



State Street



**High-End Pre-Built Suites and Full Floors Available**



17 State Street is a distinctive 42-story glass tower uniquely situated at the south tip of Manhattan overlooking Battery Park and New York Harbor. This landmark building provides its tenants with a motivational work environment, superior features and amenities, outstanding visibility, and inspirational views from every floor.



**High-End Pre-Built Suites**

Extraordinary Natural Light and Views  
Prominent Company Identity on Floor  
Floor-to-Ceiling Glass Partitions

High Speed Elevators  
Dedicated Service Elevator  
Column-Free Floors



High-End Pre-Built Suites

24 Hour / 7 Day Building Access  
Hands-on Ownership and Management

Pantries in Every Suite  
Individually Controlled HVAC



**Unobstructed Panoramic Harbor Views**

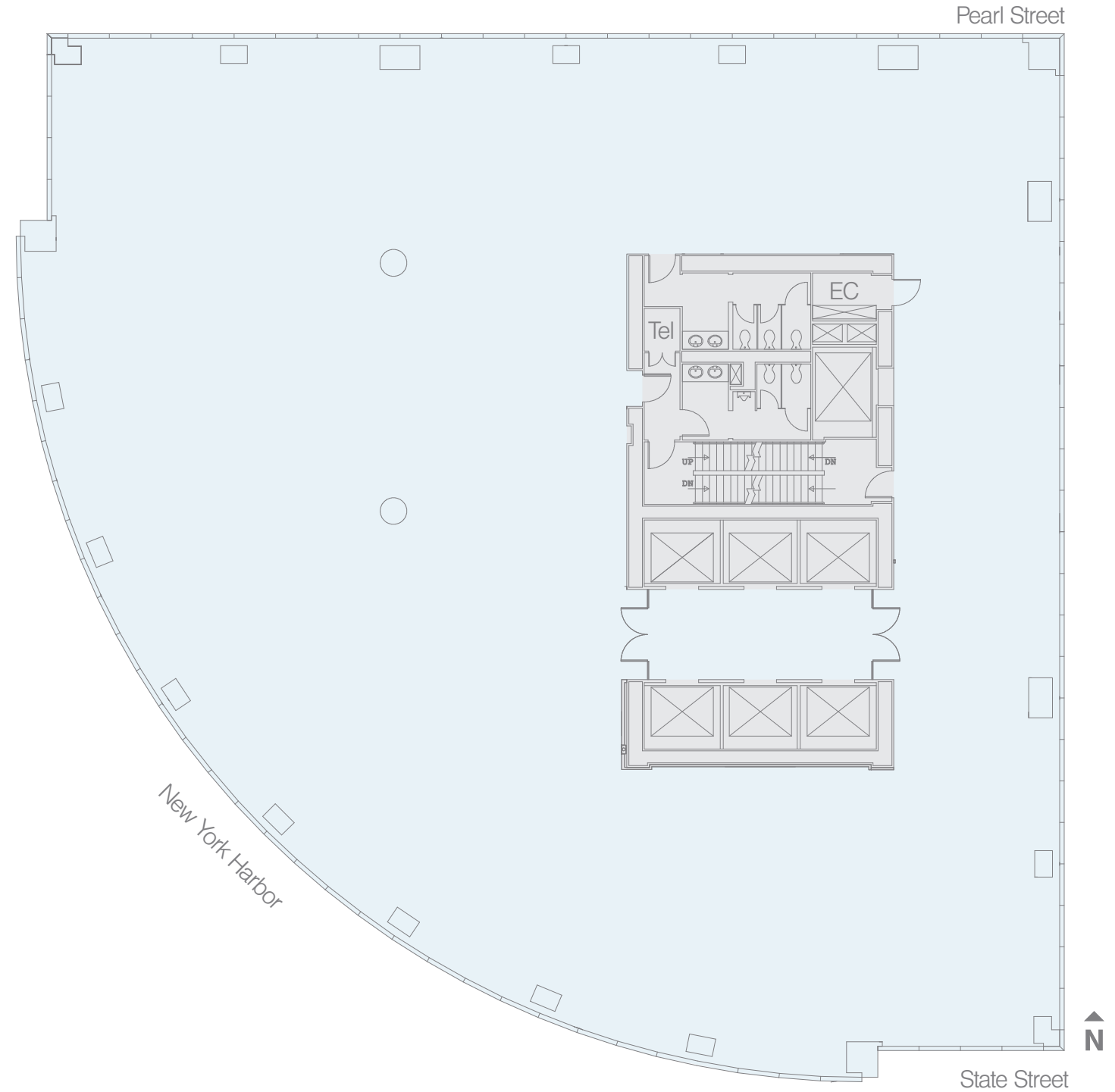
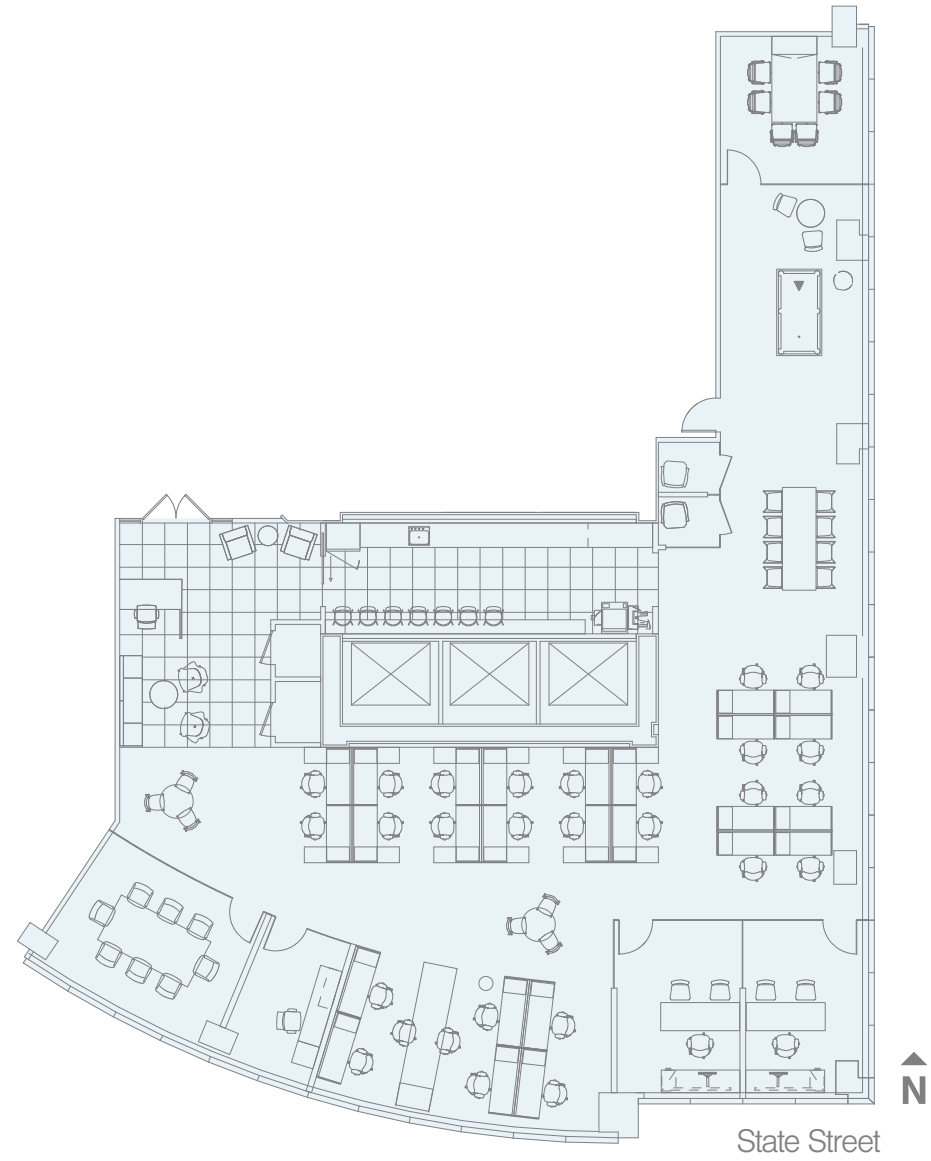
Continuous Vision Glass  
Floor-to-Ceiling Glass Partitions  
Abundant Natural Light



High-End Pre-Built Suites

- Floor 18 7,750sf
- Floor 25 8,887sf
- Floor 33 6,678sf
- Floor 33 4,318sf
- Floor 35 6,681sf

Full Tower Floor 14,900 sf



**The Green**

New Landscaped Plaza with Seating and Keith Haring Sculpture



**Art & Architecture**

RFR has long believed in the ability of Art & Architecture to create uplifting and inspiring environments and a unique experience for the people who view them. 17 State Street is currently exhibiting sculptures by Keith Haring and Carsten Holler.





## Transportation Hub

Lower Manhattan is the most accessible neighborhood in New York City, with an extensive public transportation network. It's easy to get here from every borough as well as from the surrounding region.

17 State Street is in close proximity to the 1, 2, 3, 4, 5, 6, N, R, J, M and Z subway lines, ferries to Staten Island and New Jersey, the New York Water Taxi, and the Downtown Heliport. The free Downtown Connection Shuttle is also available making stops throughout lower Manhattan.

## Area Improvements

Ongoing improvements include the addition of the *New Amsterdam Plein & Pavilion*, Frank Ghery's *Battery Playspace*, and the *SeaGlass Carousel* where patrons sit within iridescent fish that glide through the sights and sounds of a 360° aquatic adventure. Improvements to the Water Street subdistrict are currently underway.

Projects in planning include the development of the Battery Bikeway and renovations to the Battery Lawn and Castle Clinton.



## 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

Column-Free

### Restrooms

High-end finishes with stainless steel partitions and sinks

### 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.

### Plumbing

Domestic hot and cold water and waste water riser connections are provided on each floor.

### 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 recently 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

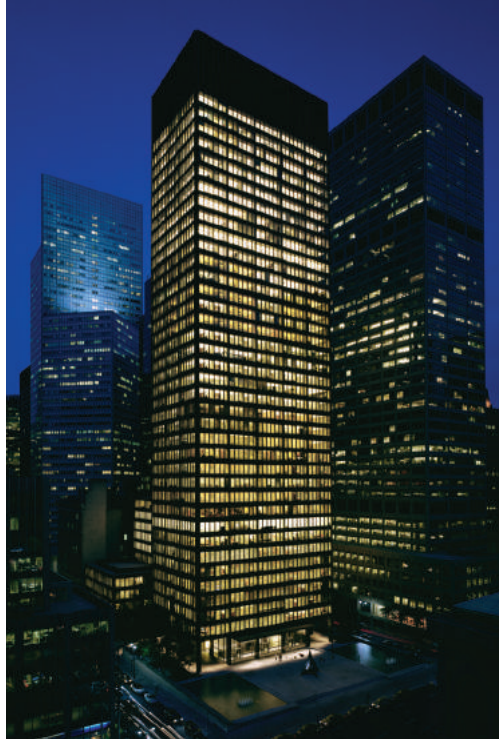
### Water Tower

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

**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**





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