

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, Lighttower, 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, 2025 LEED EB:OM Gold Certification with the U.S. Green Building Council, Well Designation & MERV 13 building filtration system.

