



**State Street**



*Exhilarating panoramic views*

*Boutique Class A office building—  
gateway to New York*



New York Harbor & Battery Park



*A balanced work environment*



Battery Park





Battery Park Fountain



*Curated Plazas*



Keith Haring Sculptures



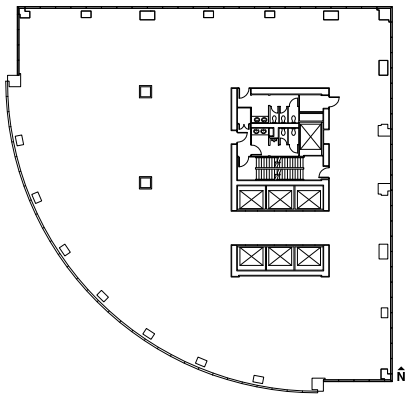
Glass Lobby Rotunda Featuring  
Light Installation by Carsten Holler



Sea Glass Carousel at Battery Park

Typical Full Tower Floor Plan

Office Intensive Layout



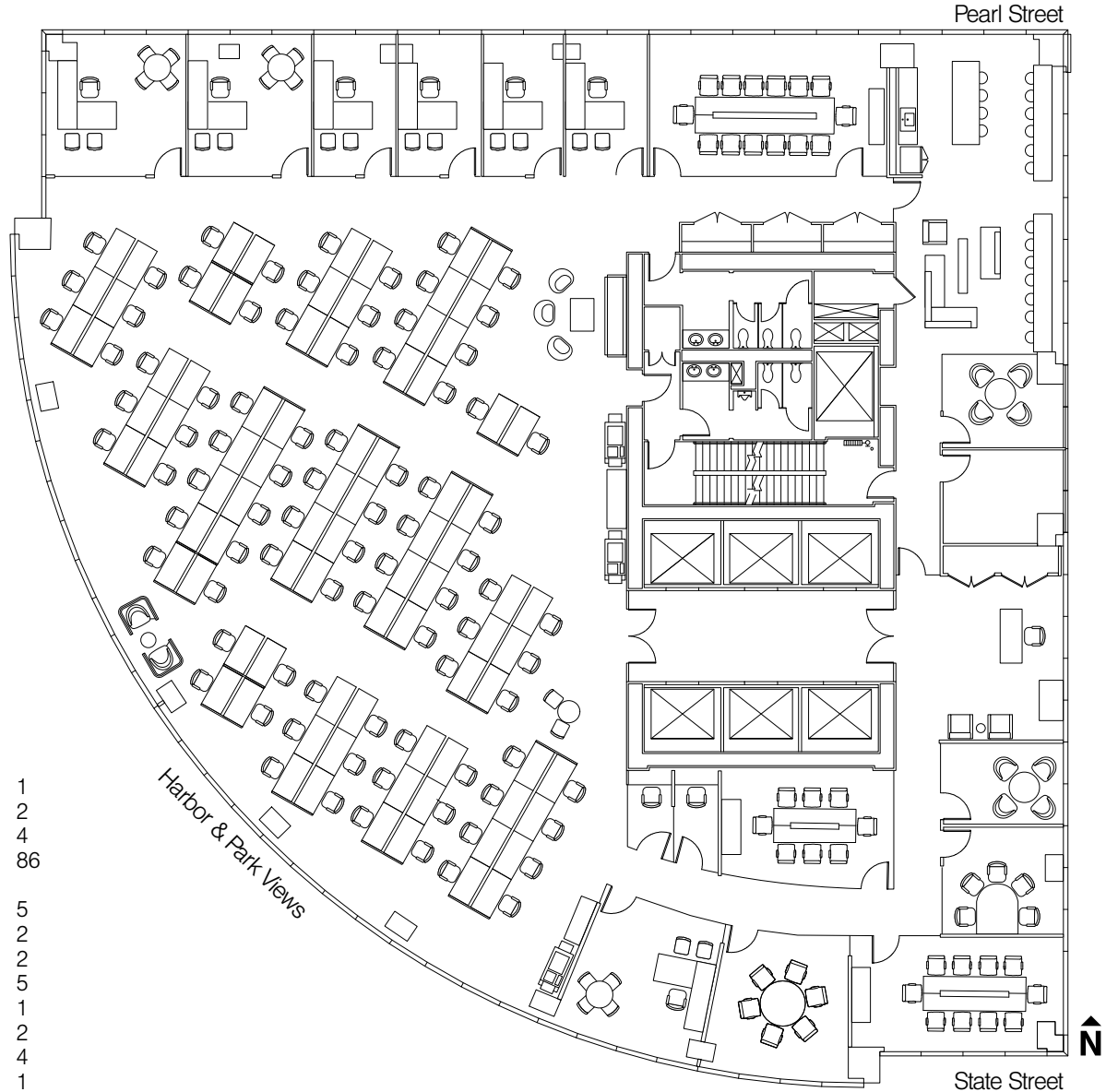
- Reception 1
- Executive Office 6
- Private Office 17
- Workstations 39
- Conference Room 4
- Breakout Area 2
- Pantry 1
- Copy Area 2
- Coat Closet 1
- IT/Storage Room 1

*Contiguous full floor opportunities*

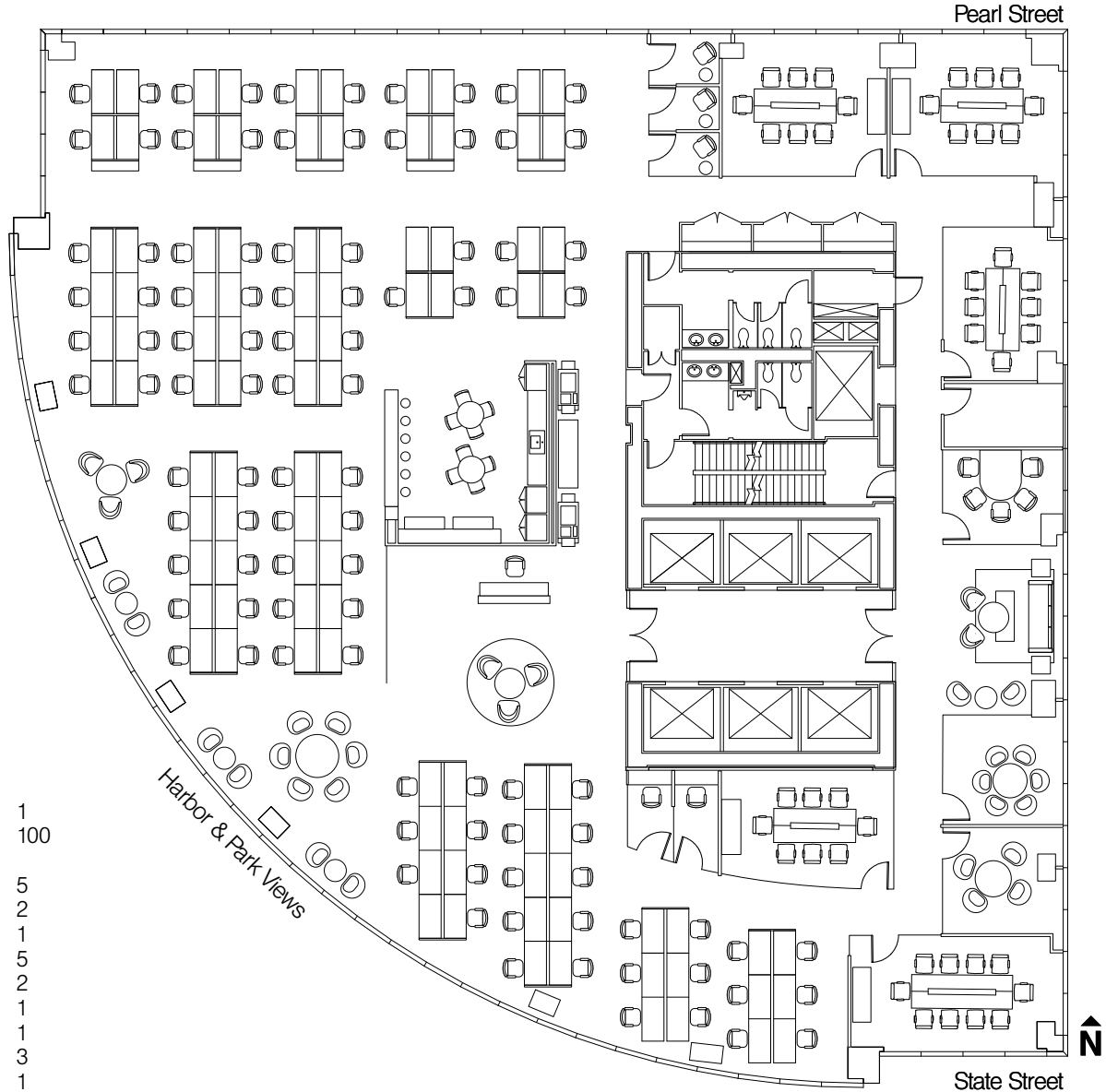


Financial Layout

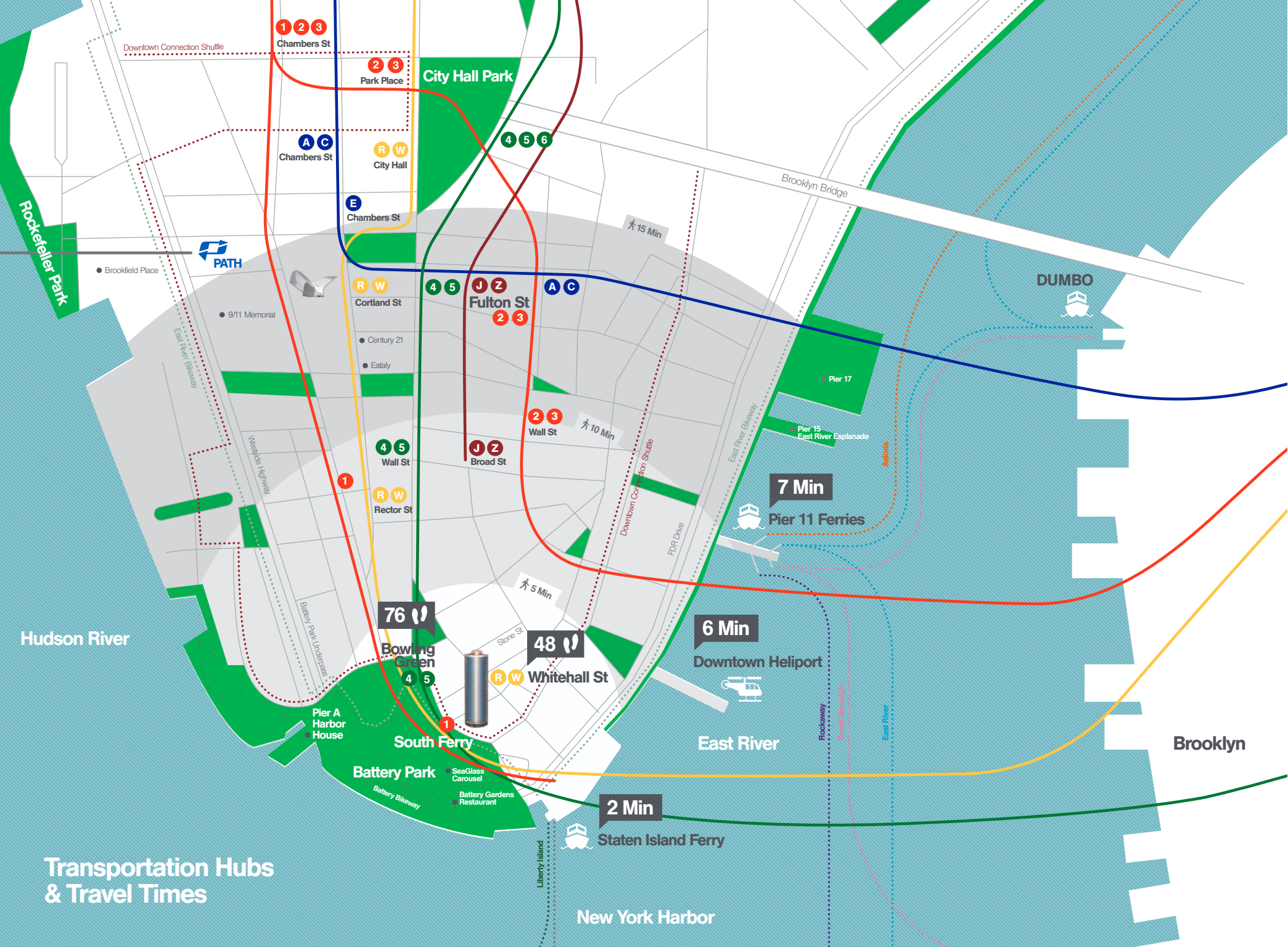
Creative Layout



- Reception 1
- Executive Office 2
- Private Office 4
- Workstations 86
- Conference Room 5
- Huddle Room 2
- Phone Room 2
- Breakout Area 5
- Pantry 1
- Copy Area 2
- Coat Closet 4
- IT/Storage Room 1



- Reception 1
- Workstations 100
- Conference Room 5
- Huddle Room 2
- Library 1
- Phone Room 5
- Breakout Area 2
- Pantry 1
- Copy Area 1
- Coat Closet 3
- IT/Storage Room 1



**Transportation Hubs & Travel Times**

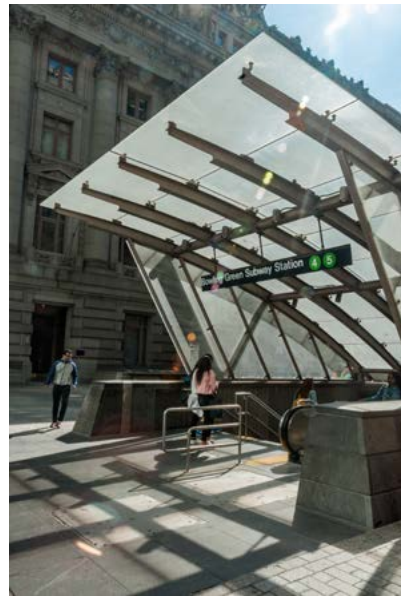
**Lower Manhattan**

- 2 Min** Staten Island Ferry
- 6 Min** Downtown Heliport
- 7 Min** Pier 11

Direct Access to FDR & Westside Highway with No Crosstown Traffic

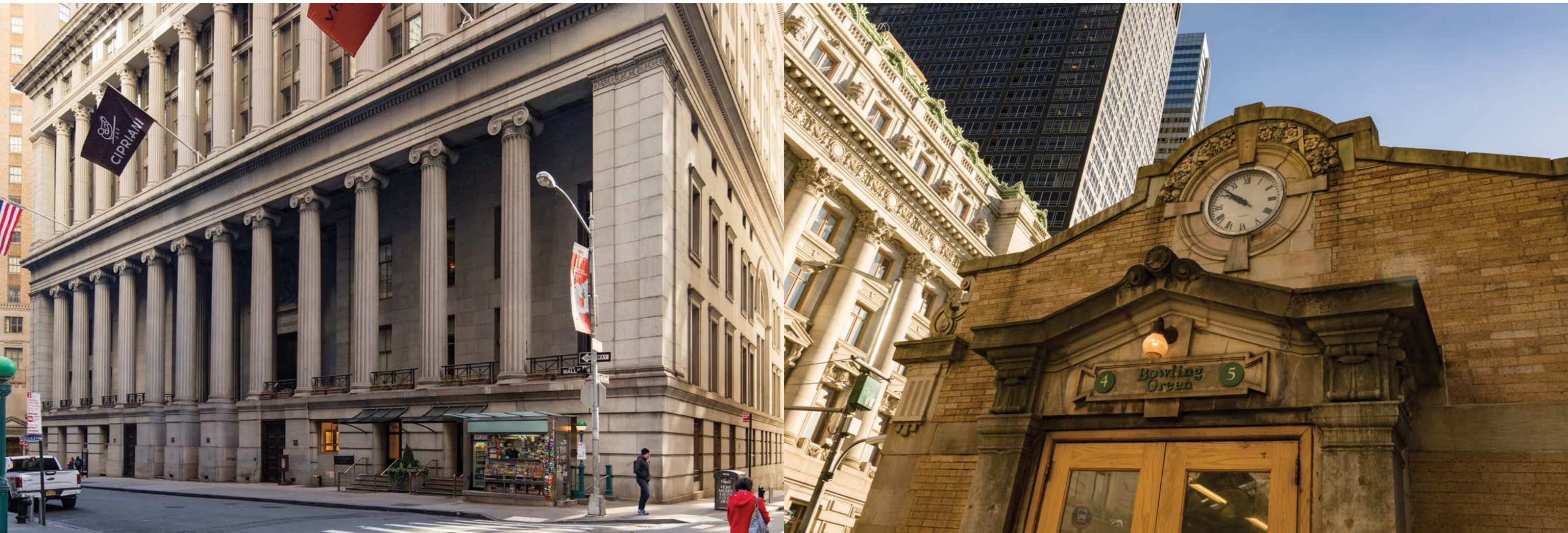
**Today's Workforce**

- 8 Min** Tribeca
- 11 Min** Brooklyn Heights
- 12 Min** Barclays Center & Downtown Brooklyn
- 17 Min** Chelsea
- 20 Min** Williamsburg
- 21 Min** Gramercy Park
- 21 Min** Jersey City
- 25 Min** Murray Hill
- 26 Min** Park Slope
- 26 Min** Hoboken
- 26 Min** Upper West Side
- 29 Min** Upper East Side



**Transportation Hubs**

- 15 Min** Union Square
- 19 Min** Grand Central Station
- 21 Min** Penn Station
- 24 Min** Port Authority Bus Terminal



*Classic Downtown*

*Upgraded transportation network*

*Thriving Downtown with new restaurants,  
bars, shopping, hotels and culture*

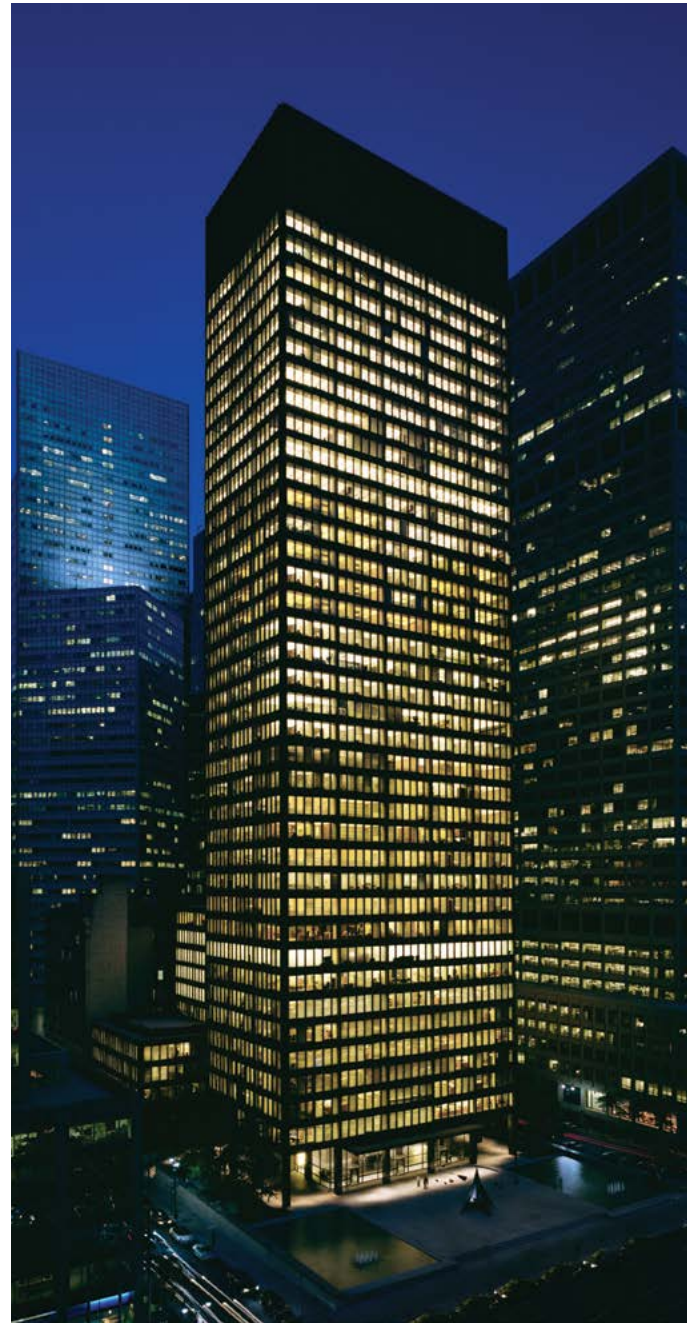
Stone Street Bars & Restaurants



## RFR Landmark Collection

RFR's level of internal expertise across the spectrum of real estate activities places the firm as one of the most capable and visionary in the industry. RFR is managed by a team of professionals with deep experience in leasing, property management, marketing, accounting, sales and construction management.

By building resources internally, RFR has become a platform where ownership and management are in constant communication and work together seamlessly to maximize tenant satisfaction, productivity and value.



**375 Park Avenue** Seagram Building



**390 Park Avenue** Lever House



**17 State Street**

## Building Information

### Architect

Emery Roth & Sons Architects

### Constructed

1988

### Height

42 Stories

### Floor Load

50 pounds per square foot

### Construction

Steel with glass curtain wall

### Column Spacing

Virtually column-free

### Restrooms

High-end finishes with stainless steel partitions

### HVAC

Water Cooled HVAC Package units are located on every other floor. A Runtal System provides heat to the tenant premises along the perimeter of the building via six thermostatically controlled zones. Supplemental condenser water connections are available on each floor.

### Electric Capacity

Two 4,000 amp services provide an electrical capacity of approximately six watts per square foot. Arrangements can be made to accommodate additional power requirements.

### Emergency Generator

700 KW Detroit Diesel emergency generator supports base building and life safety loads.

### Fire Safety

Building is equipped with Class-E fire alarm system with a Central Station connection. A sprinkler fire suppression system protects 100% of the building area.

### Security

The lobby is attended 24 hours per day. There is also a state-of-the-art card access system at the concierge desk. Security cameras are strategically located throughout the premises.

### Elevators

The building is serviced by twelve KONE high-speed passenger elevators:  
Low Rise: Six cars serve floors 2 to 22  
High Rise: Six cars serve floors 22 to 42  
Two Service Elevators: Street to Basement, Basement to 42  
Elevator modernization has been completed.

### Lobby

Lobby rotunda constructed with Pilkington glass system  
Black granite floor and white marble desk  
Two Eight Foot Diameter Revolving Doors

### Windows

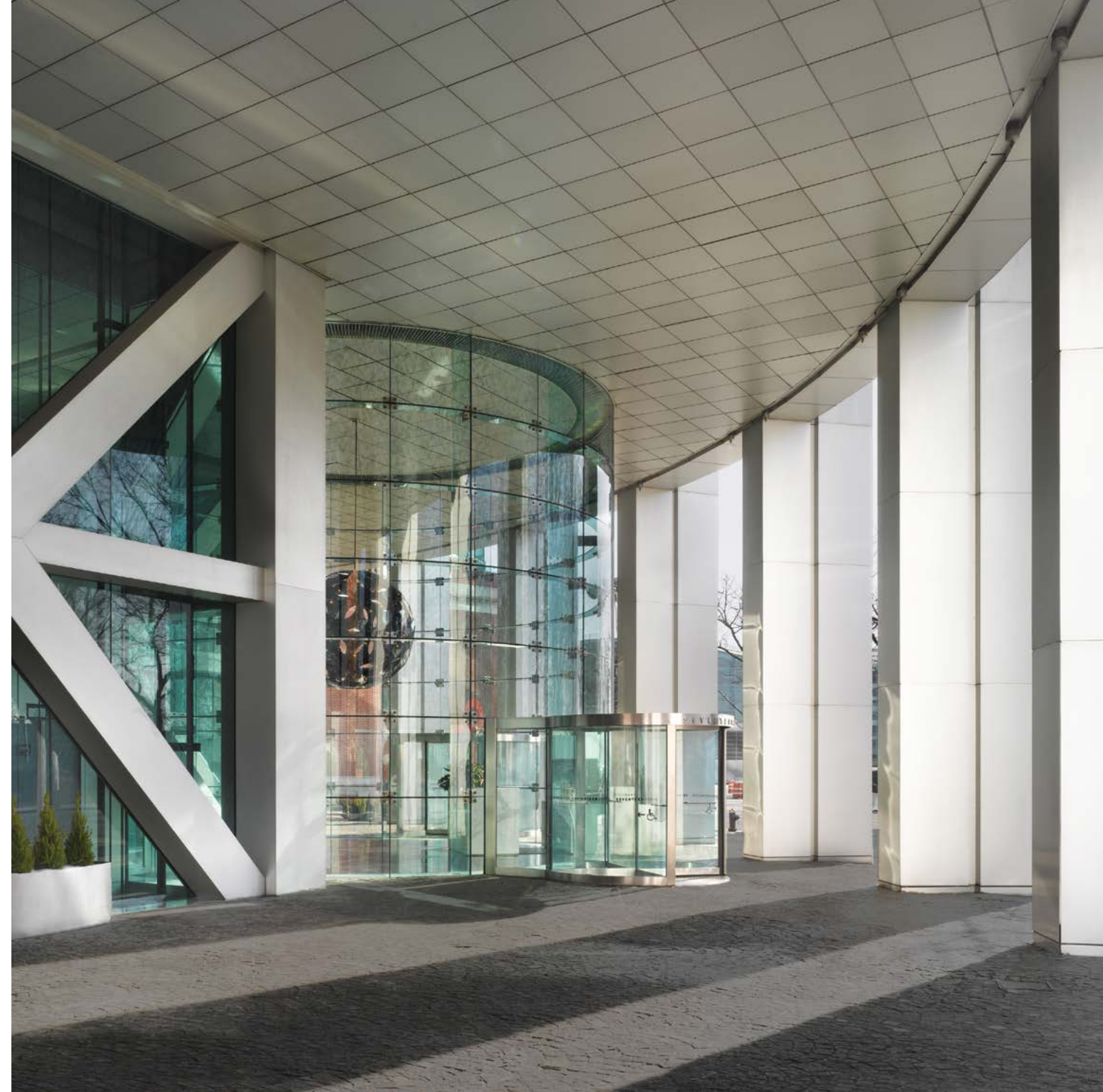
Aluminum and Glass Curtain Wall with low e-coatings and reflective glass

### Water Tower

Two 7,100 gallon domestic/fire reserve concrete lined steel tanks located on roof

### Property Management

On-site Owner/Management Team



*17 State—  
Experience a fresh point of view*



Battery Park Waterfront

# RFR

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