



The other
side of
Wall Street.

The Neighborhood

There's another side of Wall Street.

It's sunnier. More leisurely. And more comfortable.

Where open spaces and benches are drenched in dappled light.



EXPERIENCE THE SEAPORT DISTRICT



OUTDOOR SEATING



MULTIPLE COMMUTE OPTIONS

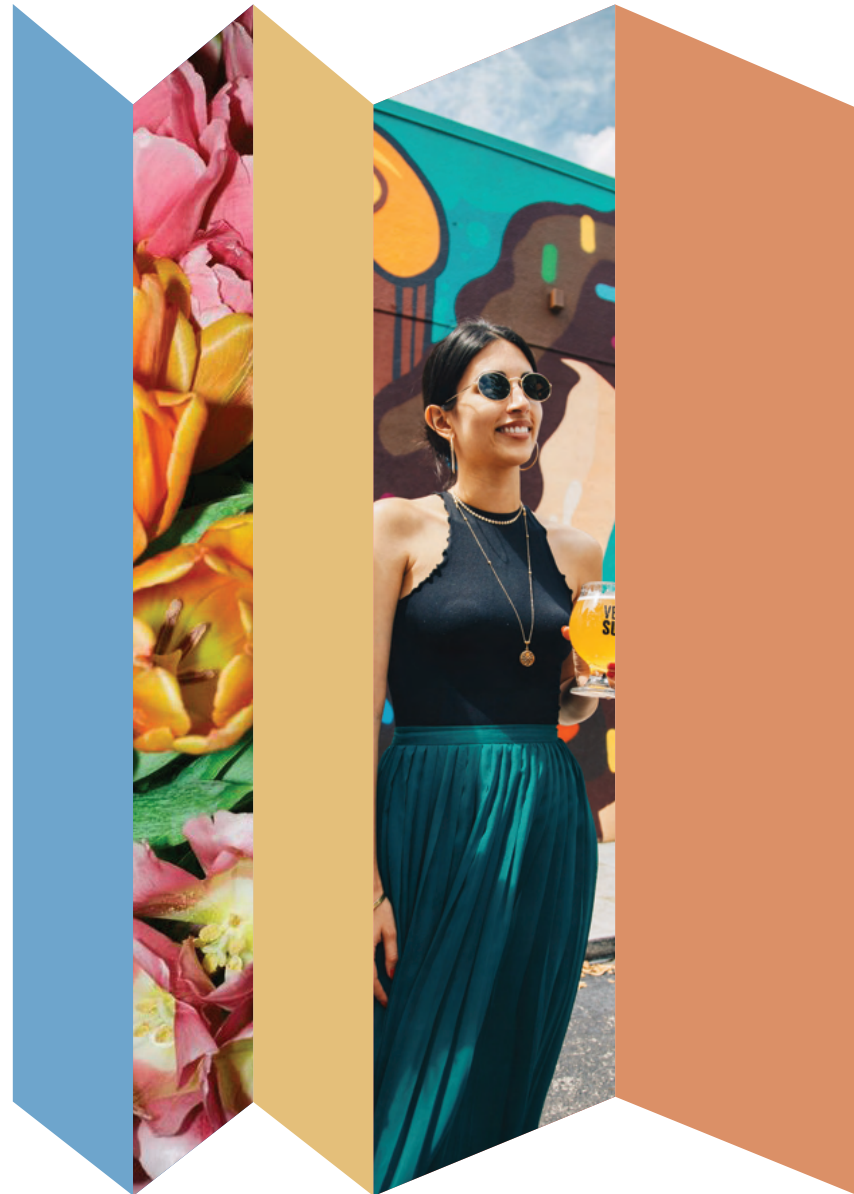


The chill
side of
Wall Street



Step out
for some
fresh air.





Less walled. More street.

LUCHADORES NYC



THE ROOFTOP AT PIER 17





FEEL THE ENERGY, DAY OR NIGHT



THE TUCK ROOM



PEARL ALLEY



WORLD TRADE CENTER

BATTERY PLACE

WEST STREET

BROADWAY

ALDO

3-max MANON cafe

WALL STREET

PEARL STREET

SOUTH STREET SEAPORT

JERRY DRISCOLL WALK

BROOKLYN BRIDGE

BATTERY PARK

GEORGE GUSTAV HEYE CENTER

NATIONAL MUSEUM OF THE AMERICAN INDIAN

VETERANS MEMORIAL

LOUISE NEVELSON PLAZA

DOG PARK

FDR DRIVE

WATERMARK

100 WALL STREET

DOG PARK

PIER 11

BROOKLYN BRIDGE PARK

JANE'S CAROUSEL

DUMBO/FULTON FERRY

STATEN ISLAND FERRY

The Building

At the shore of the Financial District, you will find 100 Wall Street.
Stroll the generous setbacks all the way around the property.



WELCOME TO 100 WALL STREET

100
WALL
STREET



—
Enjoy the ocean just a
block away while sitting
in Mannahatta Park.





A sleek
entrance



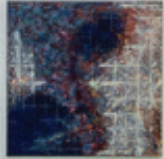
FRONT DESK

100 WALL



100 WALL

2-11





10
丸

7
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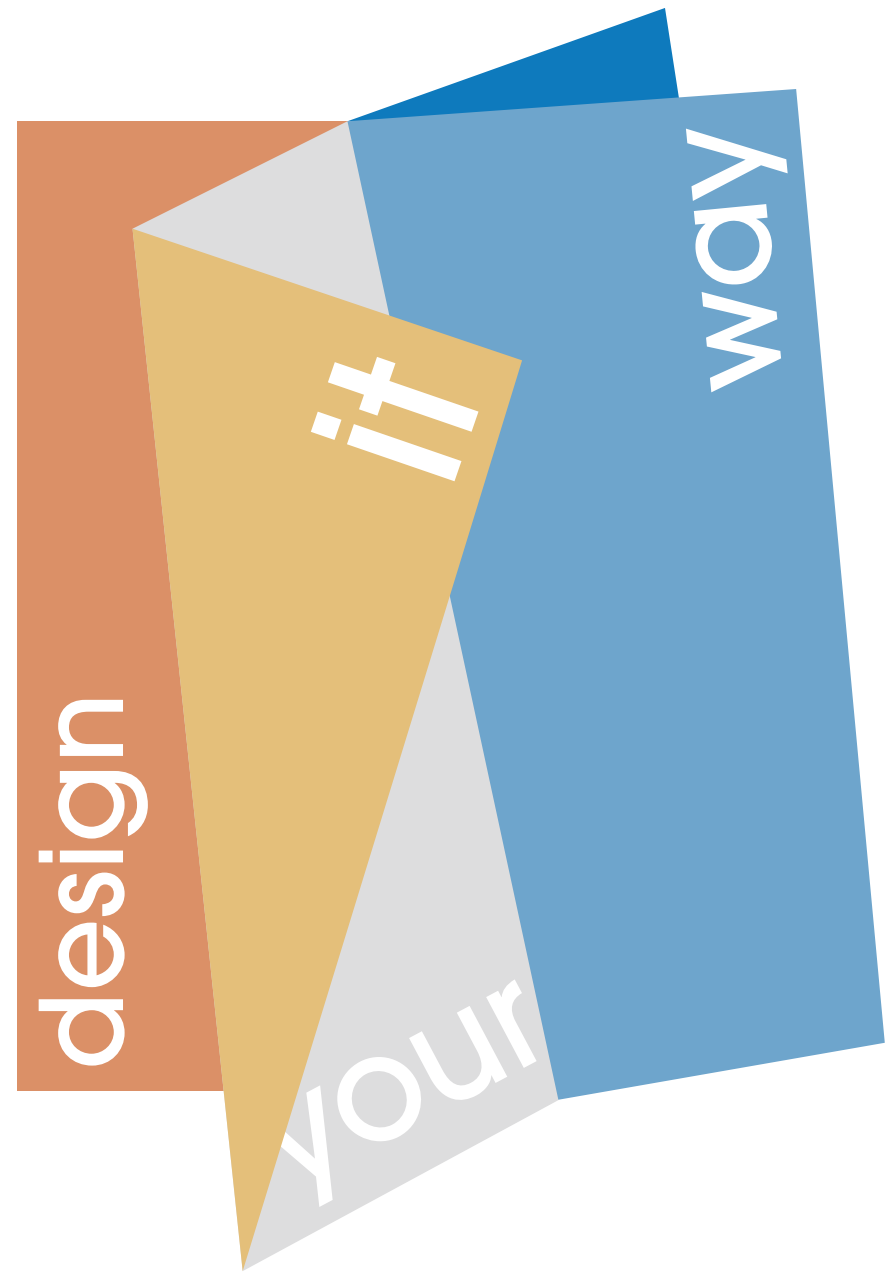
6
☆
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Large work
spaces flooded
with natural light

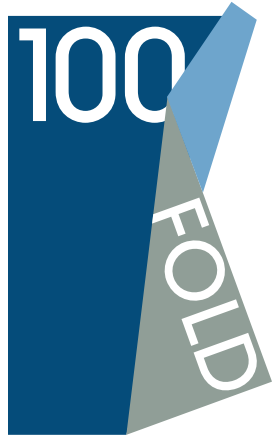




Flexible spaces
promote collaboration.







Amenity Lounge

On the third floor of 100 Wall Street, between minds and meetings, there's a space for our building's go-getters to get away.

It's alive with natural textures to be explored from plush velvet seats.

Open and flexible spaces are available for conferencing, private thinking, or a refreshment. It's the place where the tenants of 100 Wall go to simply be.

Step into the fold.





100
FOLD

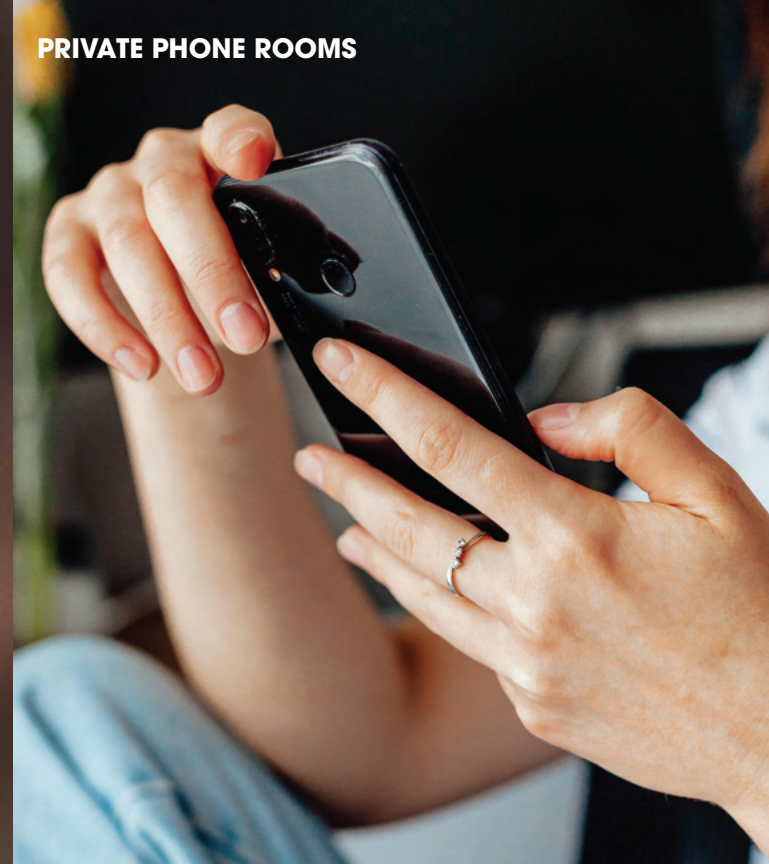
WELLNESS ROOM



CONFERRING SPACE



PRIVATE PHONE ROOMS



SELF-SERVICE COFFEE BAR





100
FOLD



Availability



There's a beacon calling at a surprising,
approachable, convenient, vibrant seaside locale.



Availability

SUITE 2500 | 19,645 RSF

SUITE 2201 | 4,535 RSF

SUITE 2101 | 8,409 RSF

SUITE 1401 | 2,871 RSF

SUITE 803 | 5,259 RSF

SUITE 500 | 9,631 RSF

SUITE 201 | 4,318 RSF

SUITE 2400 | 19,645 RSF

SUITE 2203 | 4,557 RSF

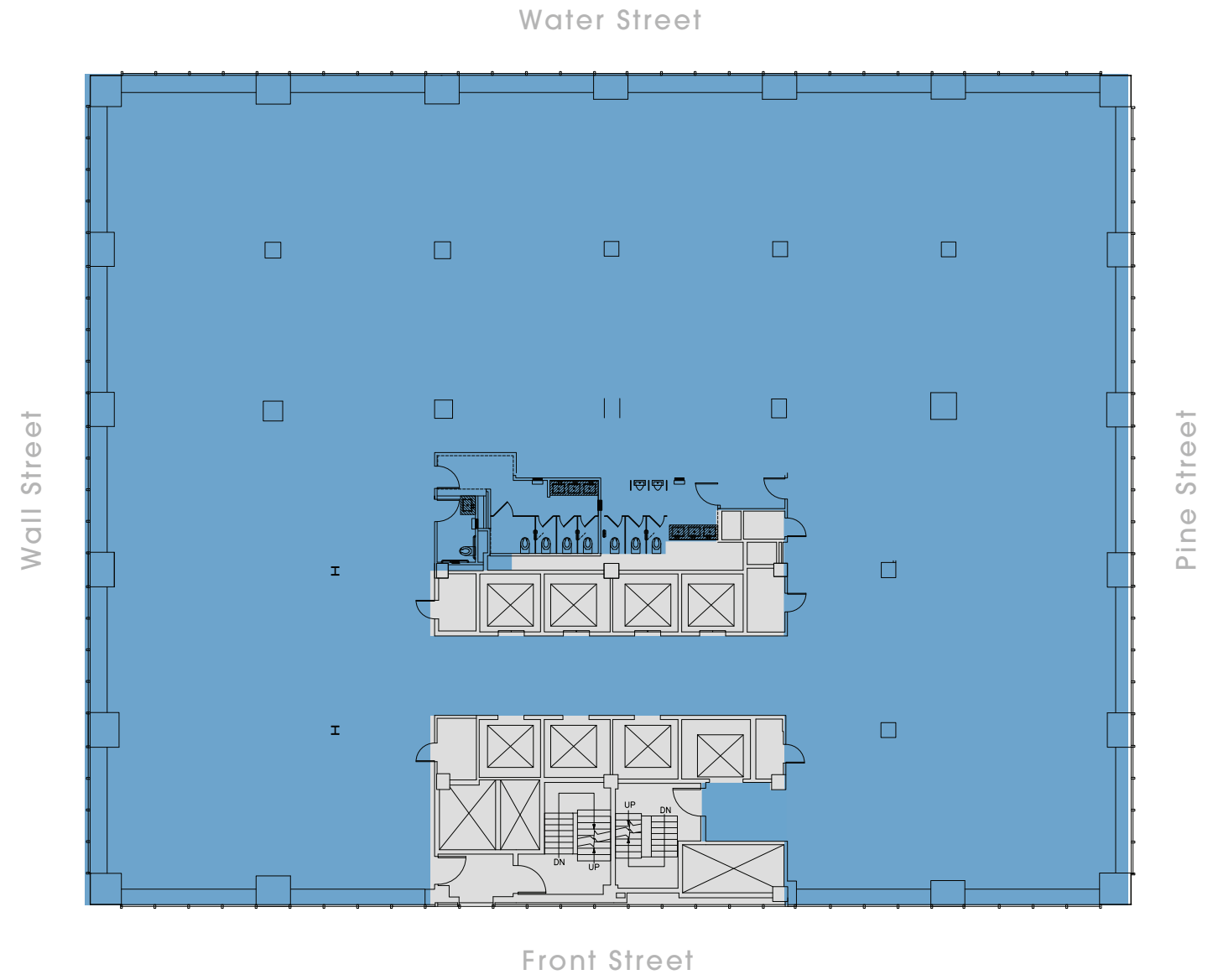
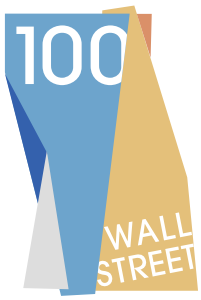
SUITE 2000 | 12,292 RSF

SUITE 1402 | 9,801 RSF

SUITE 1102 | 5,157 RSF

SUITE 802 | 5,440 RSF





SUITE 2500
19,645 RSF

Core Plan

Barings/JLL
Available: Immediately

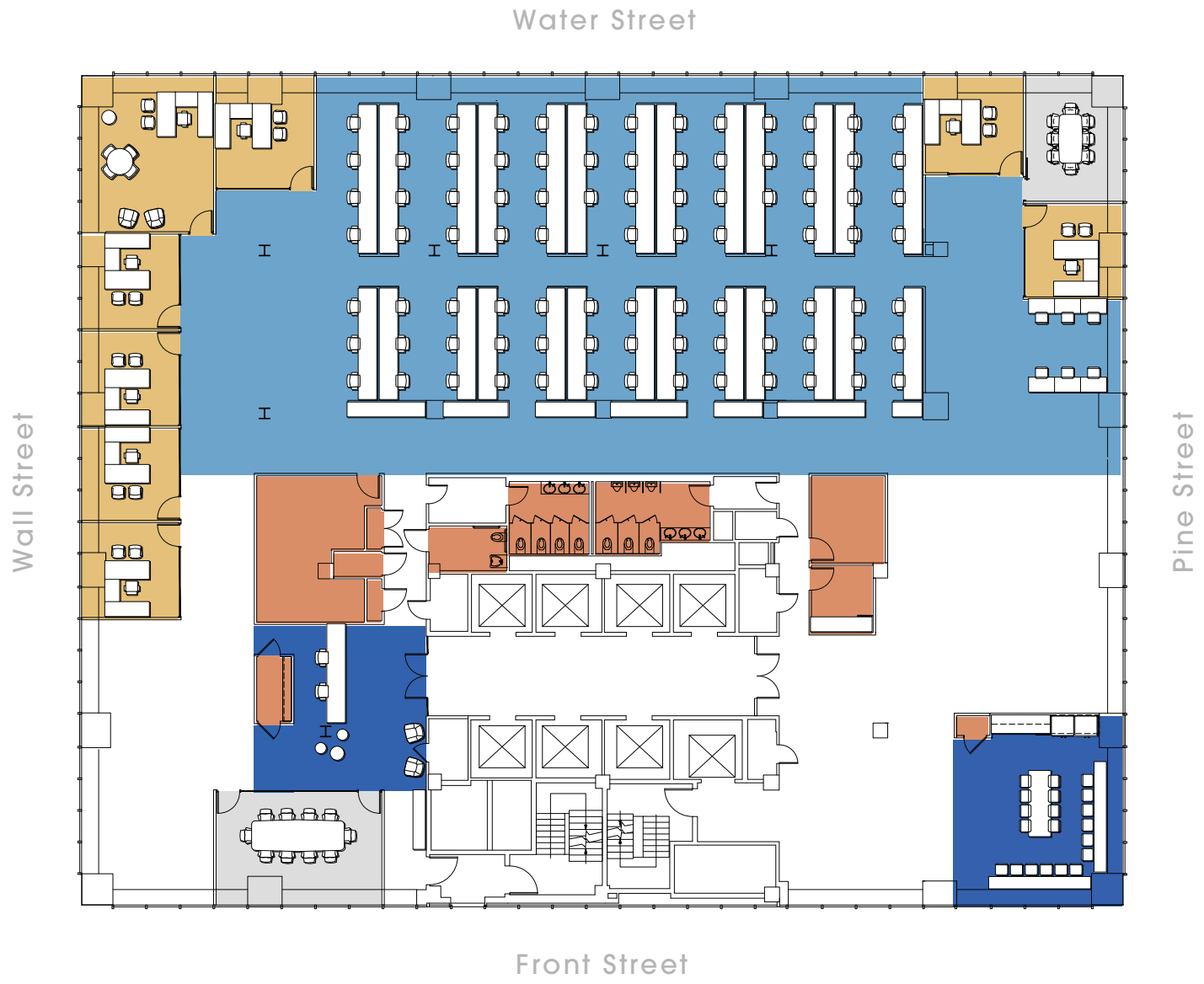
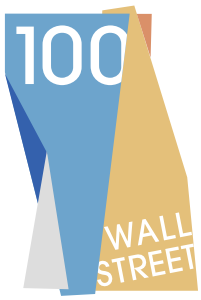


Suite 2500



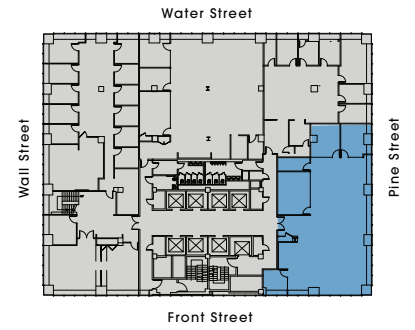
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Suite 2500





LEGEND

<u>TYPE</u>	<u>QTY</u>
OFFICES	
PRIVATE OFFICES	9
WORKSTATIONS	
WORKSTATIONS	95
RECEPTIONIST	2
COLLABORATION	
CONFERENCE ROOMS	2
AMENITIES	
RECEPTION AREA	1
SUPPORT & STORAGE	
PANTRY/LOUNGE	1
SERVER ROOM	1
MOTHER'S ROOM	1
BATHROOM	1
JANITOR'S CLOSET	1
STORAGE	1
CLOSET	4
TOTAL	
RSF	19,645 SF
SEATS	106



SUITE 2400
19,645 RSF

As-Built

Barings/JLL
Available: Immediately

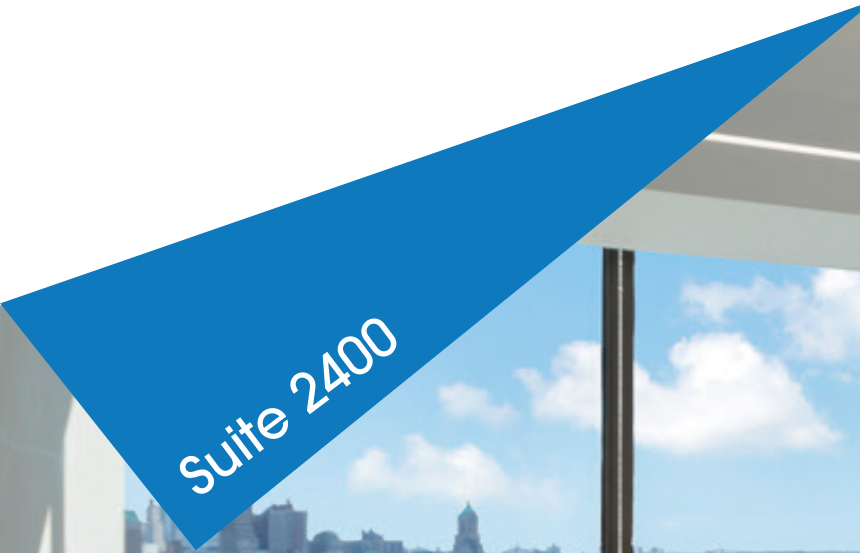


Suite 2400



Your
Co.





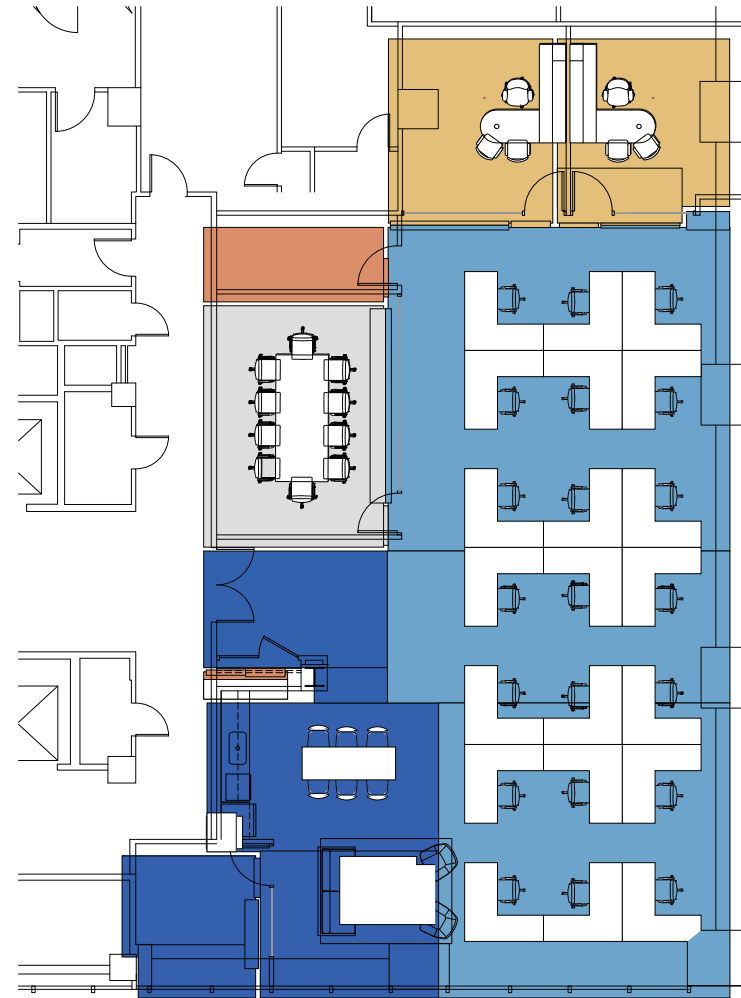
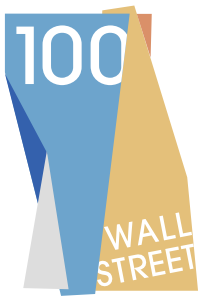
Suite 2400





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Suite 2400



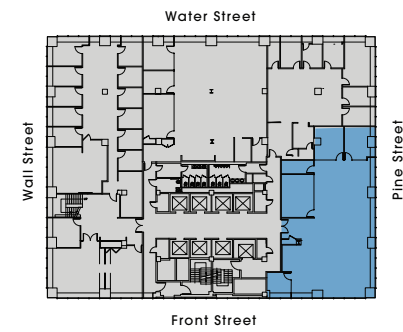


Pine Street

Front Street

LEGEND

TYPE	QTY
OFFICES	
PRIVATE OFFICES	2
WORKSTATIONS	
WORKSTATIONS	21
COLLABORATION	
CONFERENCE ROOM	1
SUPPORT & STORAGE	
IT STORAGE	1
CLOSET	1
TOTAL	
RSF	4,557 RSF
SEATS	23



SUITE 2203
4,557 RSF

Pre-Built

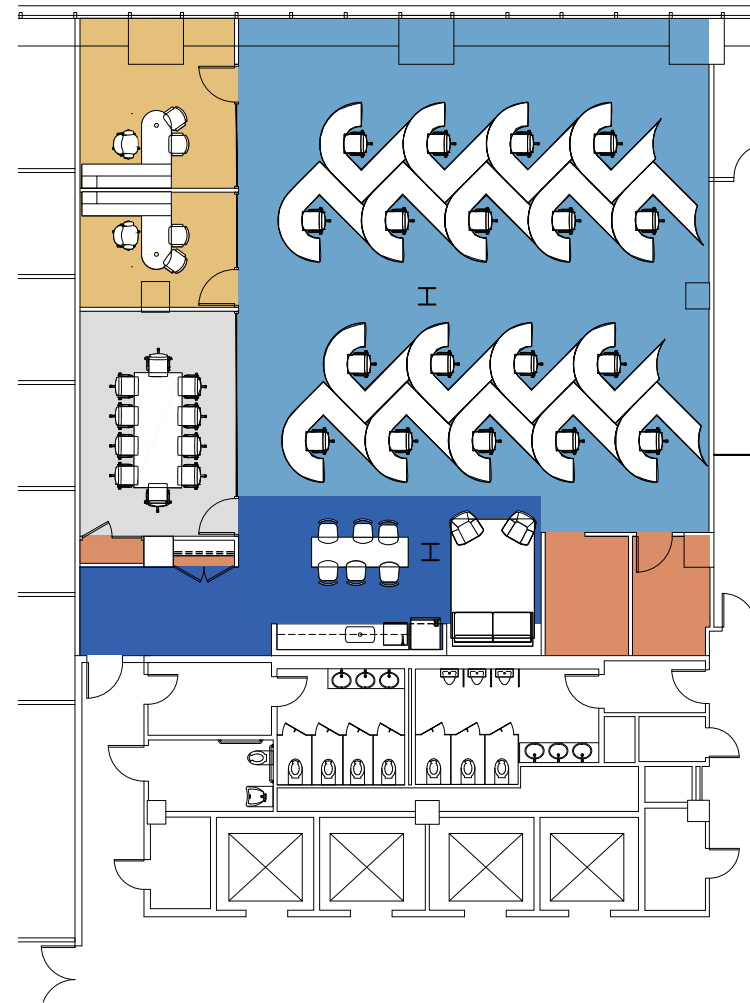
Barings/JLL
Available: Immediately



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Suite 2203

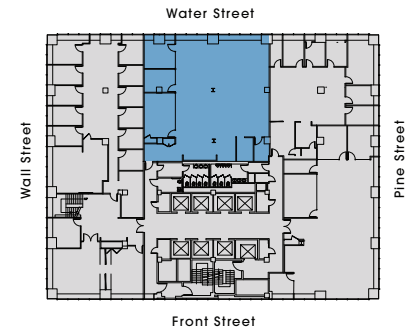


Water Street



LEGEND

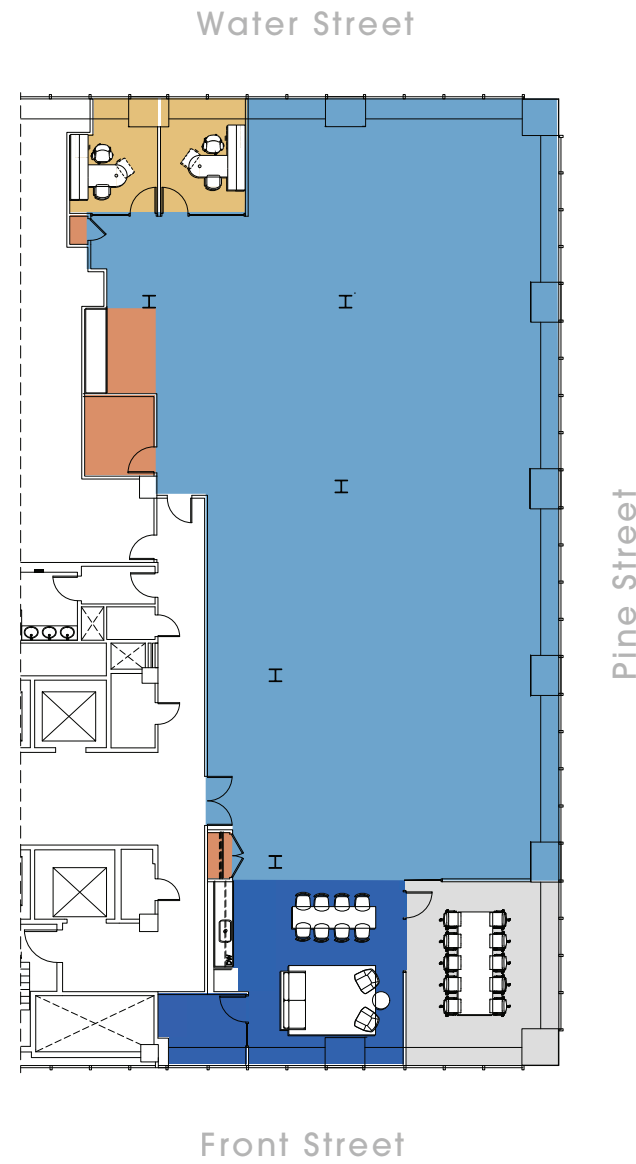
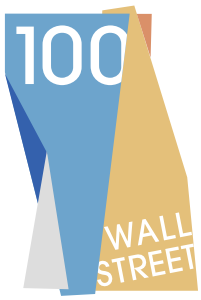
TYPE	QTY
OFFICES	
PRIVATE OFFICES	2
WORKSTATIONS	
WORKSTATIONS	18
COLLABORATION	
CONFERENCE ROOM	1
AMENITIES	
RECEPTION AREA	1
PANTRY	1
LOUNGE	1
SUPPORT & STORAGE	
COPY	1
SERVER	1
CLOSET	1
STORAGE	1
TOTAL	
RSF	4,535 RSF
SEATS	20





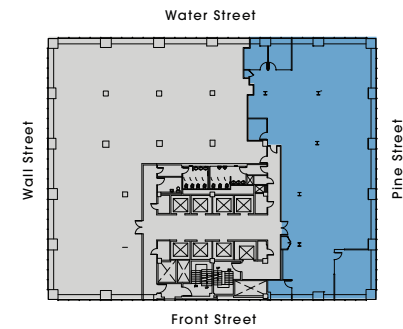
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Suite 2201





LEGEND

<u>TYPE</u>	<u>QTY</u>
OFFICES	
PRIVATE OFFICES	2
WORKSTATIONS	
LARGE WORK AREAS	4
COLLABORATION	
CONFERENCE ROOM	1
AMENITIES	
RECEPTION AREA	1
PANTRY	1
LOUNGE	1
ZOOM/PHONE	1
SUPPORT & STORAGE	
CLOSETS	2
COPY/PRINT	1
STORAGE	1
TOTAL	
RSF	8,409 RSF
POTENTIAL SEATS	34



SUITE 2101
8,409 RSF

Pre-Built

Barings/JLL
Available: Immediately



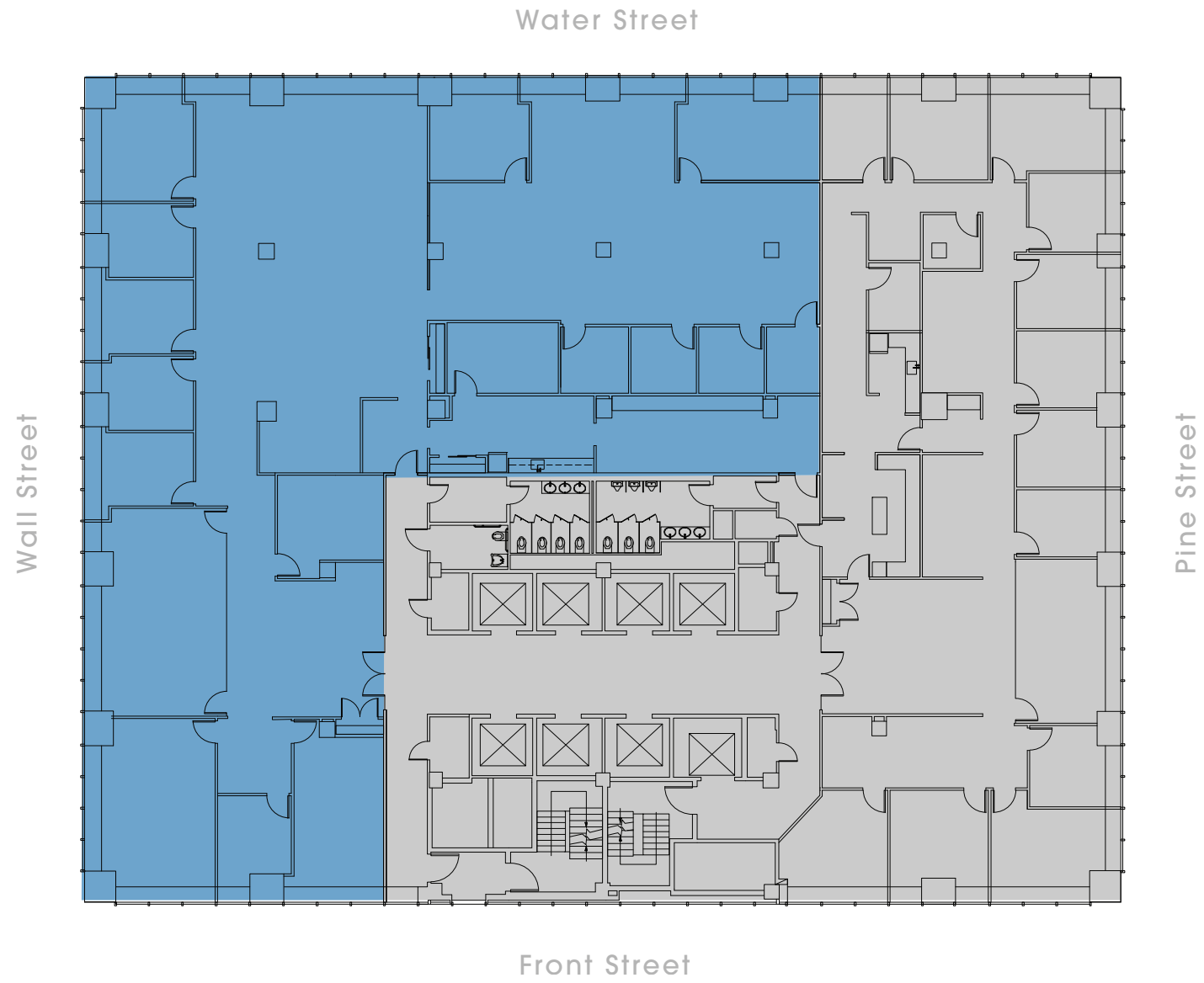
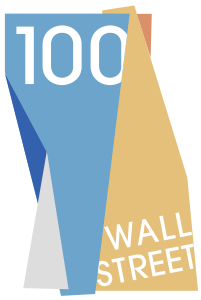
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Suite 2101





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Suite 2101

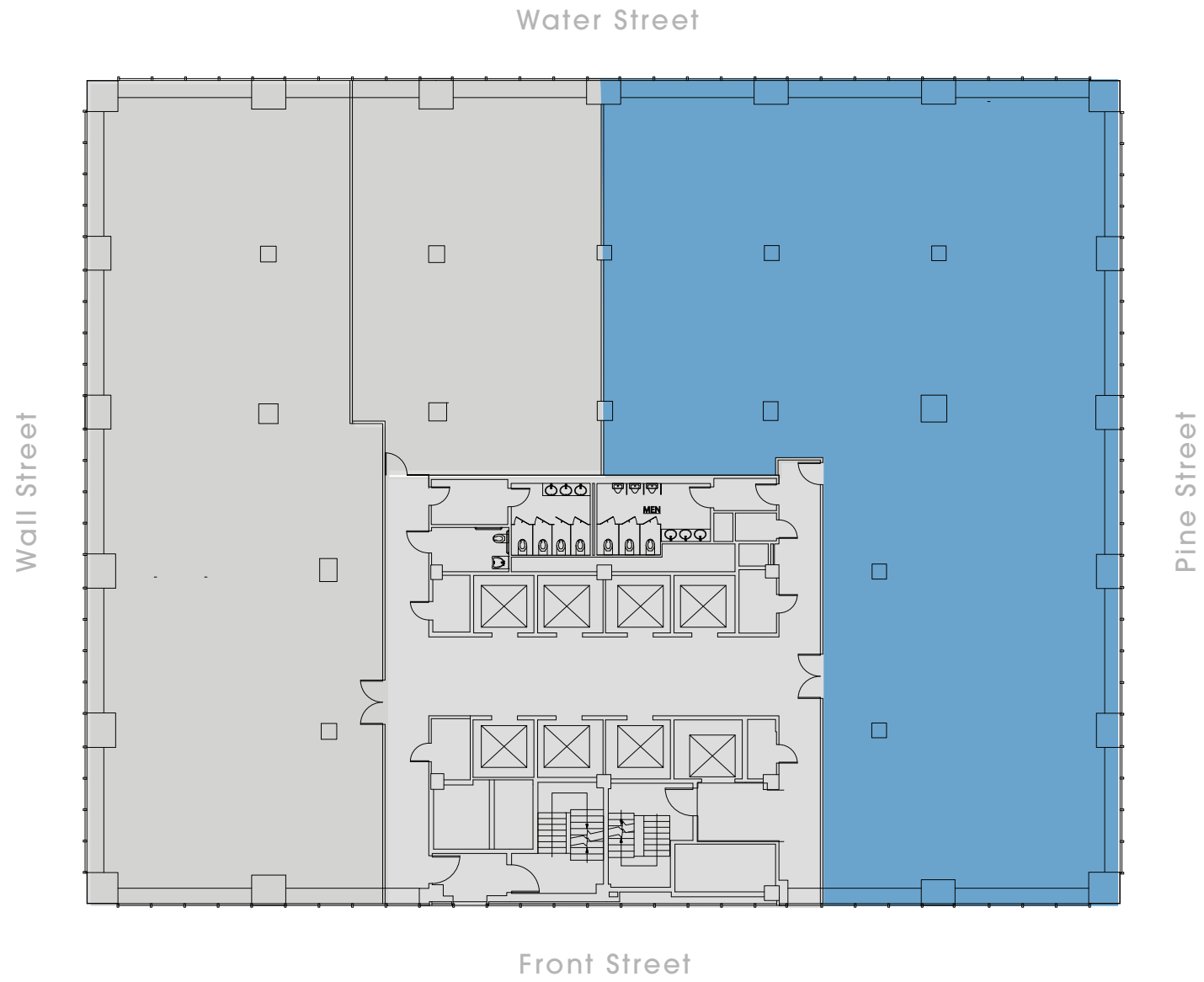
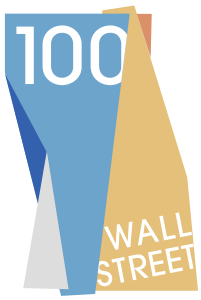




SUITE 2000
12,292 RSF

Core Plan

Barings/JLL
Available: Immediately

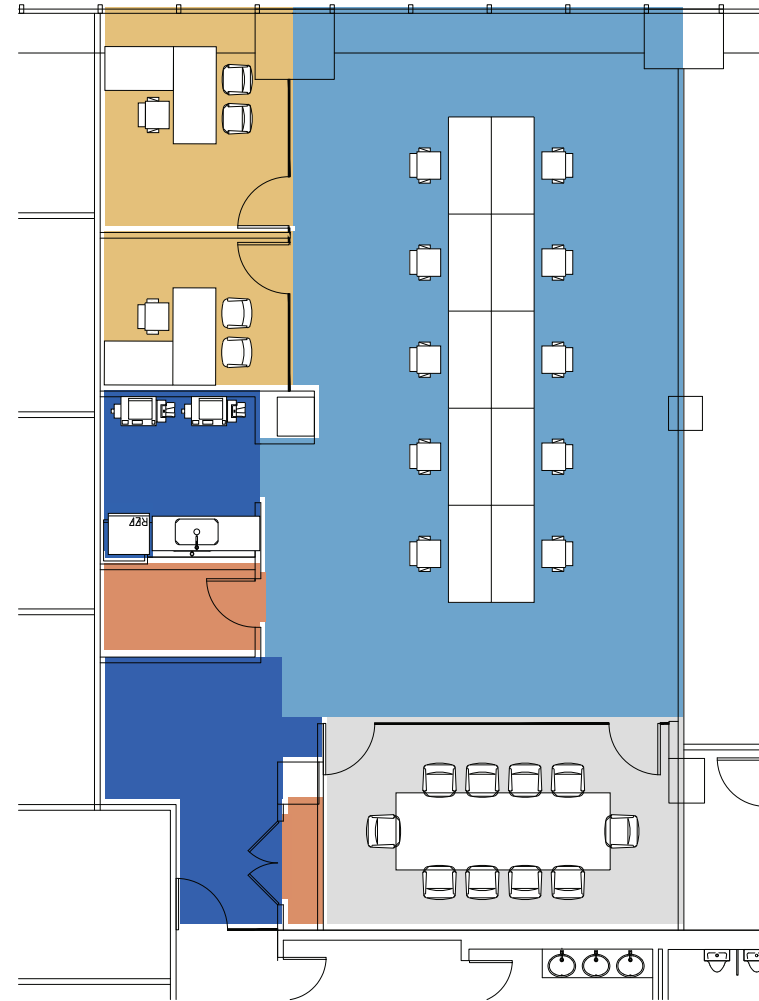


SUITE 1402
9,801 RSF

Core Plan

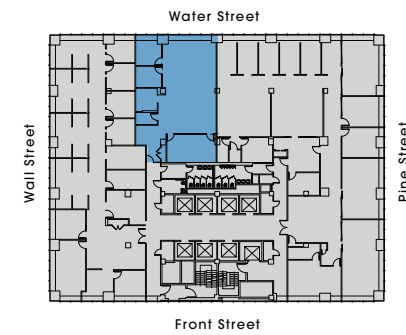
Barings/JLL
Available: Immediately

Water Street



LEGEND

TYPE	QTY
OFFICES	
PRIVATE OFFICES	2
WORKSTATIONS	
WORKSTATIONS	10
COLLABORATION	
CONFERENCE ROOM	1
AMENITIES	
RECEPTION AREA	1
PANTRY	1
SUPPORT & STORAGE	
IT/STORAGE ROOM	1
CLOSET	1
COPY	1
TOTAL	
RSF	2,871 RSF
SEATS	12



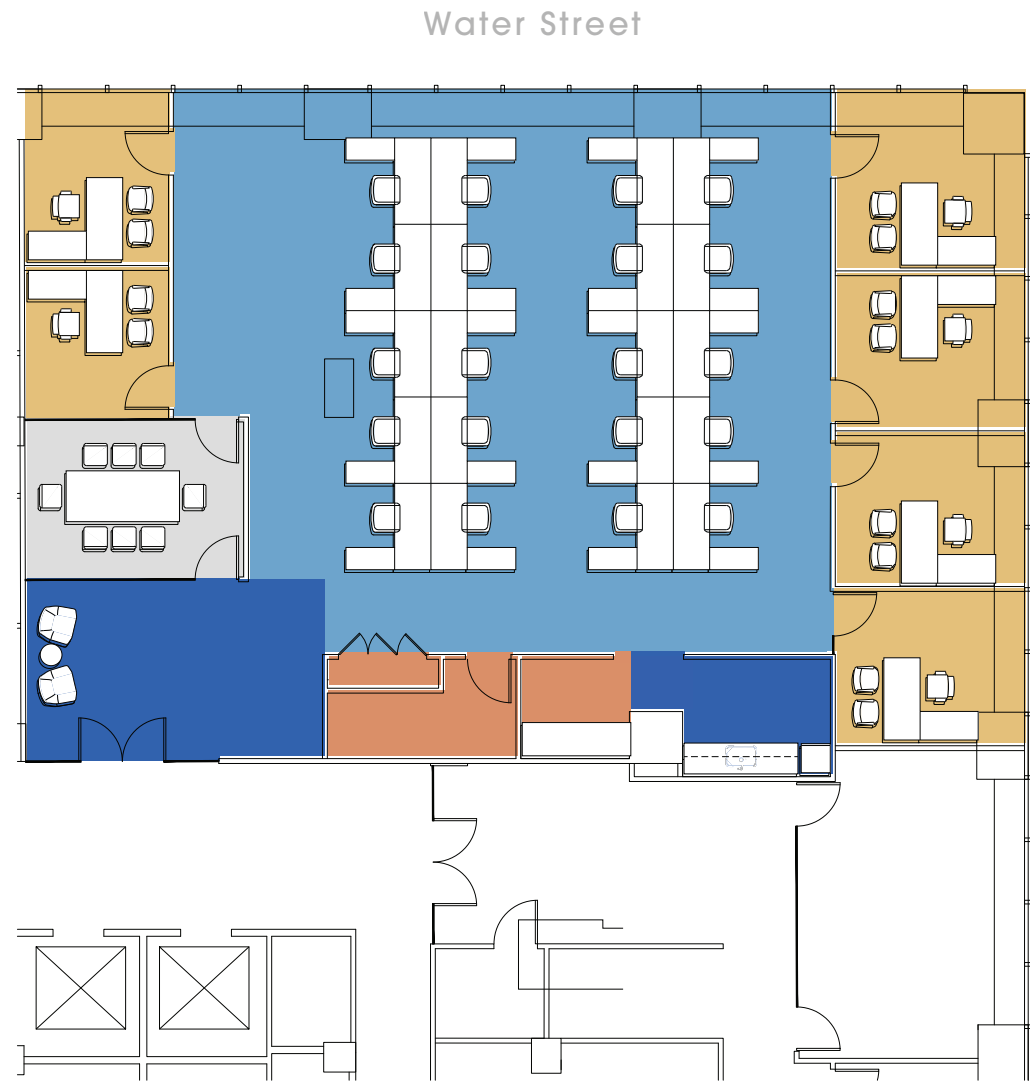
Suite 1401





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Suite 1401

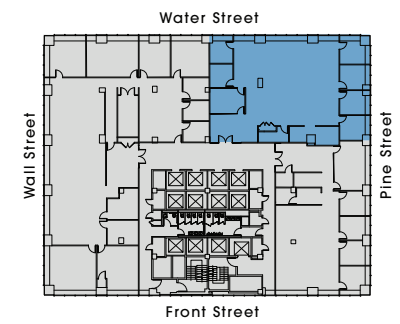




Pine Street

LEGEND

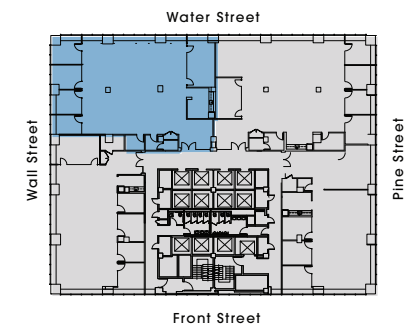
TYPE	QTY
OFFICES	
PRIVATE OFFICES	6
WORKSTATIONS	
WORKSTATIONS	20
RECEPTIONIST	1
COLLABORATION	
CONFERENCE ROOM	1
AMENITIES	
RECEPTION AREA	1
PANTRY	1
SUPPORT & STORAGE	
IT/STORAGE ROOM	1
CLOSET	1
COPY	1
TOTAL	
RSF	5,157 RSF
SEATS	26





LEGEND

TYPE	QTY
OFFICES	
PRIVATE OFFICES	4
WORKSTATIONS	
WORKSTATIONS	20
RECEPTIONIST	1
COLLABORATION	
CONFERENCE ROOM	1
AMENITIES	
RECEPTION AREA	1
PANTRY	1
SUPPORT & STORAGE	
COPY	1
IT ROOM	1
STORAGE	2
TOTAL	
RSF	5,259 RSF
SEATS	25



Suite 803





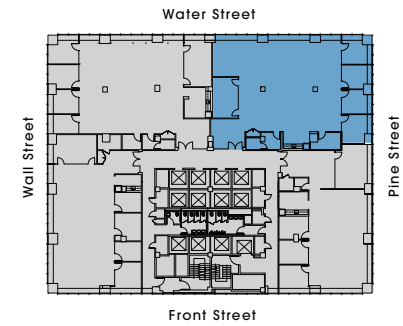
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Suite 803





LEGEND

<u>TYPE</u>	<u>QTY</u>
OFFICES	
PRIVATE OFFICES	4
WORKSTATIONS	
WORKSTATIONS	28
RECEPTIONIST	1
COLLABORATION	
CONFERENCE ROOM	1
AMENITIES	
RECEPTION AREA	1
PANTRY	1
LOUNGE	1
SUPPORT & STORAGE	
COPY/PRINT	1
IT ROOM	1
STORAGE	1
CLOSET	1
TOTAL	
RSF	5,440 RSF
SEATS	25



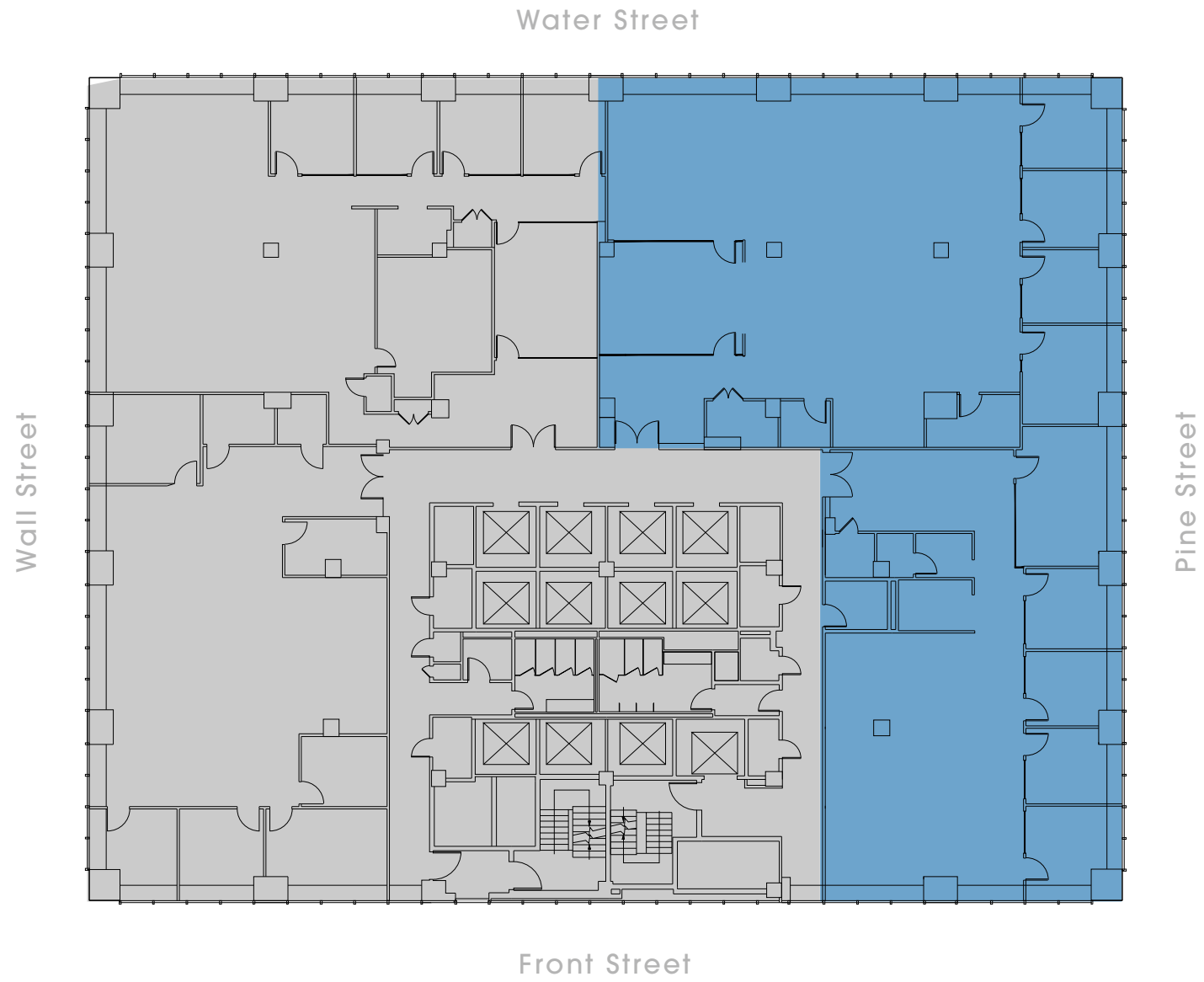
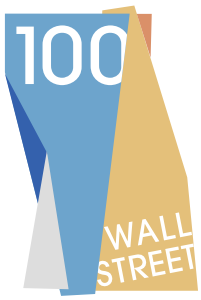


Suite 802



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Suite 802

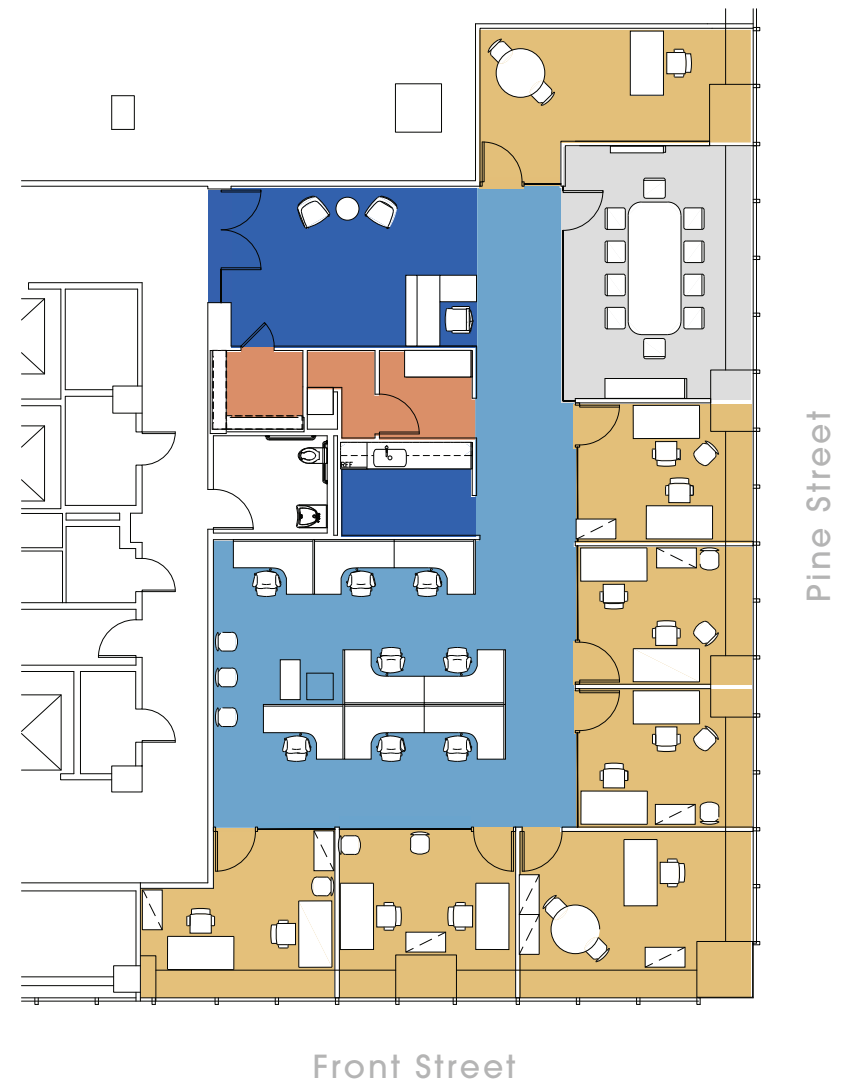
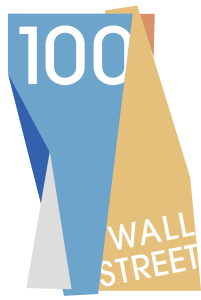




SUITE 500
9,631 RSF

Core Plan

Barings/JLL
Available: Immediately

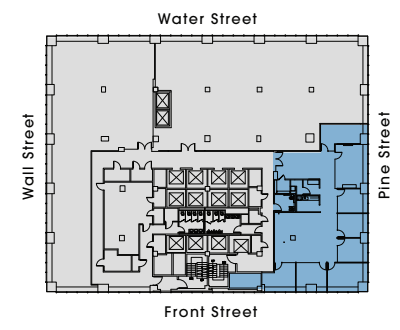


Pine Street

Front Street

LEGEND

<u>TYPE</u>	<u>QTY</u>
OFFICES	
PRIVATE OFFICES	7
WORKSTATIONS	
WORKSTATIONS	8
COLLABORATION	
CONFERENCE ROOM	1
AMENITIES	
RECEPTION AREA	1
PANTRY	1
SUPPORT & STORAGE	
COPY ROOM	1
STORAGE	1
IT ROOM	1
TOTAL	
RSF	4,318 RSF
SEATS	21



SUITE 201
4,318 RSF

As-Built

Barings/JLL
Available: Immediately

Suite 201



Suite 201





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Suite 201



About Us

Owned and managed by Barings.
Hospitality with a humble approach.



Barings

Barings is a \$387+ billion* global investment manager sourcing differentiated opportunities and building long-term portfolios across public and private fixed income, real estate, and specialist equity markets. With investment professionals based in North America, Europe, and Asia Pacific, the firm, a subsidiary of MassMutual, aims to serve its clients, communities, and employees, and is committed to sustainable practices and responsible investment. Learn more at www.Barings.com.

**Assets under management as of September 30, 2021*



Building Specifications

LOCATION

Wall Street
between Water
Street and
Front Street

BUILDING CONSTRUCTION

Constructed 1969

CONSTRUCTION TYPE

Reinforced concrete foundations with steel-framed superstructure protected with spray-on fireproofing material. Facades consist of alternating limestone and aluminum and glass curtain walls.

TYPICAL SLAB HEIGHT

11' 6"

FLOOR SIZES

Approximately 19,600 RSF

COLUMN SPACING

23'-28'8"

ELEVATORS

MCE I-Control with Quattro Drive elevator system,
11 passenger elevators,
One freight elevator

LIFE & SAFETY

Modified Class "E" Fire Alarm system (FireCom system 8300)
Fail-safe doors
100kW emergency generator

ARCHITECT

Emery Roth
& Sons, PC

BUILDING HEIGHT

29 stories

HVAC

Interior building air conditioning is provided by a chilled-water plant that funnels into two central shafts that distribute air by ceiling-hung low-pressure ductwork. Two 900-ton carrier absorbers provide chilled water to the induction units.

Heat runs through the same system when hot water is provided to the induction system.

Surplus Condenser water is available from two cooling towers operating 24/7/365.

ELECTRICAL

6 watts per usable sq. ft.
4 Con Ed Switches provide
12,000 total amps
Transformers for tenant use
on every other floor
Additional power available upon request

SECURITY/ACCESS

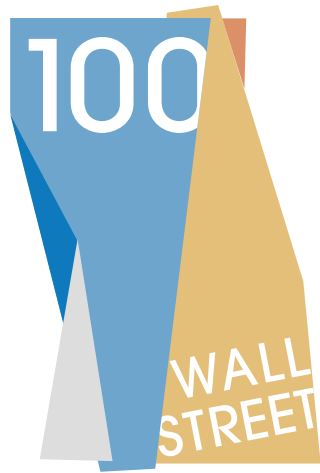
24 hours/day, 7 days/week
Building Management System allows engineering staff to monitor systems on a real-time basis

TELECOM/CABLE/INTERNET

Cogent Communications, Spectrum Cable, Spectrum Telecom, Verizon Business

TRANSPORTATION

Convenient access to Pier 11 Ferry Landing, PATH Train, Subway Lines 2, 3, 4, 5, J, Z, A, C, N, R, W



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