



State Street



Work with a Different Perspective





17 State Street is an iconic 42-story boutique Class A glass tower that defines the downtown Manhattan skyline.

Offering permanently protected, sweeping, unobstructed views of Battery Park and New York Harbor, its continuous vision-glass façade and column-free floor plates deliver workspaces that are both striking and highly functional.

Step into a workplace redefined and discover high-end, prebuilt office suites bathed in natural light. Enjoy hospitality-level services at the Liberty Lounge and Conference Center. Benefit from direct access to subways, ferries, and PATH in a dynamic neighborhood brimming with rich dining, business, and amenities. Outside, a landscaped plaza features public art, comfortable seating, and seasonal activations.

As Owner-Manager, RFR is committed to delivering personalized service and creating a workplace environment that supports productivity and comfort. Our focus on cleanliness, safety, and operational excellence ensures a consistently high level of tenant satisfaction.

A New Way to Conference, Collaborate, Recharge

The new **Liberty Lounge and Conference Center** offers a variety of flexible spaces designed for hospitality, collaboration, conferencing, events, and downtime. Tenants will enjoy a premier experience that becomes an extension of their office.



Spaces that Work for You

Whether recharging at the **Café**, collaborating in the **Library Lounge**, or hosting gatherings in the **32-seat Boardroom** or **Town Hall/Event space** for up to 74 guests, tenants enjoy flexible, inviting spaces for every occasion. Dedicated wellness amenities include a private **Mother's Room**, offering comfort and privacy. For those who bike, run, or simply need to reset, the **on-site End-of-Trip facility** provides a changing room, shower, and space to freshen up before the workday begins.

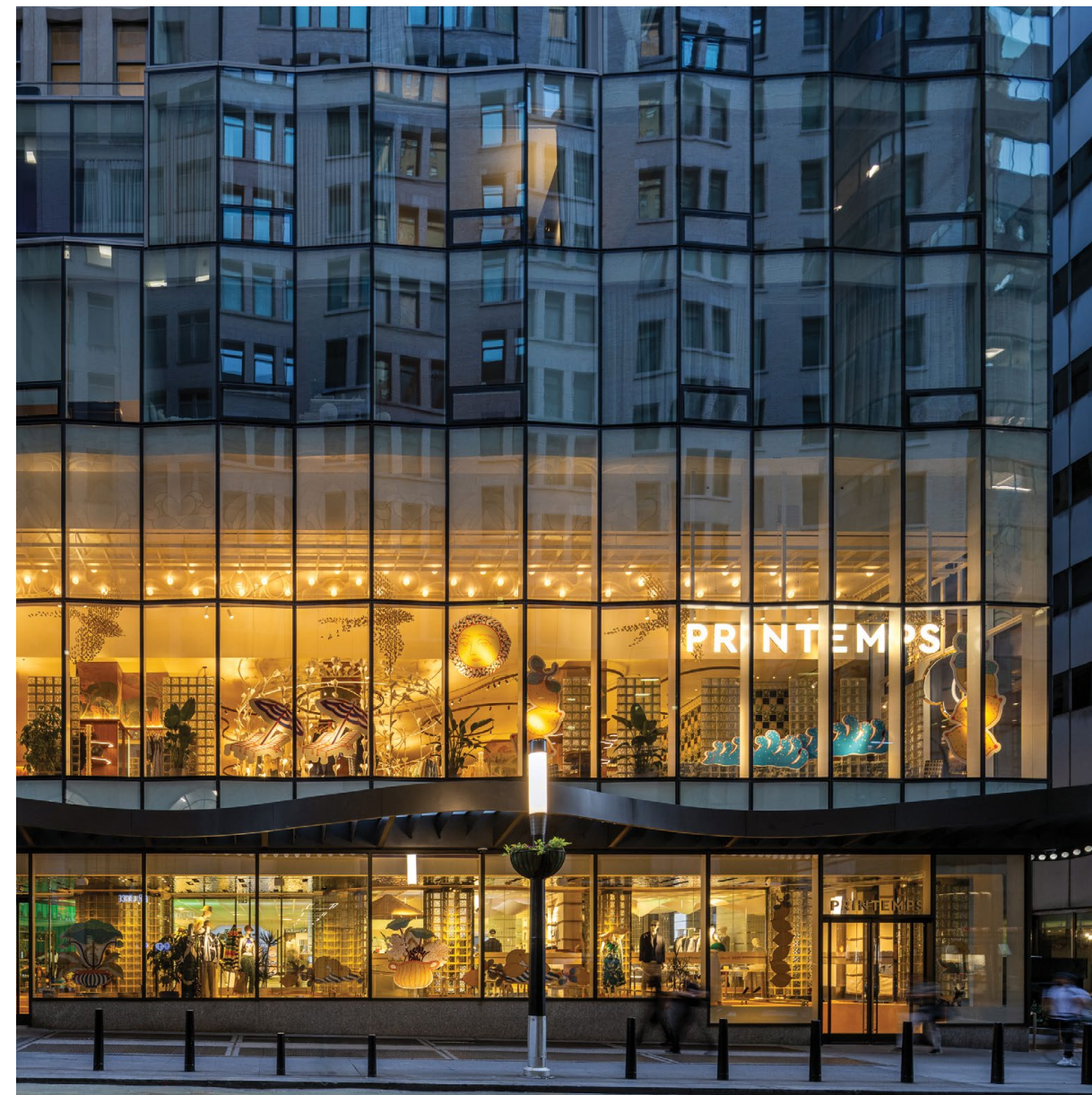




A Vibrant Neighborhood for Every Lifestyle

Enjoy dining and shop for convenience and luxury at Whole Foods, Printemps, and nearby retailers. Step outside to Battery Park's waterfront paths and greenspaces—a perfect balance of work, leisure, and connection.

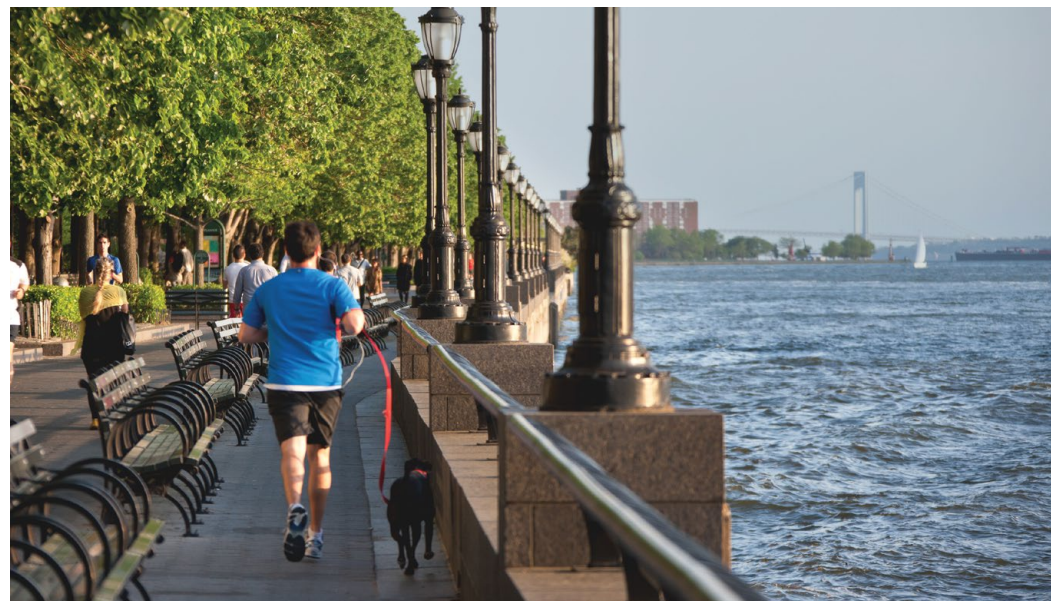




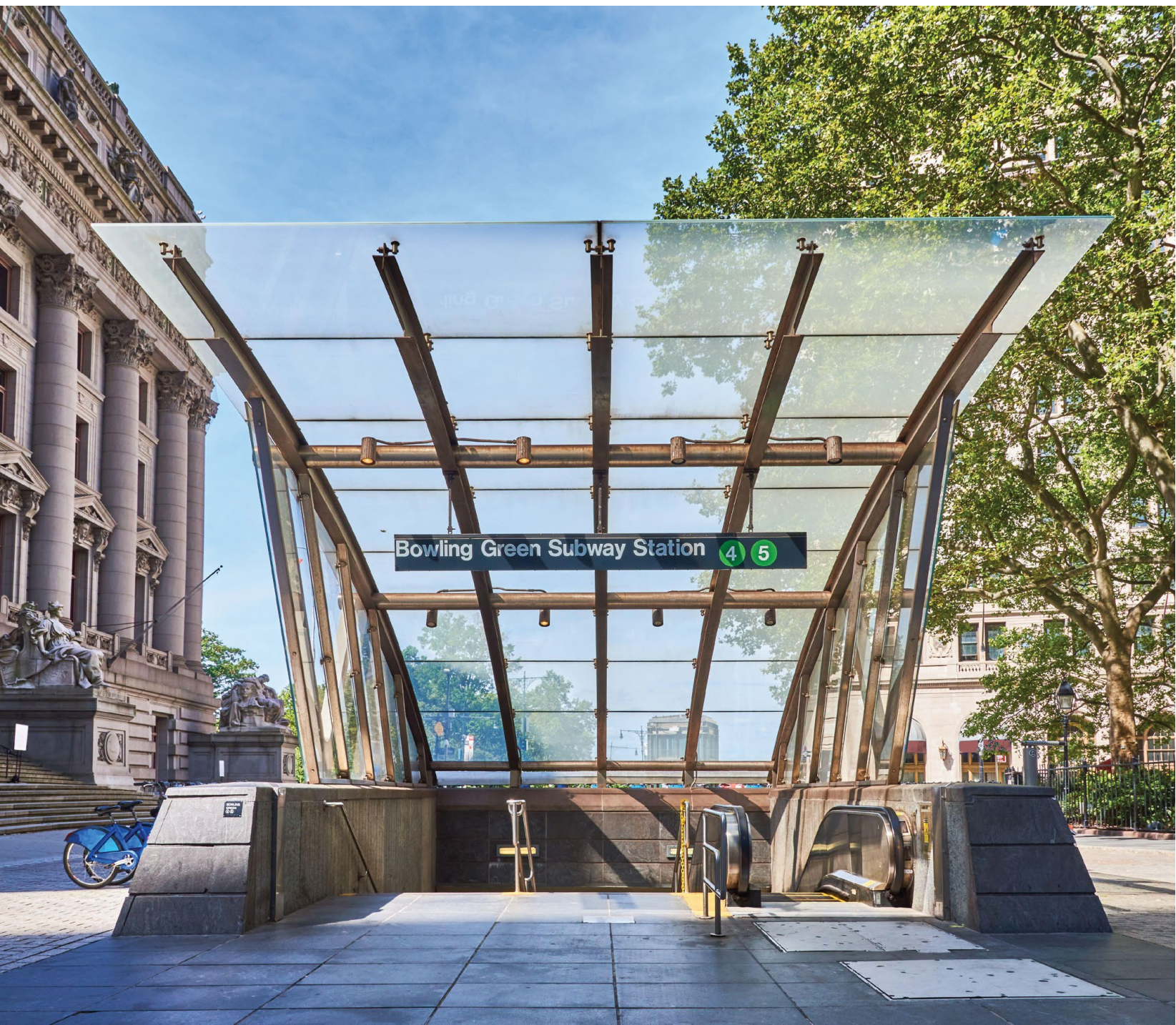


Green Space on Demand





A Connected Commute



MTA Subway

Walkable access to nearly every major line all just a few blocks away:

1 2 3 4 5 R W A C J Z

Ferries & Water Transport

Steps from the Staten Island and New Jersey ferries, the NYC Ferry, and Wall Street/Pier 11.

PATH & Regional Rail

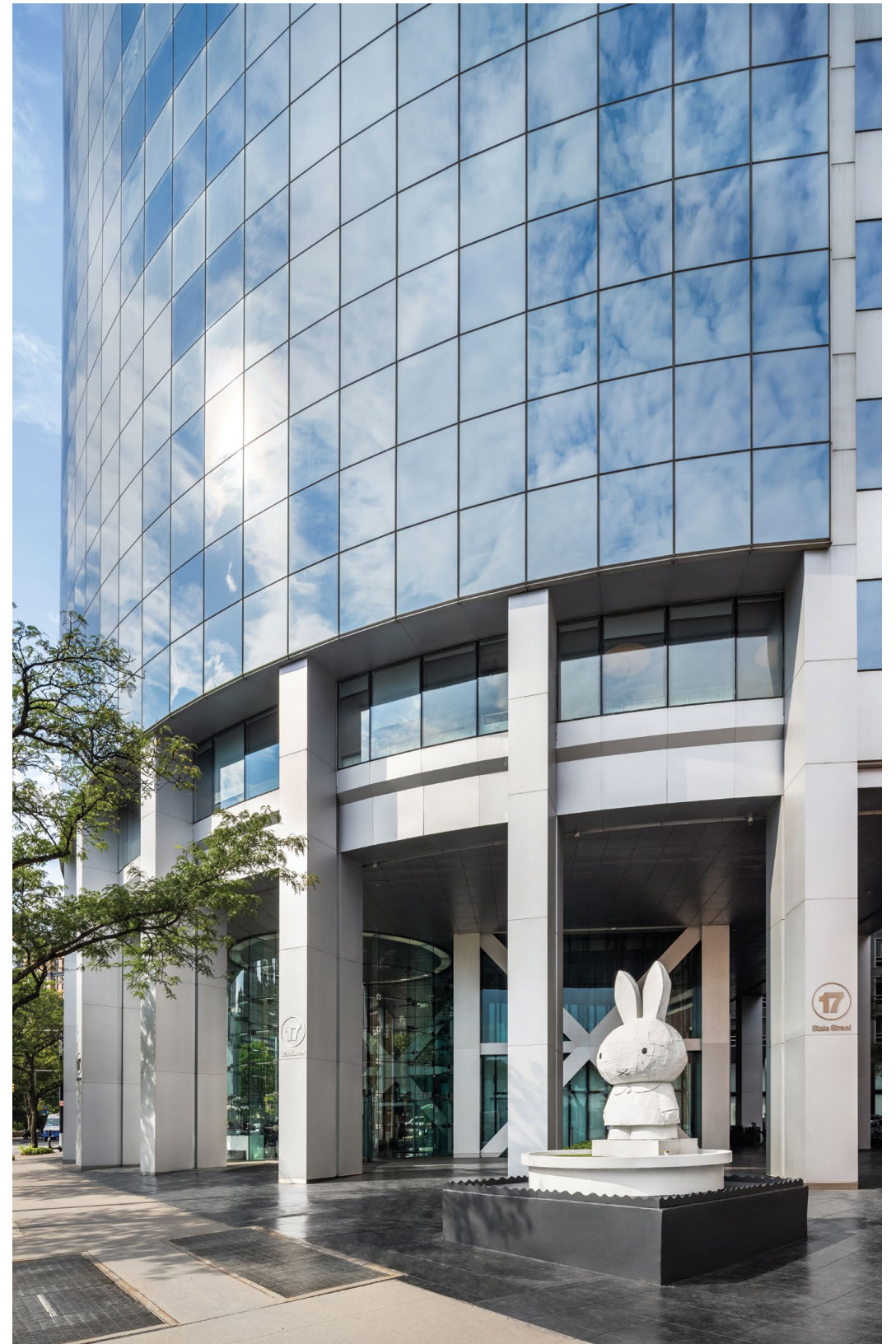
Connections to PATH trains and regional transit via World Trade Center and Fulton Center link tenants to New Jersey and beyond.





Experience Art Everyday

RFR has always believed in the transformative power of art and architecture to elevate the built environment and shape memorable experiences. At 17 State Street, this philosophy comes to life through a rotating art program, currently featuring works by Tom Sachs and Carsten Höller.





Clear Views. Clean Design.

Continuous vision glass and floor-to-ceiling windows bring natural light deep into each workspace, framing panoramic views of the harbor, skyline, and park below.









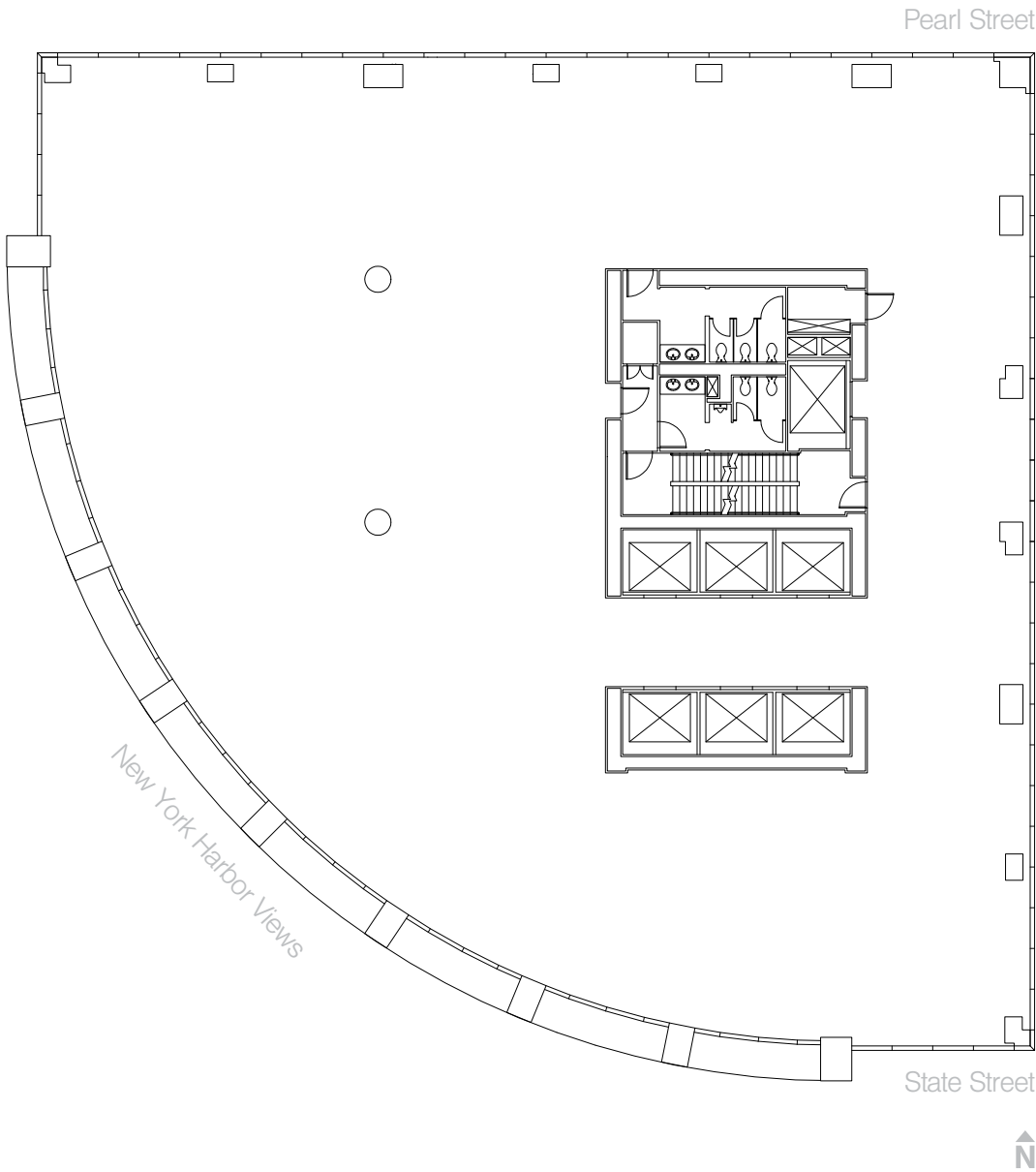
Space Features

- 24 Mile Unobstructed Views
- Strong Company Identity on Floor
- Extraordinary Natural Light and Views
- Column-Free Floors
- Floor-to-Ceiling Glass Partitions
- Pantries in Every Suite
- High Grade Light Fixtures
- Space Efficient Runtal Perimeter Heating System
- High Speed Elevators & Dedicated Service Elevator
- 24 Hour / 7 Day Building Access
- Hands-on Ownership and Management

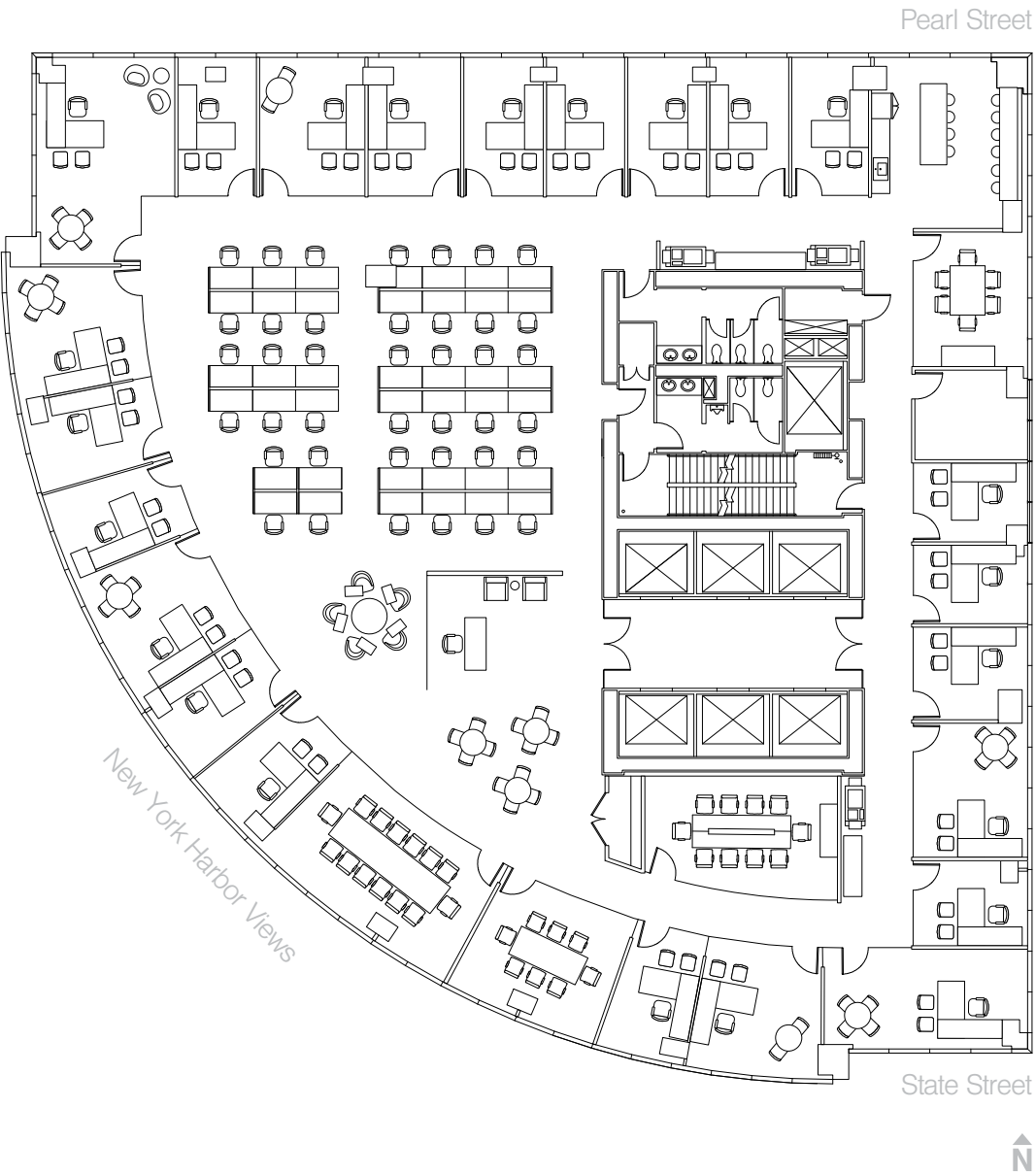


Core & Shell

Full Tower Floors
14,900 SF

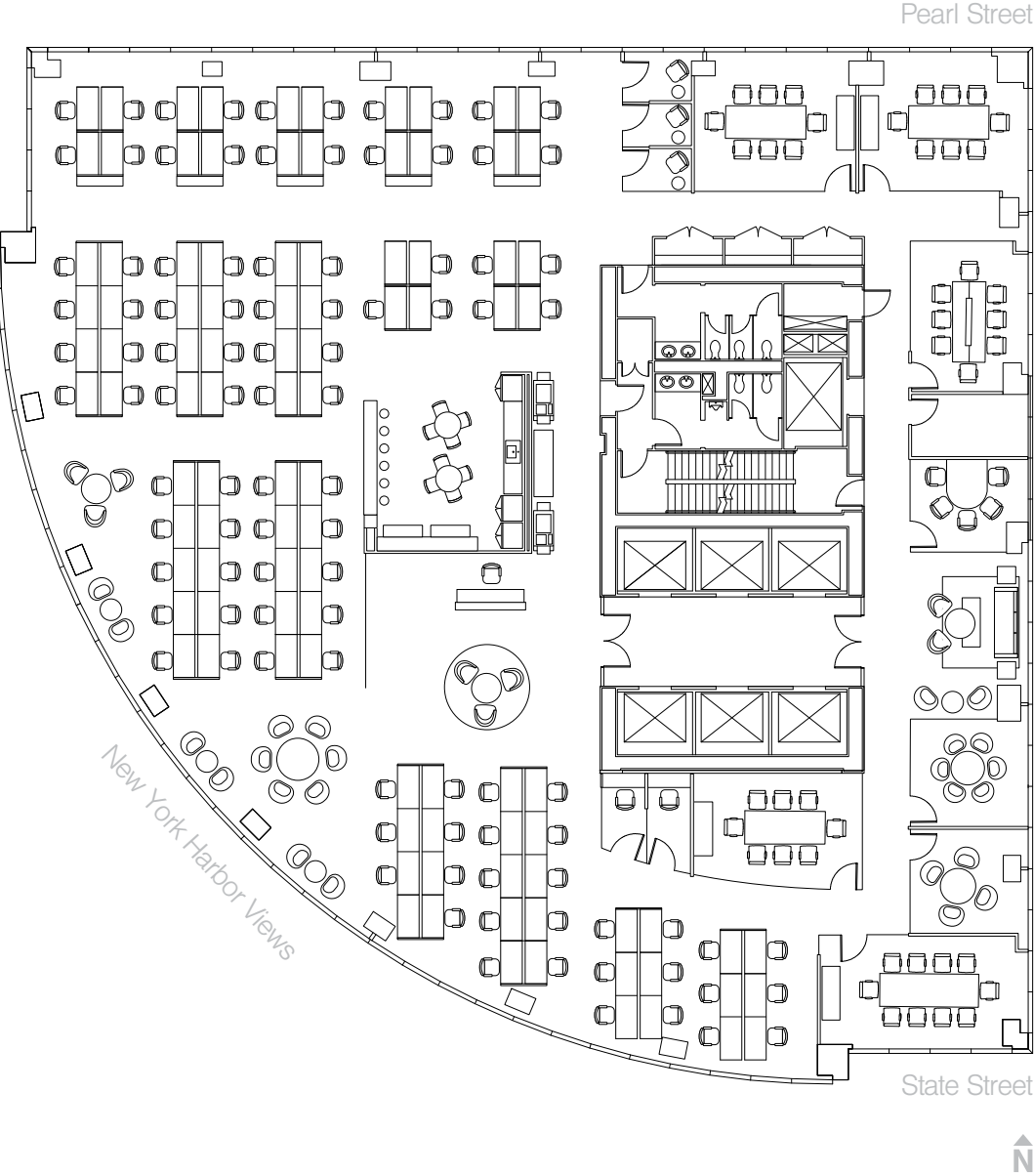


Office Intensive Layout



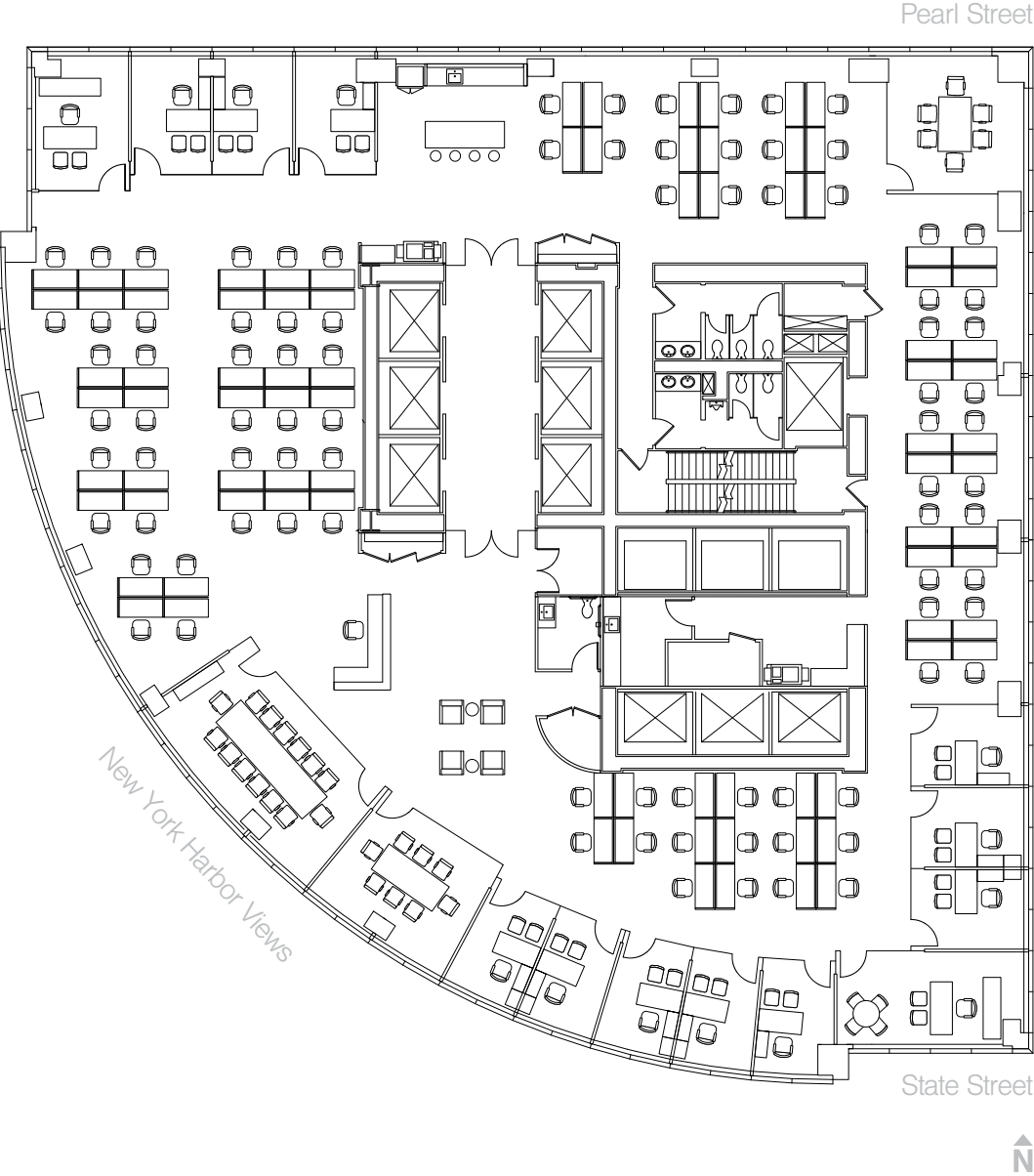
Reception	1	Conference Room	4
Executive Office	6	Breakout Area	2
Private Office	17	Pantry	1
Workstation	39	Copy Area	2
		Storage Closet	1
		IT/Storage Room	1

Open Layout

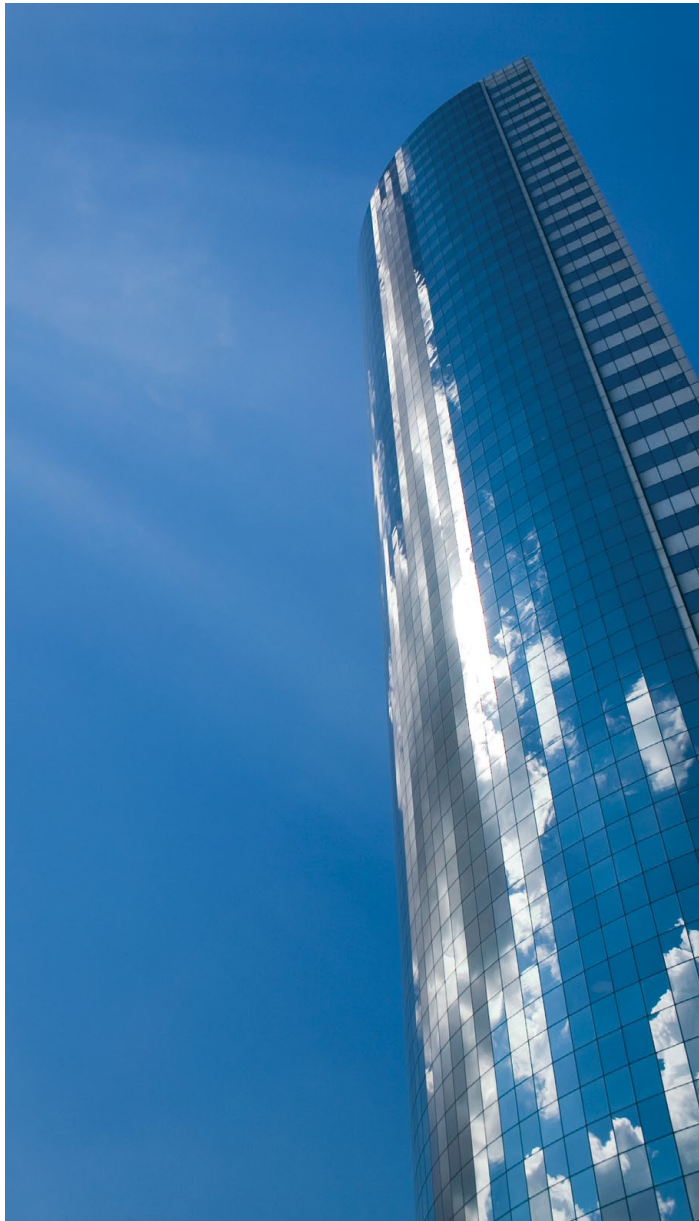


Reception	1	Conference & Phone Room	14
Workstation	100	Breakout Area	2
		Pantry	1
		Copy Area	1
		Storage Closet	3
		IT/Storage Room	1

Hybrid Layout



Reception	1	Conference Room	4
Executive Office	1	Breakout Area	1
Private Office	12	Pantry	1
Workstation	88	Copy Area	2
		Storage Closet	1
		IT/Storage Room	1



Building Architect	Emery Roth & Sons Architects
Height	42 Stories
Floor Load	50 pounds psf
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	Lobby is attended 24 hours per day and equipped with 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 – 22 High Rise: Six cars serve floors 22 – 42 Two Service Elevators: Street – Basement, Basement 2 Recently completed elevator modernization.
Lobby	Lobby rotunda constructed with Pilkington glass system Black granite floor and white marble desk Two 8’ 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.

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