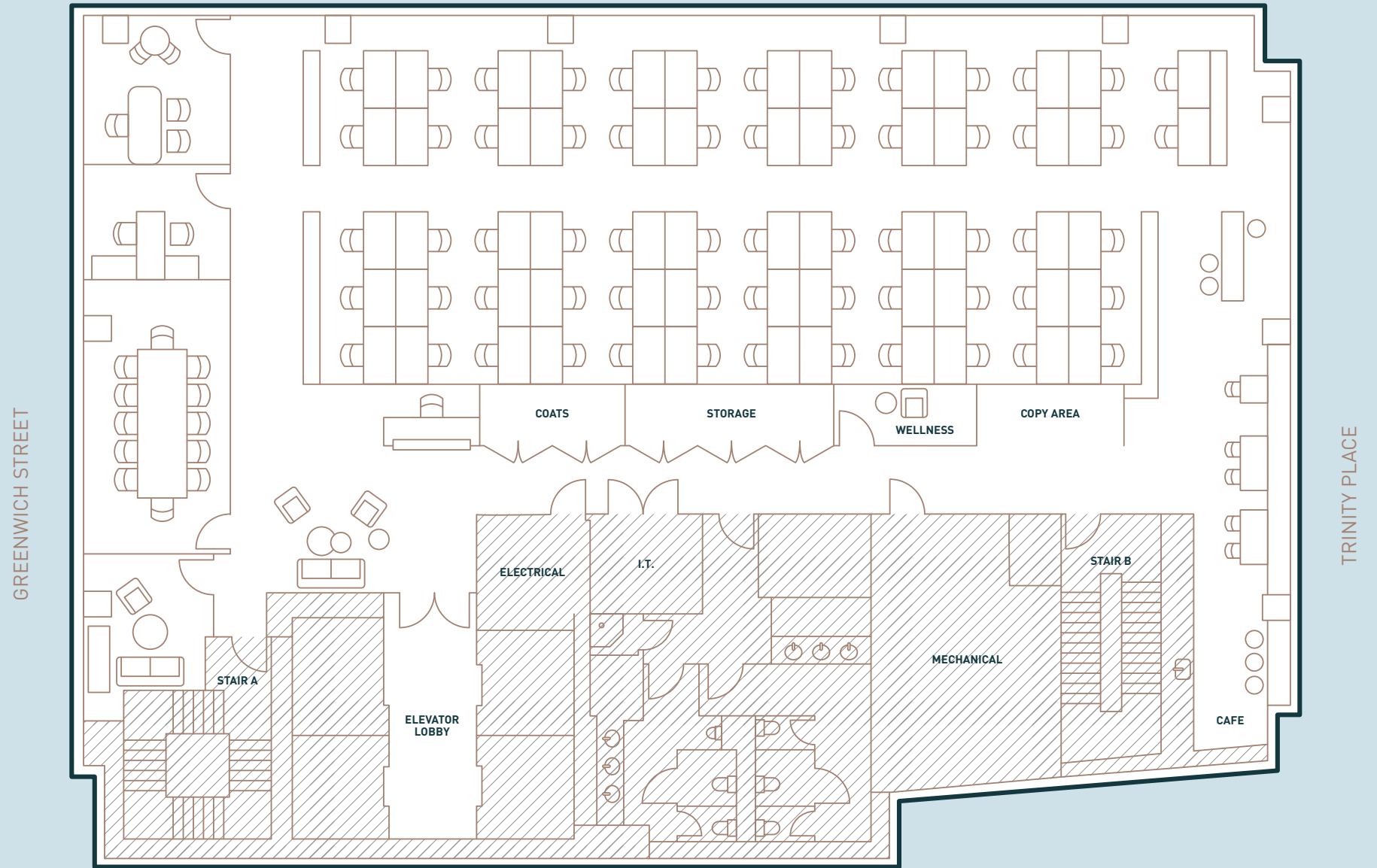
	SEATS
EXECUTIVE OFFICE	1
PRIVATE OFFICE	1
BENCHING	62
RECEPTION	1
TOTAL HEADCOUNT	65

### COLLABORATIVE SPACE

CONFERENCE	1
MEETING ROOMS	1

### SUPPORT

CAFÉ	1
COAT CLOSET	1
COPY AREA	1
IT ROOM	1
STORAGE ROOM	1
WELLNESS ROOM	1





# BUILDING SPECS

<b>Owner:</b>	The Rector-Wardens and Vestrymen of Trinity Church in the City of New York
<b>Year Built:</b>	2019
<b>Construction Type:</b>	Steel Frame/Glass Curtain Wall
<b>Amenities:</b>	24 Hour/7-Day Security Dedicated Tenant Terrace on the 18th Floor Adjacent to the N/R/1 Trains
<b>Architect:</b>	Design: Pelli Clarke Pelli Architects Executive: Stephen B. Jacobs Group
<b>Floors:</b>	15 Office Floors
<b>GSF:</b>	147,629
<b>Ceiling Heights:</b>	Floors 12-25: 14' Floor to Floor & 11' Slab to Ceiling Floor 16: 16' Floor to Floor & 13' Slab to Ceiling
<b>Elevator System:</b>	4 Dedicated Office Tower Elevators (700 fpm), Destination-Dispatch, 3,500 lbs. Capacity, with 1 of the 4 Elevators as a Swing Elevator for Freight
<b>Telephone/Data Providers:</b>	Currently All Carriers: Verizon, Charter/Spectrum, Hudson Fiber, BCMOne, NexGen, Stealth Communications
<b>Building Security System:</b>	24 Hour/7-Day Staffed Security Desk. Security ID Card Access System with Card Reader Optical Turnstile Gates and Visitor Management System
<b>Floor Loads:</b>	Live Load: 50 psf / Partition: 20 psf / Hung MEP: 8 psf / Floor Finish: 5 psf / Ceiling: 5 psf
<b>Emergency Generator Plant:</b>	A fuel oil-fired engine-generator will provide standby power for the Speculative Office areas. 5kW of generator standby power capacity is available per floor (typically for exit signs & EM lighting). Floor-by-floor DX AC units are not backed up with standby power.
<b>Condenser Water Plant:</b>	The Cooling Tower will be located on the roof of the building and will consist of two (2) 900 TR cells (1-active, 1-standby). It will be sized for the installed local floor DX-type A/C units serving the Speculative Office spaces and miscellaneous base building cooling equipment. There will be two (2) primary condenser water pumps (one [1] standby) located in the 27th Floor MER and controlled by variable speed drives. Open condenser water will be distributed throughout the building by a common riser. 7 TR (14 GPM) of supplemental condenser water is available per speculative office floor.
<b>HVAC Systems:</b>	<p>Floor-by-floor condenser water-cooled variable air volume DX air conditioning units. The air conditioning systems for the Speculative Office spaces (one [1] unit per floor) will be all-air variable air volume type. Each unit will be direct-expansion, factory-assembled medium-pressure, variable air volume, arranged in a draw-through configuration, utilizing plenum-type or mixed-flow-type fans with variable speed control, complete with all necessary filters, fan discharge dampers, automatic louver dampers, direct-expansion and condenser water economizer cooling coils with stainless steel drain pans, discharge plenum, acoustic treatment, insulation, motors and variable speed drive with radio noise reduction filter, motor acoustic noise reduction filter, AC reactor to suppress harmonics generated by the variable speed drive system, motor controllers, ductwork and smoke detectors. Direct digital-controlled fan-powered variable air volume boxes will serve the exterior zone and interior zones. Each local Fan Room will be configured as follows:</p> <ul style="list-style-type: none"><li>- Outside air will be supplied to each floor via an insulated supply air riser located within each local Fan Room. The local Fan Room will be utilized as a mixed-air chamber. A constant volume regulator (CVR) will be provided to supply minimum outside air to each Fan Room and a maximum outside air tap with an ALD will be provided for each Fan Room to provide a means of supplying 100% outside air on a selected floor-by-floor basis.</li></ul>

**Central Outside Air Ventilation Systems:** A system of outside air supply (100% outside air) located in the 27th Floor MER will supply outside air to each local floor air conditioning unit via a riser located within the building core. This system will be variable volume type equipped with filters, hot water heating coils for outside air tempering and building warmup capability and variable speed motors.

**Heating Systems:** Three (3) natural gas-fired, high-efficiency condensing hot water boilers will be provided within the 27th Floor MER. Each boiler module will be 4.0 MBH and will be complete with digital combustion controls. The perimeter of the Speculative Office Floors will be provided with 2-pipe hot water fed from the primary hot water system. A pair of hot water supply and return risers will be located approximately every 30 feet along the perimeter. Tenants can elect to provide heating to the perimeter of the building by the following two (2) ways:

1. Each floor will have a continuous 4-1/4 in. x 4-1/4 in. aluminum fin, copper tube convactor located at the sill of the perimeter. The finned tube will be enclosed in a continuous custom architectural enclosure. The finned tube between each set of perimeter risers will be provided with a combination shutoff/balancing valve on the supply and return taps. Between the shutoff/balancing valves, an electric automatic modulating temperature control valve, controlled from a room-mounted electronic thermostat, will be provided for each room. Finned-tube enclosure shall be furnished and provided by Tenant.
2. Each floor will have multiple fan-powered VAV boxes with hot water heating coils will be provided for heating at the perimeter of the building. The pipe connection to each hot water heating coil will be provided with a combination shutoff/balancing valve on the supply and return taps. In addition, an electric automatic modulating temperature control valve, controlled from a room-mounted electronic thermostat, will be provided for each perimeter air terminal unit with hot water heating coil.

Hot water for the Office Floors will be generated locally on each floor via electric hot water heaters. Hot water will be distributed to the Lavatories and the janitor's sink located in the Toilet Rooms. Each water heater will be a 10-gallon storage-type heater with a 5 kW electric heating element.

**Electrical:** Office Floors: The electrical service serving each Speculative Office Floor will be submetered by the Building. Sub-Metered (4.5 watts per Sq. foot – an additional 1 watt per Sq. foot available in bus duct). Base building loads are not included in the 4.5 W/SF.

**Fire Alarm:** Fully Sprinklered Core & TCO Sprinkler System, Combined Sprinkler / Standpipe System with Hose Valves and Sprinkler Floor Control Valve Assembly, Full Class E Fire Alarm System.

A High-Rise Fire Alarm System with one and two-way voice communication will be provided throughout, with a Fire Command Center in the Main Lobby. A leaky-coax radio antenna system or radio repeater will be extended throughout the building to provide coverage for the core and shell space.

Sprinklers will be supplied as required from the standpipe risers located in the stairs. Sprinkler supply at each floor will be provided with a shutoff valve, pressure-reducing valve (as required, where pressures exceed 175 psi), water flow switch, and a drain/test connection to a 3 in. drain riser.

**Sustainable Design:** The project will be designed to achieve LEED Gold Level Certification by the U.S. Green Building Council utilizing LEED-NC V4 for the entirety of the project. The following features will be provided associated with the MEP/FP systems:

- Rainwater storage tanks to collect roof runoff for use as cooling tower makeup (this system is required to satisfy NYC DEP regulations and is identified in the Plumbing Section of this system description).
- Submeters within all Speculative Office areas and central plants to separately measure/record electrical power and energy for lighting plug loads, heating, cooling and mechanical loads.
- Additional water meters to serve isolated uses (i.e., cooling towers, captured stormwater, domestic cold and hot water, per vertical plumbing zone).
- Low-flow toilet fixtures for all occupancy use groups.



PANORAMIC VIEWS OF THE HUDSON RIVER TO THE WEST

# TRINITY CHURCH

As an active owner and operator of New York City real estate, Trinity is an engaged neighbor and committed supporter of the community.

107 Greenwich is the new headquarters for Trinity, housing staff and offering five full floors of public space, known as Trinity Commons: a parish hall, full-size gymnasium, ground-floor café and more.

