



ONE
SEAPORT
PLAZA

199 WATER STREET

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
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PLAZA

199 WATER STREET

[Building](#)

[Availabilities](#)

[Views](#)

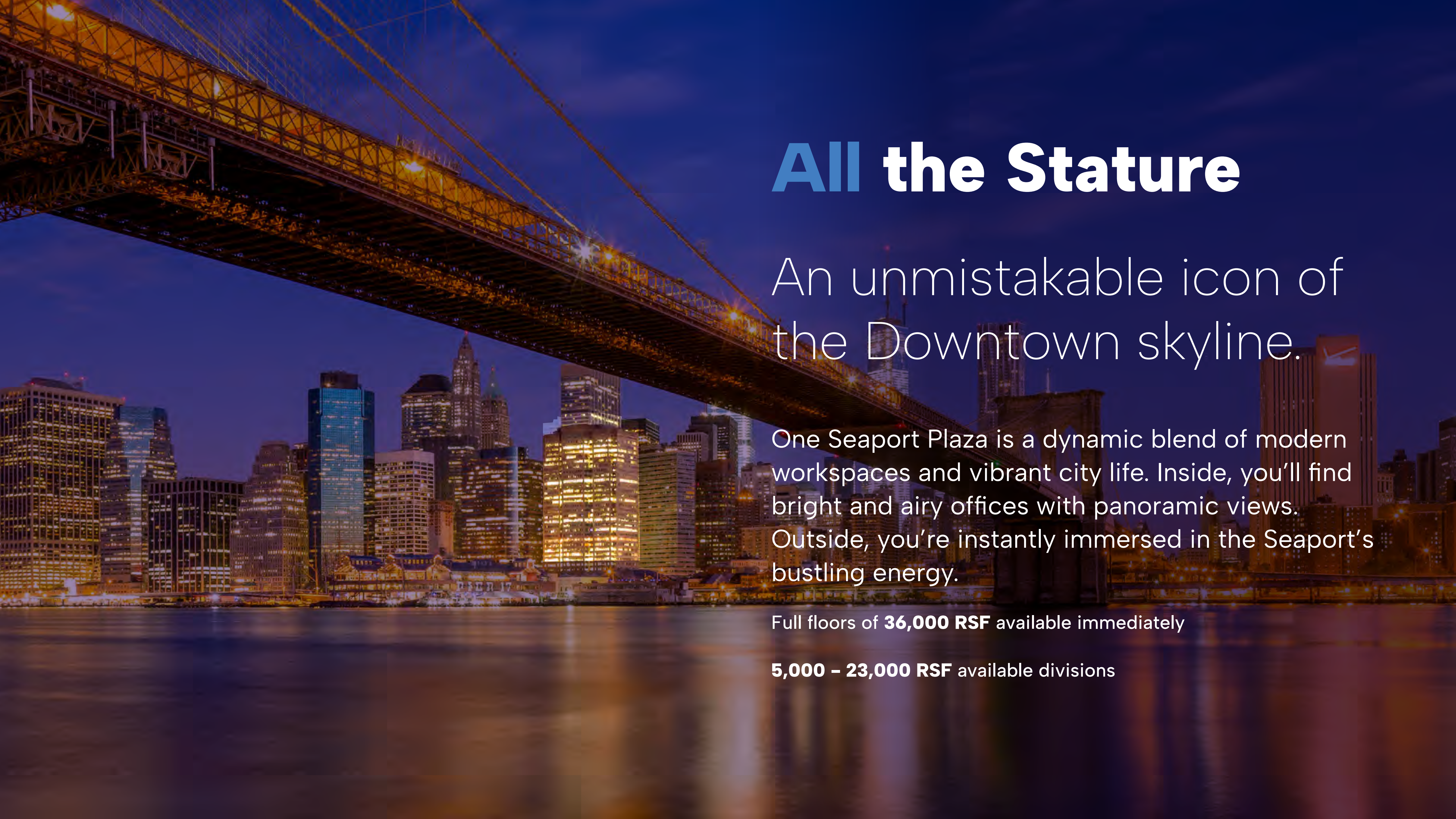
[Access](#)

[Area](#)

[Specs](#)

[Ownership](#)

[Contact](#)



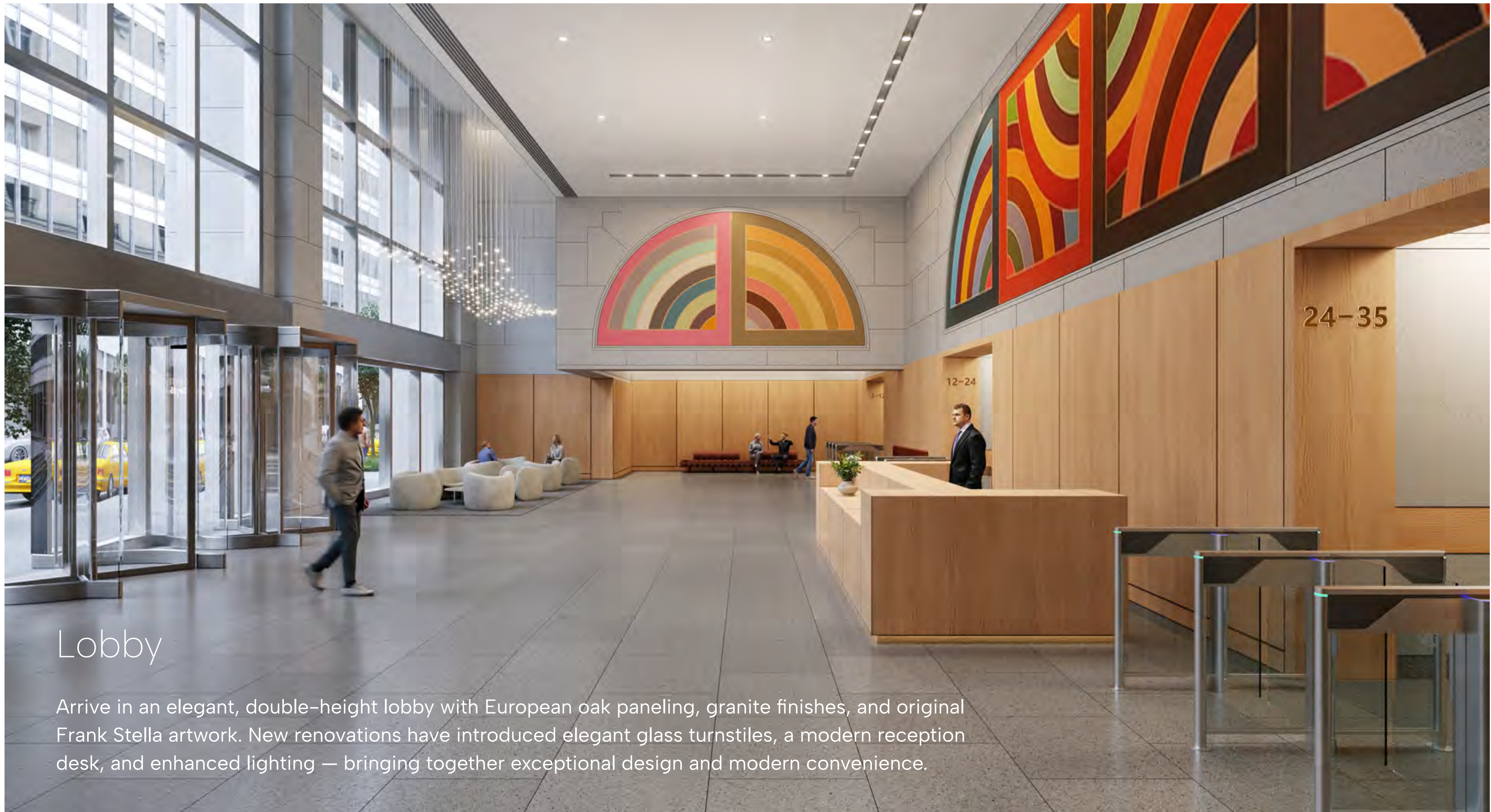
All the Stature

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.



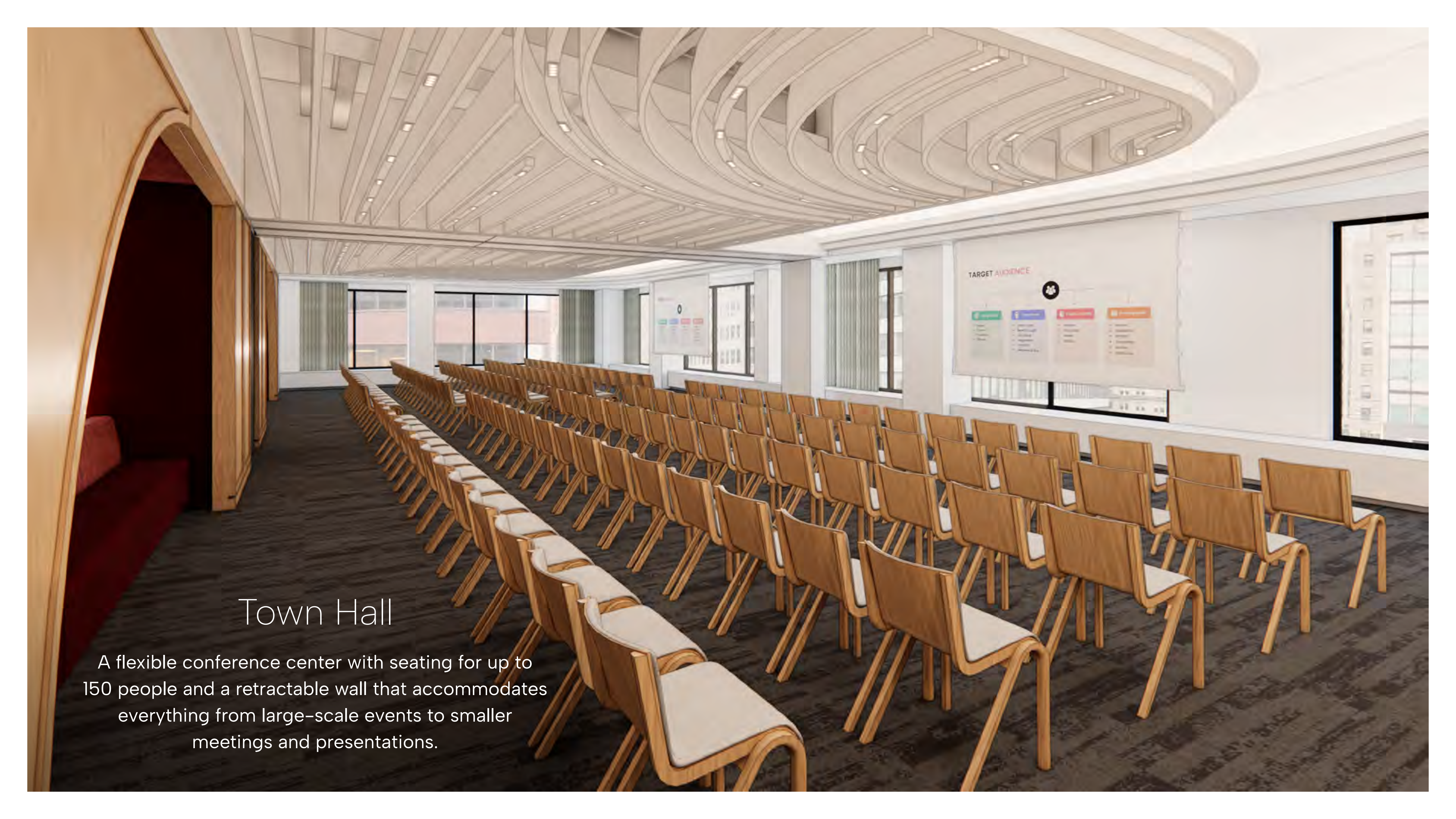
Tenant Lounge

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



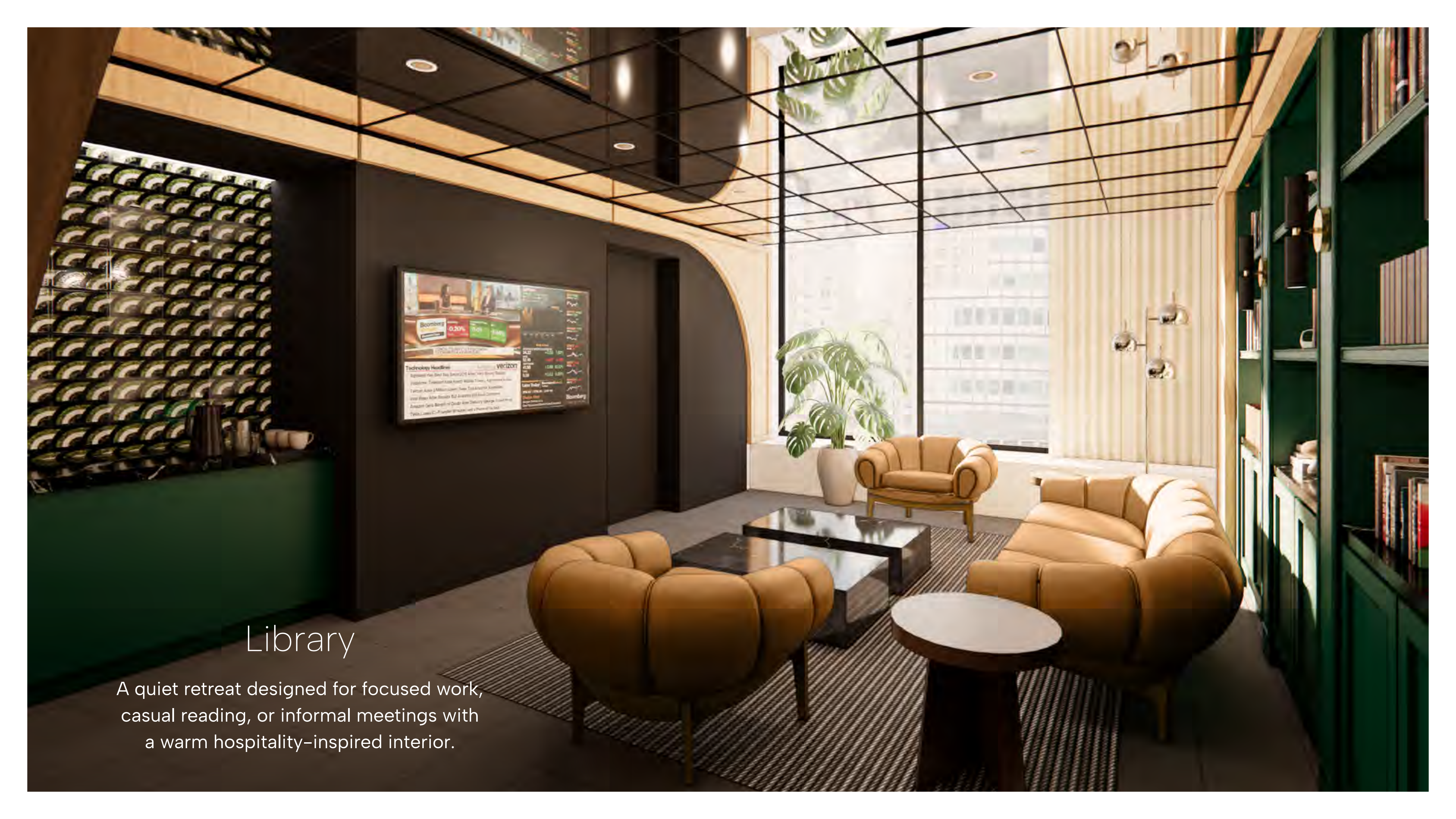
Conference Room

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

The image shows a spacious, modern conference room. Rows of light-colored wooden chairs with white seats are arranged in the room. The ceiling is white with a complex, curved, and layered design, featuring recessed lighting. Large windows on the right side provide natural light. A large whiteboard with a diagram titled "TARGET AUDIENCE" is visible on the right wall. On the left, there is a curved wooden structure with a red interior. The floor is covered with a dark, patterned carpet.

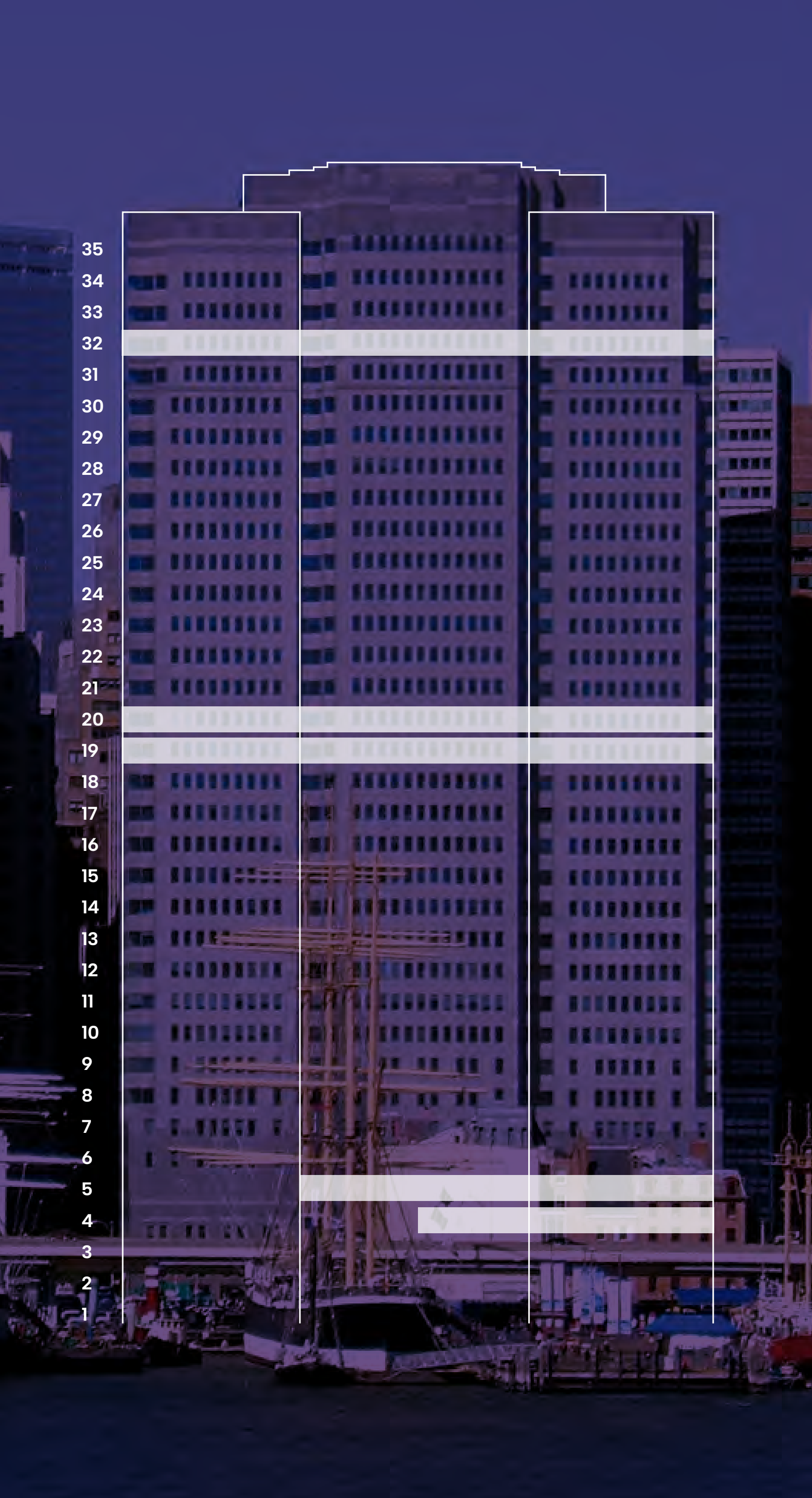
Town Hall

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.

The image shows a sophisticated library or lounge area. In the foreground, there are three plush, orange leather armchairs arranged around a low, dark wood coffee table. A large window on the right side of the room offers a view of a city skyline. To the left, a dark green wall features a large, illuminated display screen showing financial data. A tall, green bookshelf is visible on the far right. The ceiling is made of dark wood with recessed lighting. The overall atmosphere is warm and professional.

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	
Partial 17	24,993 RSF	NBI	LEASE OUT
Partial 17	11,002 RSF	NBI	
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

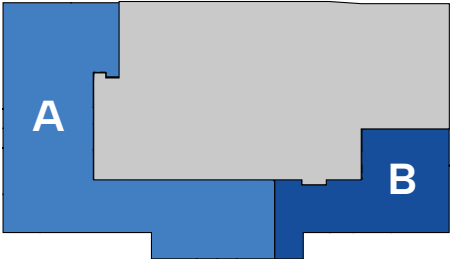
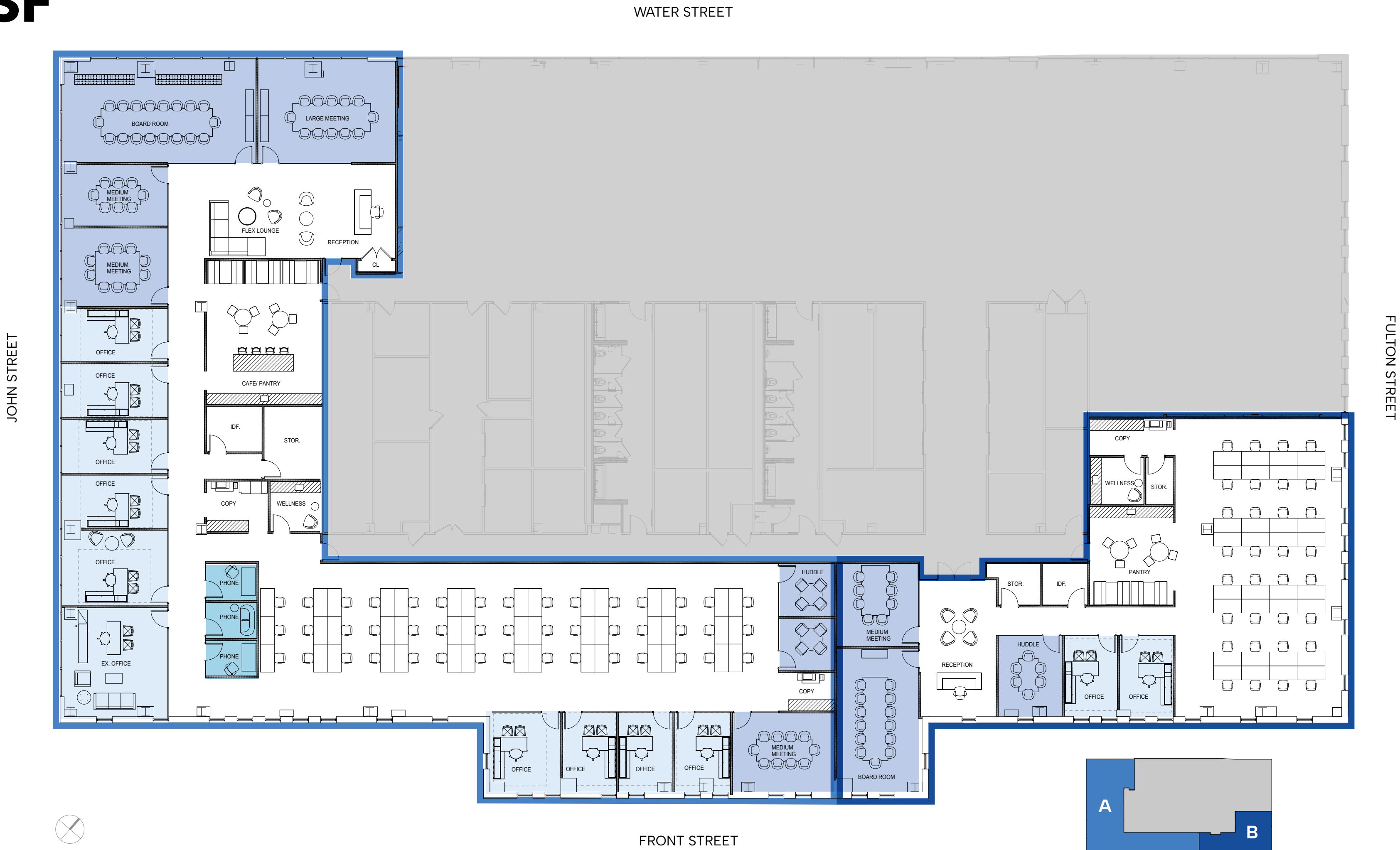
WORK PLACE	People
Private Office	2
Workstation	32
Total	34

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



KEY PLAN NOT TO SCALE

MID-RISE | PARTIAL 17

SAMPLE DIVISION – TEST FITS

11,002 RSF

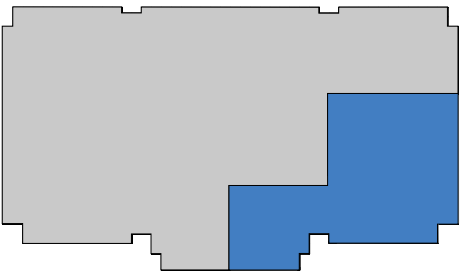
WORK PLACE		People
Private Office		6
Workstation		54
Total		60

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

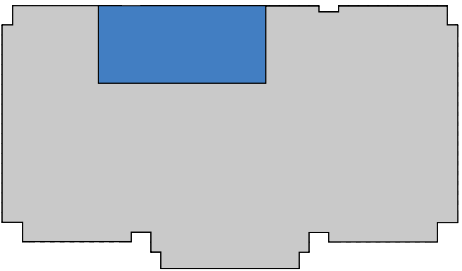
WORK PLACE		People
Private Office		3
Workstation		17
Total		20

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
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Total Collaborative Seats Open & Enclosed	27 Seats
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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

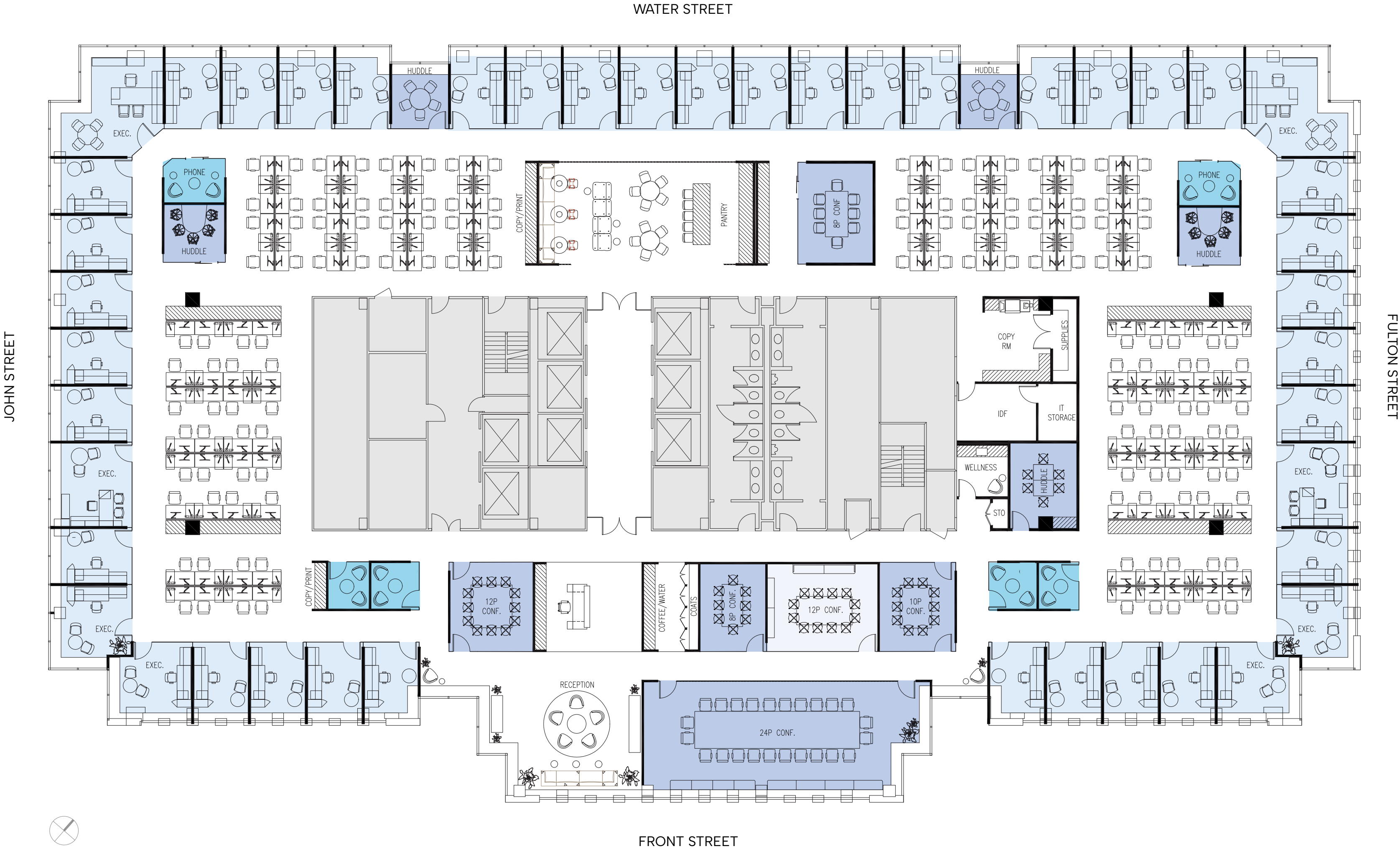
MEET		Rooms	Seats
Board Room		1	24
Conference Room		2	24
Conference Room		1	10
Conference Room		2	16
Huddle Room		5	26
Phone Room		6	12
Total			112

*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.

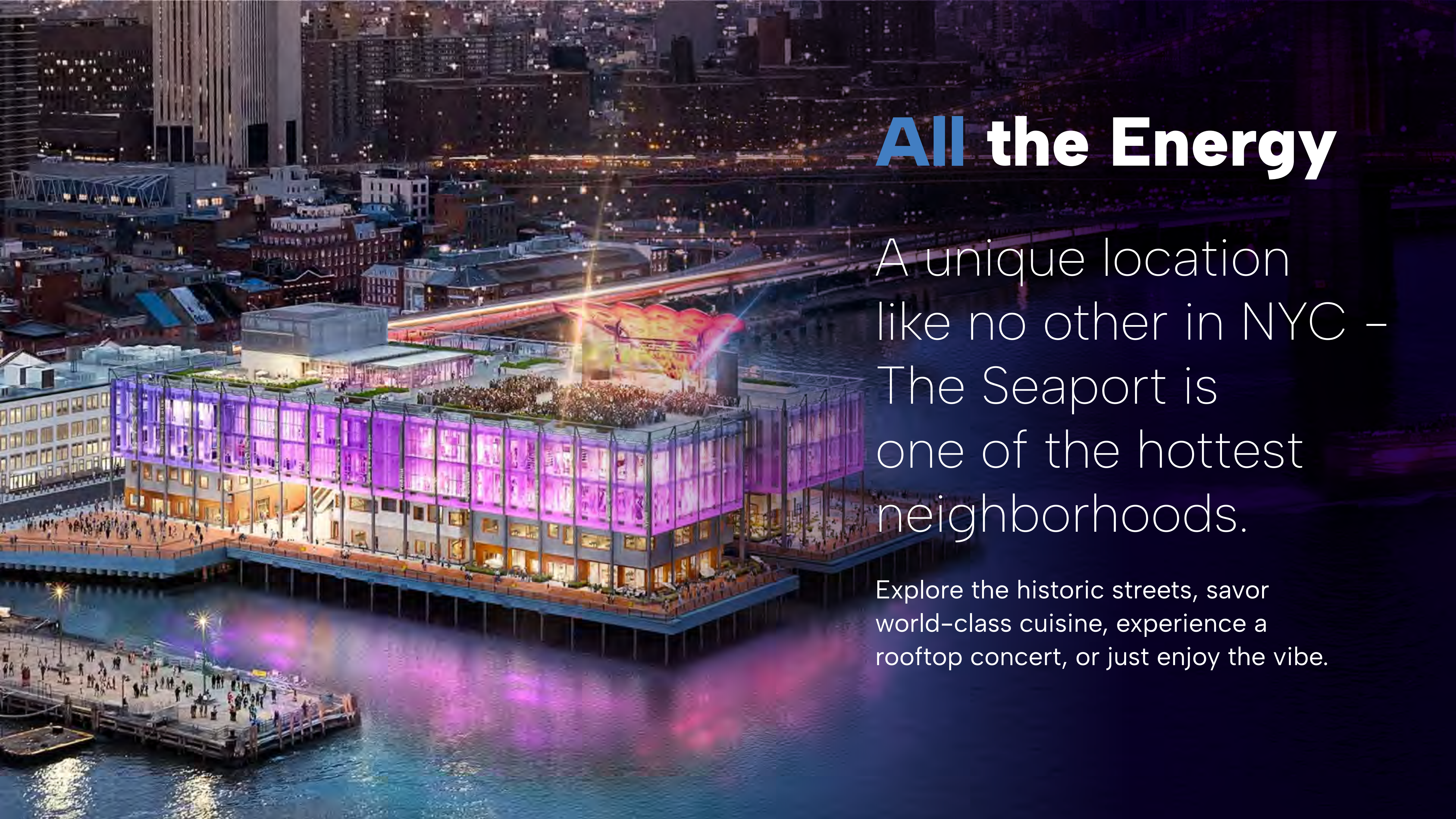
Walk Score: 100

Transit Score: 100

23		3 MIN 
Pier 17		4 MIN 
FDR Drive		5 MIN 
Pier 11 Ferry Terminal		6 MIN 
Fulton Center JZ45ACE1RW		7 MIN 
Downtown Heliport		8 MIN 
World Trade Center Transportation Hub (Oculus)		10 MIN 
Staten Island Ferry		14 MIN 

A C J Z R W 1 2 3 4 5



An aerial night view of a modern building with a rooftop garden and city skyline in the background. The building is illuminated with purple and blue lights, and the rooftop garden is filled with greenery. The city skyline is visible in the background, with many lights and buildings. The water in the foreground is dark, and the overall scene is vibrant and energetic.

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.



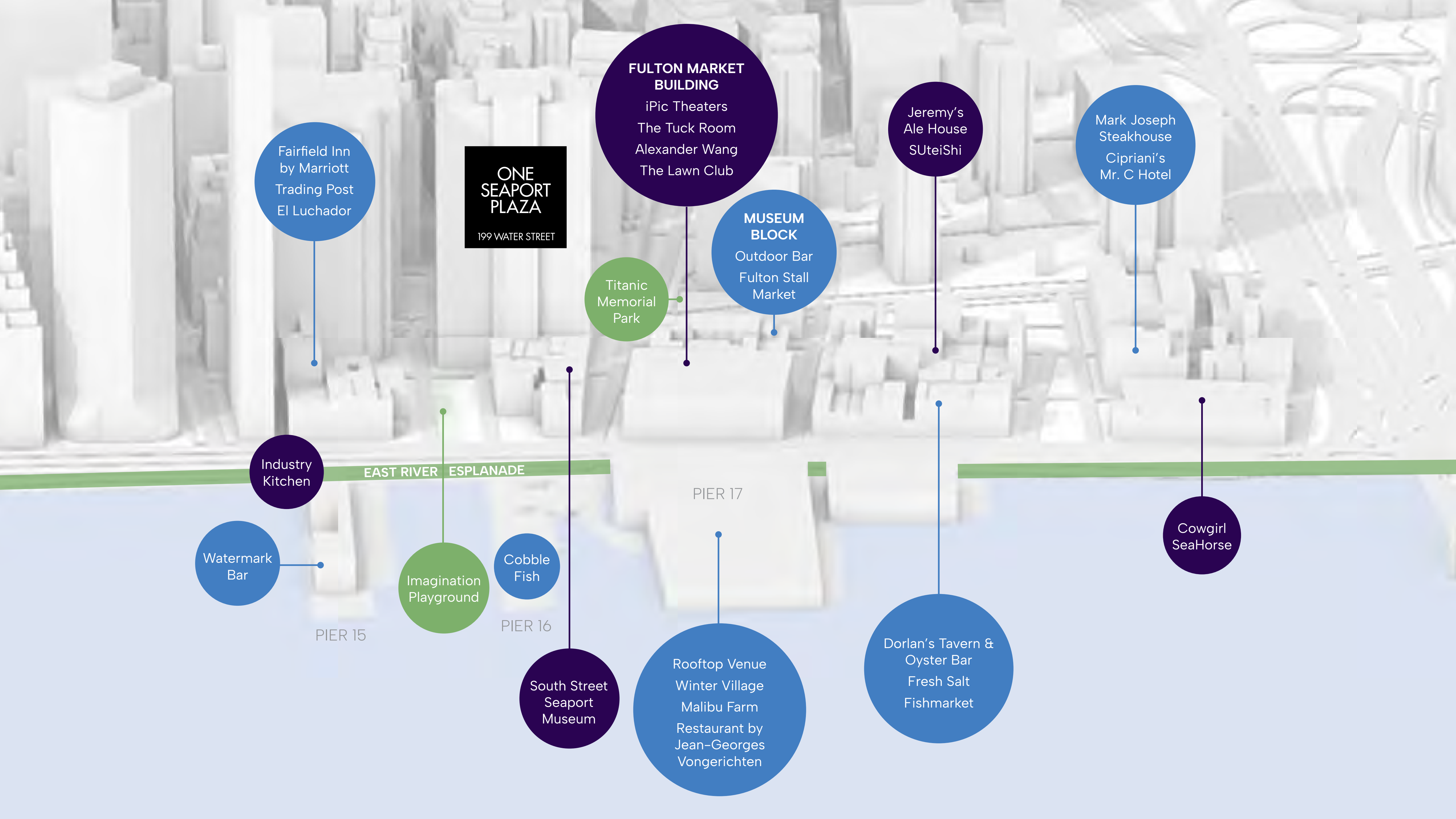
NYC Bagel & Coffee House is a daily essential with convenient access from both the street and One Seaport Plaza's lobby.



Shop

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





Fairfield Inn
by Marriott
Trading Post
El Luchador

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PLAZA
199 WATER STREET

FULTON MARKET
BUILDING
iPic Theaters
The Tuck Room
Alexander Wang
The Lawn Club

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

Watermark
Bar

Imagination
Playground

Cobble
Fish

South Street
Seaport
Museum

Rooftop Venue
Winter Village
Malibu Farm
Restaurant by
Jean-Georges
Vongerichten

Dorlan's Tavern &
Oyster Bar
Fresh Salt
Fishmarket

Cowgirl
SeaHorse

EAST RIVER
ESPLANADE

PIER 17

PIER 15

PIER 16

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, 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.





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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OneSeaportPlaza.com



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