



ONE  
SEAPORT  
PLAZA

199 WATER STREET

One Seaport Has it **All**

Bright, open floors.

Unrivaled views.

For any type of tenant.

At the doorstep of The Seaport,

with its endless entertainment,

dining, shopping and culture.

It's **All** here, at **One Seaport Plaza.**



ONE  
SEAPORT  
PLAZA  
199 WATER STREET

Building

Availabilities

Views

Access

Area

Specs

Ownership

Contact

# All the Stature

An unmistakable icon of the Downtown skyline.

One Seaport Plaza is a dynamic blend of modern workspaces and vibrant city life. Inside, you'll find bright and airy offices with panoramic views. Outside, you're instantly immersed in the Seaport's bustling energy.

One contiguous block of **214,000 RSF**  
with breathtaking New York Harbor views

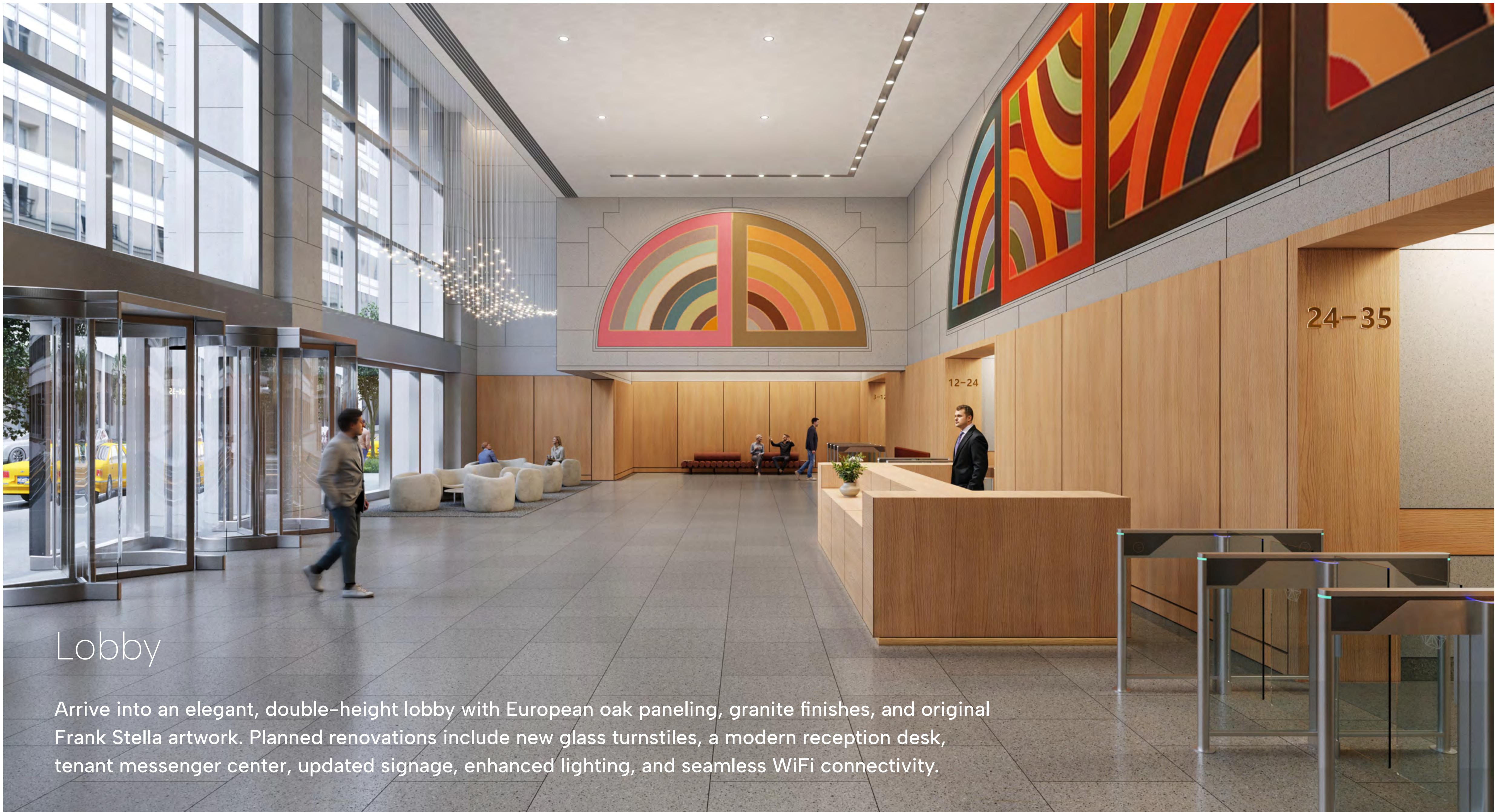
Partial and full floors from **5,413 – 36,167 RSF**  
available immediately

Branding opportunity available



## Entry

An impressive entrance welcomes both tenants and their guests.



## Lobby

Arrive into an elegant, double-height lobby with European oak paneling, granite finishes, and original Frank Stella artwork. Planned renovations include new glass turnstiles, a modern reception desk, tenant messenger center, updated signage, enhanced lighting, and seamless WiFi connectivity.



## Café/Lounge

The perfect place to sip coffee,  
work, or socialize.





FLOOR	SIZE	COMMENT	AVAILABILITY
Entire 32	36,596 RSF	NBI	Immediate
Entire 31	36,596 RSF	NBI	Leased
Entire 30	36,985 RSF	NBI	Leased
Part 29	11,807 RSF	NBI	Leased
Part 21	4,120 RSF	NBI	Leased
Entire 20	35,995 RSF	NBI	Immediate
Entire 19	35,995 RSF	NBI	6/1/26
Entire 18	35,995 RSF	NBI	6/1/26
Entire 17	35,995 RSF	NBI	1/1/27
Entire 16	35,810 RSF	NBI	1/1/27
Entire 15	34,792 RSF	NBI	2/1/27
Part 12	6,421 RSF	Pre-built	Immediate
Part 9 NE	9,892 RSF	NBI	Immediate
Part 9 SW	7,365 RSF	NBI	Immediate
Part 8	5,413 RSF	Pre-built	Immediate
Entire 5	36,167 RSF	NBI	Immediate
Part 4	11,650 RSF	NBI	Immediate

85,388 RSF  
BLOCK  
LEASED

214,582 RSF  
Block

# All the Flexibility

From a 214,000 RSF contiguous block to full and partial floors, One Seaport Plaza offers a variety of spaces to meet the needs of all types of tenants.

# MID-RISE | ENTIRE 15-20

## OPEN LAYOUT

### 35,995 RSF

WORK PLACE	People
Private Office	8
Workstation 5'-0" W	173
<b>Total</b>	<b>181</b>

\*NIC (1) receptionist

MEET	Rooms	Seats
Board Room	1	24
Conference Room	1	16
Conference Room	1	14
Conference Room	1	12
Conference Room	1	10
Huddle Room	3	15
Phone Room	10	14
Open Collaboration	4	26
<b>Total</b>	<b>131</b>	

\*NIC bench seating in conference rooms

SUPPORT SPACES	Rooms	Seats
Reception	1	5
Pantry	1	17
Wellness Room	1	
<b>Total</b>	<b>3</b>	<b>22</b>

**Total Dedicated Desks** 181 people

**Total Collaborative Seats  
Open & Enclosed** 153 Seats



# MID-RISE | ENTIRE 15-20 PERIMETER OFFICES LAYOUT 35,995 RSF

WORK PLACE	People
Private Office	45
Workstation 5'-6" W	68
<b>Total</b>	<b>113</b>

\*NIC (1) receptionist

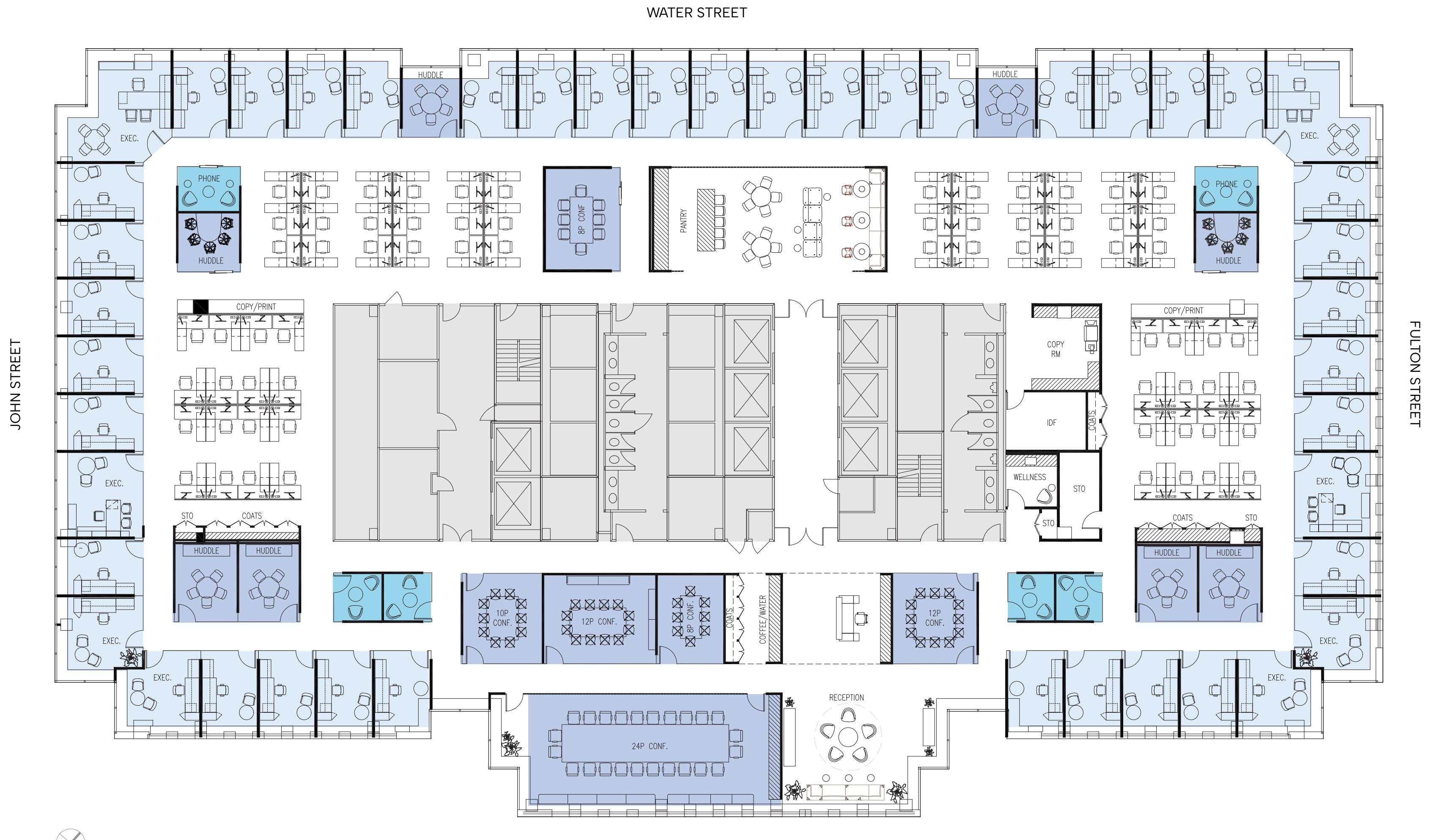
MEET	Rooms	Seats
Board Room	1	24
Conference Room	2	24
Conference Room	1	10
Conference Room	2	16
Huddle Room	8	40
Phone Room	6	12
<b>Total</b>	<b>126</b>	

\*NIC bench seating in conference rooms

SUPPORT SPACES	Rooms	Seats
Reception	1	8
Pantry	1	25
Wellness Room	1	
<b>Total</b>	<b>3</b>	<b>33</b>

**Total Dedicated Desks** 113 people

**Total Collaborative Seats  
Open & Enclosed** 159 Seats





## Reception

Make a great first impression.



## Executive Office

A corner office that inspires creativity.



## Open Office

Expansive floorplates allow for efficient layouts along with spectacular views.

# All the Views

Unrivaled. Inspiring. Breathtaking.





See for Miles  
and Miles

Stunning views stretch  
in every direction.

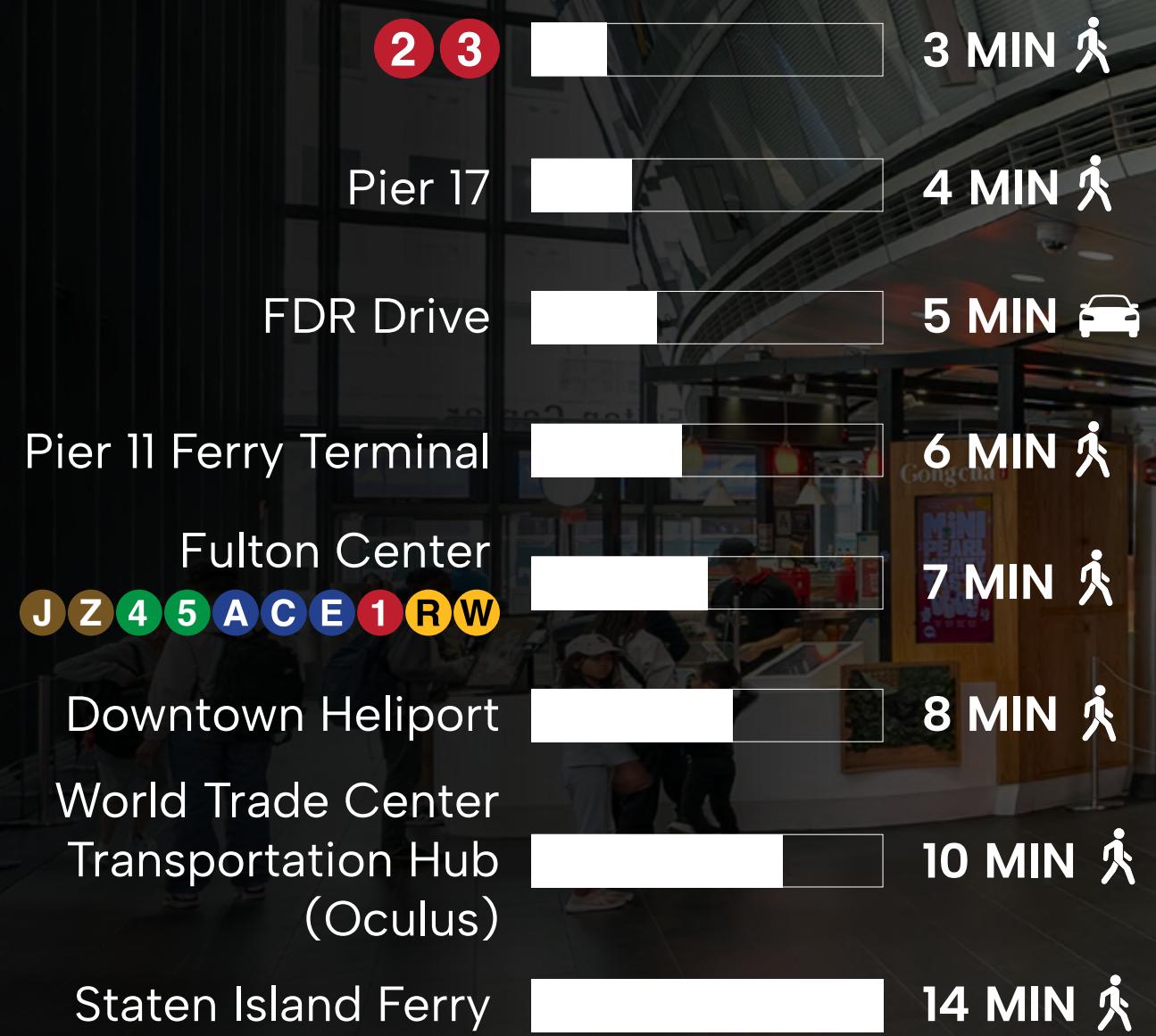


# All the Access

Every form of transit  
within minutes.

Walk Score: 100

Transit Score: 100







# All the Energy

A unique location like no other in NYC – The Seaport is one of the hottest neighborhoods.

Explore the historic streets, savor world-class cuisine, experience a rooftop concert, or just enjoy the vibe.



## Waterfront & Green Spaces

Unwind on the grass or take a peaceful stroll along the pier while soaking in the view.





## Culture & Entertainment

Tenants can head outside to enjoy cultural events, art exhibits, and live concerts.





The Rooftop at Pier 17 is a one-of-a-kind venue featuring live music with well-known artists in a setting like no other.



## Food & Drink

It's a foodie's paradise filled with diverse eateries, local markets and waterfront dining.



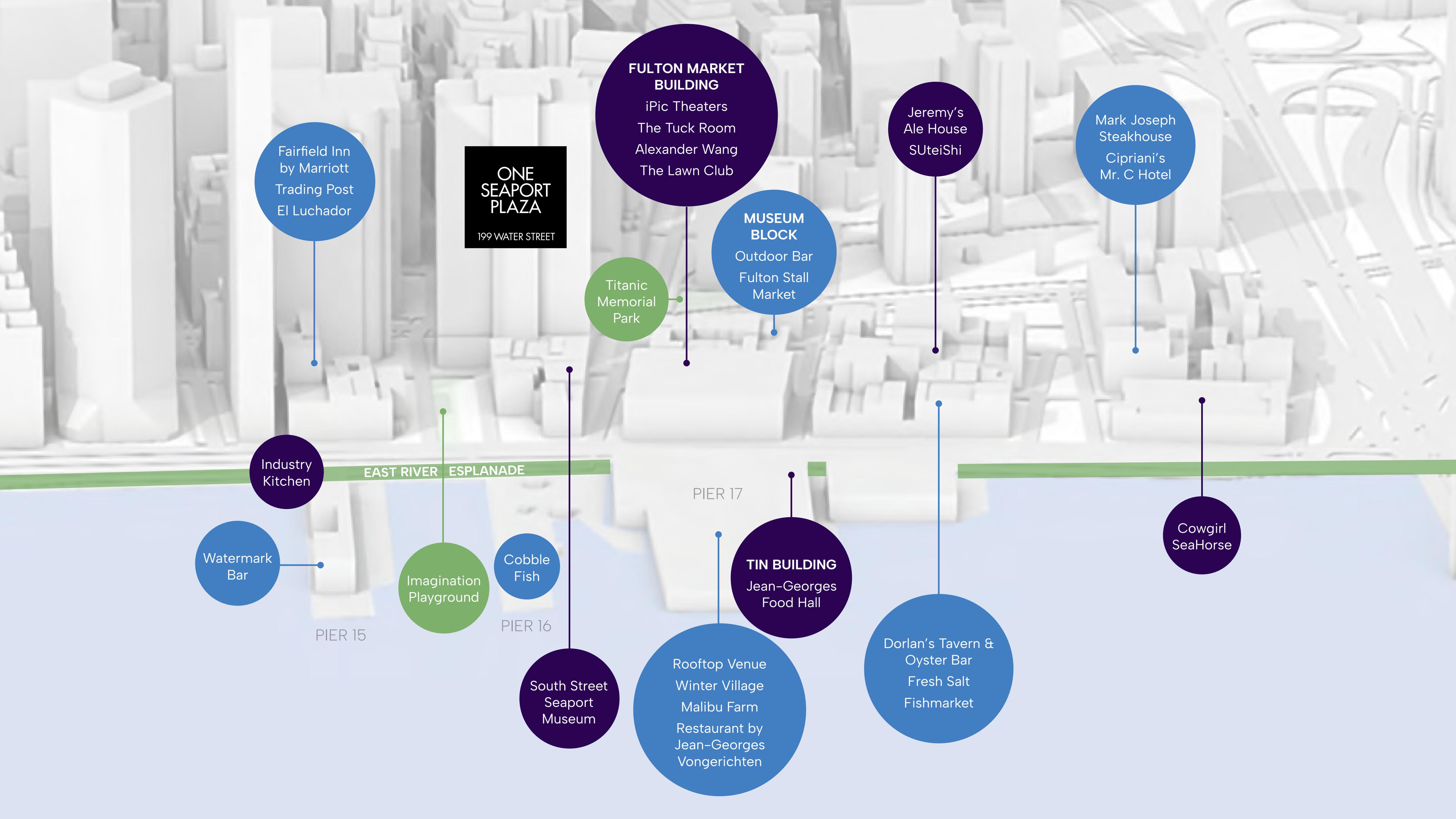
The Tin Building – a gastronomical masterpiece by Jean George featuring restaurants, bars and markets that serve fresh food and seafood.



## Shop

Enjoy a unique shopping experience with an assortment of eclectic stores and unique boutiques.





# All the Specs

## DESCRIPTION & LOCATION

Built by Jack Resnick & Sons in 1984, One Seaport Plaza is a 35-story trophy waterfront office tower located at 199 Water Street in Manhattan's Seaport District. It is distinguished by a unique contextual concept and design featuring two distinctive granite façade types designed to suit the different environments at the historic South Street Seaport.

## LOBBY

The expansive double-height lobby with oak paneling and granite finishes features original artwork by Frank Stella. The planned renovation will include accented wood, soft seating, and a rear lobby area with café/lounge. Other upgrades include sleek new glass turnstiles, lobby desk, a tenant messenger center, signage, energy-efficient LED lighting, and WiFi.

## BUILDING AREA

1,160,067 SF

## FLOORS

35 Floors  
Floors 3–12: 35,454 SF  
Floors 14–23: 35,995 SF  
Floors 24–35: 36,985 SF

## MAJOR TENANTS

Allied World Insurance, Crum & Foster, WeWork, Seaport Entertainment Group and Real Chemistry

## FLOOR LOAD

50 lbs. per SF live load

## CEILING HEIGHTS (SLAB-TO-SLAB)

4th Floor: 14'9"  
5th–32nd Floors: 12'3"  
34th Floor: 13'6"  
35th Floor: 20'6"

## ELEVATORS

All passenger cabs feature destination dispatch technology and are rated at 4,000 lbs. capacity. Recent modernization features new glass finishes. Six (6) passenger cars each for low-, mid- and high-rise banks. Two (2) freight elevators service all floors. One (1) passenger elevator services parking garage.

## EMERGENCY POWER

A 1,000-kW diesel generator on fourth floor provides back-up power to all fire, life safety, and critical building systems.

## SUPPLEMENTAL EMERGENCY GENERATOR

Additional generator capacity is available for tenant use based upon a demonstrated tenant need.

## STORM RESILIENCY

Electric switchgear equipment, emergency generators, fire life safety mechanicals, and telecommunications equipment rooms are located on the third and fourth floors. In addition, an eight-foot-high detachable flood gate system is stored at the garage level and can be deployed in advance of a threatening storm at the loading dock, parking garage, and Front Street building entrances.

## SECURITY

24/7 attended lobby; electronic access via turnstiles; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.

## LOADING DOCK/ MESSENGER CENTER

Full-service, three-bay loading and delivery facilities with direct access to freight elevators and tenant messenger center located on John Street.

## BASE BUILDING HVAC

New central cooling plants consist of a 2,400-ton capacity, six (6) cell cooling tower, and two (2) 1,200-ton electric chillers which provide chilled water to central interior air handlers and perimeter fan coil units. Heat is provided by steam to interior air handlers and steam/hot water converter to perimeter fan coil units.

## SUPPLEMENTAL HVAC

24/7 condenser water is available for tenant supplemental AC.

## ELECTRICAL

Three 2,500-amp 460-volt bus-duct risers provide power for tenant use. Building systems are powered from separate electric risers. Six (6) watts per usable SF connected load is available for tenants with additional power available upon demonstrated need. Electric switchgear room located on the 3rd floor.

## BUILDING MANAGEMENT SYSTEM

Andover BMS system and an EcoGenesis SmartGrid®.

## LIFE SAFETY

New Class-E Fire Alarm System. Building is fully sprinklered.

## PARKING & AMENITIES

Full service garage with 99 spaces and direct elevator access to the building lobby, WeWork conferencing center, bicycle room with private washrooms and shower, café and free WiFi.

## TELECOM

WiredScore Platinum Certified — AT&T, Cogent, Lightpath, PILOT, Lightower, Spectrum Business, Verizon, XO Communications, Zayo Group. A Distributed Antenna System (DAS) enhances cellular service on all tenant floors and building common areas.

## TRANSPORTATION

Short walk to Fulton Transit Center, WTC Transit Hub, Water Taxi and Ferries, buses, free Downtown Connection Shuttle, and Downtown Heliport.

## SUSTAINABILITY

ENERGY STAR, 2023 LEED EB:OM Gold Certification with the U.S. Green Building Council, Well Designation & MERV 13 building filtration system.





# All the Stability

Founded in 1928, Jack Resnick & Sons has been a major force in the highly competitive and dynamic Manhattan real estate market for three generations.

Today, the company owns and manages over 5 million square feet of commercial office space in Manhattan. Attention to tenants' needs and a commitment to quality in every detail distinguish Jack Resnick & Sons as one of the city's most respected real estate owners and operators.



OneSeaportPlaza.com



Jack Resnick & Sons  
Owners & Builders Since 1928

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The Rooftop at Pier 17 photo credit: Mike Sspot. Interior images are artist renderings. Concept & Design by Pace.

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