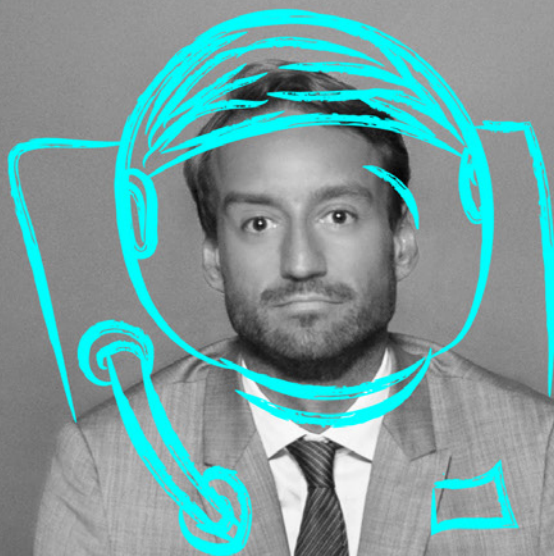
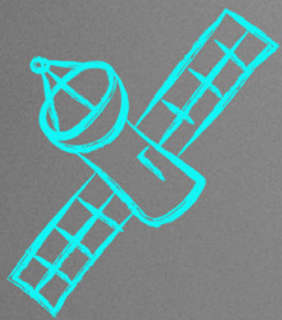


---

BUSINESS  
*Un*USUAL

---

44  
Wall



*This is not*

THE 44 WALL YOU EXPECTED.

*44  
Wall*





44 Like Never Before.

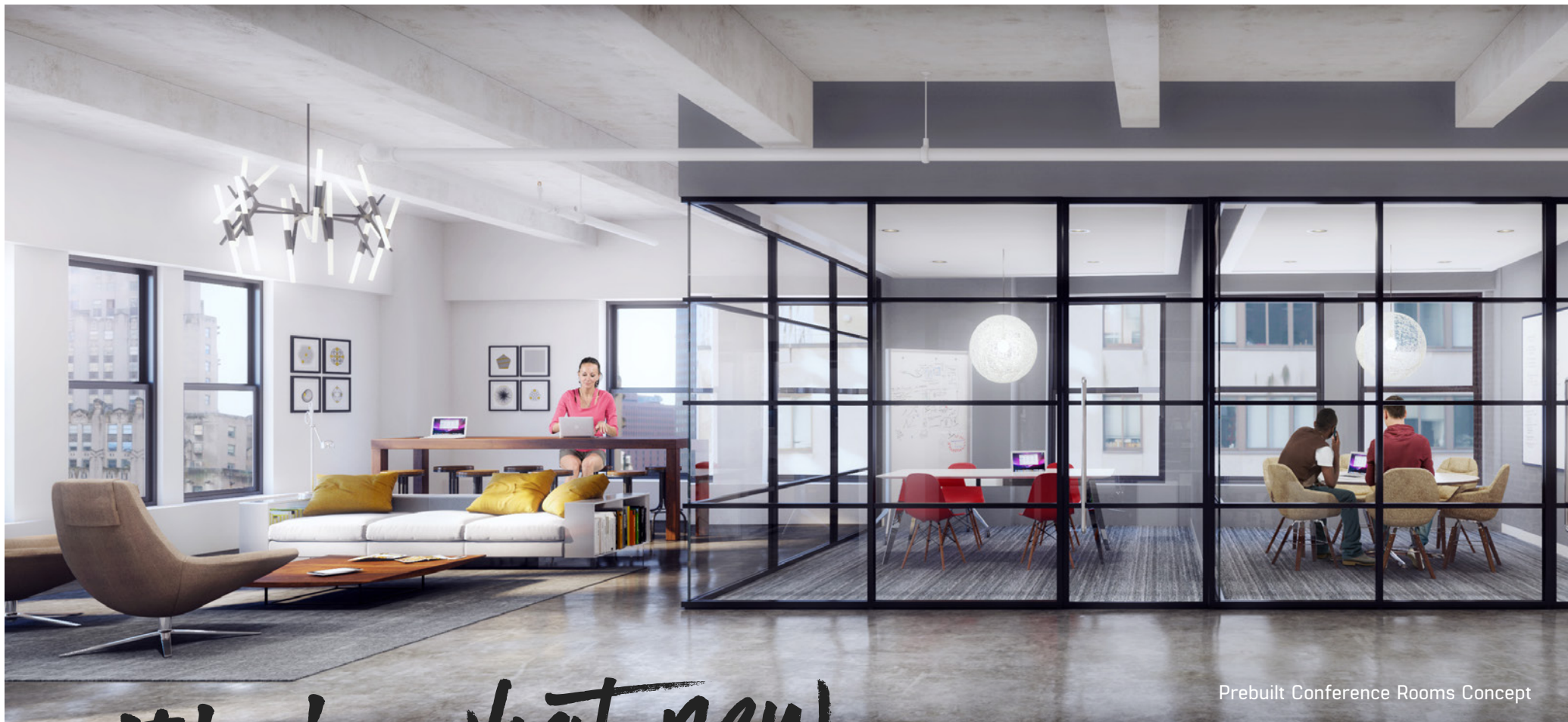
Penthouse Conference Room  
and Lounge Concept

A refreshing opportunity in the heart of the new Downtown, 44 Wall offers a contemporary, best-in-class work environment in an exceptionally convenient and dynamic neighborhood.

Known for their innovative approach to repositioning assets, EQ Office acquired 44 Wall intent on recasting it as a premium office building in the center of a resurgent Downtown. From the revitalized lobby to the thoughtfully designed prebuilt spaces, EQ Office is transforming 44 Wall from doorstep to desktop.

44  
Wall





Prebuilt Conference Rooms Concept

*This is what new  
ownership looks like.*

EQ OFFICE'S PREBUILT DESIGN BRINGS A MODERN  
APPROACH TO THE DOWNTOWN OFFICE MARKET.

*44  
Wall*





Prebuilt Open Area Concept

PREBUILT SPACE THAT BALANCES AN EFFICIENT  
LAYOUT WITH INSPIRED DESIGN.

44  
Wall





Prebuilt Pantry Concept

QUALITY FINISHES & FEATURES THROUGHOUT.

44  
Wall





Penthouse Open Area Concept

THE PENTHOUSE SHOWCASES  
SOARING CEILINGS & ARCHED WINDOWS.

44  
Wall





*Listen up!*

YOUR COMMUTE JUST GOT  
A LOT MORE CONVENIENT.

*44  
Wall*



# Get here from anywhere.

**2 3 WALL STREET**

On-Site

**J Z BROAD STREET**

1 Block Away

**4 5 WALL STREET**

2 Blocks Away

**R 1 RECTOR STREET**

3 Blocks Away

**A C FULTON STREET**

**E WTC / OCULUS**



BROOKLYN >

2 4  
3 5

# Amenities at your doorstep.

44 Wall

In the most accessible neighborhood in NYC, brimming with activity, talent, and creative capital, 44 Wall places you with no shortage of options at your fingertips, day or night.

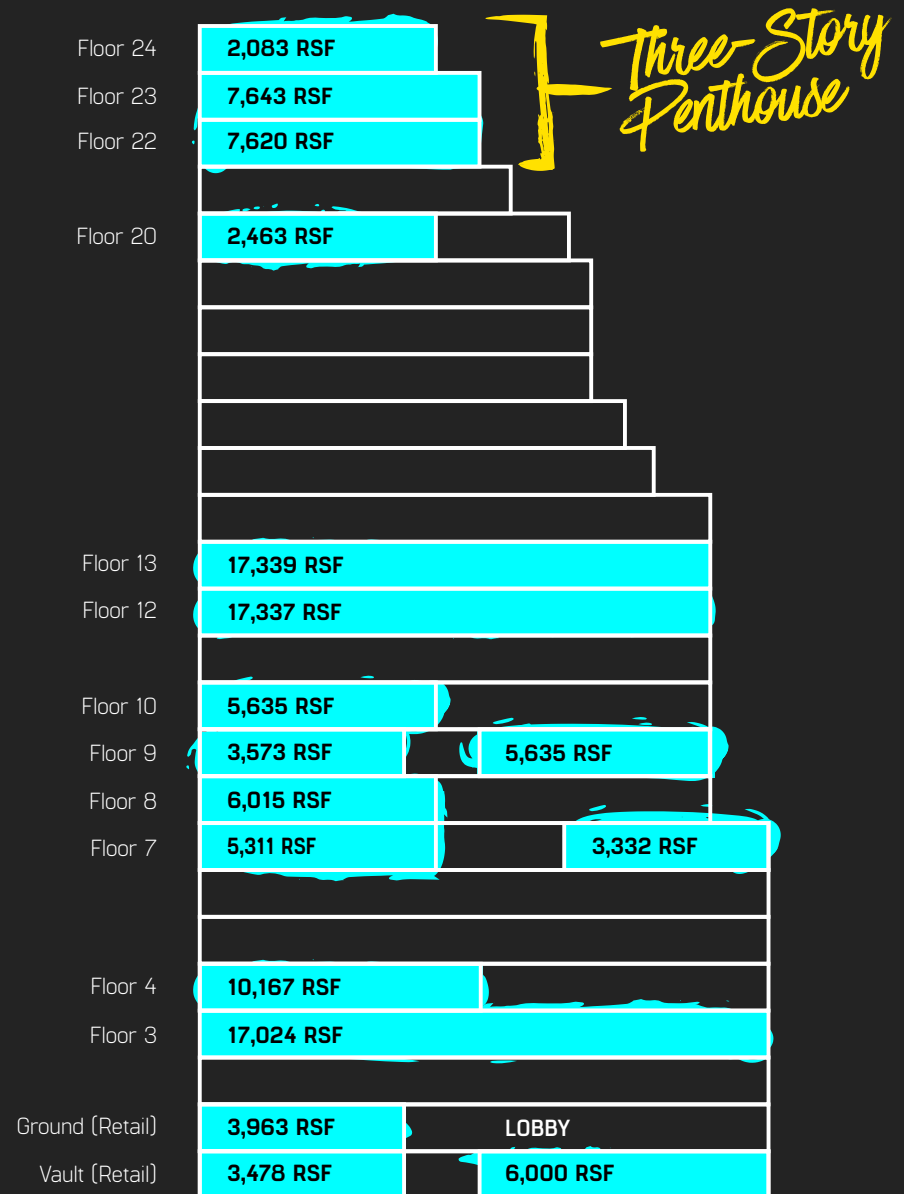




# Something for everyone.

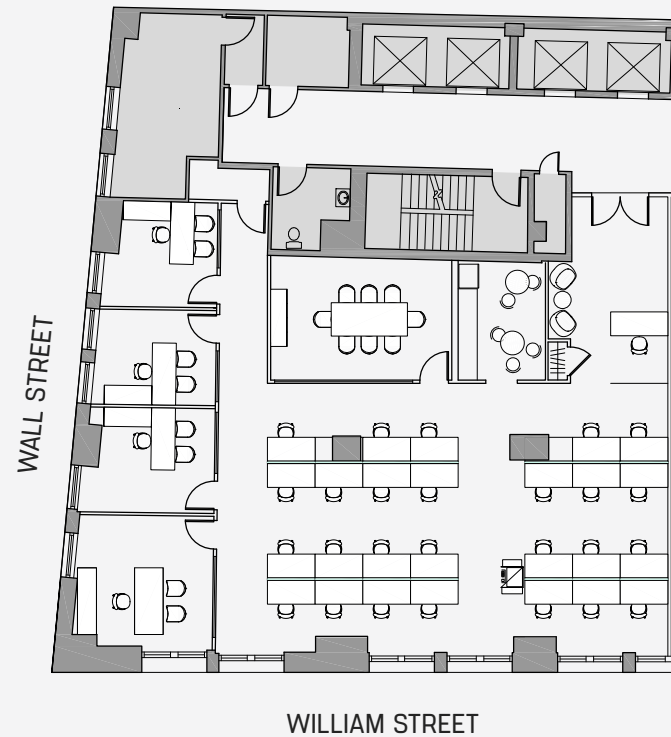
You want it, we have it. 44 Wall offers space you'll love. Partial and full floor prebuilt suites are available from 2,500 to 17,400 RSF.

The three-story, 17,300 RSF Penthouse suite is also available and includes access to a potential private roof amenity.



# Suite 701

N



Private Offices	4
Benching	26
Reception	1

---

**TOTAL HEADCOUNT**      **31**

Conference Rooms	1
Breakout Area	2
Coat Room	1
Storage	3

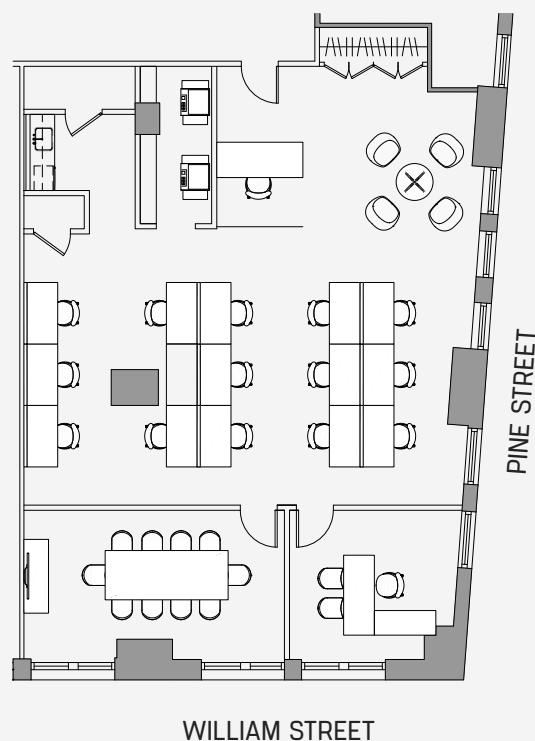
SUITE 701 - 5,311 RSF

44  
Wall



# Suite 705

N



Private Offices	1
Benching	14
Reception	1

---

**TOTAL HEADCOUNT**      **16**

Conference Room	1
Pantry	1
Copy Area	1
IT Closet	1

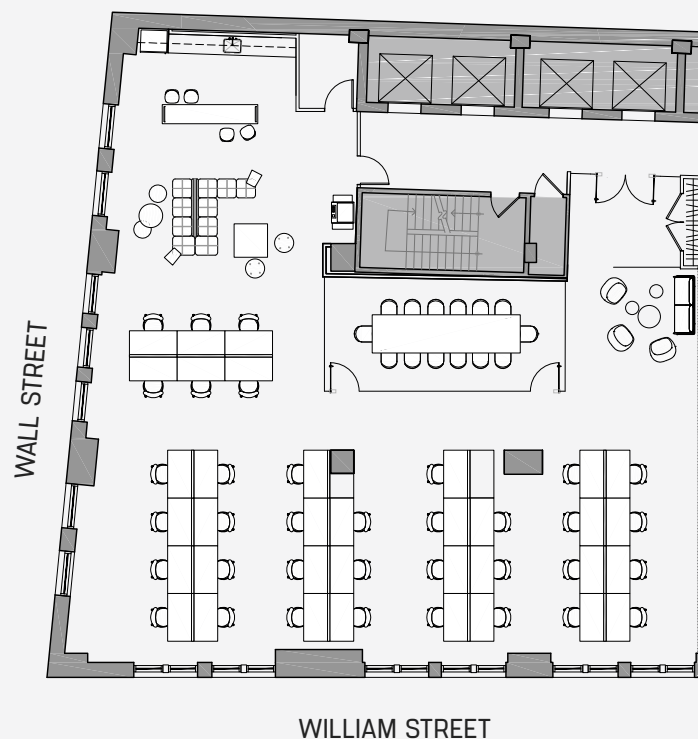
Storage Closet	1
Coat Closet	1

SUITE 705 - 3,332 RSF

44  
Wall

# Suite 801

N



Benching	36
Reception	1

Conference Room	1
Café	1
Copy Area	1

IT Room	1
Coat Closet	1

---

<b>TOTAL HEADCOUNT</b>	<b>37</b>
------------------------	-----------

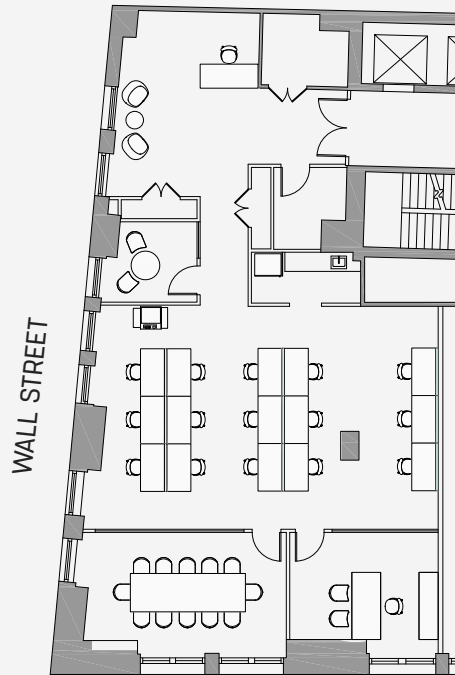
SUITE 801 - 6,015 RSF

44  
Wall



# Suite 901

N<sup>1</sup>



## AS BUILT

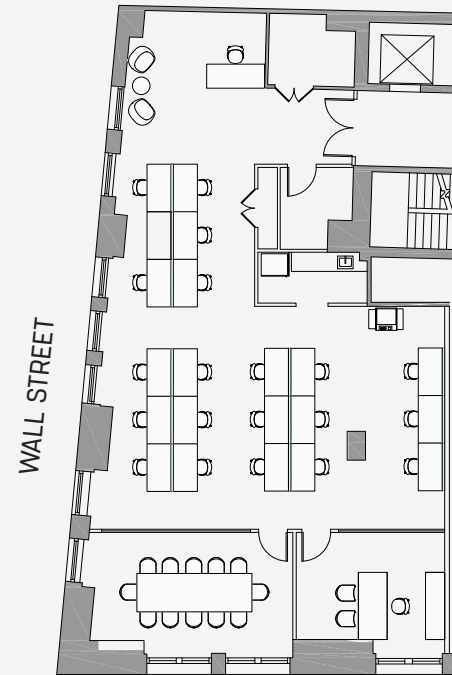
Private Offices	1
Benching	15
Reception	1

---

**TOTAL HEADCOUNT** 17

Conference Rooms	1
Breakout Area	1
Café	1
Coat Room	2
IT Room	1
Storage	3
Copy Area	2

WILLIAM STREET



## POTENTIAL BUILD

Private Offices	1
Benching	20
Reception	1

---

**TOTAL HEADCOUNT** 22

Conference Rooms	1
Café	1
Coat Room	1
IT Room	1
Storage	1
Copy Area	1

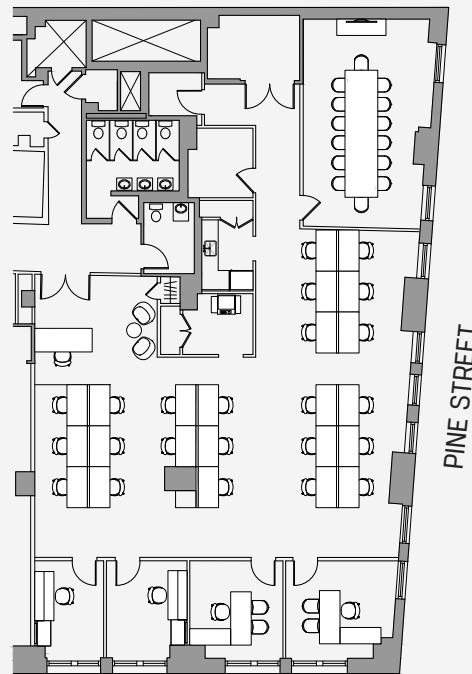
WILLIAM STREET

SUITE 901 - 3,573 RSF

44  
Wall

# Suite 905

N



WILLIAM STREET

PINE STREET

Private Offices	4
Benching	23
Reception	1

Conference Rooms	1
Pantry	1
Copy Area	1
IT Room	1

Storage Closet	3
Coat Cloest	1

---

**TOTAL HEADCOUNT**      **28**

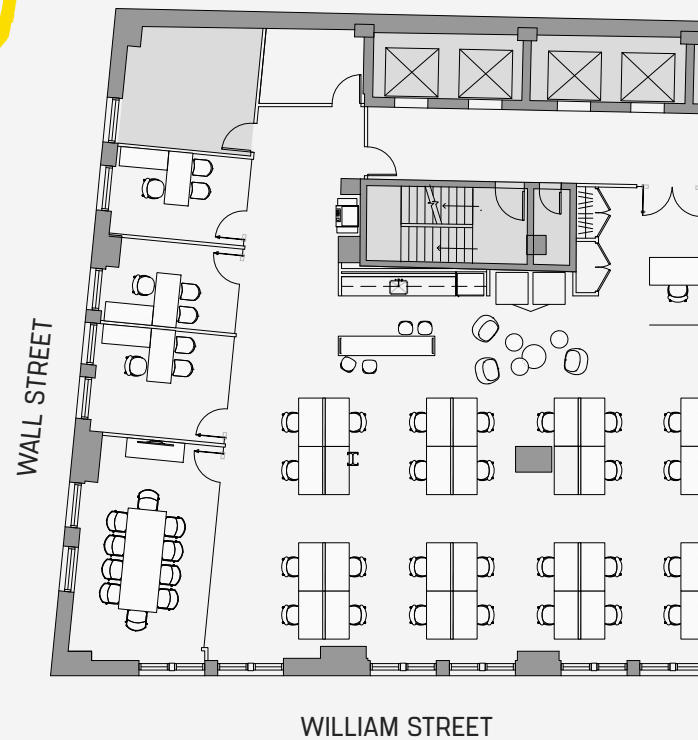
SUITE 905 - 5,022 RSF

44  
Wall



# Suite 1001

N



Private Offices	3
Benching	26
Reception	1

Conference Rooms	1
Café	1
IT Room	1
Copy Area	1

Coat Closet	1
Storage Closet	1
Phone Room	2

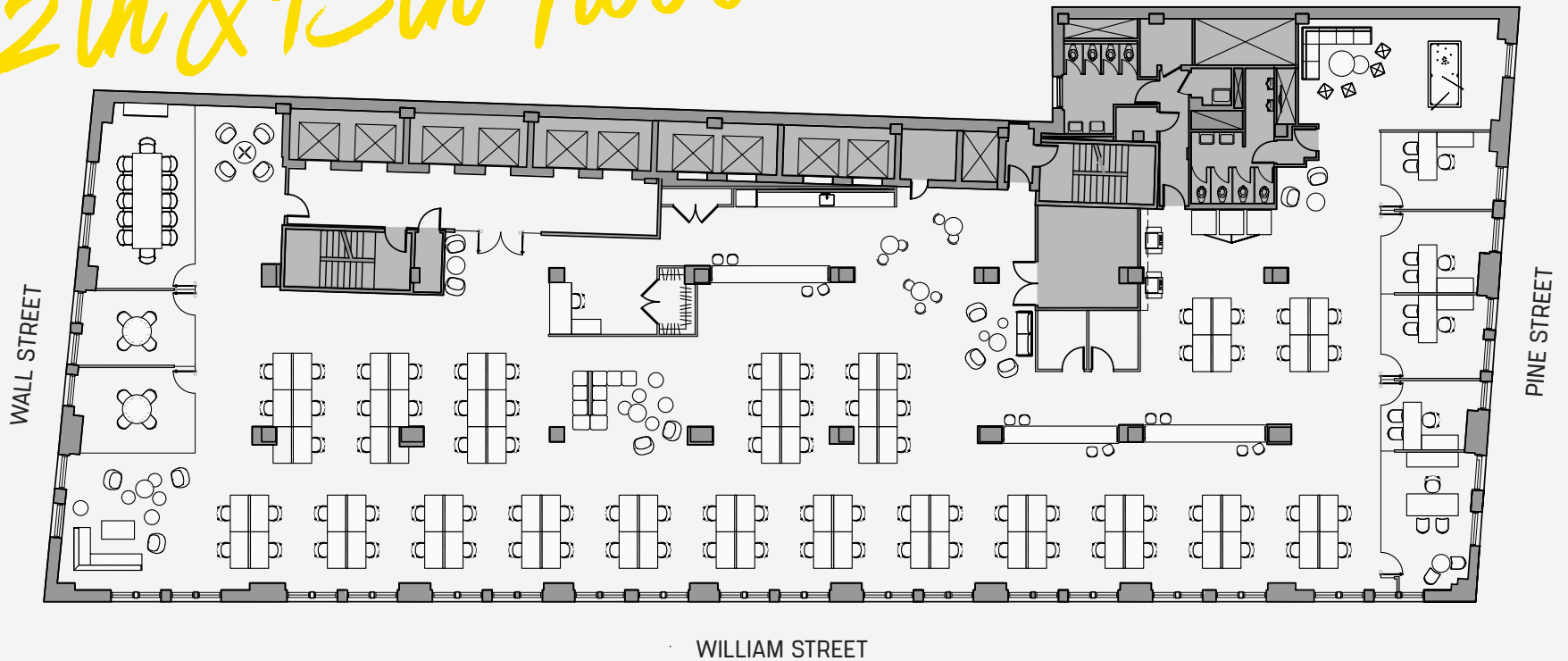
---

**TOTAL HEADCOUNT**      **30**

SUITE 1001 - 5,635 RSF

44  
Wall

# 12th & 13th Floor



Executive Office	1
Private Offices	4
Benching	83
Reception	1

**TOTAL HEADCOUNT 89**

Conference Rooms	3
Café	1
Coat Room	1
IT Room	1

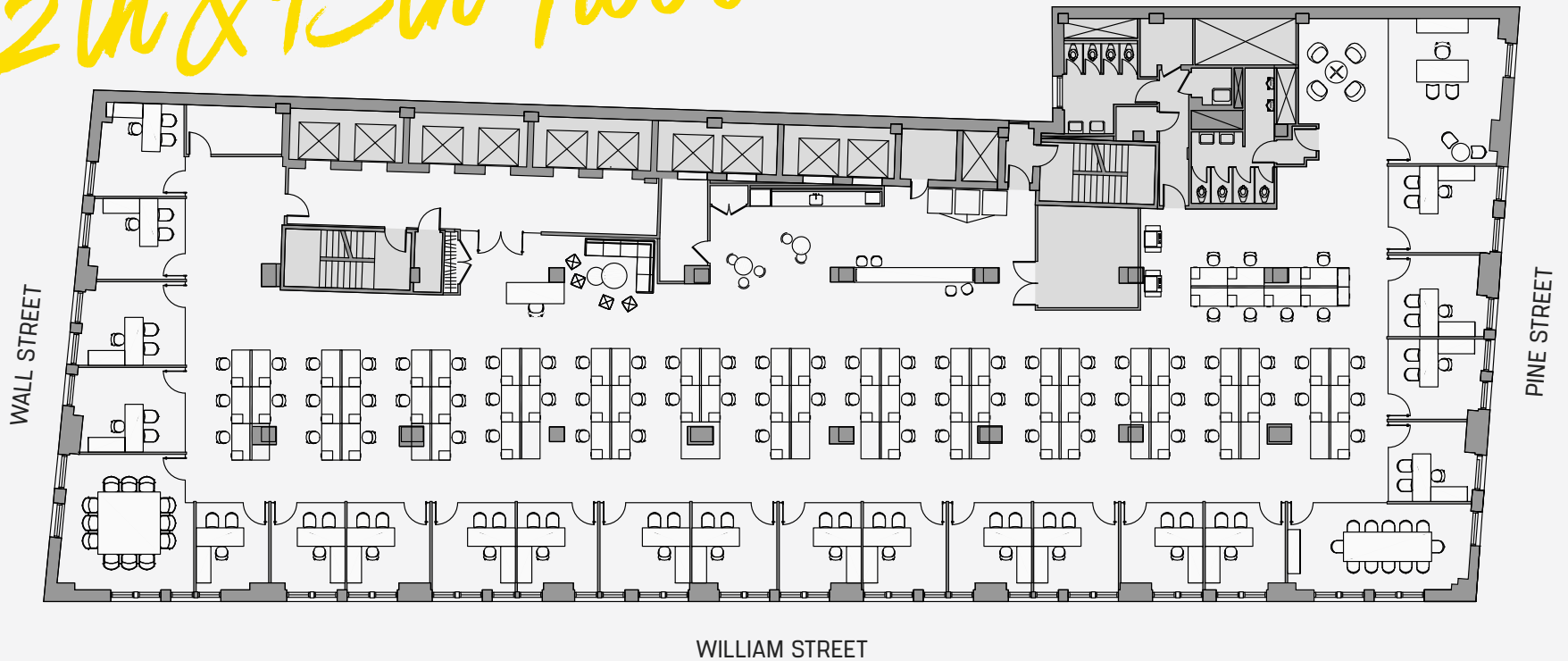
Lounge	1
Storage	2
Copy Area	1
Phone Room	3

12<sup>TH</sup> & 13<sup>TH</sup> FLOOR - 17,337-17,339 RSF  
OPEN OFFICE

44  
Wall



# 12th & 13th Floor



Executive Office	1
Private Offices	21
Benching	74
Reception	1

**TOTAL HEADCOUNT 97**

Conference Rooms	2
Café	1
Coat Room	1
IT Room	1

Storage	2
Copy Area	1
Phone Room	3

12<sup>TH</sup> & 13<sup>TH</sup> FLOOR - 17,337-17,339 RSF  
OFFICE INTENSIVE

44  
Wall

# 22nd & 23rd Floor



Private Offices	13
Benching	23
Reception	2

**TOTAL HEADCOUNT 38**

Conference Rooms	2
Breakout Area	1
Café	1
Coat Room	3

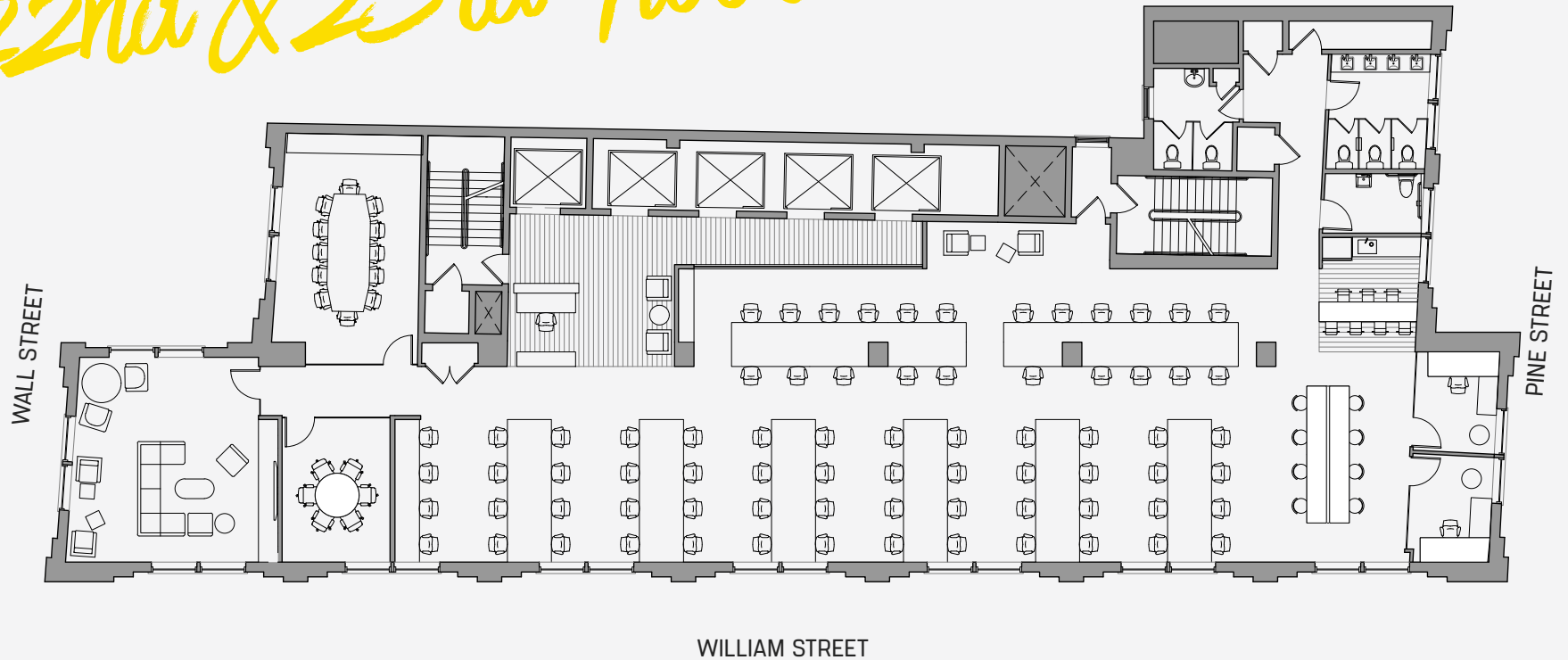
IT Room	1
Storage	2
Copy Area	1
ADA Restroom	1

22<sup>ND</sup> & 23<sup>RD</sup> FLOOR - 7,620-7,643 RSF  
TRADITIONAL

44  
Wall



# 22nd & 23rd Floor



Private Offices	2
Benching	82
Reception	1

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**TOTAL HEADCOUNT**      **85**

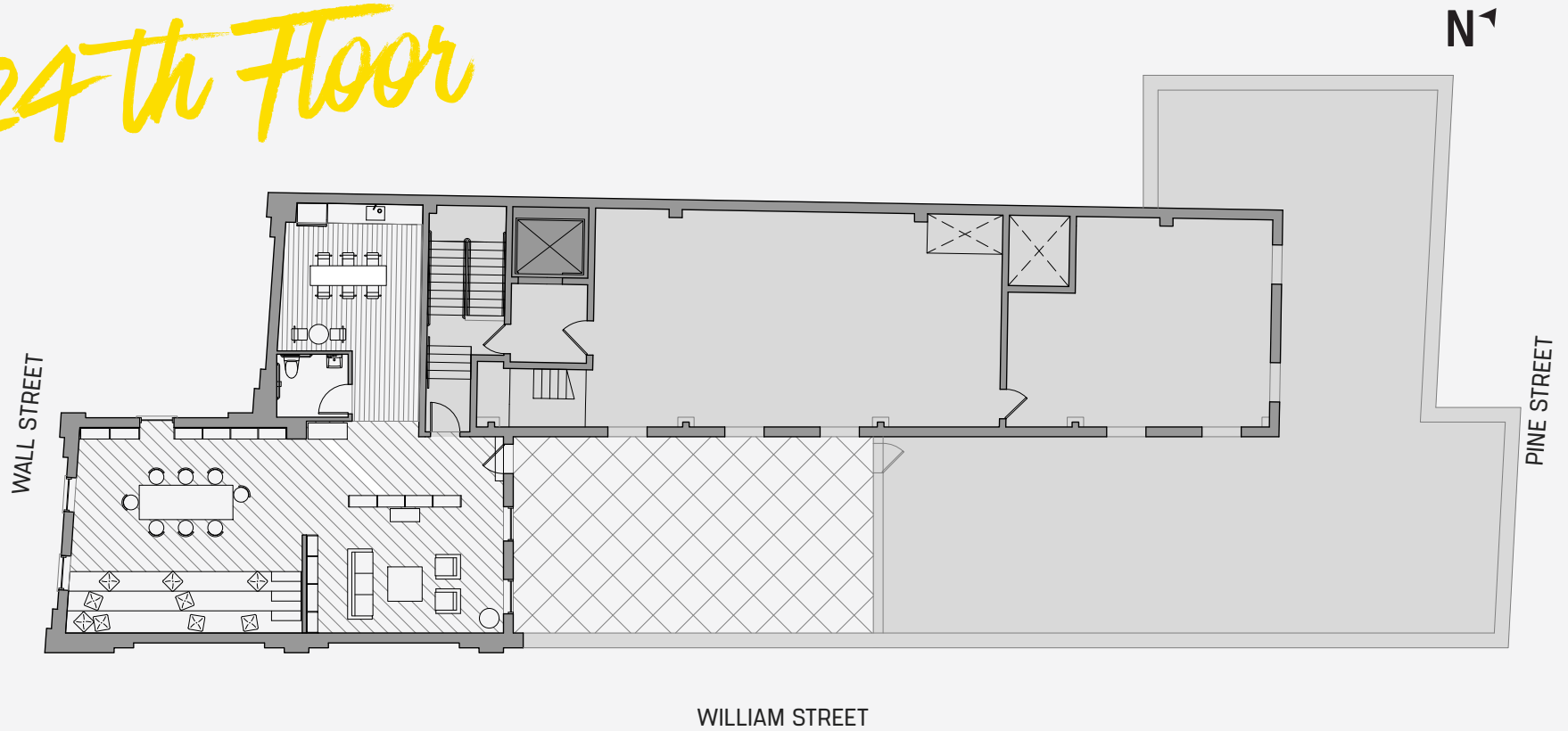
Conference Rooms	2
Breakout Area	2
Café	1
Coat Room	1

IT Room	1
Storage	2
Copy Area	1
ADA Restroom	1

22<sup>ND</sup> & 23<sup>RD</sup> FLOOR - 7,620-7,643 RSF  
COLLABORATIVE

44  
Wall

# 24th Floor



Kitchen	1
Breakout Area	3
Stadium Seating	1

24<sup>TH</sup> FLOOR - 2,083 RSF

44  
Wall



*Your*  
A WORKPLACE SHOULD INSPIRE YOU.

*44  
Wall*



# Specs & Features

## LOCATION

- Located on the corner of Wall Street and William Street, block-through to Pine Street on the North boundary.

## ASSET DETAILS

- Floors: 24
- Windows: Aluminum double-pane operable windows
- Typical Slab Height: Average of 12' throughout building.
- Column Spacing floors 1-15 ranges from 16' – 18' on North-South axis, and 20' along the East-West axis.

## AIR CONDITIONING

- Standard hours of HVAC operation: 8 AM – 6 PM, Mon – Fri
- ConEd Steam distribution via radiators on two timed zones. All radiators have danfoss valves. Plate exchanger on C-level for condenser system.

## ELECTRICITY

- Con Edison provides 4 services: 4,000 Amp, 3600Amp, 2000 Amp, 1800Amps 208 volts, 3-phase, 4-wire service. Point of entries are on A level. The main electrical switchgear room is located on E level.

## MESSENGER CENTER

- Hours: 8 AM – 6 PM

## LIFE SAFETY

- Fire Panel: The Class “E” system was last modified in 2005.
- Emergency Power: Battery Back-ups for life safety systems.

## TELECOMMUNICATIONS

- Telecom and Data services provided by: Broadview Networks, Time Warner, Cablevision Ring Central, Citrix, Verizon/Copath, Shoretel, WinSystems, Windstream, TrueMobility, Cogent, Paetec, Nextiva, Toshiba, Telex.
- Wired Certified Platinum
- Lighttower

## ELEVATORS

- Full modernization completed of all passenger and freight elevators.
- 12 passenger cars.
- Low rise cars #1-5 serve Lobby and floors 3-13,
- High Rise cars #7-10 serve Lobby and floors 14-22
- One Freight Elevator

## BUILDING SECURITY

- 24/7 guard at security desk.
- Electronic access card system is in use.

# We need to talk!

For leasing information, please contact:

## CBRE

ADAM FOSTER

212.618.7088  
adam.foster@cbre.com

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212.618.7080  
zachary.price@cbre.com

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212.618.7077  
michael.rizzo@cbre.com

CAROLINE MERCK

212.895.0925  
caroline.merck@cbre.com

## EQ Office

SCOTT SILVERSTEIN

212.520.8016  
ssilverstein@eqoffice.com