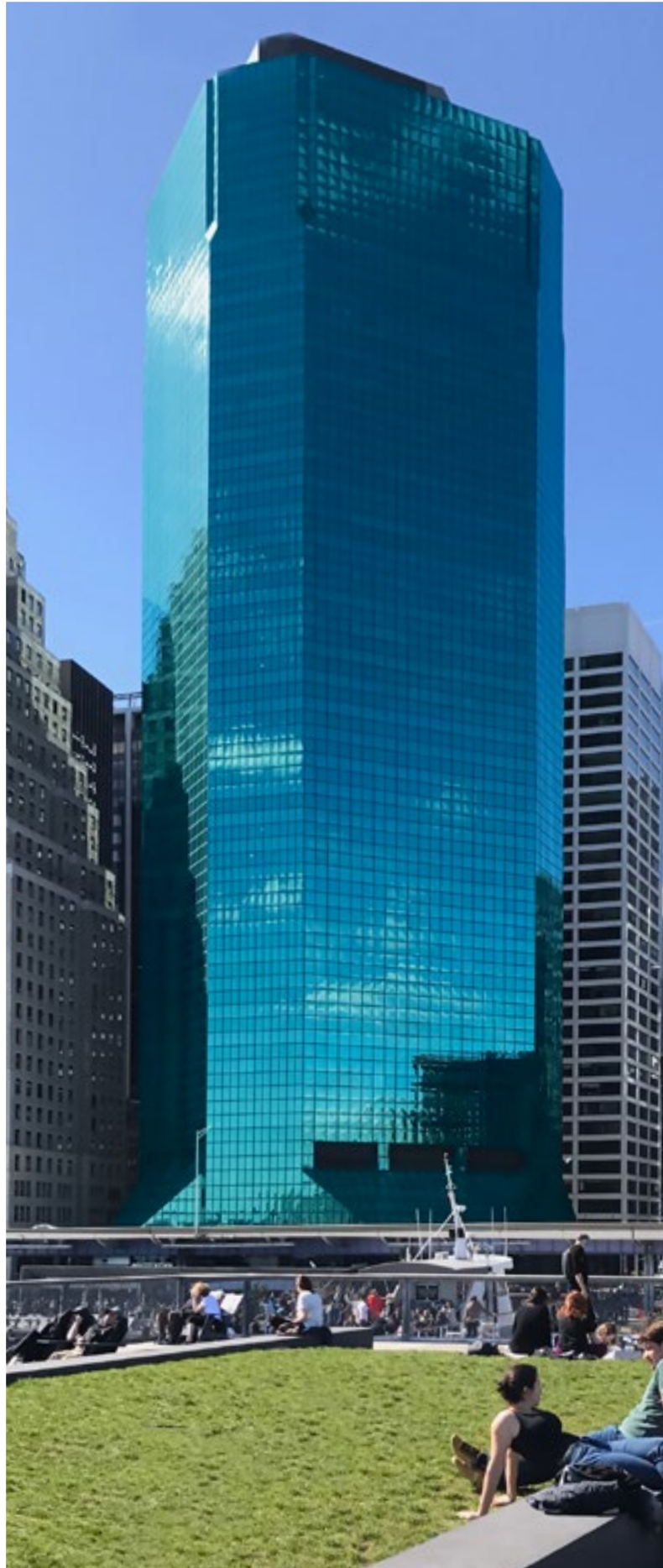


EXPERIENCE THE 180



180 MAIDEN LANE

GREEN BUILDING

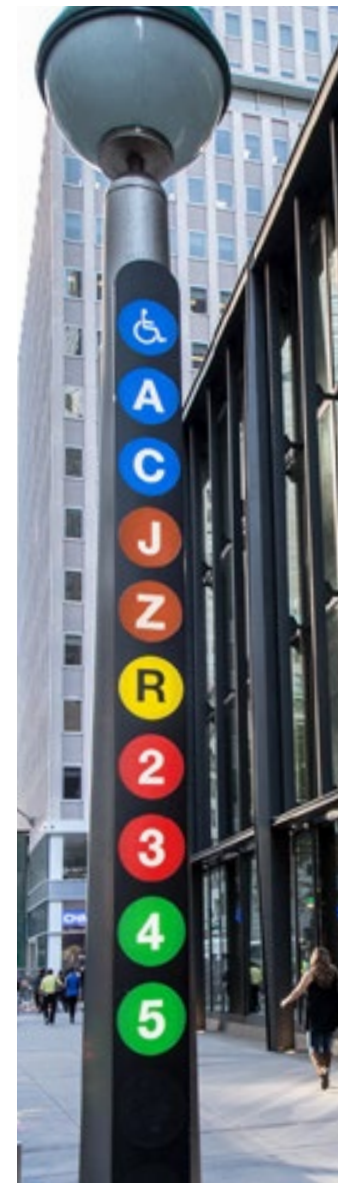
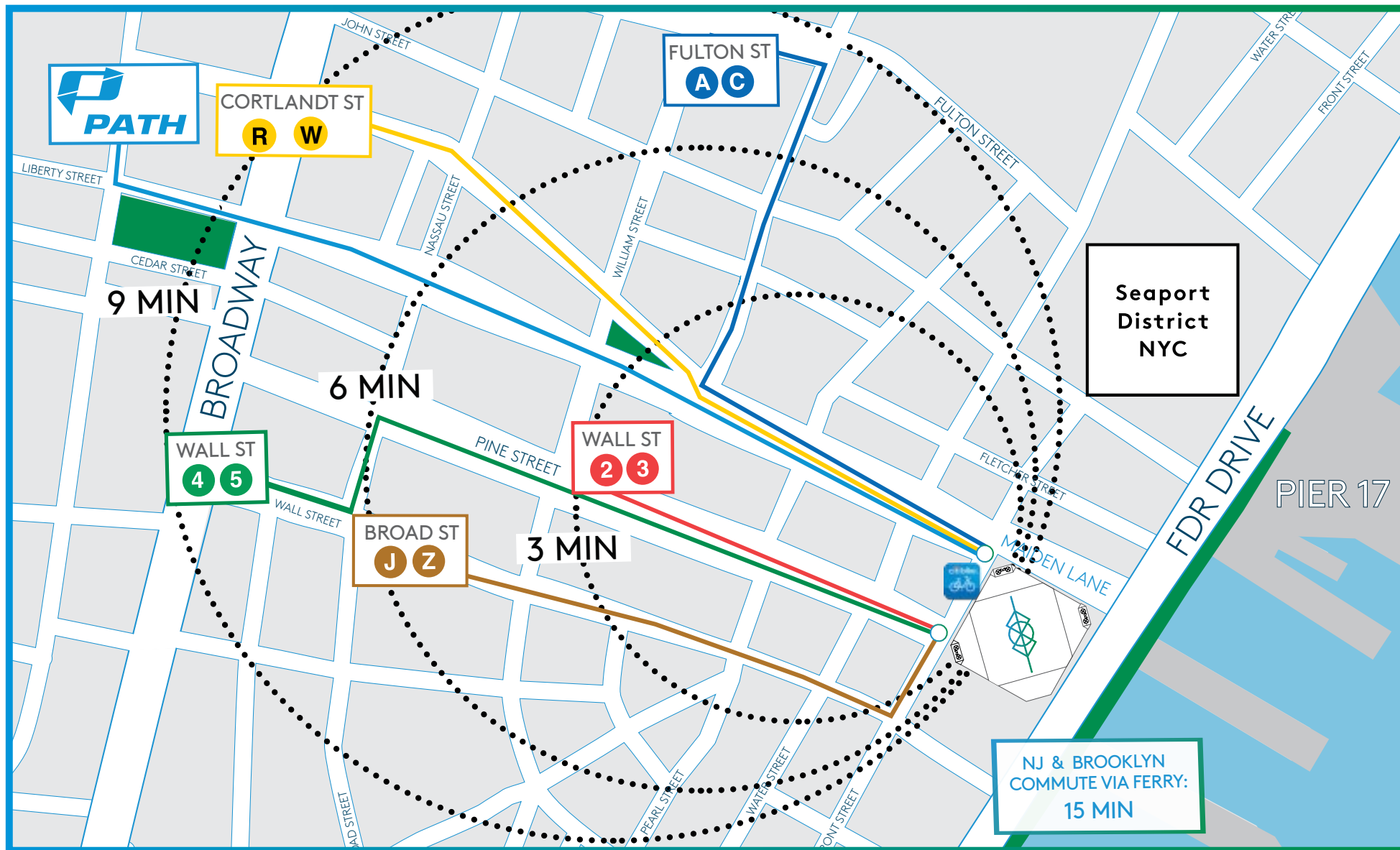


At the helm of the continuing evolution in Lower Manhattan stands 180 Maiden Lane, an iconic part of the East River waterfront re-imagined as an amenity-rich vertical campus providing the ideal business environment for today's ever-changing office landscape.

Boasting a redesigned atrium plaza, exceptional food service, in-building conference facilities and hospitality services, a new fitness center with cardio equipment & resistance training, and permanent, unobstructed 360-degree views of New York's greatest landmarks, 180 Maiden Lane is changing the perspective on Downtown and elevating the new workplace experience.

Prepare to be uplifted.

LOCATION

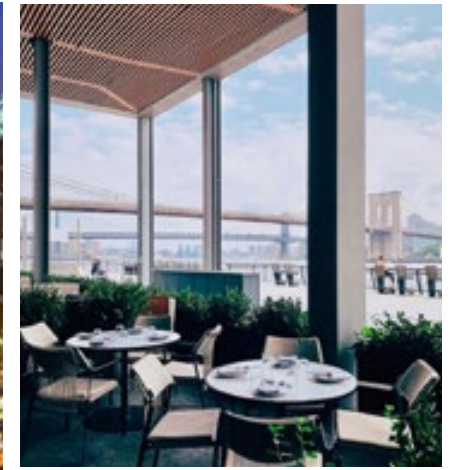


Experience the exceptional transportation proximity, with direct access to:

- 13 Subway Lines
- PATH train to New Jersey
- Citibike Station at building entrance
- Fulton Transit Center
- World Trade Center Transportation Hub
- 6 Ferry Terminals & 13 Routes offering service to NJ, Brooklyn & Long Island City

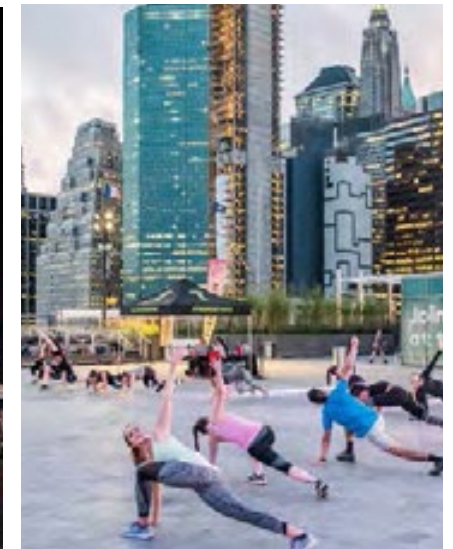


EVENTS



Experience the myriad benefits of a workplace on the waterfront, with endless attractions at the doorstep of 180 Maiden at the new Seaport District and Pier 17:

- Pier 17, NYC's premier destination outdoor event venue
- Abundant outdoor public spaces and outdoor seating
- A diverse array of dining, nightlife, entertainment, retail & cultural fare, including art exhibits, live events, fitness classes, outdoor films, fashion shows & more

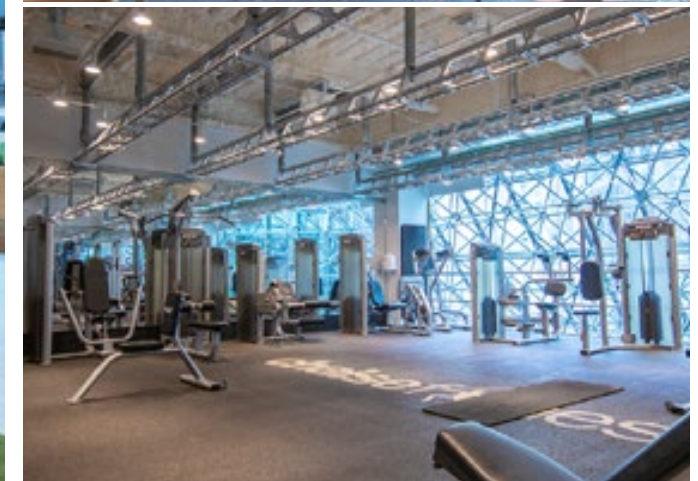


NEW ATHLETICS



Experience unparalleled on-site amenities & services:

- New Atrium Plaza with three separate entrances, indoor lawn & park-style seating
- 200-Seat Conference Center with State-of-the-Art AV Capabilities & Pre-function green room
- Fully-Equipped Fitness Center, Cycling & Health Club Caliber Locker Rooms
- High-end 200-seat Cafeteria & Food Hall overlooking Brooklyn Bridge
- Gourmet Coffee, Juice & Smoothie Bar with Gelato Stand
- Curated Rotating Art Gallery



AVAILABILITY

ULTIMATE HIGH

180 MAIDEN LANE PENTHOUSE

23,566 RSF Full Floor ○ 21 FT Ceilings & Double-Height Windows ○ Private Rooftop Terrace

VIEW 360



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

FRANK CENTO
212.709.0745
frank.cento@cushwake.com

JUSTIN ROYCE
212.841.7764
justin.royce@cushwake.com



A BANYAN STREET
CAPITAL COMPANY

JESSE RUBENS
212.763.3573
jrubens@jlrre.com

180MAIDEN.COM

AVAILABILITY

ULTIMATE SPACE

Sweeping views of the Downtown, Midtown & Brooklyn skylines, NY Harbor and more



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TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
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robert.lowe@cushwake.com

FRANK CENTO
212.709.0745
frank.cento@cushwake.com

JUSTIN ROYCE
212.841.7764
justin.royce@cushwake.com



A BANYAN STREET
CAPITAL COMPANY

JESSE RUBENS
212.763.3573
jrubens@jlrre.com

AVAILABILITY

ULTIMATE SPACE

Can Be Combined with 40th Floor for 55,599 Contiguous RSF



180MAIDEN.COM



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

FRANK CENTO
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frank.cento@cushwake.com

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JESSE RUBENS
212.763.3573
jrubens@jlrre.com

AVAILABILITY



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A BANYAN STREET
CAPITAL COMPANY

JESSE RUBENS
212.763.3573
jrubens@jlrr.com

AVAILABILITY



ULTIMATE AIR

PRIVATE ROOFTOP TERRACE

180MAIDEN.COM



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

FRANK CENTO
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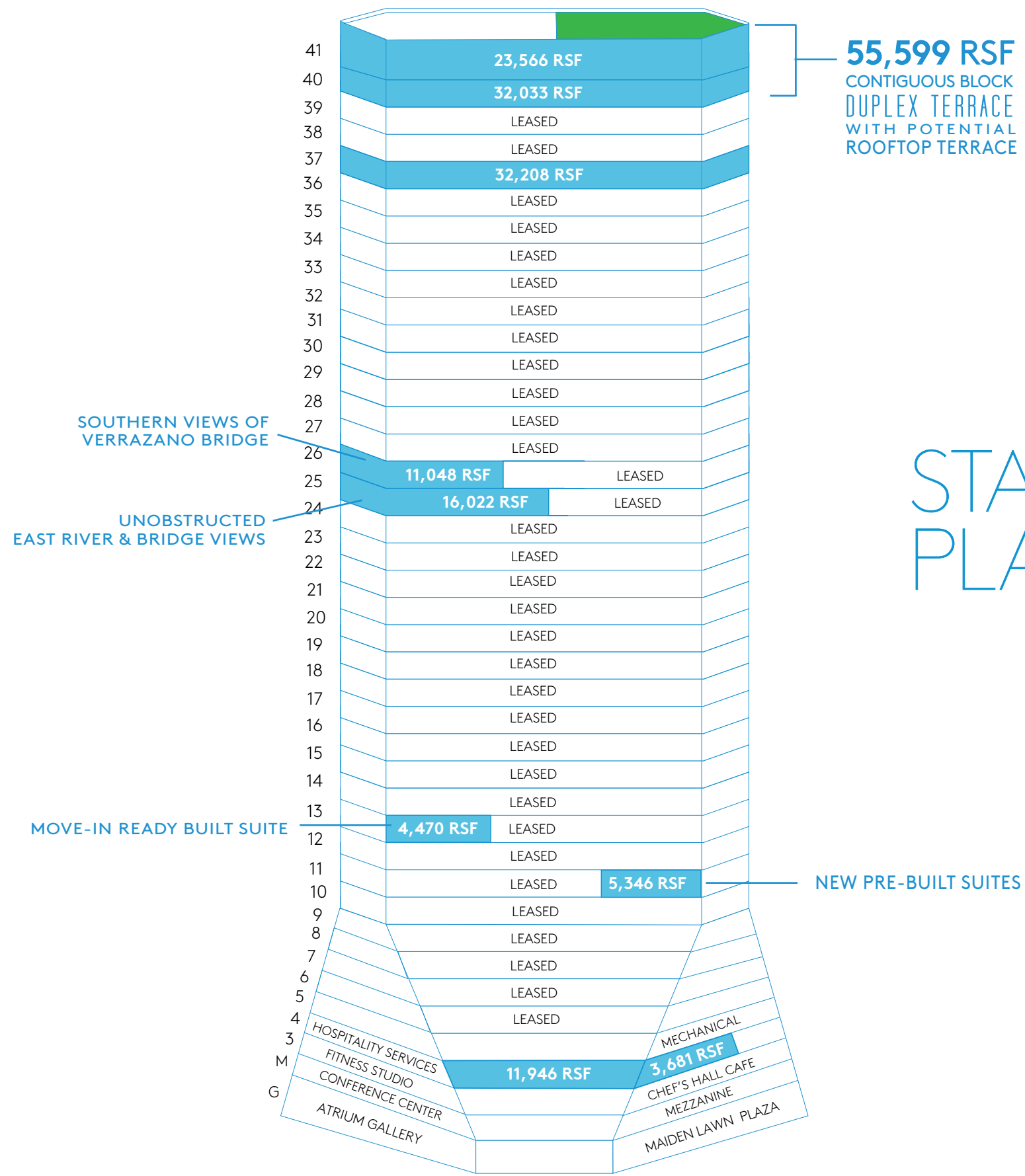
FRANK CENTO
212.709.0745
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JUSTIN ROYCE
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justin.royce@cushwake.com



JESSE RUBENS
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180MAIDEN.COM



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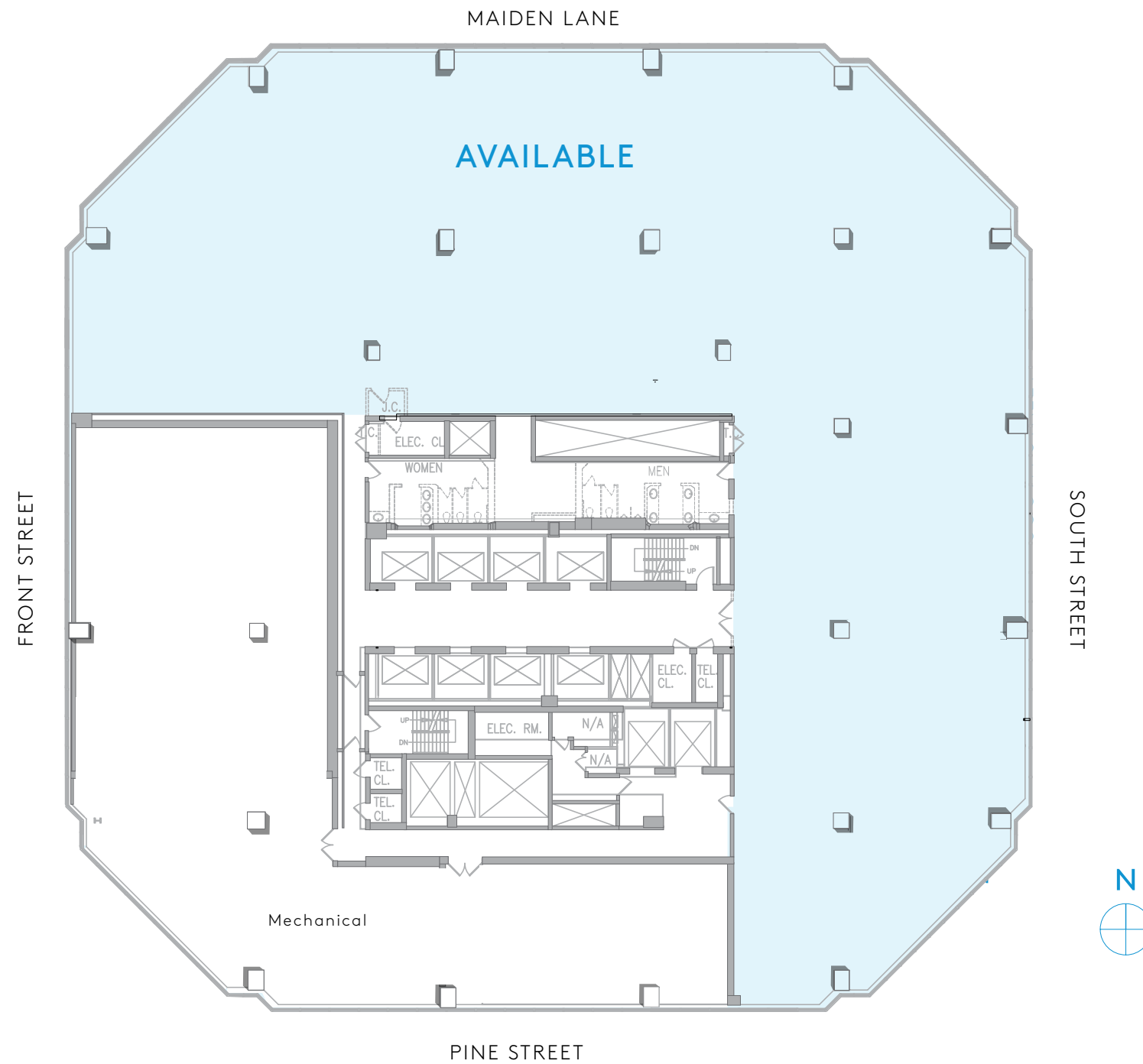
JUSTIN ROYCE
212.841.7764
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JESSE RUBENS
212.763.3573
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ENTIRE 41ST FL | 23,566 RSF

- Can be combined with 40th floor for up to 55,599 contiguous RSF
- Penthouse floor with 21-ft ceilings & double height windows

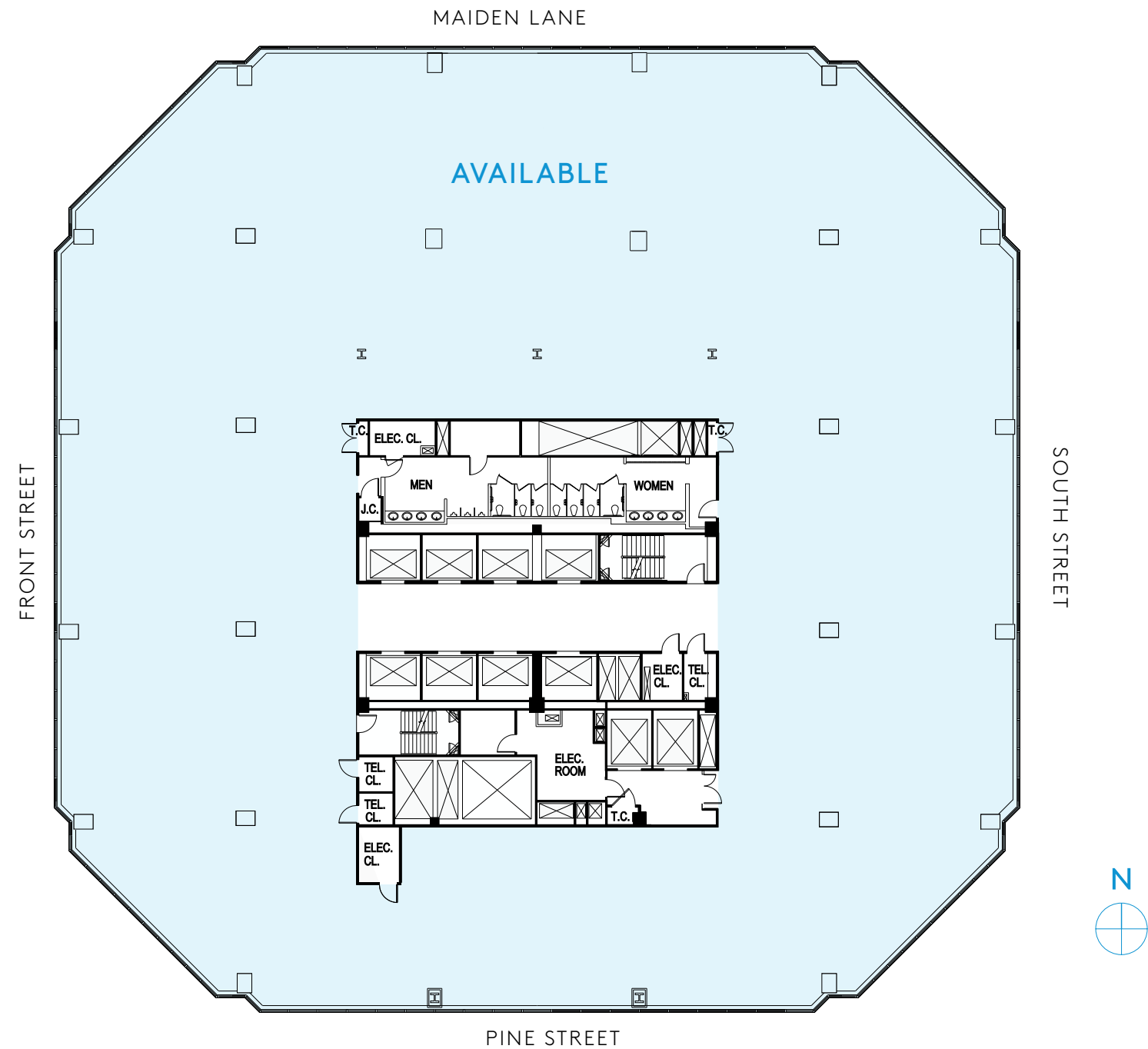


180MAIDEN.COM

AVAILABLE

ENTIRE 40TH FL | 32,033 RSF

- Can be combined with 41st floor for up to 55,599 contiguous RSF
- Tower floor with panoramic skyline, river & bridge views



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TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

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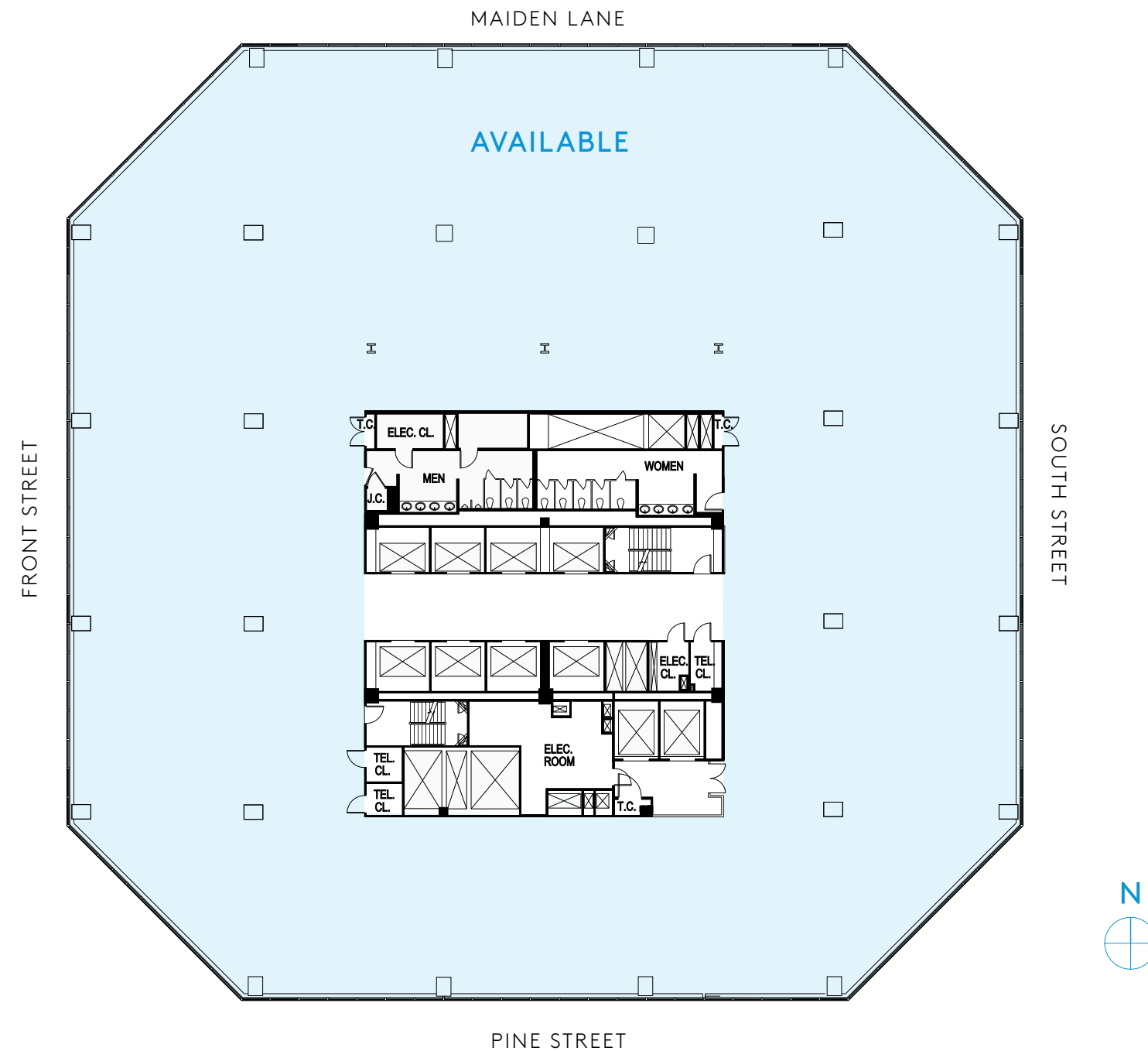


JESSE RUBENS
212.763.3573
jrubens@jlrr.com

AVAILABLE

ENTIRE 37TH FL | 32,033 RSF

Tower floor with panoramic skyline, river & bridge views



180MAIDEN.COM



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

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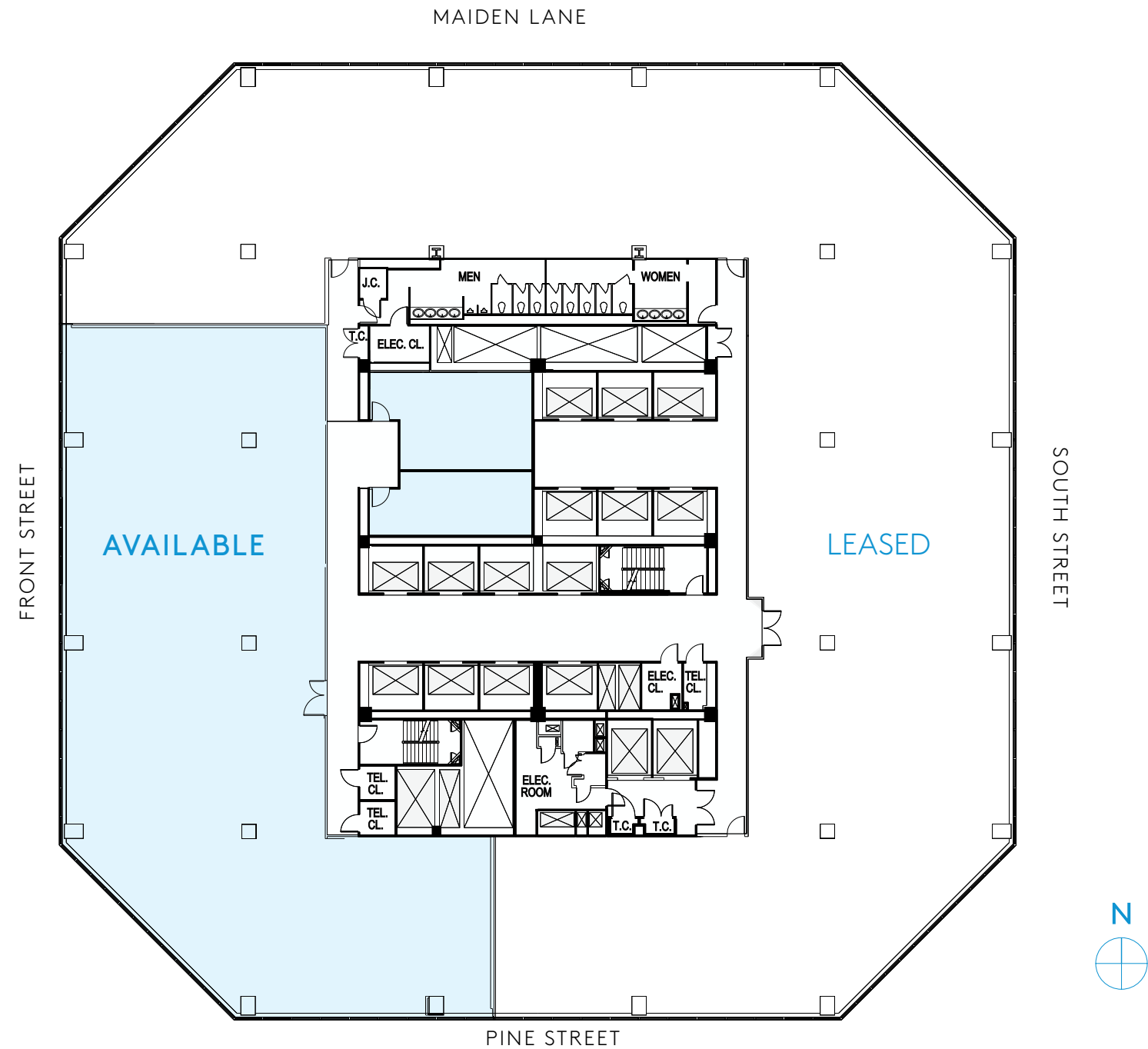


JESSE RUBENS
212.763.3573
jrubens@jlrr.com

AVAILABLE

PARTIAL 26TH FL | 11,048 RSF

- Panoramic views of the East River, New York Harbor & Verrazano Bridge



180MAIDEN.COM



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

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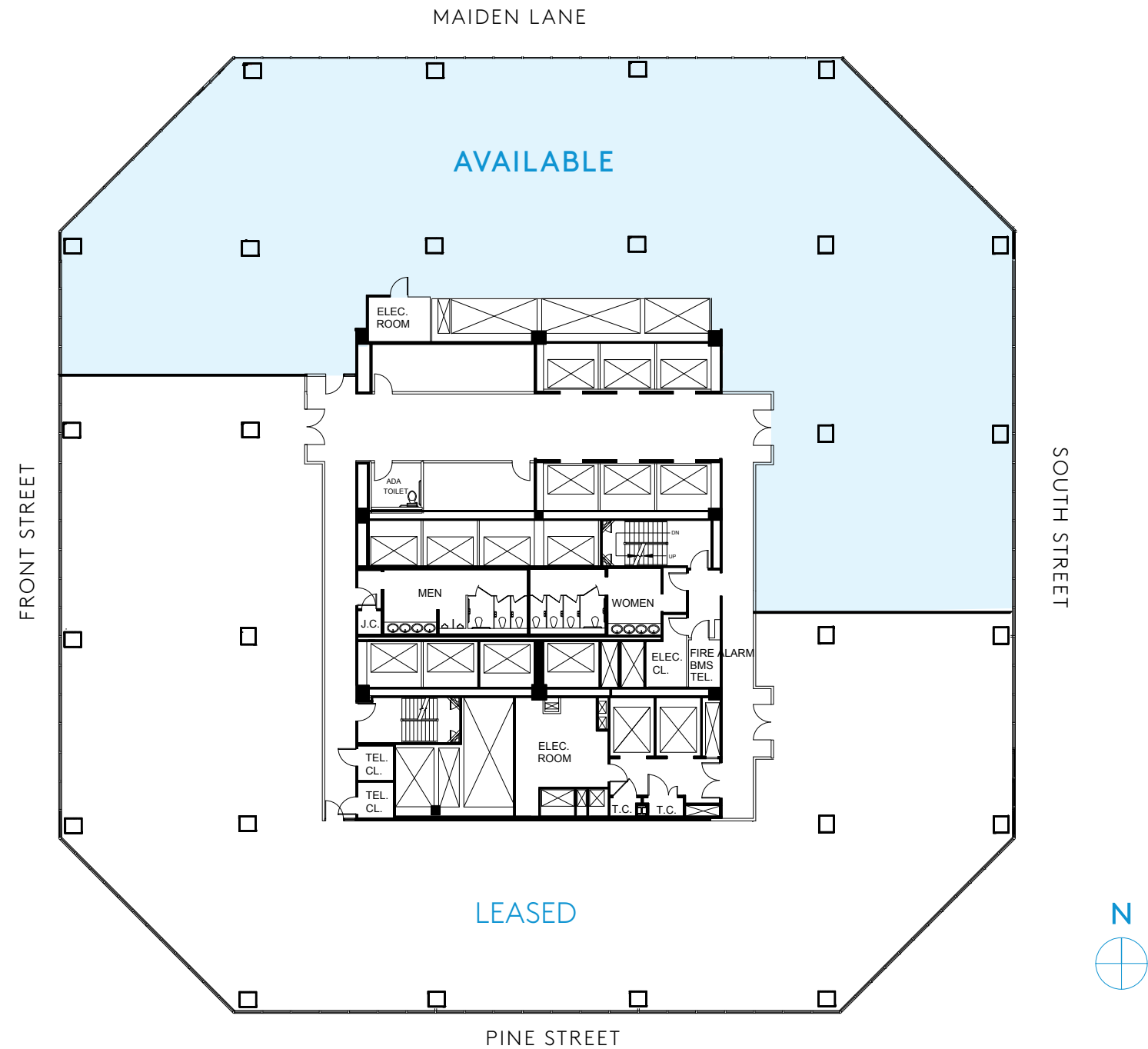


JESSE RUBENS
212.763.3573
jrubens@jlrr.com

AVAILABLE

PARTIAL 25TH FL | 16,022 RSF

- Panoramic views of the East River and Brooklyn Bridge & Verrazano Bridge



[VIEW 3D MATTERPORT](#)

I8OMAIDEN.COM



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

FRANK CENTO
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frank.cento@cushwake.com

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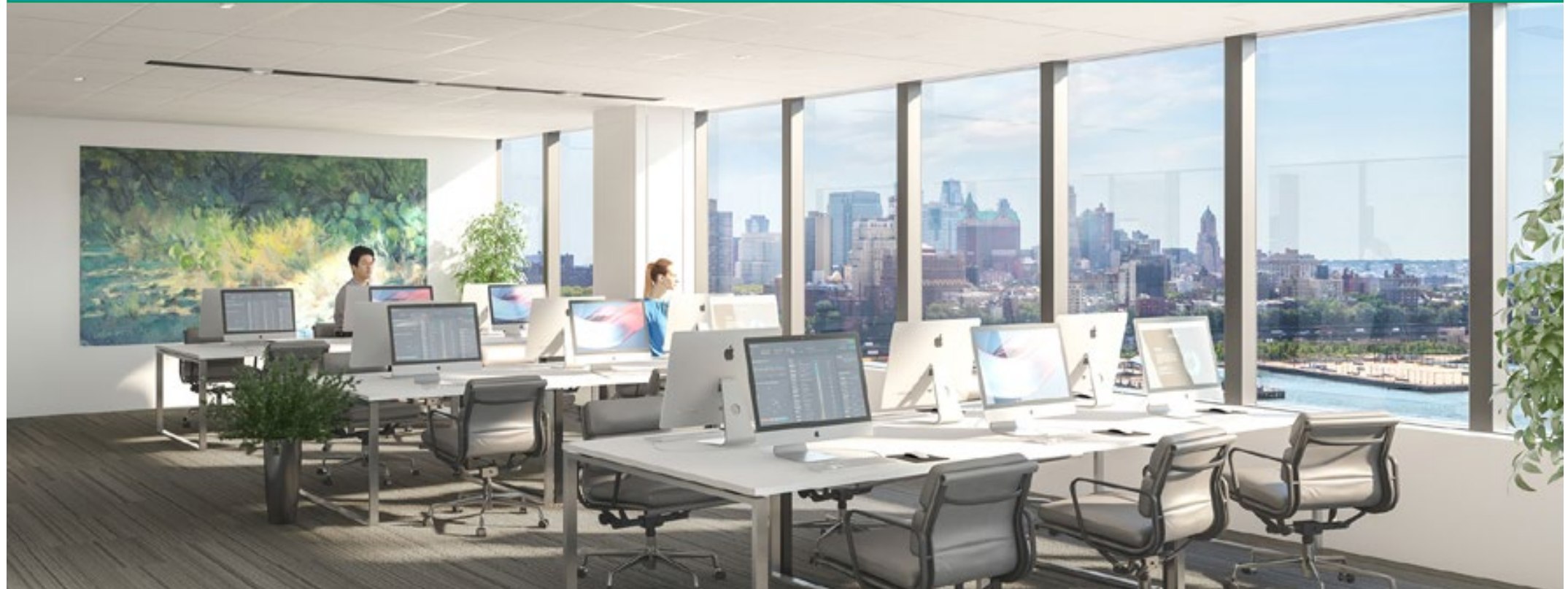


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212.763.3573
jrubens@jlrr.com

PARTIAL 25TH FL | RENDERING



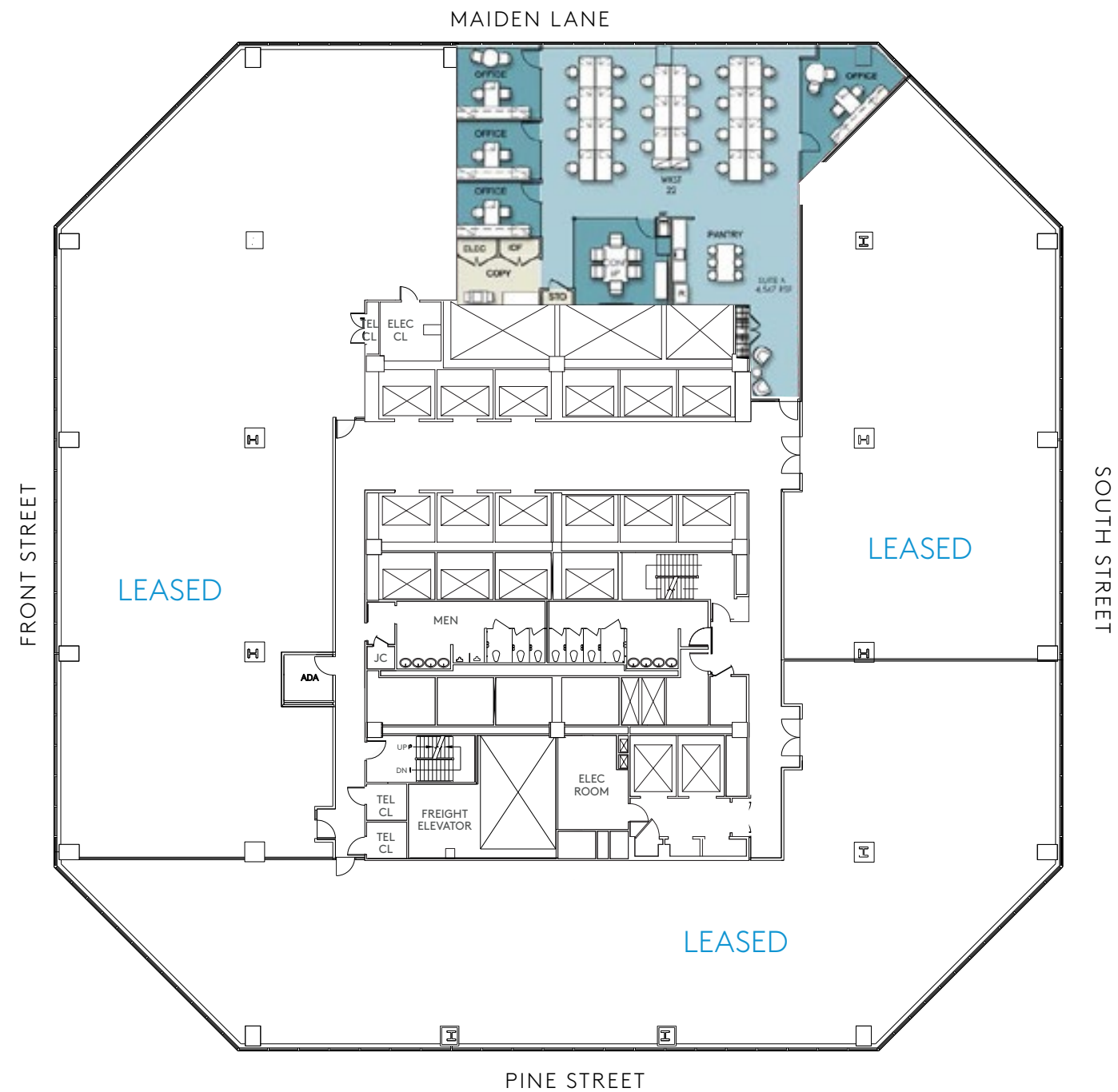
PARTIAL 26TH FL | RENDERING



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PARTIAL 13TH FL | 4,470 RSF

Move-in Ready Pre-Built Suite

[VIEW 3D MATTERPORT](#)

AVAILABILITY



PARTIAL 13TH FL | MOVE-IN READY SUITE PHOTOS



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TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

FRANK CENTO
212.709.0745
frank.cento@cushwake.com

JUSTIN ROYCE
212.841.7764
justin.royce@cushwake.com



A BANYAN STREET
CAPITAL COMPANY

JESSE RUBENS
212.763.3573
jrubens@jlrre.com

AVAILABLE

11TH PRE-BUILT SUITE | 5,346 RSF



I80MAIDEN.COM



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

FRANK CENTO
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frank.cento@cushwake.com

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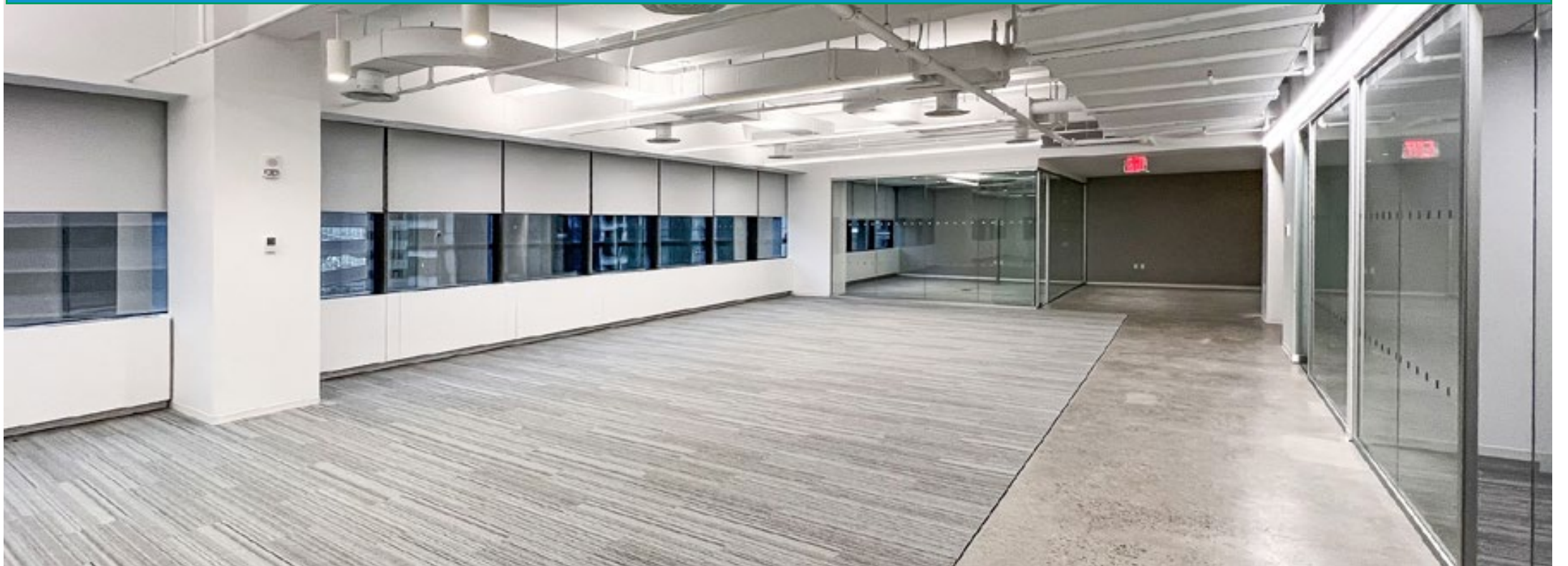


JESSE RUBENS
212.763.3573
jrubens@jlrrc.com

AVAILABILITY



11TH FLOOR PRE-BUILT PHOTOS



I80MAIDEN.COM



TARA STACOM
212.841.7843
tara.stacom@cushwake.com

ROBERT LOWE
212.841.5974
robert.lowe@cushwake.com

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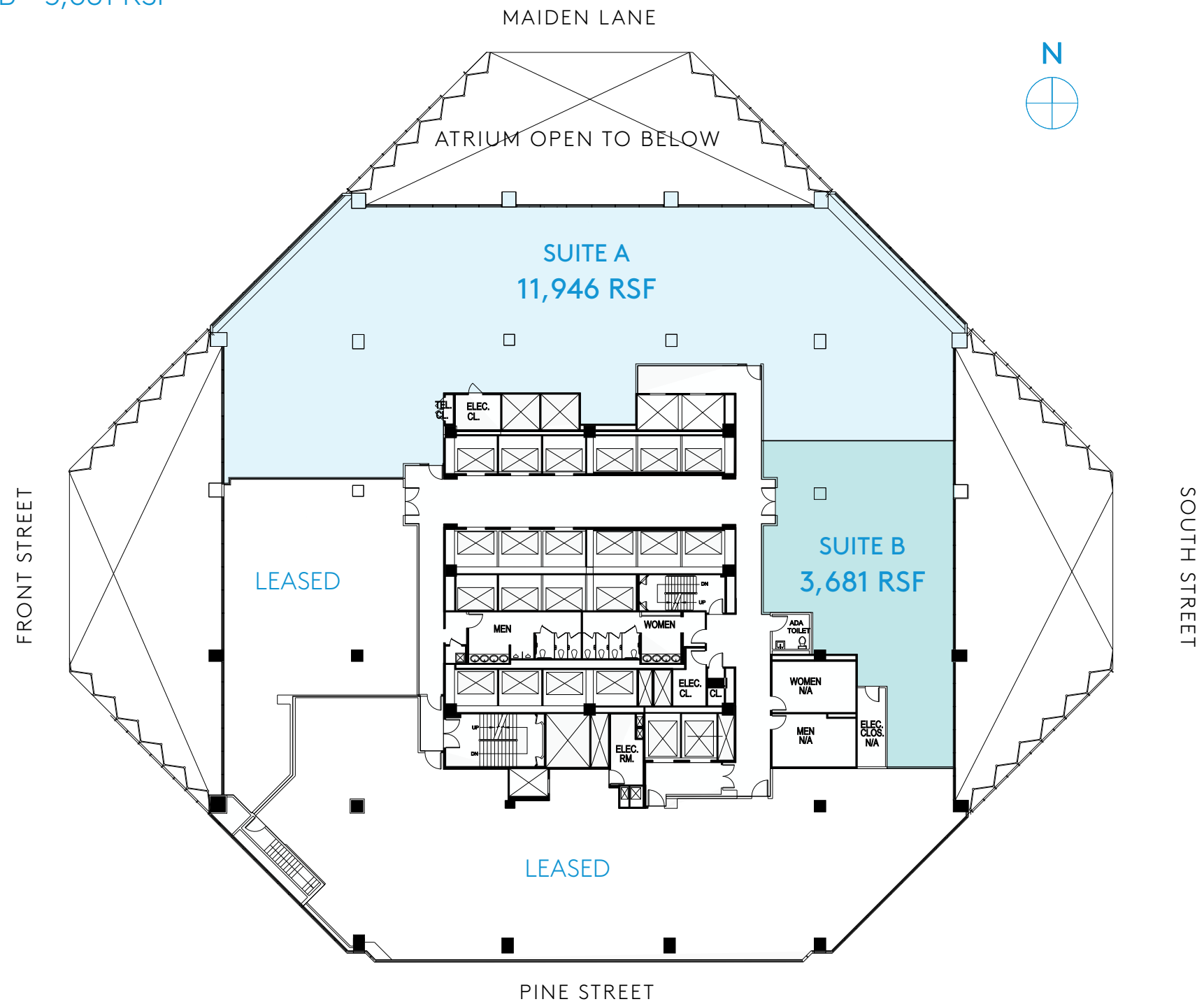


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CAPITAL COMPANY

JESSE RUBENS
212.763.3573
jrubens@jlrre.com

PARTIAL 4TH FLOOR | 15,627 RSF

- SUITE A - 11,946 RSF
- SUITE B - 3,681 RSF



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ARCHITECT Swanke Hayden Connell

BUILDING SIZE 1,170,678 SF on 41 floors

LOBBY & ELEVATORS Complete lobby & building redevelopment transformation, including a new main entrance, new atrium plaza and lobby featuring communal spaces, coffee & juice bar, new elevator cabs, new conference center, a new fitness center w/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 & 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, Level 3 Communications, Windstream & Time Warner. Wired Platinum 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 EFFICIENCY LEED EB certified; received 2011 & 2012 Energy Star® Label

BUILDING AWARDS & HONORS



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TARA STACOM
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