## A V A I L A B I L I T I E S

<table>
<thead>
<tr>
<th>Availability</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 90</td>
<td>12,908 SF</td>
</tr>
<tr>
<td>Entire Floor 88</td>
<td>34,382 SF</td>
</tr>
<tr>
<td>Partial Floor 86</td>
<td>16,065 SF</td>
</tr>
<tr>
<td>Partial Floor 84K</td>
<td>12,063 SF</td>
</tr>
</tbody>
</table>
| Partial Floor 84C     | 2,747 SF  
  **High-End Classic Prebuilt** |
| Partial Floor 79      | 11,033 SF |
| Entire Floor 73       | 40,144 SF |
| Partial Floor 71J     | 9,499 SF  
  **DurstReady** |
| Entire Floor 70       | 40,763 SF |
| Entire Floor 59       | 44,133 SF  
  **High-End, Fully Furnished Installation** |
| Partial Floor 58      | 26,292 SF |
| Partial Floor 49A     | 16,962 SF  
  **High-End Classic Prebuilt. Furnished and Wired.** |
| Partial Floor 49D     | 9,425 SF  
  **DurstReady** |
| Partial Floor 48J     | 13,286 SF  
  **DurstReady** |
| Partial Floor 46E     | 12,456 SF  
  **High-End Classic Prebuilt** |
| Partial Floor 46D     | 4,963 SF  
  **High-End Classic Prebuilt** |
| Partial Floor 46A     | 3,446 SF  
  **High-End Classic Prebuilt. Furnished and Wired.** |
| Partial Floor 46M     | 2,488 SF  
  **High-End Classic Prebuilt.** |
| Partial Floor 45D     | 8,590 SF  
  **High-End Classic Prebuilt. Furnished and Wired.** |
| Partial Floor 45C     | 3,510 SF  
  **High-End Classic Prebuilt. Furnished and Wired.** |

## P R O P E R T Y  O V E R V I E W

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.

## M A J O R  T E N A N T S

Ameriprise; Carta; Condé Nast; DAZN; GroundTruth; MDC Partners; Moody’s; Olo; Sailthru; Stagwell; Undertone; and Wunderkind
PROPERTY FACT SHEET

DESIGN & 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
Ameriprise
Carta
Condé Nast
DAZN
GroundTruth
MDC Partners
Moody’s
Olo
Saltthru
Stagwell
Undertone
Wunderkind

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, & 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-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
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.

WELL& BY DURST
Well& By Durst is an exclusive tenant amenity space on the 64th floor at One World Trade Center. Well& By Durst provides sustainable spaces that promote wellness and community where our tenants and their guests can eat, play, work and thrive.

Well& By Durst food hall is nourished by illy, and offers a seasonal and fresh menu. Curated event programming provides tenants the chance to reignite creative sparks and discover their next hobby. Meeting and event space is powered by Legends to host conferences, town halls, corporate events and more.
TRANSPORTATION
The World Trade Center Transit Hub, designed by Santiago Calatrava, provides a signature design and daylight-filled gateway to One World Trade Center. Downtown access is unsurpassed with connections to 12 subway lines, PATH, and ferries through a vast new concourse system that extends from the Hudson River to within a few short blocks of the South Street Seaport on the East River.

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 & QUALITY
CAPTURE & STORAGE OF STORM AND GREY WATER
OneWTC Capture & Storage of Storm and Grey Water 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.

INDOOR ENVIRONMENTAL QUALITY
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 (FSD) in each fan room can provide 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.
CORE & SHELL PLAN
PARTIAL FLOOR 90

View of Midtown Manhattan

View of Hudson River

View of East River

View of NY Harbor

12,908 SF
CORE & SHELL PLAN
ENTIRE FLOOR 88

34,382 SF
CORE & SHELL PLAN
PARTIAL FLOOR 86

View of Hudson River

View of Midtown Manhattan

View of East River

View of NY Harbor

16,065 SF
PREBUILT PLAN
PARTIAL FLOOR 84, SUITE C

View of East River

View of Midtown Manhattan

2,747 SF
PREBUILT PLAN
PARTIAL FLOOR 84, SUITE K

12,063 SF
CORE & SHELL PLAN
ENTIRE FLOOR 73

40,144 SF
ONE WORLD TRADE CENTER
PARTIAL 71ST FLOOR, SUITE 71J | 9,499 SF

PROPERTY IMAGES

AVAILABLE
• Available Now

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 9,499

COLLABORATION SPACE
Conference Rooms 2
Huddle Space 1

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

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ONEWTC AVAILABILITIES
DURSTREADY.COM
CORE & SHELL PLAN
ENTIRE FLOOR 70

View of Midtown Manhattan

View of Hudson River

View of East River

View of NY Harbor

40,763 SF
HIGH-END, FULLY FURNISHED INSTALLATION
ENTIRE FLOOR 59

View of Midtown Manhattan

View of Hudson River

View of NY Harbor

44,133 SF
CORE & SHELL PLAN
PARTIAL FLOOR 58

View of Midtown Manhattan

View of Hudson River

View of East River

View of NY Harbor

26,292 SF
PREBUILT PLAN
PARTIAL FLOOR 49, SUITE A

View of Midtown Manhattan

16,962 SF
ONE WORLD TRADE CENTER
PARTIAL 49TH FLOOR, SUITE 49D | 9,425 SF

PROPERTY IMAGES

AVAILABLE
• Available Now

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
Workstations 72
Reception 1
TOTAL 73
SF 9,425

COLLABORATION SPACE
Conference Rooms 2
Huddle Spaces 3

PLANNED SUPPORT
Pantry 1
Wellness Room 1
IDF Room 1

NEW YORK HARBOR

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ONEWTC AVAILABILITIES

DURSTREADY.COM
ONE WORLD TRADE CENTER
PARTIAL 48TH FLOOR, SUITE 48J | 13,286 SF

PROPERTY IMAGES

AVAILABILITY
• Available Now

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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DURSTREADY.COM
PREBUILT PLAN
PARTIAL FLOOR 46, SUITE E

12,456 SF
PREBUILT PLAN
PARTIAL FLOOR 46, SUITE D

View of Midtown Manhattan

View of East River

4,963 SF
PREBUILT PLAN
PARTIAL FLOOR 46, SUITE A

View of Midtown Manhattan

View of Hudson River

3,446 SF
FLOOR VIEWS
FLOOR 80