NYC’S LARGEST TAMI TENANT COMMUNITY

### AVAILABILITIES

<table>
<thead>
<tr>
<th>Partial Floor 90</th>
<th>12,908 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 88</td>
<td>34,382 SF</td>
</tr>
<tr>
<td>Partial Floor 86</td>
<td>16,065 SF</td>
</tr>
</tbody>
</table>
| Partial Floor 79 | 11,033 SF  
  **Build-to-Suit Opportunity** |
| Entire Floor 73  | 40,144 SF |
| Partial Floor 71 | **DurstReady** 9,916 SF |
| Entire Floor 70  | 40,763 SF |
| Partial Floor 59 | 44,133 SF  
  **As-built** |
| Partial Floor 49 | **DurstReady** 9,425 SF |
| Partial Floor 48 | **DurstReady** 13,286 SF |

### PROPERTY OVERVIEW

Home to New York City’s largest TAMI (technology, advertising, media, information) tenant community, One World Trade Center’s state-of-the-art architectural, environmental, and structural design combines with unmatched convenience, ample amenities, and a vibrant neighborhood to inspire innovation, productivity, and success.

### MAJOR TENANTS

Aaptiv; Ameriprise; BounceX; Carta; Condé Nast; DAZN; GroundTruth; High 5 Games; Moody’s; Olo; Sailthru; Stagwell; and Undertone
PROPERTY FACT SHEET

DESIGN AND CONSTRUCTION
Rising over the Lower Manhattan skyline, One World Trade Center is the tallest building in the Western Hemisphere.

This Class A office property features state-of-the-art construction with reinforced steel and concrete slabs, column-free floors, tenant-controlled HVAC units, and floor-to-ceiling glass curtain walls.

Built by The Port Authority of New York and New Jersey and The Durst Organization in an unparalleled public-private partnership, One World Trade Center sets a new standard of design, construction, and prestige. Bringing a wealth of private sector experience to One World Trade Center, The Durst Organization is also responsible for marketing, leasing, and managing the property.

COMPLETION
2014

ARCHITECT
Skidmore Owings & Merrill

STORIES
104

BUILDING AREA
3 million SF

SUSTAINABILITY
LEED Gold for core and shell

MAJOR TENANTS
Aptiv
Ameriprise
BounceX
Carta
Condé Nast
DAZN
GroundTruth
High 5 Games
Moody’s
Olo
Sailthru
Slagwell
Undertone

BUILDING HEIGHT
1,776 FT

SLAB HEIGHT
13'-4" typical

FLOOR PLATES
Below the Sky Lobby: 37,000 to 48,000 SF
Above the Sky Lobby: 31,700 to 40,000 SF

LOBBY
One World Trade Center’s lobby features soaring 50-foot ceilings, white marble-clad walls, and multiple security desks and points of entry for office tenants. A separate entrance is provided for Observatory patrons. The building also has a secondary Sky Lobby on the 64th floor – a double-height space with panoramic views looking north – that provides elevator access to the upper floors of the building.

HEATING, VENTILATION, AND AIR CONDITIONING
Two water-cooled, tenant-controlled DX condenser package units per floor supply variable air volumes ranging from 22,000 to 36,000 cfm/floor. Perimeter hot water heating is provided via low-rise fin tube elements.

BASE BUILDING AND LIFE SAFETY
One World Trade Center was designed and built to exceed current code requirements; it features extra-wide reinforced egress stairs with multiple exit points. There is a separate third stair for use only by first responders, allowing them unimpeded access to the building. The hardened, reinforced core forms a cocoon around critical infrastructure – including life safety – providing robust protection of all systems.

TELECOMMUNICATIONS
The property has a complete state-of-the-art telecommunications system including two-way radio for communication between building management, building services, engineers, and security.

ELECTRICAL SYSTEM
Electricity is provided via four diverse medium voltage (13.8kV) service entrances serving eight Power Distribution Centers (PDCs).

Eight medium voltage (13.8kV) feeders run from the PDCs via four sets of concrete-encased conduits (two live and two spare) to each spot network. There are five interior 265/460V, double-conduits (two live and two spare) to each spot network. There are five interior 265/460V, double-contingent spot networks, each consisting of four 2500kVA transformers, four network protectors, and an 8,000-amp service switchboard.

SECURITY
The building is part of a site-wide integrated security plan for coordinated event response with interface among all buildings. The Port Authority Police Department, NYPD, and FDNY. Building security staff is supplemented with a network of CCTV cameras and sensors.

CLEANING
High-caliber green cleaning services are provided by The Durst Organization to help tenants achieve and maintain optimal efficiency and a healthier work environment.

TENANT SERVICES DEPARTMENT
One World Trade Center Tenant Services, under the direction of The Durst Organization, is available to assist tenants with any additional products or services they may require.

MESSENGER CENTER
The World Trade Center site is served by a central Vehicle Security Center (VSC) that provides truck-level scanning and inspection for all site-wide deliveries.

The building has a separate mail and messenger center for all inbound and outbound packages. All delivery personnel are directed to a secure location separate from the building lobby. Within this location, all messenger center staff utilize an automated delivery tracking system which preserves the integrity of the building’s security procedures while keeping the flow of business moving for our tenants.

ONE WORLD COMMONS
Ownership, working with world-renowned architectural firm Gensler, constructed a 25,000-SF building amenity on the 64th floor (the Sky Lobby). This facility includes a work café (i.e., coffee, tea, light snacks, and refreshments), game room (i.e., shuffle board, billiards, and video gaming), and large multi-purpose room with support facilities that can be utilized for conferences, lectures, round table discussions, town-hall assemblies, cocktail events, wellness gatherings, and more.
SUSTAINABILITY OVERVIEW
One World Trade Center achieved LEED Gold Certification under the USGBC’s LEED Core and Shell v2. OneWTC is the tallest LEED Certified building in the Western Hemisphere.

HIGH PERFORMANCE CURTAIN WALL
Vision glass at OneWTC is treated with a low-emissivity coating that reduces the amount of ultraviolet and infrared light entering the building, while allowing in the majority of visible light, thereby giving spaces in OneWTC a high degree of natural daylight with minimal heat gain.

ADVANCED CONTROLS
Recent upgrades have been made to advance the DX packaged unit controls for cooling the tenant spaces.

LIGHTING
OneWTC employs occupancy/vacancy sensors and time-of-day timers to curtail lighting when no occupants are present. Tenant systems utilize LED lighting as part of a building-wide practice to reduce consumption.

ADDITIONAL ENERGY SAVING MEASURES
• 267 variable-speed fans and pumps are used throughout OneWTC to maximize energy efficiency.
• Elevators use Variable Voltage/Variable Frequency drives and hoist motors that produce energy through regenerative braking. Depending on conditions, the motors will feed electricity captured from regenerative braking back into OneWTC’s electricity distribution system.
• Heat from the steam condensate system is recovered and used in the perimeter hot water heating system.
• Tenant floors have demand control ventilation that resets the ventilation air supplied to each floor based on measured CO2 levels. This reduces building ventilation requirements, which in turn reduces cooling loads in the summer, heating loads in the winter, and ventilation fan energy requirements year-round.

WATER CONSERVATION
STORMWATER AND GREYWATER CAPTURE AND REUSE
OneWTC captures and stores greywater and rainwater in a sophisticated three-zone system. Captured water is treated and used as makeup water for the cooling tower and supply water for irrigation.

This system captures significant amounts of rainwater from the main roof areas, public plaza, cooling coil condensate, and steam condensate. Collecting and reusing water significantly reduces OneWTC’s volume of stormwater runoff entering the City sewer system and OneWTC’s use of municipal potable water. Total storage capacity for the entire system is 165,790 gallons.

WATER EFFICIENT PLUMBING FIXTURES
The base building installed water-conserving plumbing fixtures that achieve an overall reduction in water usage greater than 42 percent (compared to the LEED Core and Shell v2 baseline). All plumbing fixtures included in tenant fit-outs must meet or exceed the base building performance requirements.

FRESH AIR SUPPLY SYSTEM
Outside air is supplied to each floor via a supply air duct riser located within each local fan room. A constant volume regulator (CVR) supplies minimum outside air to each fan room, and a maximum outside air tap with combination fire and smoke damper supplies outside air on a selected floor-by-floor basis, periodic purging of indoor pollutants, and assist in smoke purging pressurization during and after a fire. The low zone outside air system has the capacity to supply 100 percent outside air to a minimum of six floors simultaneously. The high zone outside air system has the capacity to supply 100 percent outside air to a minimum of three floors simultaneously.

Each air conditioning unit is provided with class I MERV 8 prefilters, class 1 MERV 16 final filters, and a premium efficiency variable speed motor. Additional specialized air filtration is provided per OneWTC building standards.

MATERIALS STREAM OPTIMIZATION
Waste reduction is a primary concern of The Durst Organization. Efforts to reduce waste at all Durst properties take place through informed building material selection, renovation-specific demolition and construction waste landfill diversion efforts, and everyday building waste reduction through recyclable and compostable waste collection.
PROPERTY HIGHLIGHTS
CORE & SHELL PLAN
PARTIAL FLOOR 90

View of Midtown Manhattan

View of Hudson River

View of NY Harbor

View of East River

12,908 SF
CORE & SHELL PLAN
ENTIRE FLOOR 88

View of Midtown Manhattan

View of Hudson River

View of NY Harbor

View of East River

34,382 SF
CORE & SHELL PLAN
PARTIAL FLOOR 86

View of Midtown Manhattan

View of Hudson River

View of East River

View of NY Harbor

16,065 SF
CORE & SHELL PLAN
ENTIRE FLOOR 73

View of Midtown Manhattan

View of Hudson River

View of East River

View of NY Harbor

40,144 SF
CORE & SHELL PLAN
ENTIRE FLOOR 70

40,763 SF
OVERVIEW

Durst Ready combines the agility of private, furnished, wired, move-in-ready office space with the service, prestige, and reliability of a 100-year-old, family-owned real estate company.

Quality, sustainable, dedicated, finished office space that is intelligently designed, fitted with Knoll Furniture, and wired for immediate occupancy.

Durst Ready simplifies your real estate journey and caters to your future growth through expedited transactions and seamless move-ins, so you can focus on your business.
ONE WORLD TRADE CENTER
SUITE 71J | 9,916 SF

PROPERTY IMAGES

AVAILABILITY
• Available May 2020

FEATURES
• Premium Move-In Ready Office Space
• Elevator Lobby Presence
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• LED Lighting
• Fully Wired

PLAN DETAILS
WORKSPACE
| Private Offices | 3 |
| Workstations    | 56 |
| Reception       | 1 |
TOTAL 60 SF 9,916

COLLABORATION SPACE
| Conference Rooms | 2 |
| Huddle Spaces    | 3 |

PLANNED SUPPORT
| Pantry | 1 |
| Wellness Rooms | 3 |
| IDF Room | 1 |
| Copy Room  | 1 |

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TANYA GRIMALDO
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ONE WORLD TRADE CENTER
SUITE 49D | 9,425 SF

PROPERTY IMAGES

BUILDING EXTERIOR  LOBBY  ONE WORLD COMMONS

AVAILABILITY
• Available Q4 2020

FEATURES
• Premium Move-In Ready Office Space
• Elevator Lobby Presence
• Open Plan Layout
• Fully Furnished with Knoll Furniture
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Workstations</td>
<td>72</td>
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<tr>
<td>Reception</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>73</strong></td>
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COLLABORATION SPACE

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<tr>
<td>Conference Rooms</td>
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<tr>
<td>Huddle Spaces</td>
<td>5</td>
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PLANNED SUPPORT

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<tr>
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<td>Wellness Room</td>
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<td>IDF Room</td>
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ONE WORLD TRADE CENTER
SUITE 48J | 13,286 SF

PROPERTY IMAGES

BUILDING EXTERIOR

LOBBY

SAMPLE PREBUILT

AVAILABILITY
• Available Q1 2020

FEATURES
• Premium Move-In Ready Office Space
• Elevator Lobby Presence
• Open Plan Layout
• Fully Furnished with Knoll Furniture
• LED Lighting

PLAN DETAILS

WORKSPACE

| Workstations | 71 |
| Reception    | 1  |
| TOTAL        | 72 |
| SF           | 13,286 |

COLLABORATION SPACE

| Conference Room | 1 |
| Team Rooms      | 4 |

PLANNED SUPPORT

| IDF Room | 1 |

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FLOOR VIEWS
FLOOR 70