



SINCE 1952



100 PEARL STREET

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Fully modernized with all new infrastructure and stylish amenities, 100 Pearl Street is the ultimate Downtown address for forward-thinking companies. From a reimagined lobby to the tenant exclusive rooftop and lounge, it is designed to inspire. Surrounded by top dining, shopping, entertainment, and multi-modal transit options, it puts tenants at the center of everything they want and need.

Highlights Include:

- Fully redeveloped building and modernized infrastructure
- Brand new building lobby and entrance
- On-site food and market hall, coffee and wine bar, white tablecloth restaurant, etc.
- Prime downtown location with seamless access to transportation
- Impressive views of the New York Harbor

100pearlst.com



THE BUILDING

Location

Situated on Hanover Square between Pearl and Water Streets

Year Built

1983

Renovations

2019

Building Size

990,187 SF

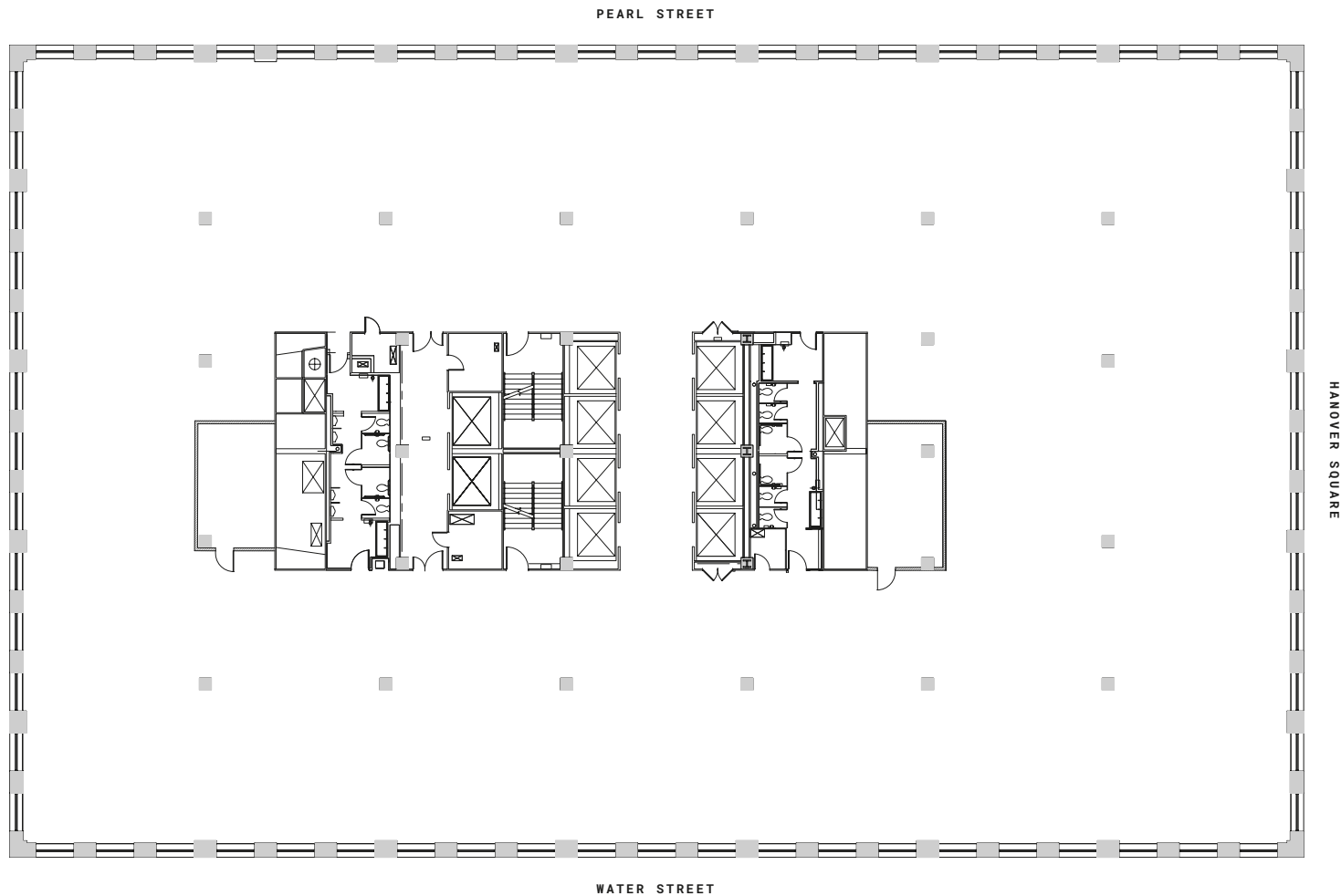
Floors

29+1 below-grade



TYPICAL FLOOR PLAN

37,115 RSF



BUILDING SPECIFICATIONS

| | |
|----------------------------------|---|
| Location | Situated on Hanover Square between Pearl and Water Streets. |
| Year Built | 1983 |
| Architect | Emery Roth & Sons / S9 Architecture |
| Building Size | 990,187 SF |
| Floors | 29+1 below-grade |
| Construction | Postmodernist Brick Facade |
| Renovations | 2019 |
| Avg Slab-to-Slab Ceiling Heights | Floors 2 - 12, 15 - 27: 12' - 4", Floor 14: 24', Floor 28: 15'6" |
| Column Spacing | Floors 2 -27: 30', Floor 28: TBD |
| Elevators | Sixteen high speed passenger elevators service the building. Eight service floors 2 - 12 and eight service floors 14 - 27. Two of the Eight high rise cars will also service the Penthouse Floors (floors 28 & 29). Two Freight Elevators Service the Building. |
| HVAC | Two brand new 40 Ton DX units will be installed on each floor. The condenser water plant will be upgraded and consist of all new cooling towers located on the roof. Condenser water valved outlets are available for tenant use per floor. |
| HVAC Hours | 24 hours a day, seven days a week, 365 days a year. There will be no additional charge for overtime HVAC. |

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|----------------------------|---|
| Electrical | Building is fed by Con Edison. Distribution through the building is via cable, conduit and buss duct. Four (4) 4,000A service distribution switchboards are used to distribute power from the utility company to the power distribution equipment serving the building loads. Landlord shall deliver up to 6 watts per rentable square foot connected load. |
| Fire & Life Safety Systems | Building is fully equipped with sprinklers and a fire alarm system that connects directly with a central monitoring station. |
| Telecommunications | At Tenant's request, Landlord shall reasonably allow any other provider to provide service to Tenant at Tenant's sole cost and expense. Landlord shall provide Tenant with shaft space from the Telecom "Point of Entry" room in the Building to the Premises for its telecommunications requirements. There are two dedicated points of entry. |
| Bicycle Storage | Bike storage with changing stations and shower exclusive for tenant use. |
| Transportation | Subway Lines 1,2,3,5,6,A,C,J,R,W. PATH Trains at WTC. Ferry Terminals and Downtown Heliport nearby. |
| Building Website | 100pearlst.com |

FINANCIAL DISTRICT

Initially the seat of many of the world's greatest financial institutions, the Financial District is home to iconic buildings that have defined Manhattan's skyline. Today it is a bustling district for all business types, not just financial firms.

From the cobbles of the city's first narrow streets to its soaring towers, the area is a-buzz as office workers fill the streets, restaurants serve the busy lunch crowd, and bars come alive for happy hour in the early evening. Where once only offices and the working day dominated the district, FiDi has flourished into a neighborhood that has it all, mixing world-class restaurants, an array of shopping and a vibrant nightlife.

As part of this transformation, the last few years has seen FiDi change into a major gastronomic hub with diners flocking to the likes of Eataly Downtown, Wolfgang Puck's CUT at the Four Seasons, Augustine by Balthazar and Minetta Tavern's Keith McNally, and the recently relocated Nobu Downtown. Home to Westfield World Trade Center, the largest shopping mall in Manhattan, there is no shortage of retailers. Away from the bustle, tranquility can be found in Battery Park or along Hudson River parks.

The Fulton Center connects subway commuters with the 2, 3, 4, 5, A, C, J, Z, N, R and W trains. PATH service to and from New Jersey is accessed at the World Trade Center Transportation Hub. Nearby Whitehall Terminal sees the Staten Island Ferry depart and dock.



ABOUT OWNERSHIP

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Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With over 55 buildings and more than 12.8 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management

and leasing services to third-party building owners, representing an additional 20 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 75 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

Helmed by three generations of the Gural family over six decades, the company is steeped in the tradition of doing business the family way. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are not-for-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.