



State Street



Exhilarating panoramic views

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



New York Harbor & Battery Park





Battery Park

A balanced work environment





Battery Park Fountain



Curated Plazas



Keith Haring Sculptures



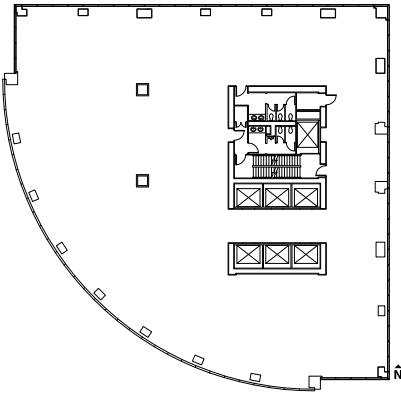
Glass Lobby Rotunda Featuring
Light Installation by Carsten Holler



Sea Glass Carousel at Battery Park

Typical Full Tower Floor Plan

Office Intensive Layout



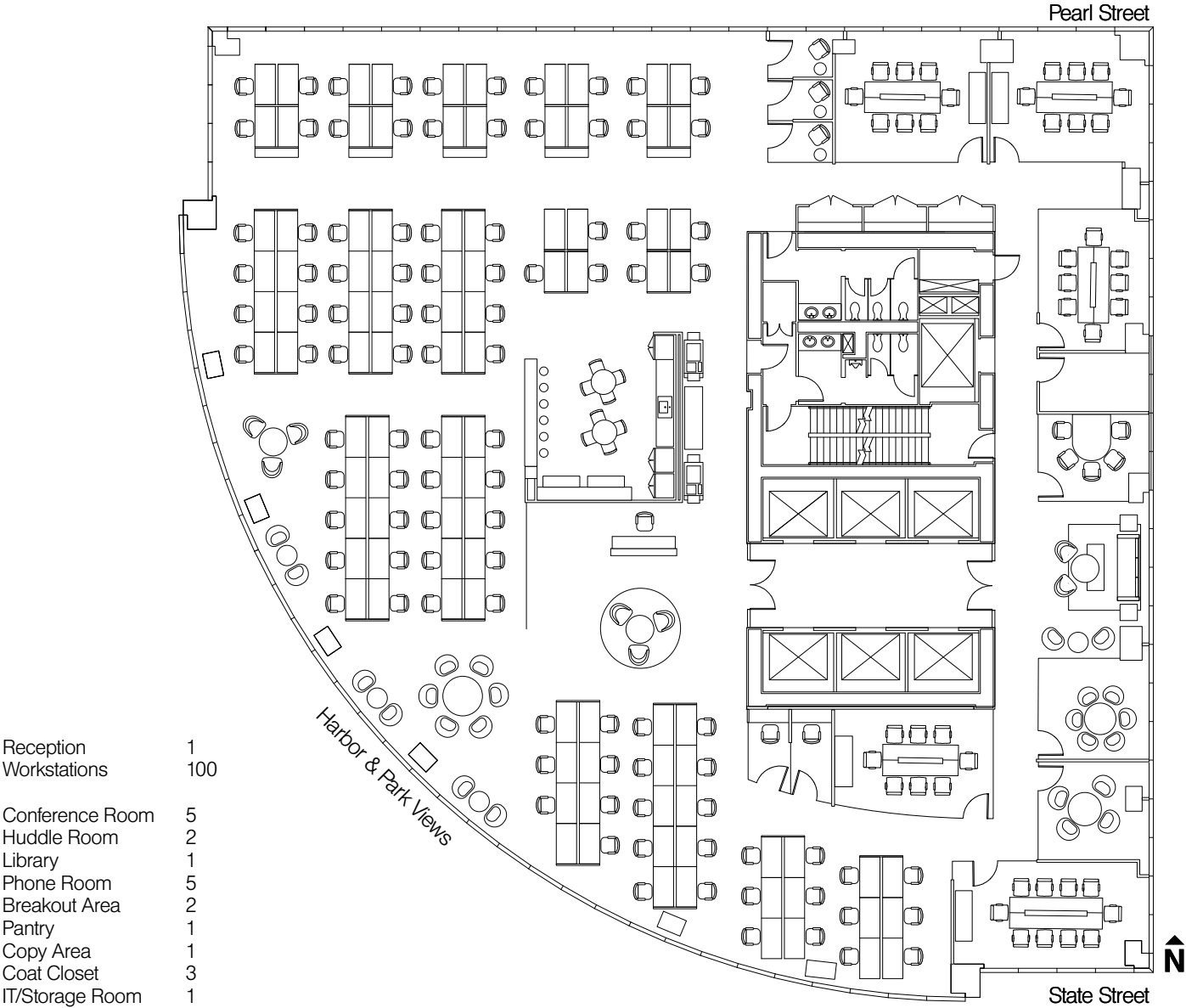
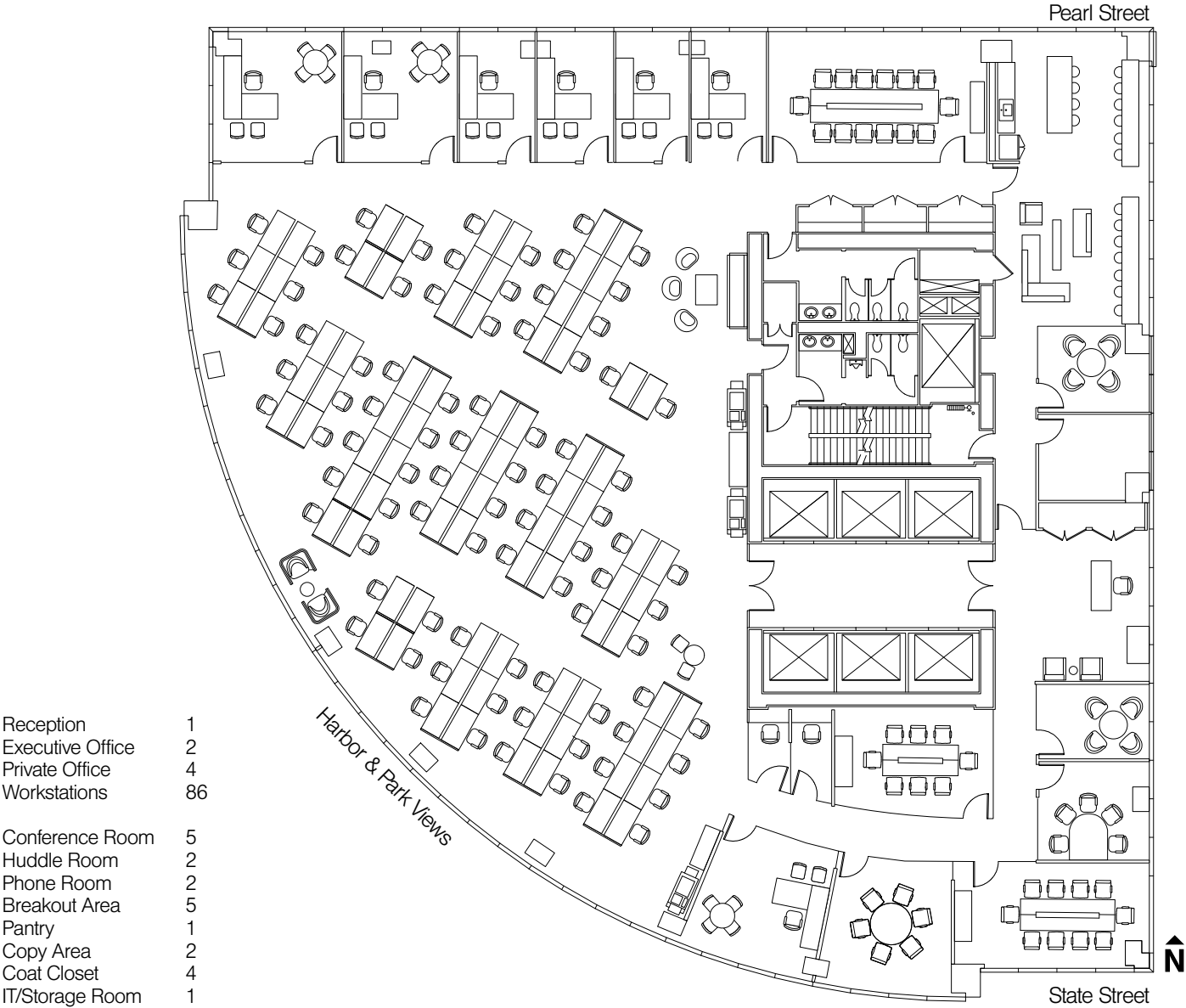
Contiguous full floor opportunities

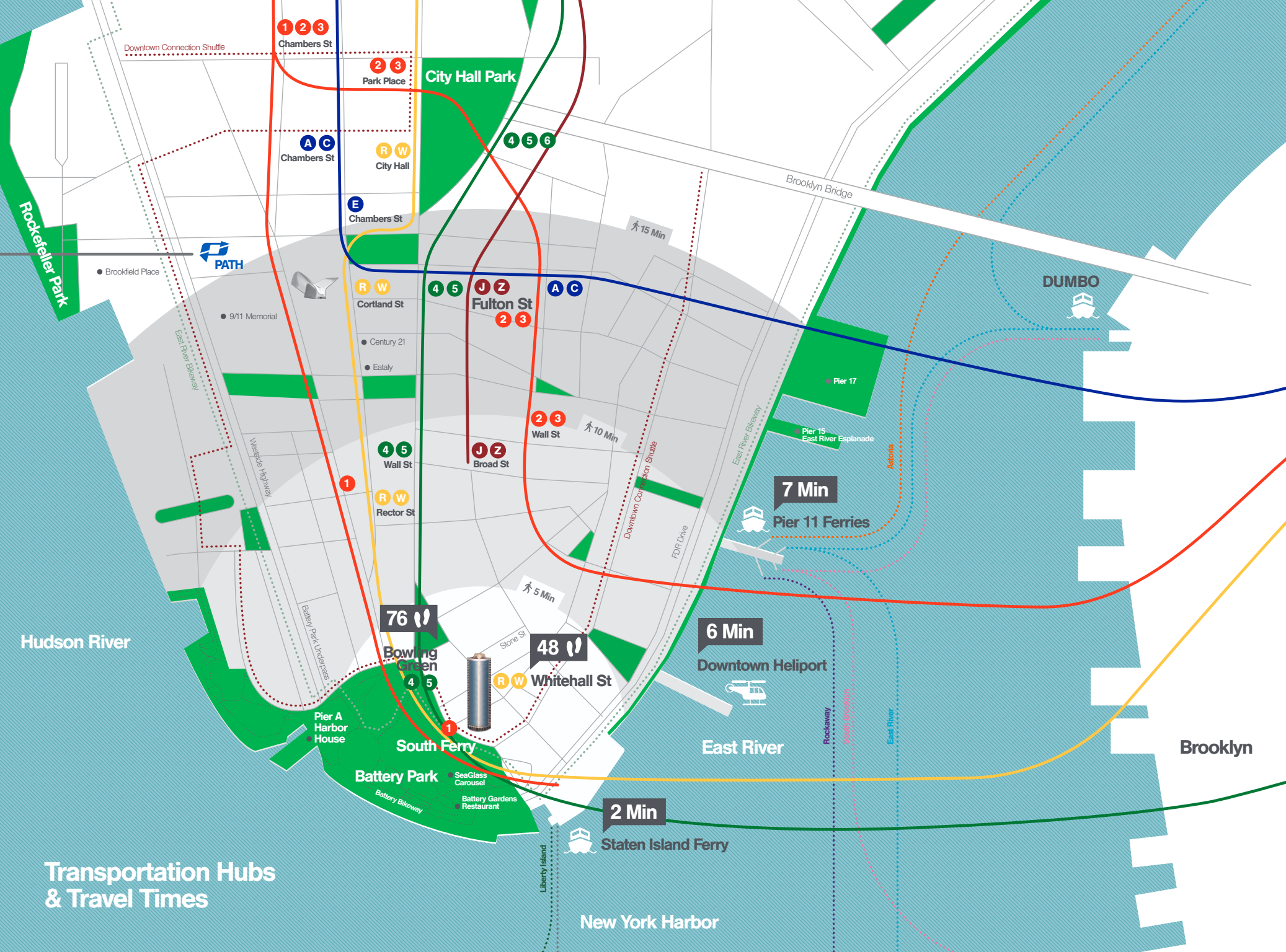
Reception	1
Executive Office	6
Private Office	17
Workstations	39
Conference Room	4
Breakout Area	2
Pantry	1
Copy Area	2
Coat Closet	1
IT/Storage Room	1



Financial Layout

Creative Layout





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

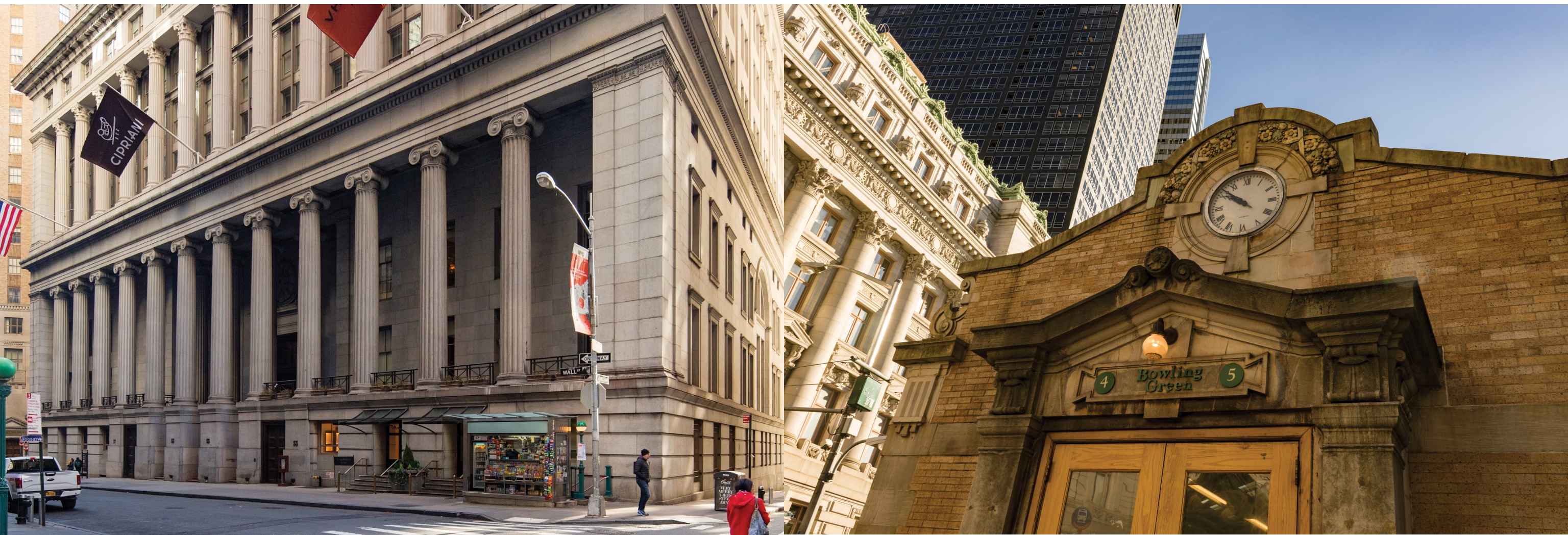
19 Min Grand Central
Station

21 Min Penn Station

24 Min Port Authority
Bus Terminal



Transportation Hubs
& Travel Times



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



405 Lexington Avenue Chrysler Building



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



RFR

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