

180 MAIDEN LANE



New Entryway and Branded Monument Signage

180
MAIDEN LANE



ELEVATED ENVIRONMENT

Lower Manhattan is in the midst of a proverbial 180. Massive transportation investment, evolving technology, emerging green spaces and a cultural and social renaissance at the newly-minted Seaport District have transformed the epicenter of the financial world into a thriving community of innovation and collaboration. At the helm of this evolution is 180 Maiden Lane, an iconic part of the East River waterfront, re-imagined as an amenity-rich vertical campus providing the perfect business environment.

Boasting a redesigned atrium plaza, exceptional food service, in-building conference center and hospitality services, a new fitness center with spin and TRX classes, and permanent, unobstructed 360-degree views of New York's greatest landmarks, 180 Maiden Lane is changing the perspective on Downtown.

Prepare to be uplifted.

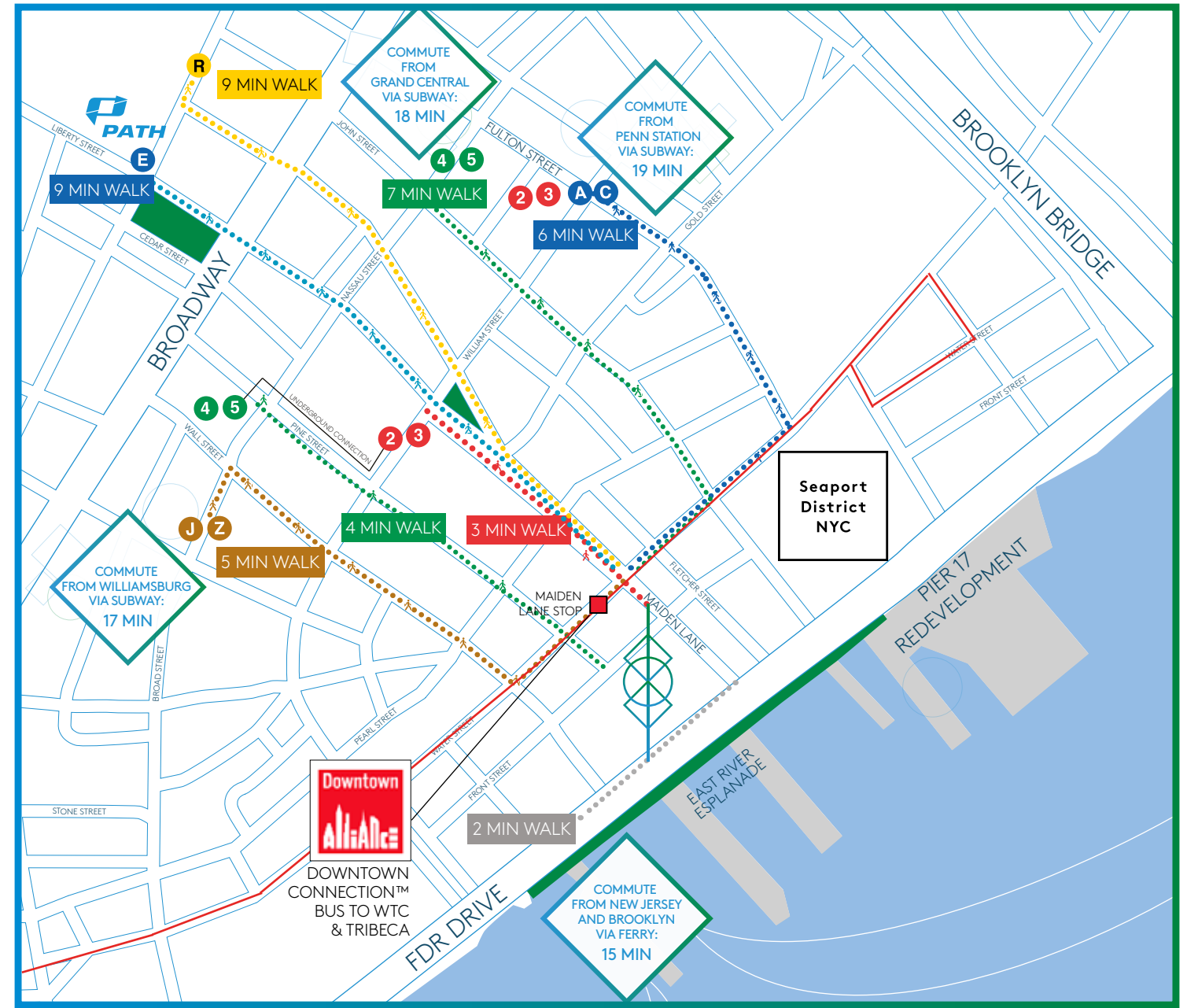
New Escalators & Mezzanine Reception



South Street Atrium Lobby with Curated Rotating Art Galleries



180 Maiden Lane at Center of the Revitalized East River Waterfront



Fulton Transit Center



9 Subway Lines & PATH Service at WTC



New York Waterway Ferry Service to Brooklyn, Queens & New Jersey



Re-imagined Front Street Corridor



iPic Theatre at Fulton Market - Opening in 2016



New Shops & Cafés



Seaport Studios



New Retail & Shopping



Vibrant Nightlife



Pier 17 Redevelopment - Opening in 2017



ENHANCED PERSPECTIVE

Thanks to its prominent waterside location, 180 Maiden Lane boasts incomparable views of New York City, from the Statue of Liberty and the Verrazano Bridge to midtown Manhattan and the Brooklyn Bridge. The building's permanent position along the Downtown skyline and 360-degree window line provide an unparalleled perspective on New York's most iconic landmarks.

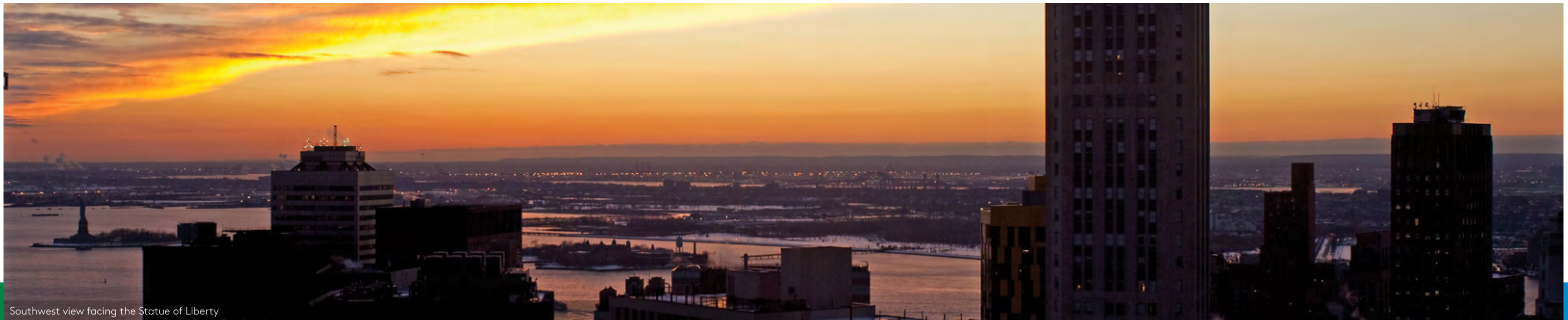
Northeast view facing the Brooklyn, Manhattan and Williamsburg Bridges



Eastern view facing the Brooklyn Bridge and downtown Brooklyn



Western view facing the World Trade Center and the iconic Downtown skyline



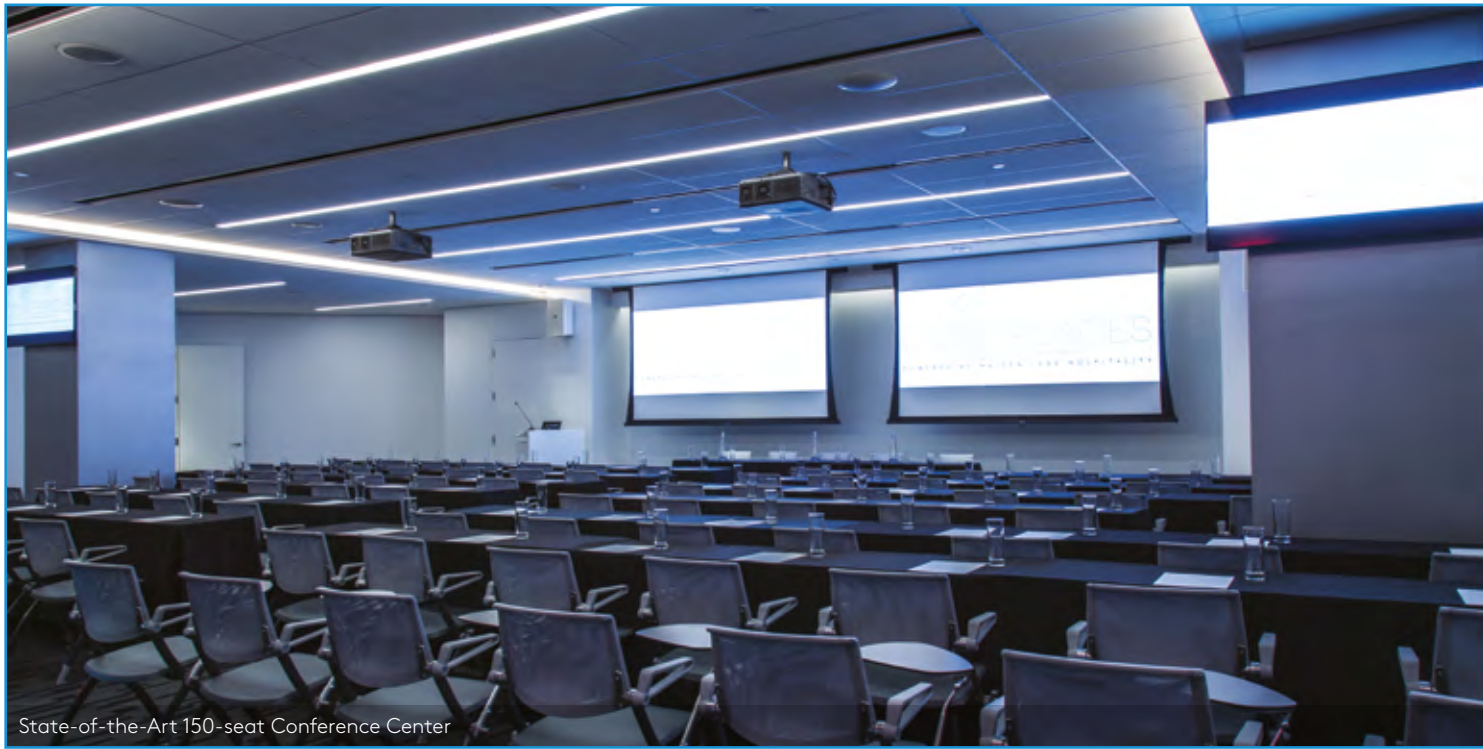
Southwest view facing the Statue of Liberty

INCLUSIVE COMMUNITY

The uplifting business atmosphere at 180 Maiden Lane extends beyond the confines of individual tenant spaces. The building has evolved into a vertical campus, where convenience meets culture, and core fitness meets fine cuisine via exclusive amenity and lifestyle manager MLH, an on-site hospitality and service firm exclusively for 180 Maiden Lane. The newly renovated atrium plaza features indoor park seating, ideal for tenant events, gatherings or impromptu meetings, a juice bar, gelato stand and a premium coffee brew, along with professionally-curated rotating art galleries.

Just above the concourse level is Chef's Hall, a full-service 200-seat cafeteria boasting Brooklyn Bridge and East River views, offering exceptional dining and catering service. Enhanced well-being is available in the new fitness studio operated by New York's famed ChaiseFitness, where one can experience revolutionary resistance-based classes and exclusive indoor cycling programs, and refresh post-workout in spa-caliber locker rooms. A new 150-seat conference center with state-of-the-art AV capabilities is also available as a courtesy to tenants, serving as an ideal space for corporate functions and company presentations or meetings.

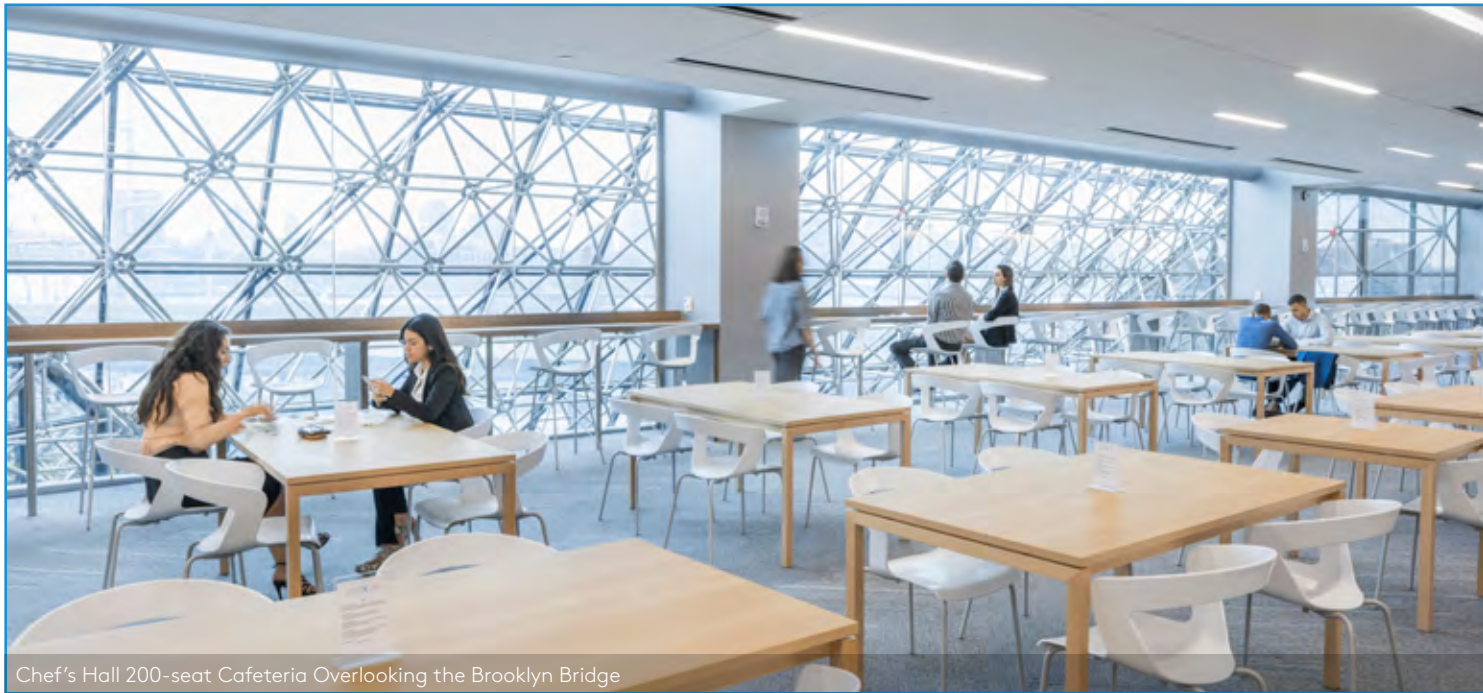
Maiden Lawn Plaza with Screening Area and Park Seating



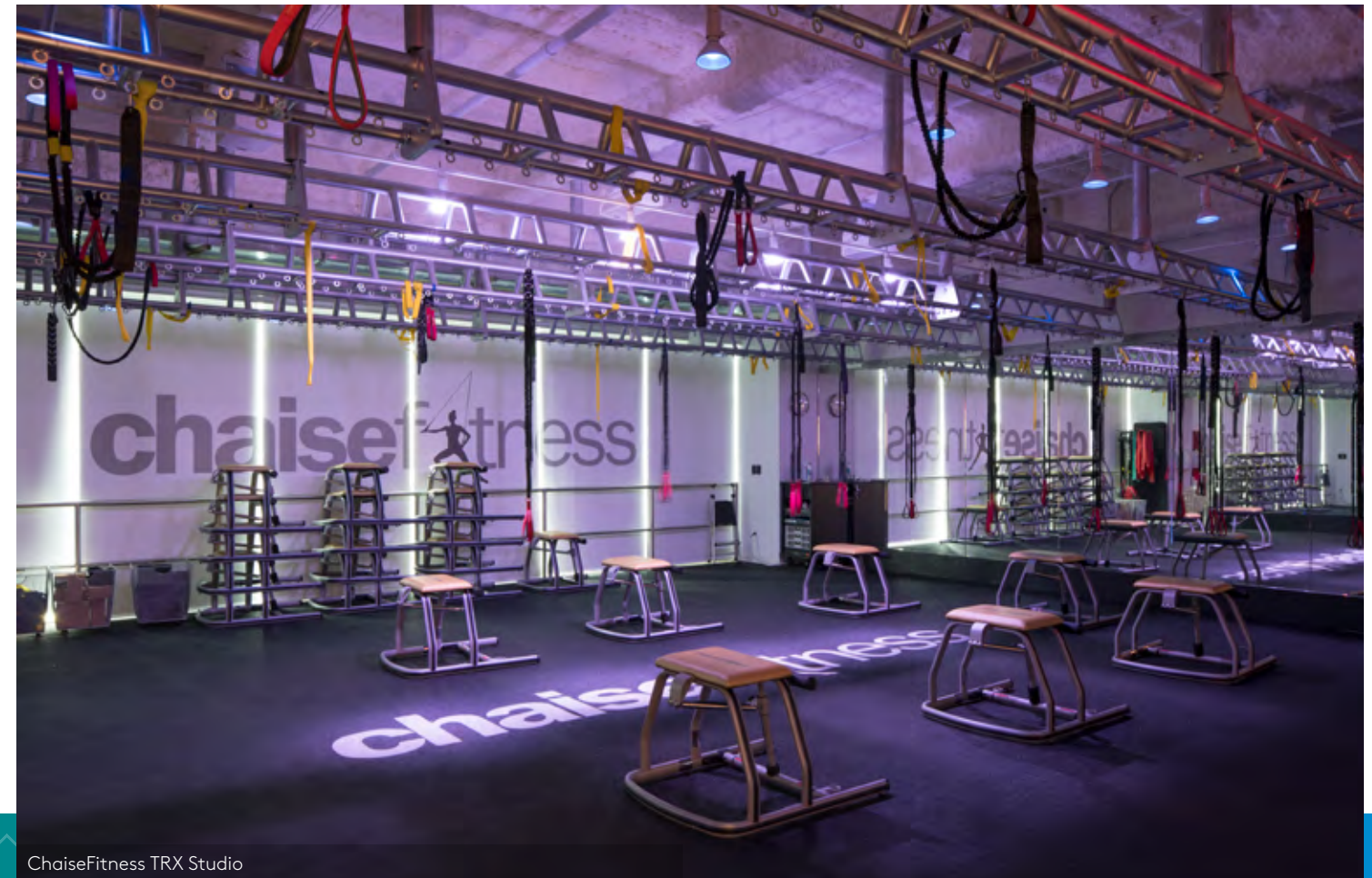
State-of-the-Art 150-seat Conference Center



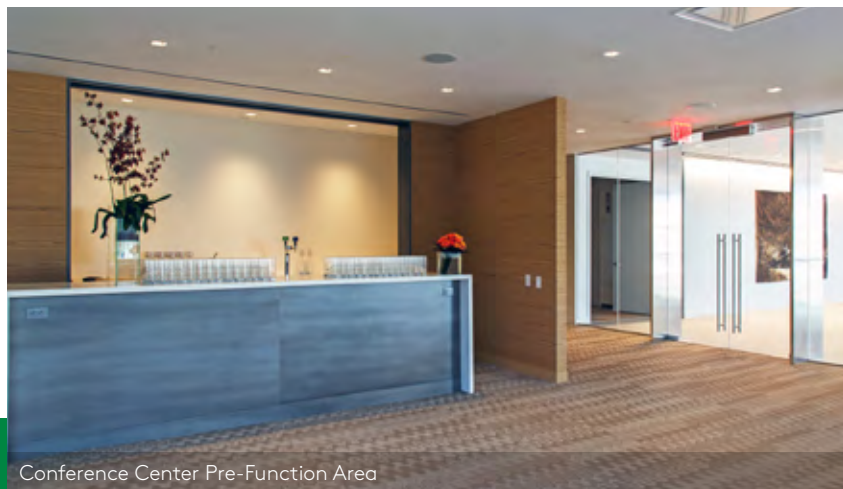
ChaiseFitness Spin Studio



Chef's Hall 200-seat Cafeteria Overlooking the Brooklyn Bridge



ChaiseFitness TRX Studio



Conference Center Pre-Function Area



Chef's Hall Service Area

FEATURES

ARCHITECT > Swanke Hayden Connell

BUILDING SIZE > 1,170,678 SF on 41 floors

LOBBY & ELEVATORS > Complete lobby and building redevelopment transformation, including a new main entrance, new atrium plaza and lobby with communal spaces, coffee & juice bar, new elevator cabs, a new conference center, a new fitness center with spa-caliber locker rooms, and a new full-service cafeteria.

FACADE > Insulated, green-tinted Low-E glass curtain wall. The tower rises above a 4-story glass-enclosed atrium plaza.

DESIGN LOADS > Office - 50 lbs/sf; Mechanical - 150 lbs/sf

CEILING HEIGHT > Typical floor - 12' 3"; 40TH floor - 14' 3"; 41ST floor - 20' 7"

MULLION SPACING > Typically 5' on wide faces; 3.5' on narrow faces.

COLUMN SPACING > Exterior columns generally every 32'

PASSENGER ELEVATORS > 23 total passenger cars
Bank A - 6 cars (Lobby, 4-16); Bank B - 6 cars (Lobby, 16-26)
Bank C - 8 cars (Lobby, 16, 26-41)
Shuttle Bank - 2 cars (C, L, PL, 3, 4); Kitchen Service - 1 car (Loading Dock, 2-4)

SERVICE ELEVATORS > 2 cars, serving C-Level to 41ST floor

ELEVATOR CAPACITY > 4,500 lb freight

ESCALATORS > Four (4) escalators, two (2) at 40" wide and two (2) at 24" wide, which travel at 90 FPM. The escalators serve to connect the atrium plaza, mezzanine and 3RD floor.

EQUIPMENT ROOMS > Main mechanical systems are located on the 5TH floor with additional equipment on the C-Level, 3RD (Switchgear Room), 41ST (including full service kitchen), 42ND and 43RD floors.

LIFE SAFETY > Fully sprinklered and equipped with Autocall "Class E" System.

SECURITY > Building security is supplemented by a closed circuit television system.

LOADING DOCK > Entrance on South Street; complete loading dock facility with hydraulic lift platform and dock levelers.

ELECTRIC CAPACITY > Con Edison supplies electrical power to the Building. The service is designed for a demand building load of approximately 10,000 KVA. Power is distributed throughout the building by means of a buss duct riser system. Separate cable and conduit distribution risers are provided for high density users. There are 2 closets per floor. Under floor cell system in place on floors 27 through 38. Building standard power is 277 volts, 3, 4 wire. Standard office floors have at least 6 watts per square foot.

EMERGENCY POWER > Power for Base Building Emergency and Life Safety Operations is supported by a 1,000 KW (1,250 KVA) diesel generator located on the roof of the building. The generator is served by an above-ground fuel tank in the basement.

ENERGY CONSERVATION > Johnson Controls Metasys Energy Management System.

TELECOM > Verizon, AT&T, Zayo Group, Lighttower, Windstream, Level 3 Communications, and Time Warner. Wired Gold Certified.

HVAC > Air conditioning is furnished by a central plant system consisting of two (2) Trane 1,050 Ton chillers. Conditioned air is distributed via a variable air volume (VAV) duct system. The central plant system is served by four (4) 675-ton cooling towers that supply the necessary condenser water to the plant. Heating is furnished to the perimeter of each floor by central hot water perimeter convection system. Supplemental condenser water is available for tenant use.

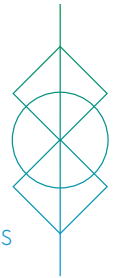
STANDARD HVAC HOURS > Mon-Fri: 8AM to 6PM;
Sat: 8AM to 1PM

ENERGY PERFORMANCE > LEED-EB certified; received the 2011 & 2012 Energy Star® Label, making 180 Maiden Lane one of the most efficient office buildings in the U.S.

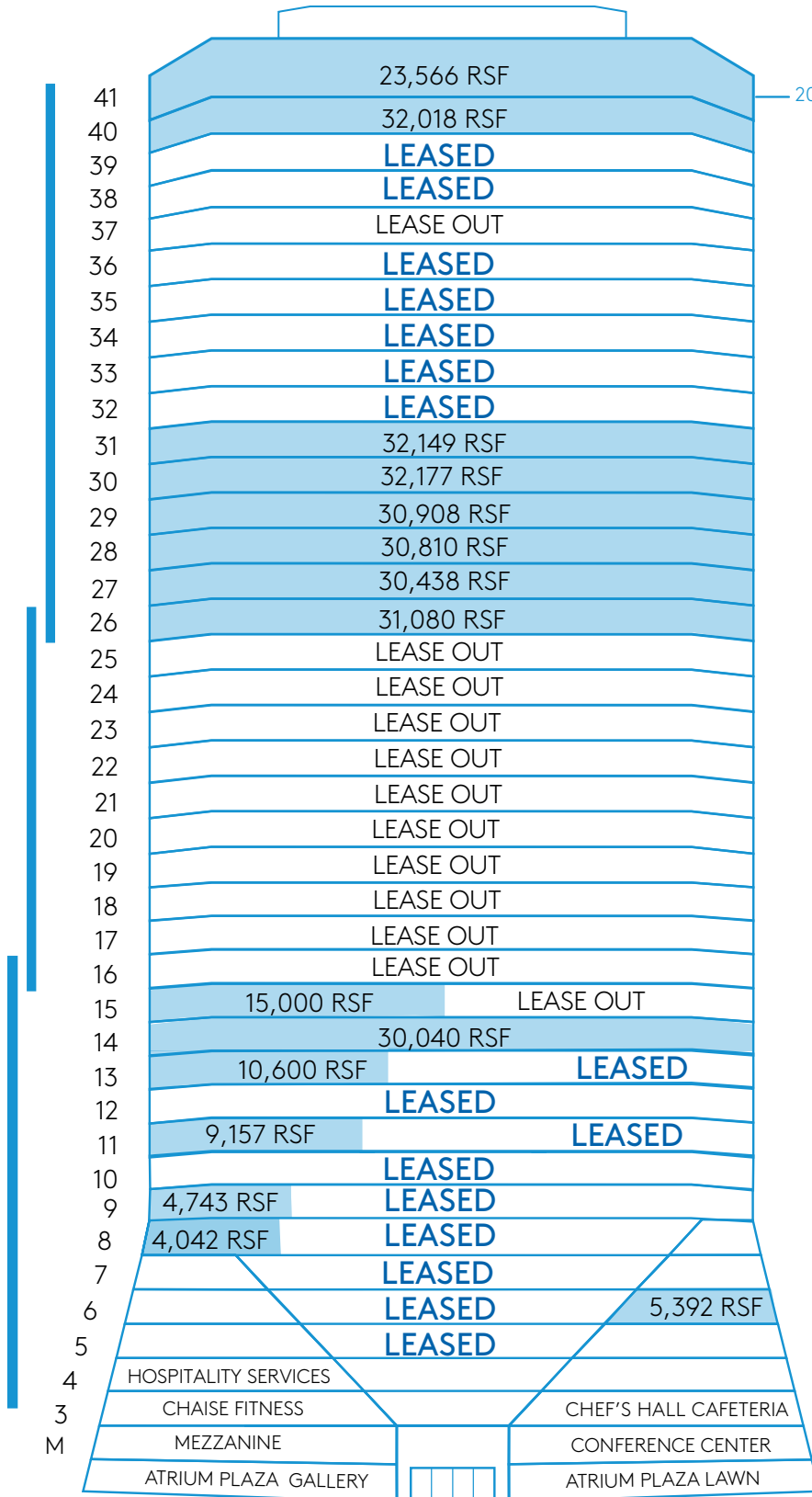
BUILDING AWARDS & HONORS



STACKING PLAN



180 MAIDEN LANE



20' 7" CEILINGS

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TYPICAL FLOOR ◊ CREATIVE LAYOUT - 30,052 RSF

TOTAL RSF	30,052
RSF PER PERSON	158
PERSONNEL	
SPACE TYPE	PLAN
OFFICE A	0
OFFICE B (Shared X 2 Heads)	6
WSA — 120 DEGREE	27
WSB — BENCHING	156
RECEPTIONIST	1
MAIL PERSONNEL	0
TOTAL	190
OFFICE/WORKSTATION	3% 97%

SUPPORT	
CAFE/PANTRY	1
STORAGE	1
MAIL ROOM	1
WELLNESS ROOM	1
COPY/PRINT AREA	1

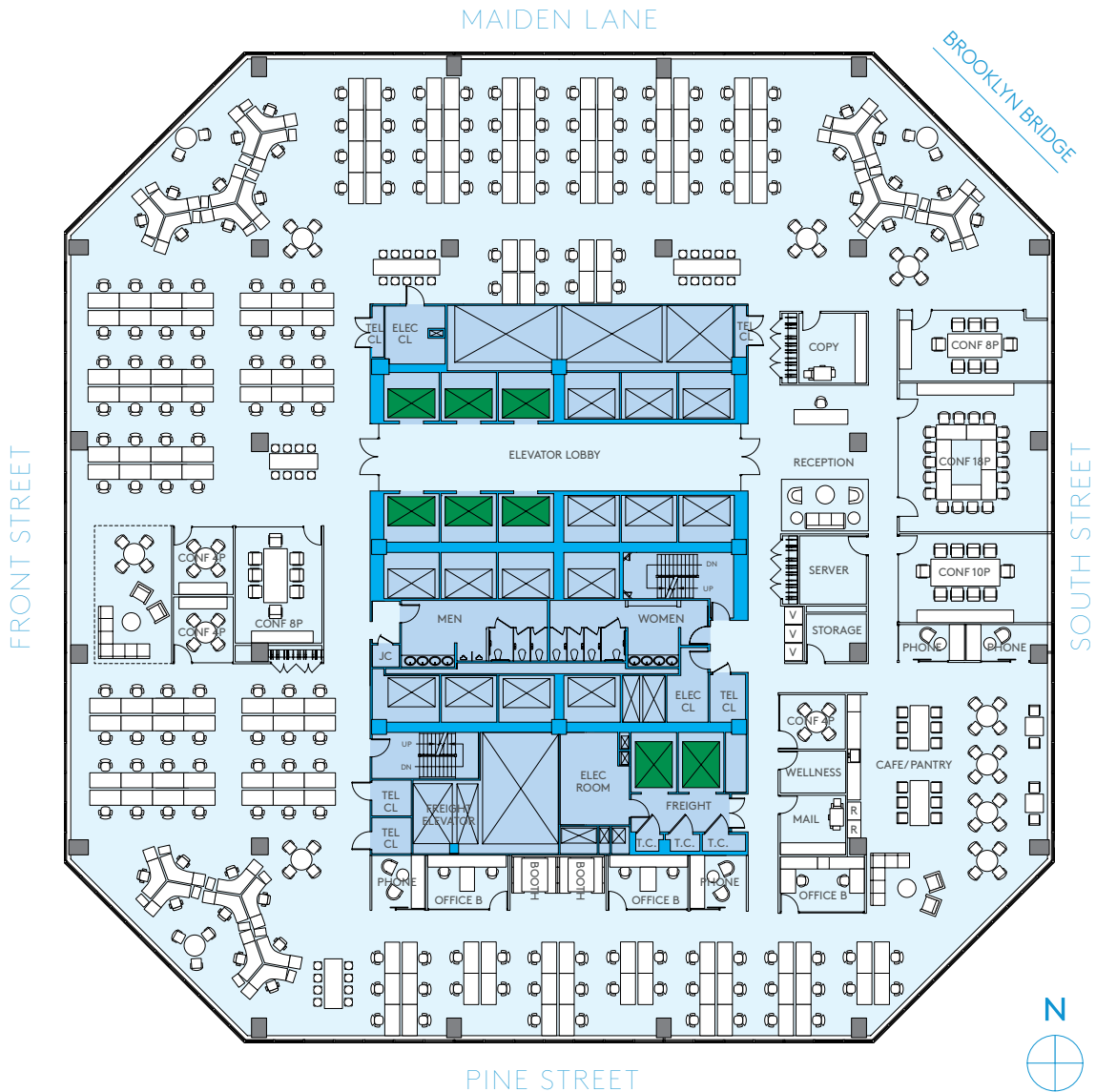
COLLABORATION		
SPACE TYPE	SEATS	PLAN
CLOSED		
CONFERENCE	18	1
CONFERENCE	10	1
CONFERENCE	8	2
CONFERENCE	4	3
PHONE ROOM	3	2
PHONE ROOM	2	2

OPEN		
CAFE	32	1
MEETING	63	
LOUNGE	8	2
TOTAL		177

COLLABORATIVE SEATS (per person) **0.93**



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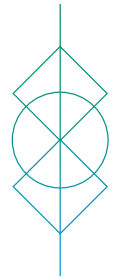


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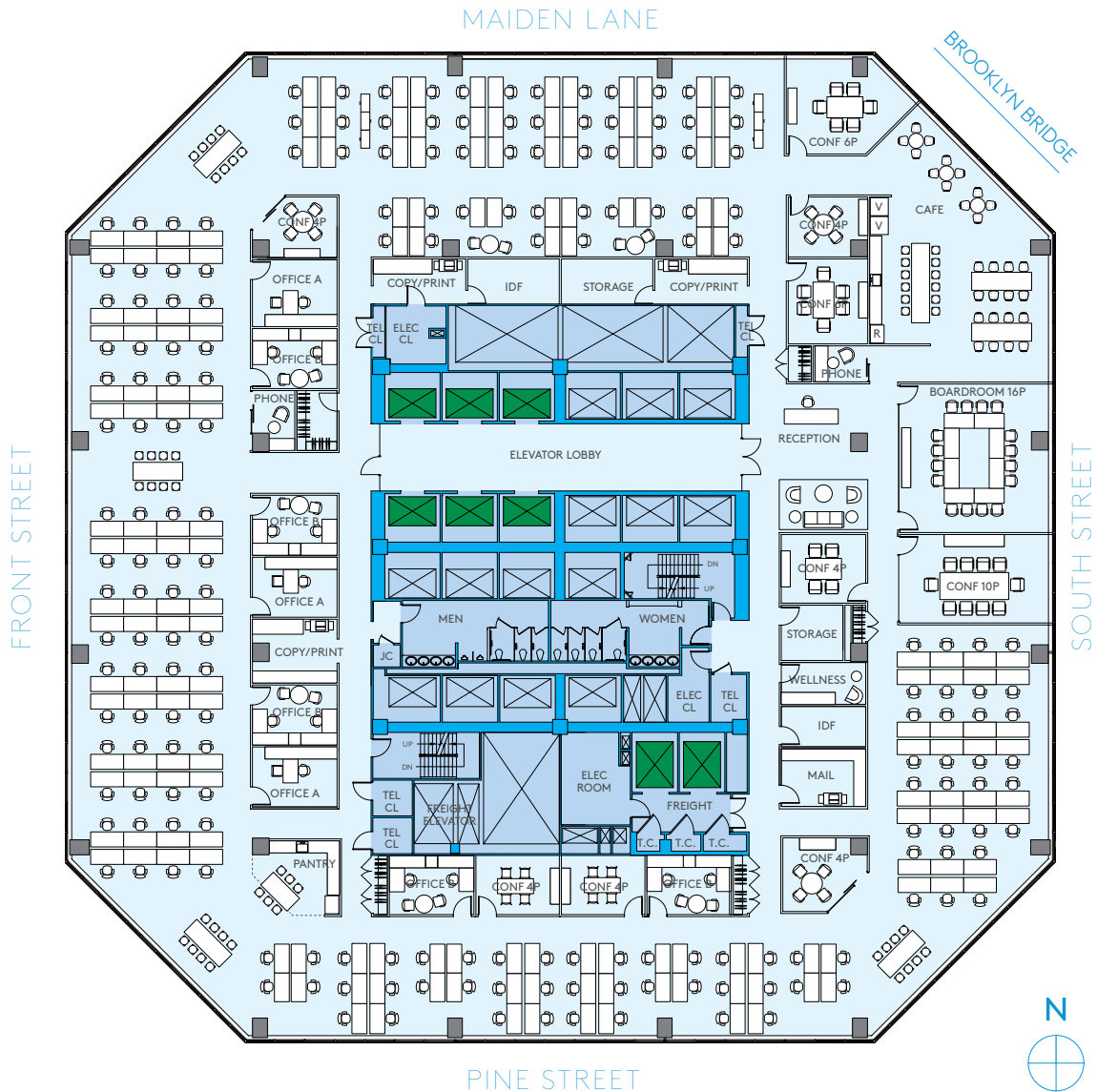
TYPICAL FLOOR ◆ BENCHING/TRADING - 30,052 RSF

TOTAL RSF	30,052	
RSF PER PERSON	150	
PERSONNEL		
SPACE TYPE	PLAN	
OFFICE A	3	
OFFICE B (SHARED X 2 HEADS)	10	
WORKSTATIONS – BENCHING	186	
RECEPTIONIST	1	
TOTAL	200	
OFFICE/WORKSTATION	6%	94%
SUPPORT		
CAFE	1	
PANTRY	1	
WELLNESS ROOM	1	
MAIL ROOM	1	
STORAGE	2	
IT SERVER ROOM	2	
COPY/PRINT	3	

COLLABORATION		
SPACE TYPE	SEATS	PLAN
CLOSED		
BOARDROOM	16	1
CONFERENCE	10	1
CONFERENCE	6	2
CONFERENCE	4	6
PHONE ROOM	2	2
OPEN		
CAFE	40	1
PANTRY	6	1
COLLABORATIVE	36	1
TOTAL		148
COLLABORATIVE SEATS (per person)		0.74



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TYPICAL FLOOR \diamond LAW FIRM LAYOUT - 30,052 RSF

TOTAL RSF	30,052
RSF PER ATTORNEY	537 RSF/P
RSF PER PERSON	354 RSF/P

PERSONNEL	PLAN
OFFICE A	22
OFFICE B	14
OFFICE C (SHARED X 2 HEADS)	20
TOTAL ATTORNEYS	56
LEGAL SECRETARY	12
PARALEGAL	16
RECEPTIONIST	1
TOTAL	85

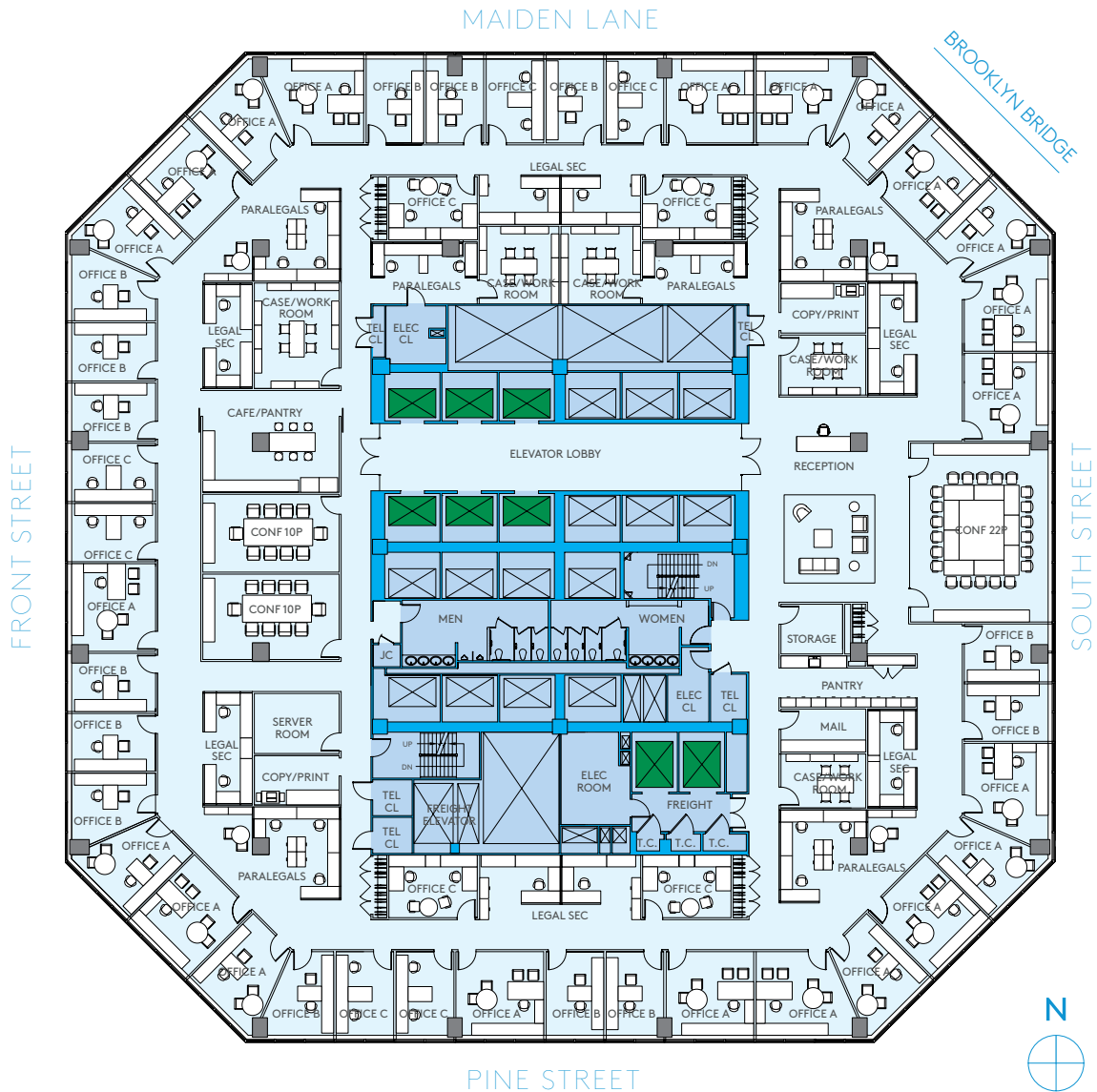
OFFICE/WORKSTATION	66%/34%
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COLLABORATION	SEATS	PLAN
SPACE TYPE		
CLOSED		
CONFERENCE	22	1
CONFERENCE	10	2
OPEN		
CAFE	6	1
MEETING	2	4
TOTAL		56
COLLABORATIVE SEATS (per person)		0.66

SUPPORT	
CAFE/PANTRY	1
PANTRY	1
CASE/WORK ROOMS	5
STORAGE	1
IT SERVER ROOM	1
MAIL ROOM	1
COPY/PRINT	2



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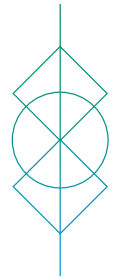


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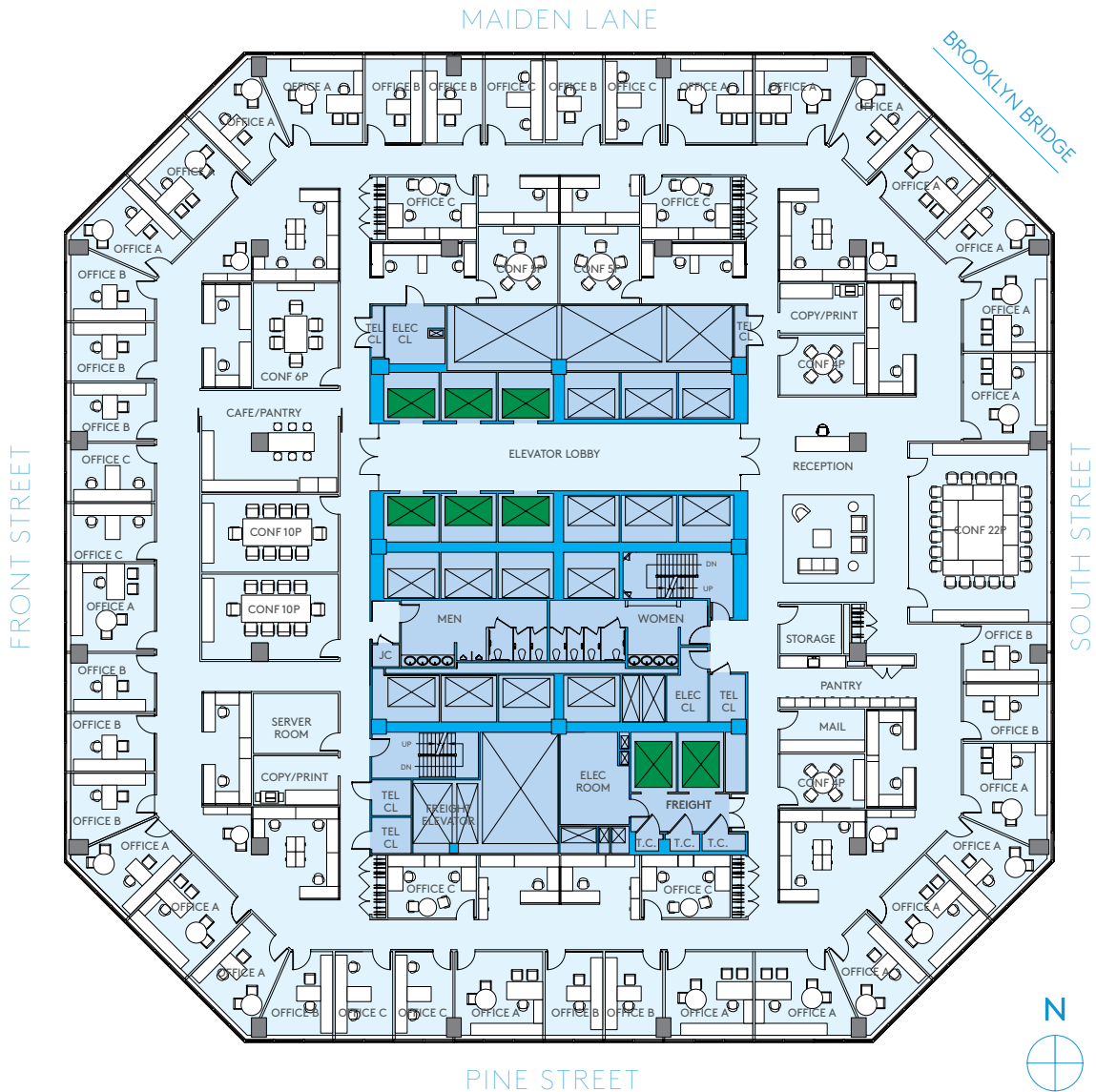
TYPICAL FLOOR ♦ OFFICE INTENSIVE - 30,052 RSF

TOTAL RSF	30,052
RSF PER PERSON	354 RSF/P
PERSONNEL	
SPACE TYPE	PLAN
OFFICE A	22
OFFICE B	14
OFFICE C (SHARED X 2 HEADS)	20
WORKSTATIONS/ADMIN	28
RECEPTIONIST	1
TOTAL	85
OFFICE / WORKSTATION	66%/34%
SUPPORT	
CAFE/PANTRY	1
PANTRY	1
STORAGE	1
IT SERVER ROOM	1
MAIL ROOM	1
COPY/PRINT	2

COLLABORATION		
SPACE TYPE	SEATS	PLAN
CLOSED		
CONFERENCE	22	1
CONFERENCE	10	2
CONFERENCE	6	1
CONFERENCE	5	2
CONFERENCE	4	2
OPEN		
CAFE	6	1
MEETING	2	4
TOTAL		56
COLLABORATIVE SEATS (per person)	0.94	

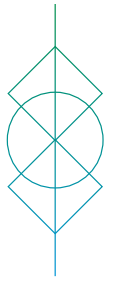


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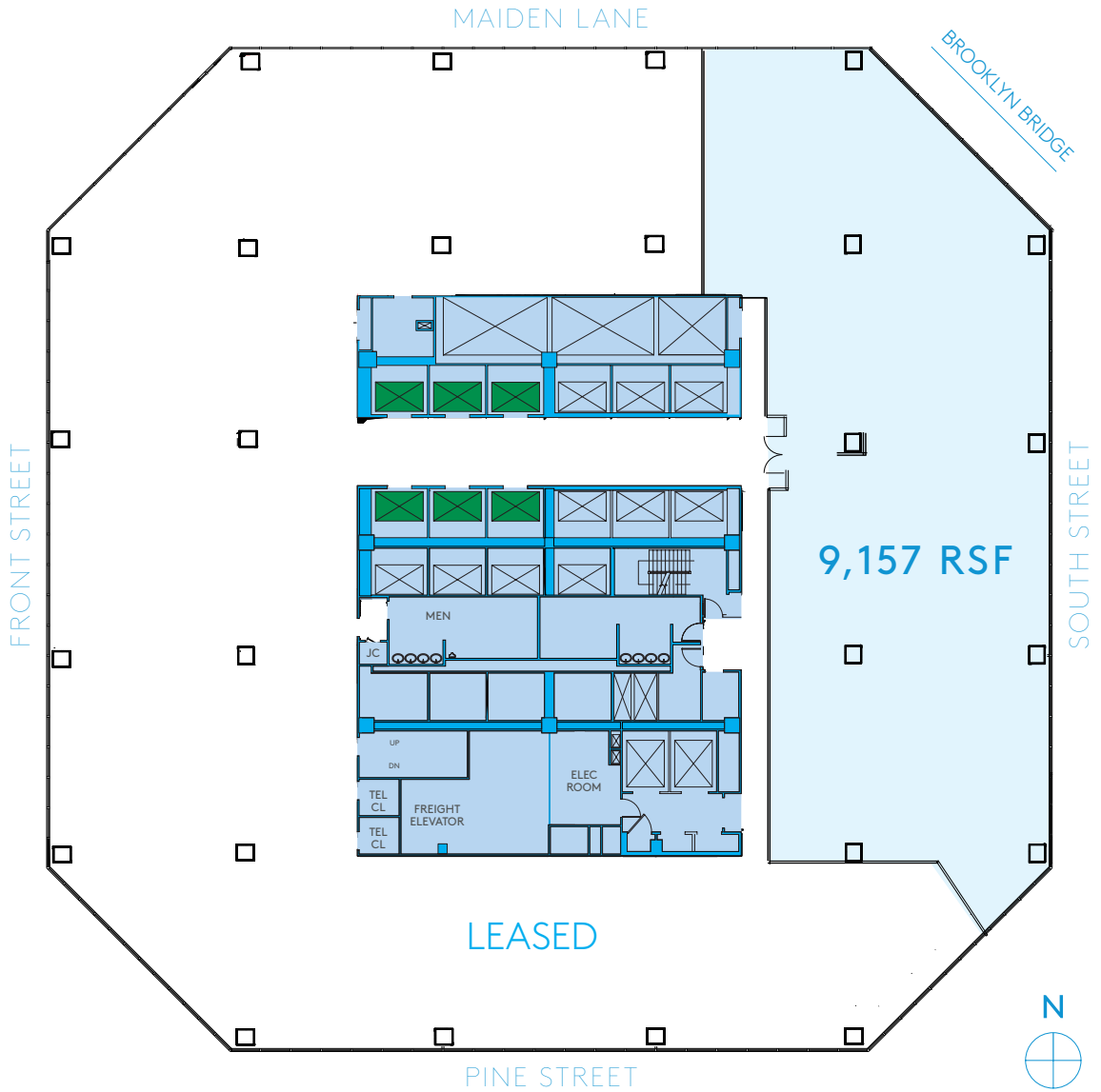


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11TH FLOOR ◊ PARTIAL UNIT - 9,157 RSF

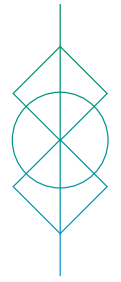


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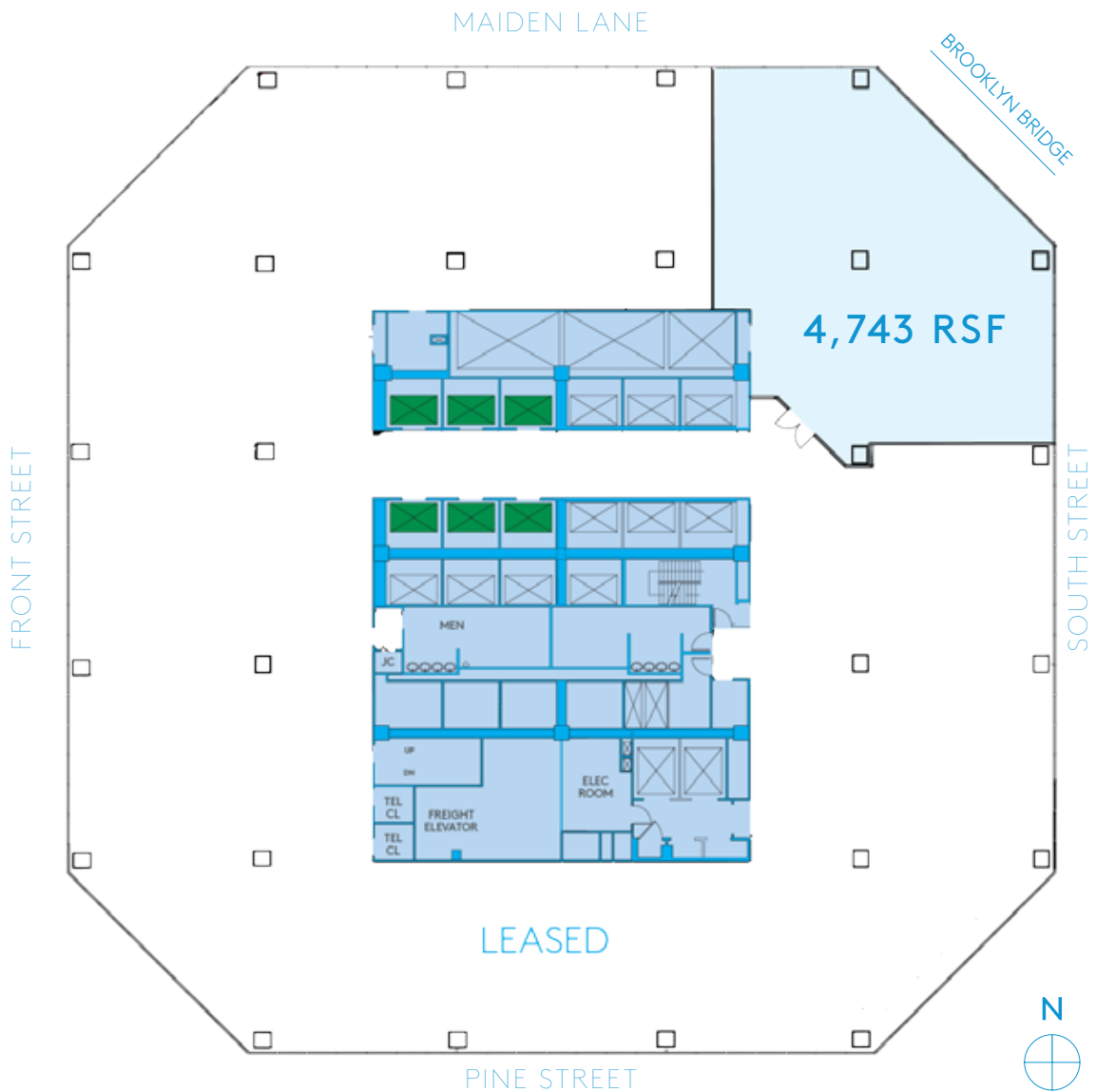


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9TH FLOOR ◊ PARTIAL UNIT - 4,743 RSF

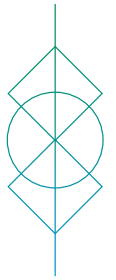


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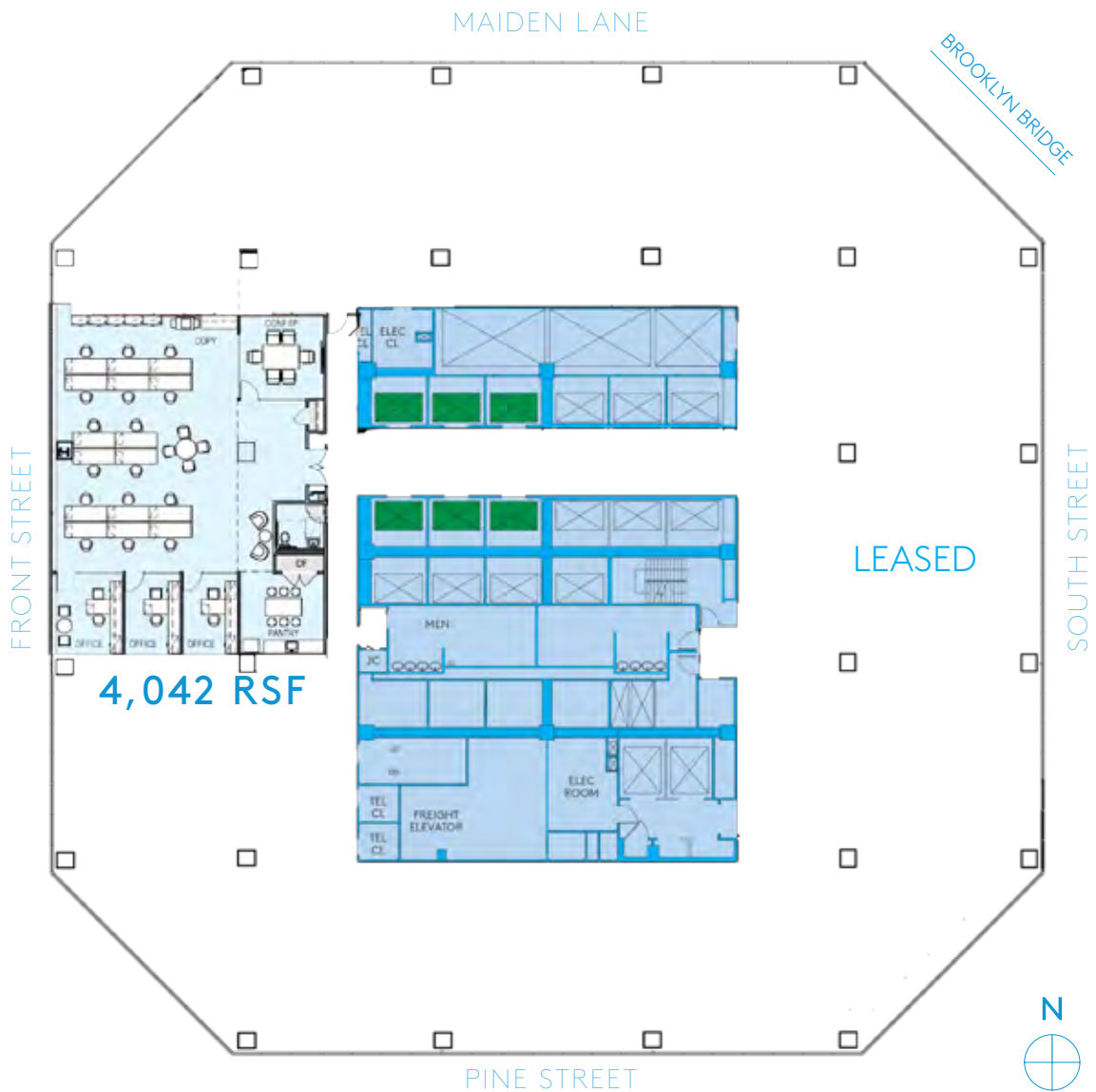


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8TH FLOOR ♦ PRE-BUILT SUITE - 4,042 RSF

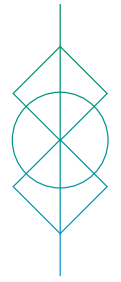


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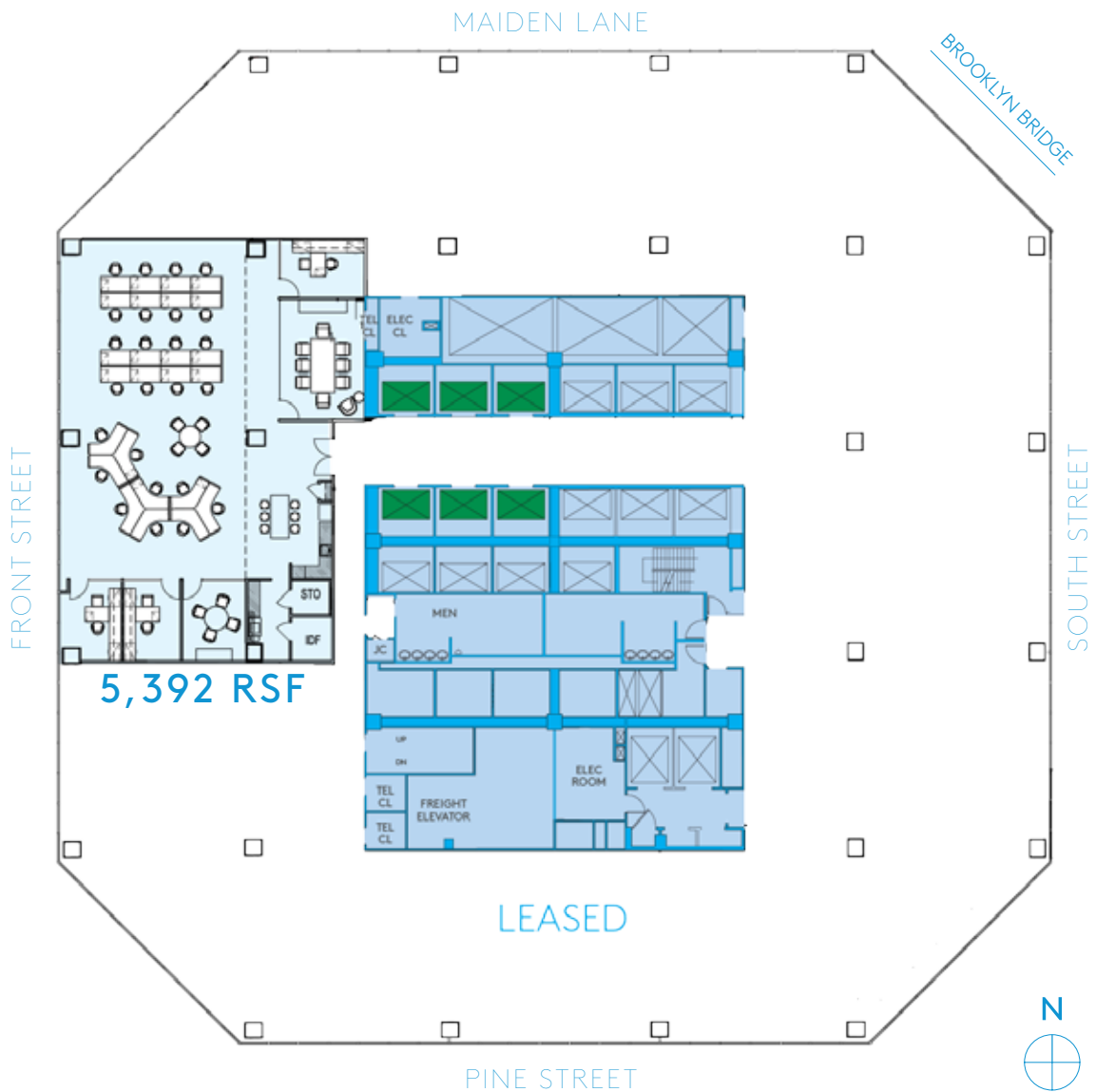


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6TH FLOOR ♦ PRE-BUILT SUITE - 5,392 RSF



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