

One Seaport Has it **All**

Bright, open floors.
Unrivaled views.
For all tenants.
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

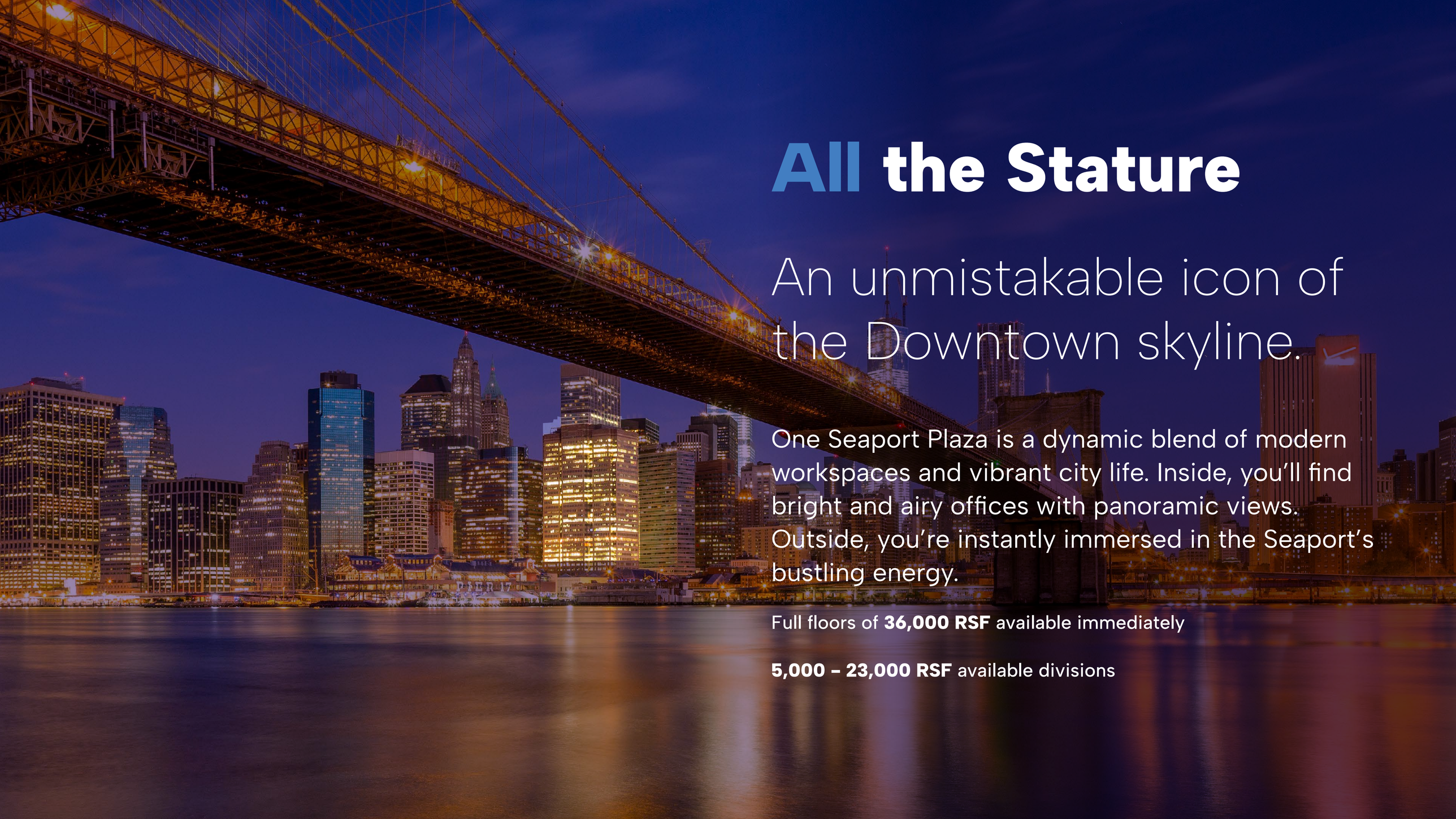
Access

Area

Specs

Ownership

Contact



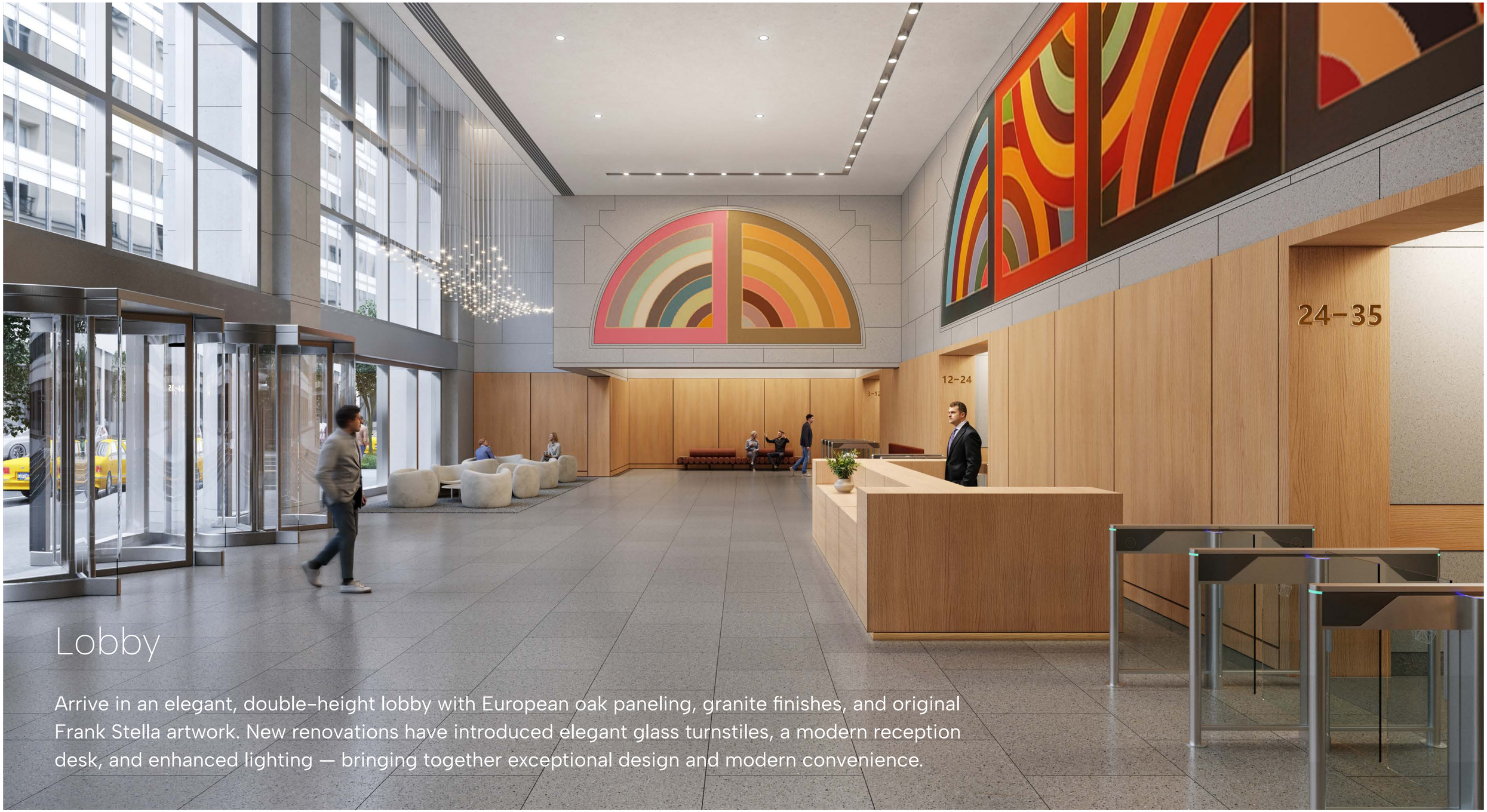
All the Stature

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.

Full floors of **36,000 RSF** available immediately

5,000 – 23,000 RSF available divisions



Lobby

Arrive in an elegant, double-height lobby with European oak paneling, granite finishes, and original Frank Stella artwork. New renovations have introduced elegant glass turnstiles, a modern reception desk, and enhanced lighting — bringing together exceptional design and modern convenience.



Café/Lounge

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



Amenity Suite

Coming 1st Quarter 2027 – a collection of thoughtfully designed spaces created to enhance the tenant experience.



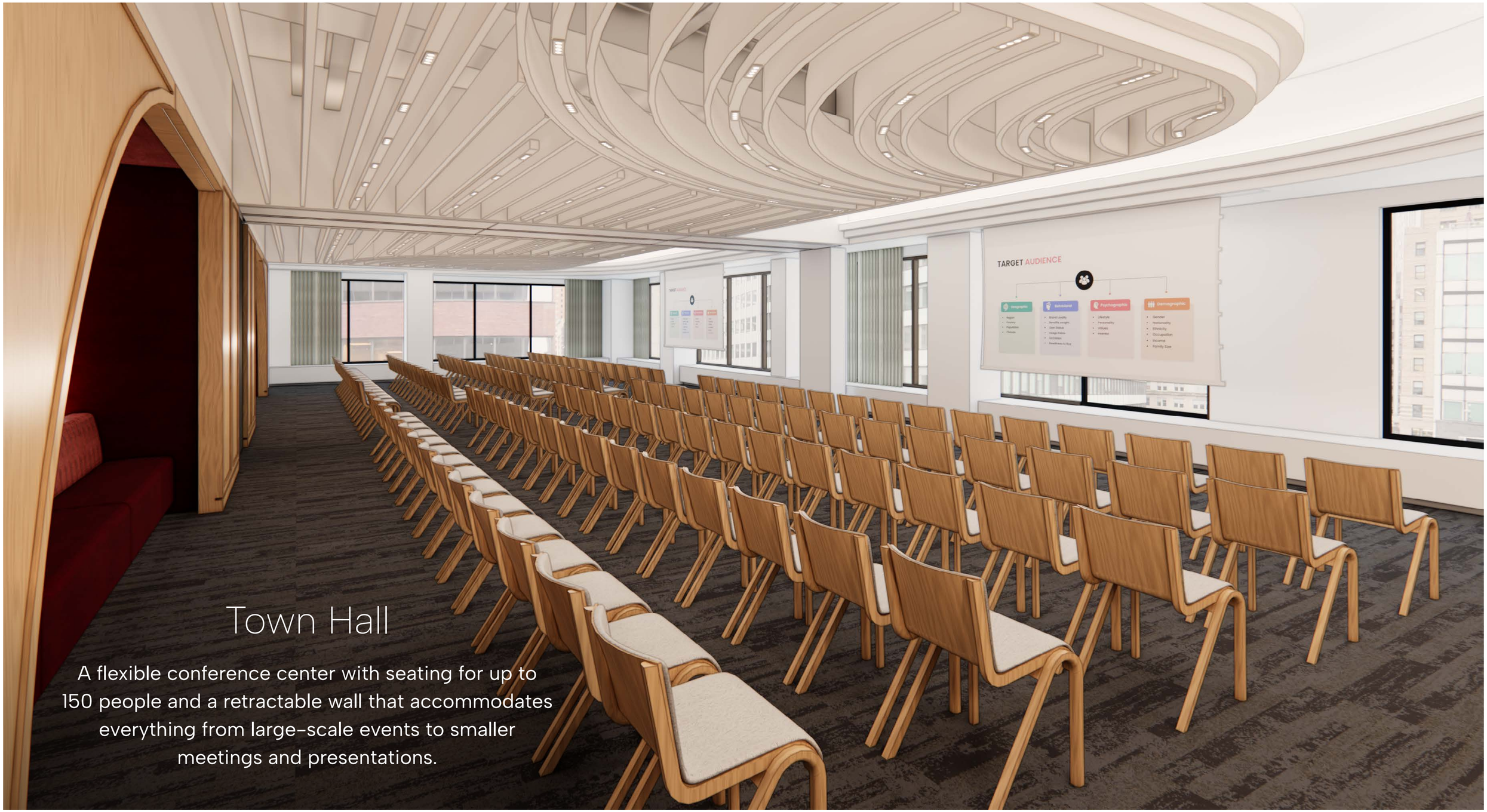
Tenant Lounge

The new lounge will offer a refined setting to recharge, collaborate, or connect throughout the workday.



Conference Room

A sophisticated conference room designed for executive meetings, client presentations, and productive collaboration.



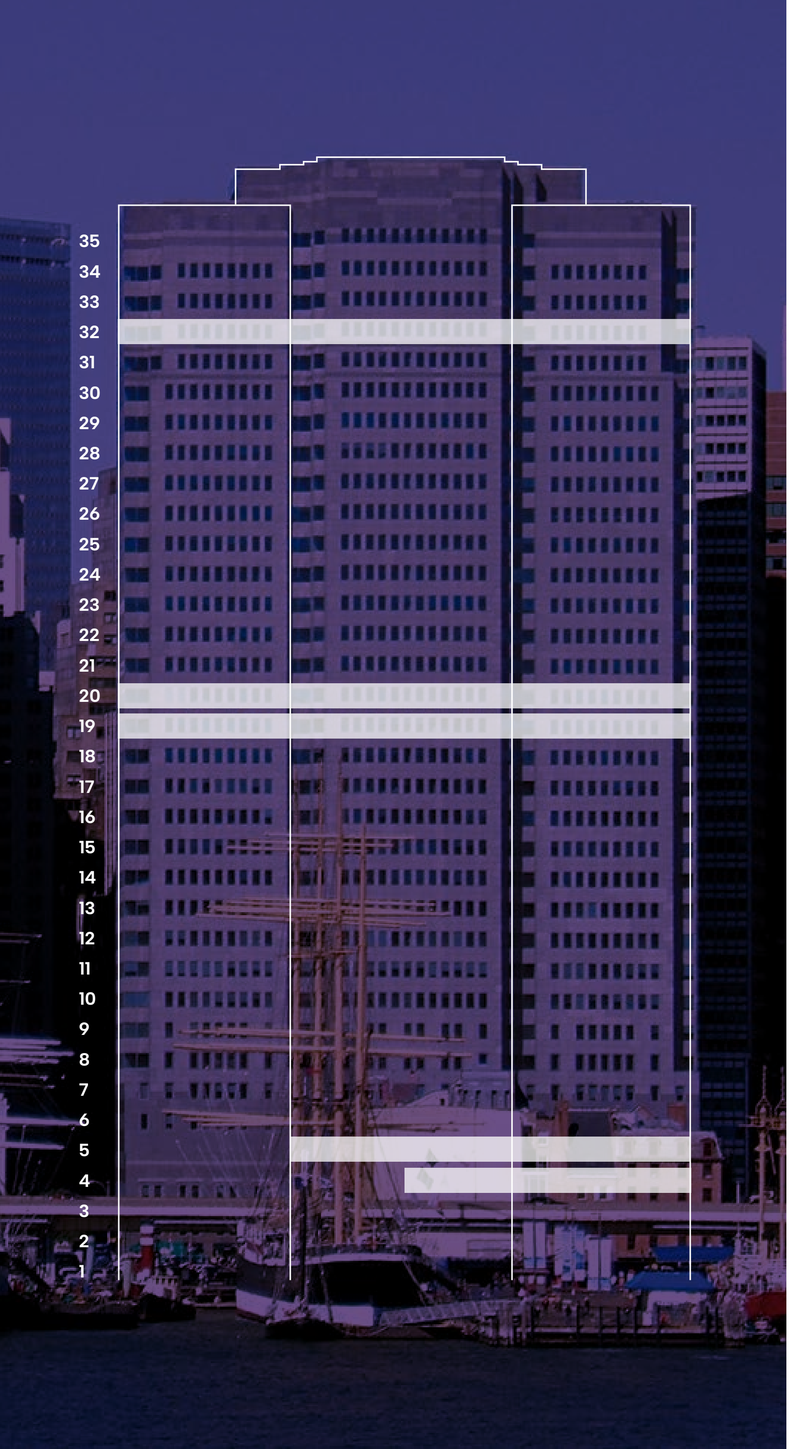
Town Hall

A flexible conference center with seating for up to 150 people and a retractable wall that accommodates everything from large-scale events to smaller meetings and presentations.



Library

A quiet retreat designed for focused work, casual reading, or informal meetings with a warm hospitality-inspired interior.



FLOOR	SIZE	COMMENT	AVAILABILITY
Entire 32	36,596 RSF	NBI	Immediate
Entire 20	35,995 RSF	NBI	Immediate
Entire 19	35,995 RSF	NBI	Immediate
Partial 18	30,636 RSF	NBI	LEASE OUT
Partial 18	5,359 RSF	Pending Pre-built	Immediate
Partial 17	24,993 RSF	NBI	LEASE OUT
Partial 17	11,002 RSF	NBI	Immediate
Entire 16	35,810 RSF	NBI	LEASED
Entire 15	34,792 RSF	NBI	LEASED
Partial 5	6,000–23,000 RSF	NBI	Immediate
Partial 4	New Tenant Amenity Suite		Q1 2027

All the Flexibility

One Seaport Plaza provides full and partial floor opportunities to meet the needs of all types of tenants.

LOW-RISE | PARTIAL 5
SAMPLE DIVISION – TEST FITS
6,000–23,000 RSF

Suite A – 16,211 RSF

WORK PLACE	People
Private Office	10
Workstation	45
Total	**55**

MEET	Rooms	Seats
Meeting Room	5	58
Huddle Room	2	8
Phone Room	3	3
Total		**69**

SUPPORT SPACES	Rooms	Seats
Reception	1	1
Flex Lounge Space	1	9
Pantry	1	22
Wellness	1	
Total		**32**

Total Dedicated Desks	**55 people**
Total Collaborative Seats Open & Enclosed	**101 Seats**

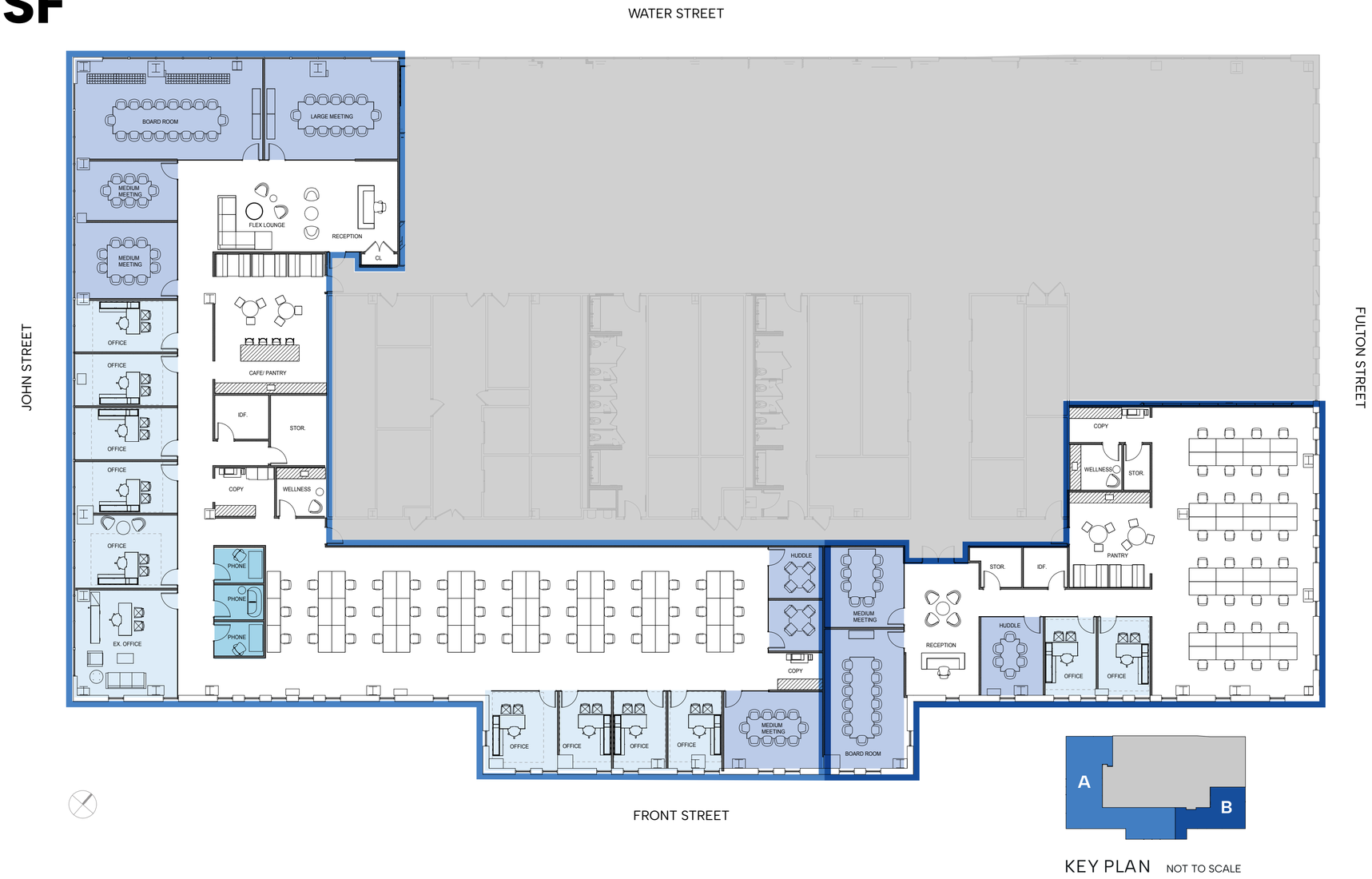
Suite B – 6,835 RSF

WORK PLACE	People
Private Office	2
Workstation	32
Total	**34**

MEET	Rooms	Seats
Meeting Room	2	21
Huddle Room	1	6
Total		**27**

SUPPORT SPACES	Rooms	Seats
Reception	1	5
Pantry	1	14
Wellness	1	
Total		**19**

Total Dedicated Desks	**34 people**
Total Collaborative Seats Open & Enclosed	**46 Seats**



MID-RISE | PARTIAL 17
SAMPLE DIVISION – TEST FITS
11,002 RSF

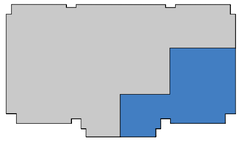
WORK PLACE	People
Private Office	6
Workstation	54
Total	**60**

MEET	Rooms	Seats
Meeting Room	6	31
Total		**31**

SUPPORT SPACES	Rooms	Seats
Reception	1	7
Pantry	1	8
IT/Cabinet	1	–
Storage	1	–
Wellness	1	–
Copy/Print	1	–
Total		**15**

Total Dedicated Desks	**60 people**
Total Collaborative Seats Open & Enclosed	**46 Seats**





KEY PLAN NOT TO SCALE

MID-RISE | PARTIAL 18
SAMPLE DIVISION – TEST FITS
5,359 RSF

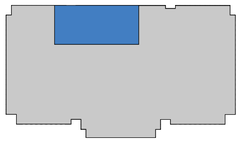
WORK PLACE		People
Private Office		3
Workstation		17
Total		**20**

MEET	Rooms	Seats
Meeting Room	2	17
Total		**17**

SUPPORT SPACES	Rooms	Seats
Reception	1	5
Pantry	1	4
IT/Server	1	–
Storage	1	–
Wellness	1	1
Copy/Print	1	
Total		**10**

Total Dedicated Desks	**20 people**
Total Collaborative Seats Open & Enclosed	**27 Seats**





KEY PLAN NOT TO SCALE

MID-RISE | ENTIRE 19 & 20
OPEN LAYOUT
35,995 RSF

WORK PLACE	People
Private Office	8
Workstation 5'-0" W	173
Total	**181**

**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
Total		**131**

**NIC bench seating in conference rooms*

SUPPORT SPACES	Rooms	Seats
Reception	1	5
Pantry	1	17
Wellness Room	1	
Total	3	**22**

Total Dedicated Desks	**181 people**
Total Collaborative Seats Open & Enclosed	**153 Seats**



MID-RISE | ENTIRE 19 & 20
PERIMETER OFFICE LAYOUT
35,995 RSF

WORK PLACE	People
Private Office	45
Workstation 5'-6" W	68
Total	**113**

**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
Total		**126**

**NIC bench seating in conference rooms*

SUPPORT SPACES	Rooms	Seats
Reception	1	8
Pantry	1	25
Wellness Room	1	
Total	3	**33**

Total Dedicated Desks	**113 people**
Total Collaborative Seats Open & Enclosed	**159 Seats**



HIGH-RISE | ENTIRE 32
OPEN LAYOUT
36,985 RSF

WORK PLACE	People
Private Office	8
Workstation 5'-0" W	197
Total	**205**

**NIC (1) receptionist*

MEET	Rooms	Seats
Board Room	1	24
Conference Room	1	16
Conference Room	1	14
Conference Room	2	20
Conference Room	4	32
Huddle Room	8	36
Phone Room	6	8
Open Collaboration	3	15
Lounge Room	2	10
Total		**175**

**NIC bench seating in conference rooms*

SUPPORT SPACES	Rooms	Seats
Reception	1	5
Pantry/Cafe	1	22
Wellness Room	1	
Total	3	27

Total Dedicated Desks	**205 people**
Total Collaborative Seats Open & Enclosed	**202 Seats**



HIGH-RISE | ENTIRE 32
PERIMETER OFFICES LAYOUT
36,985 RSF

WORK PLACE	People
Private Office	45
Workstation 5'-6" W	136
Total	**181**

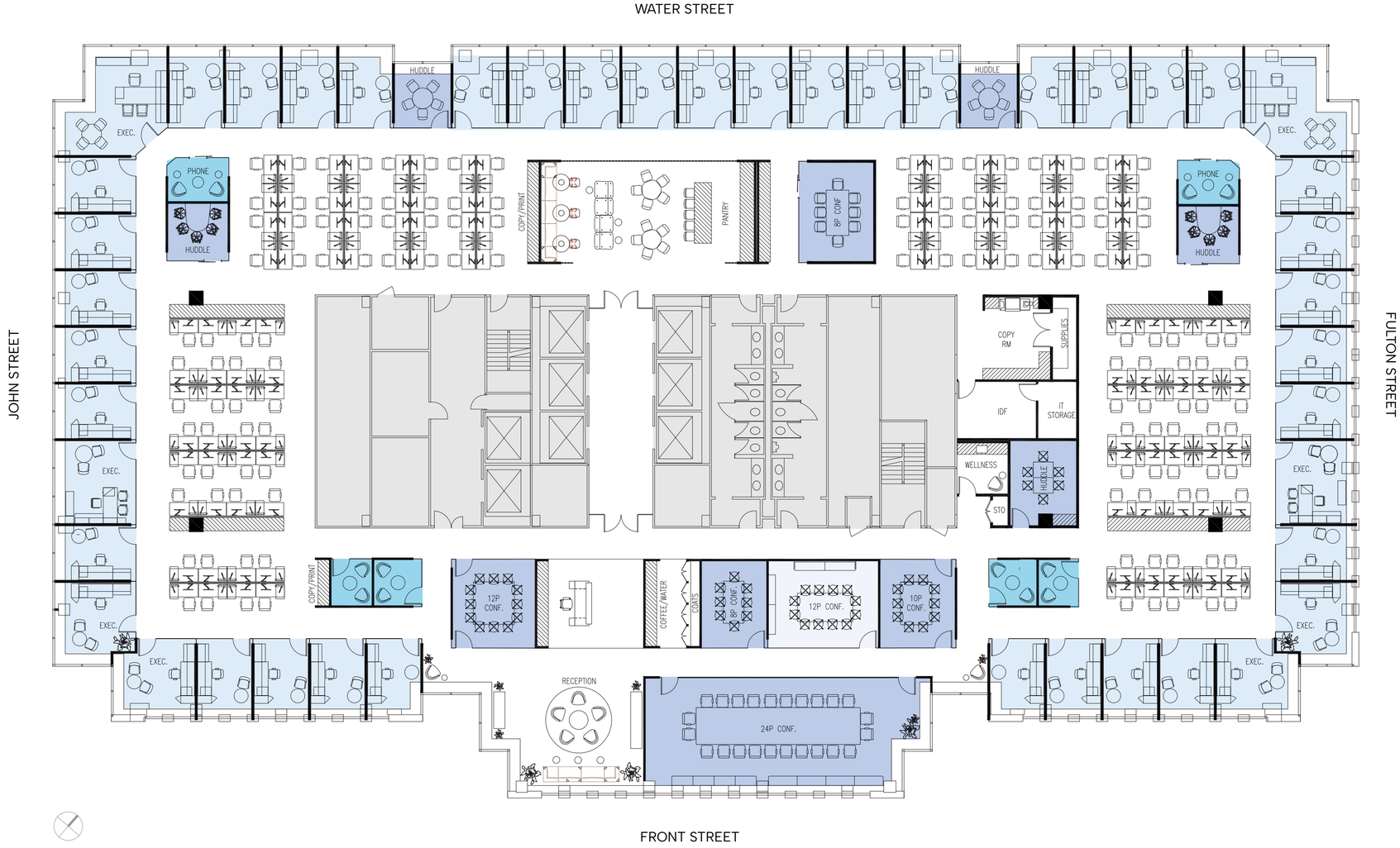
**NIC (1) receptionist*

MEET	Rooms	Seats
Board Room	1	24
Conference Room	2	24
Conference Room	1	10
Conference Room	2	16
Huddle Room	5	26
Phone Room	6	12
Total		**112**

**NIC bench seating in conference rooms*

SUPPORT SPACES	Rooms	Seats
Reception	1	8
Pantry	*1*	25
Wellness Room	1	
Total	3	**33**

Total Dedicated Desks	**181 people**
Total Collaborative Seats Open & Enclosed	**145 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

2 3	3 MIN
Pier 17	4 MIN
FDR Drive	5 MIN
Pier 11 Ferry Terminal	6 MIN
Fulton Center J Z 4 5 A C E 1 R W	7 MIN
Downtown Heliport	8 MIN
World Trade Center Transportation Hub (Oculus)	10 MIN
Staten Island Ferry	14 MIN


NJ & Midtown Ferries
Hudson River
PATH
Oculus
(10 min)
1
A C E
R W
City Hall Park
4 5
Fulton Center
(7 min)
J Z
2 3
3 MIN
Fulton Street Corridor
ONE SEAPORT PLAZA
Brooklyn Bridge
Battery Park
CitiBike
Downtown Connection Bus Route
CitiBike
CitiBike
The Seaport
CitiBike
FDR DRIVE
East River Esplanade
Bike Path
CitiBike
Pier 17
(4 min)
East River
Pier 15
Downtown Heliport
(8 min)
Staten Island Ferry
Pier 11
(6 min)
NJ, Midtown & Brooklyn Ferries
NYC High Speed Ferry to Upper East Side



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.

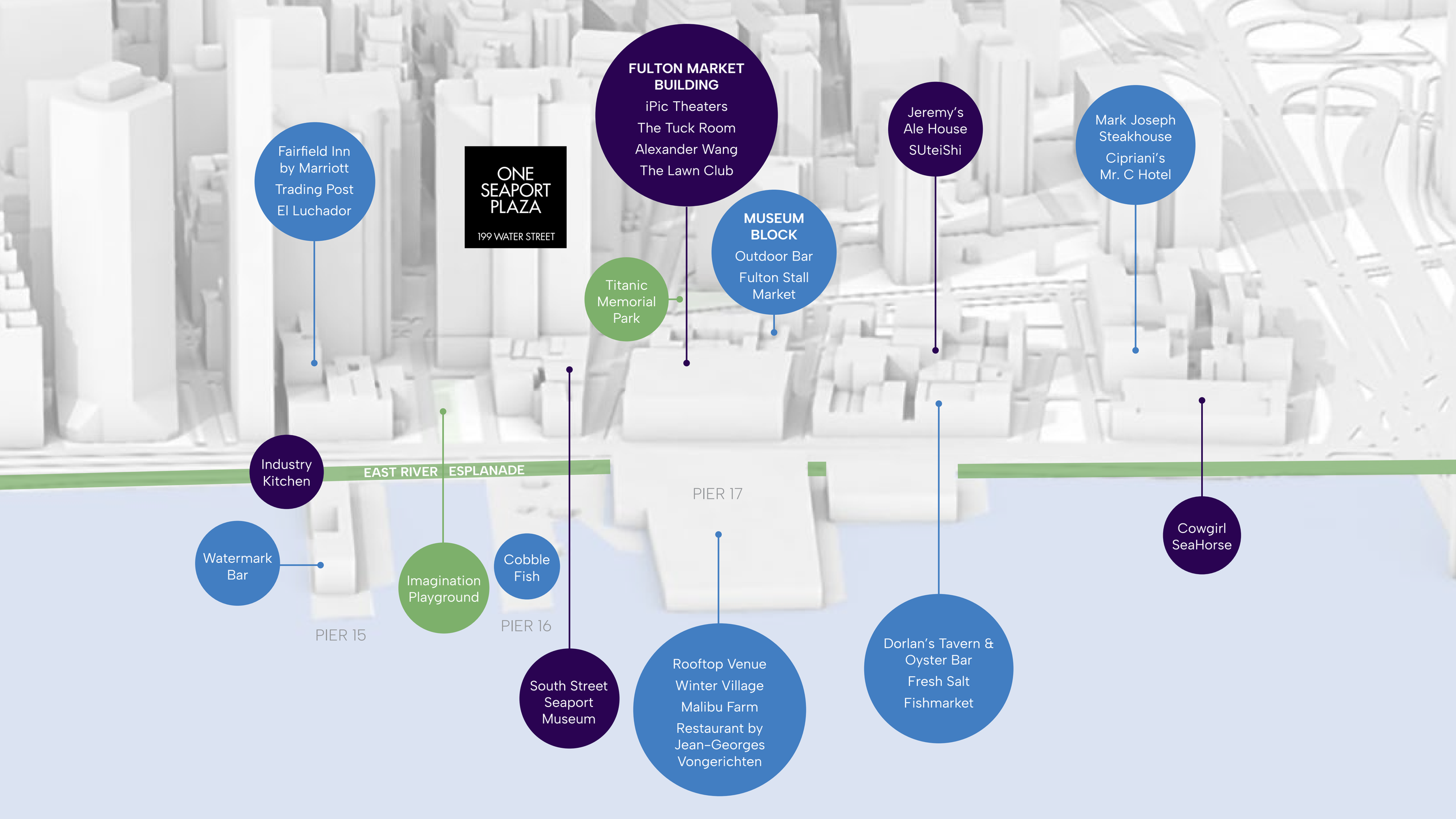


NYC Bagel & Coffee House is a daily essential with convenient access from both the street and One Seaport Plaza’s lobby.



Shop

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


ONE SEAPORT PLAZA
199 WATER STREET
FULTON MARKET BUILDING
iPic Theaters
The Tuck Room
Alexander Wang
The Lawn Club
Fairfield Inn by Marriott
Trading Post
El Luchador
Titanic Memorial Park
MUSEUM BLOCK
Outdoor Bar
Fulton Stall Market
Jeremy's Ale House
SUteiShi
Mark Joseph Steakhouse
Cipriani's Mr. C Hotel
Industry Kitchen
EAST RIVER ESPLANADE
PIER 17
Cowgirl SeaHorse
Watermark Bar
Imagination Playground
Cobble Fish
PIER 15
PIER 16
South Street Seaport Museum
Rooftop Venue
Winter Village
Malibu Farm
Restaurant by Jean-Georges Vongerichten
Dorlan's Tavern & Oyster Bar
Fresh Salt
Fishmarket

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 double-height lobby features European oak paneling, granite finishes, and original Frank Stella artwork. New renovations have introduced elegant glass turnstiles, a modern reception desk, enhanced lighting, and a café and lounge.
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, Seaport Entertainment Group, Arch Labs, WeWork, Crum & Foster
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	A new tenant lounge and town hall is coming soon. The lobby features a new full-service café, and additional amenities include a secure bicycle room with private washrooms and showers, a full-service parking garage with 99 spaces and direct elevator access to the lobby.
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, 2025 LEED EB:OM Gold Certification with the U.S. Green Building Councill, Well Designation & MERV 13 building filtration system.

ENERGY STAR

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

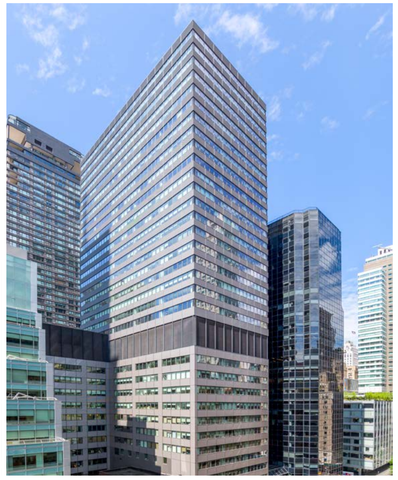
WiredScore PLATINUM

WELL HEALTH-SAFETY RATED



Jack Resnick & Sons
Owners & Builders Since 1928









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.



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REBNY
Real Estate Board of New York

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