



SINCE 1952



40 EXCHANGE PLACE

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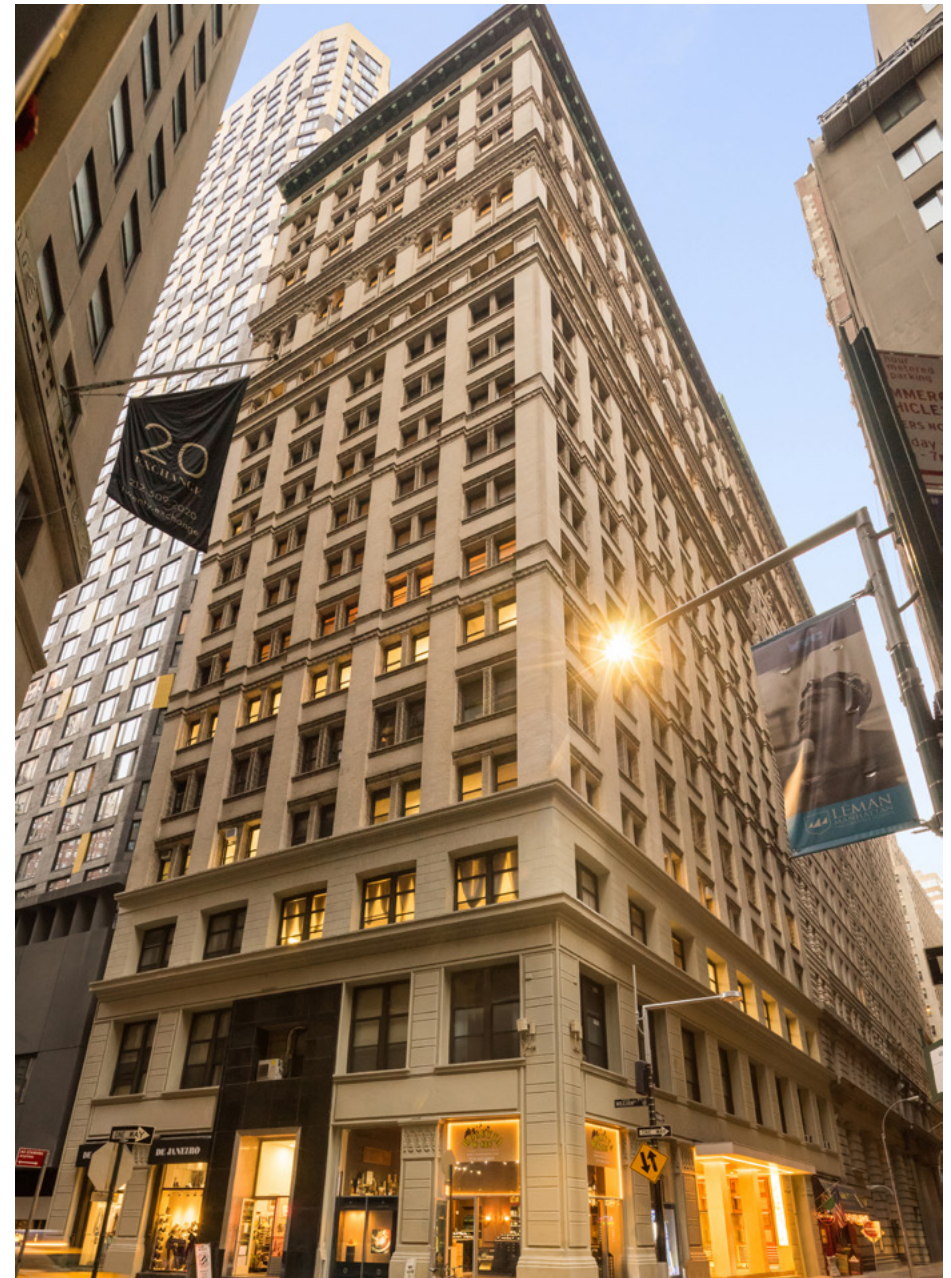
40 EXCHANGE PLACE

40 Exchange Place, formerly known as the Lord's Court Building, was completed in 1893 by the architect John Townsend Williams. The site served as the Headquarters for the New York Stock Exchange from 1856 to 1865. The building is currently a hub for innovation in the heart of Lower Manhattan.

Various office spaces are available ranging from 1,000 to 15,000 RSF and provide flexible yet efficient layouts to accommodate the needs of every tenant. Tenants can customize exactly as they like, or choose from a selection of high-end pre-built offices featuring high ceilings, natural wood floors, brushed metal accents and repurposed authentic details that create an inviting, modern atmosphere.

The historic 20-story building has been renovated and re-imagined as the state-of-the-art workplace it is today and enjoys the numerous transportation connections serving Wall Street and the wider Financial District as well as a wide range of dining and retail options.

40xny.com



THE BUILDING

Location

Corner of Exchange Place and William Street

Year Built

1893

Renovations

Lobby - 2017; Elevators - 2017; Restrooms - 2017; Building Mechanicals - 2017

Building Size

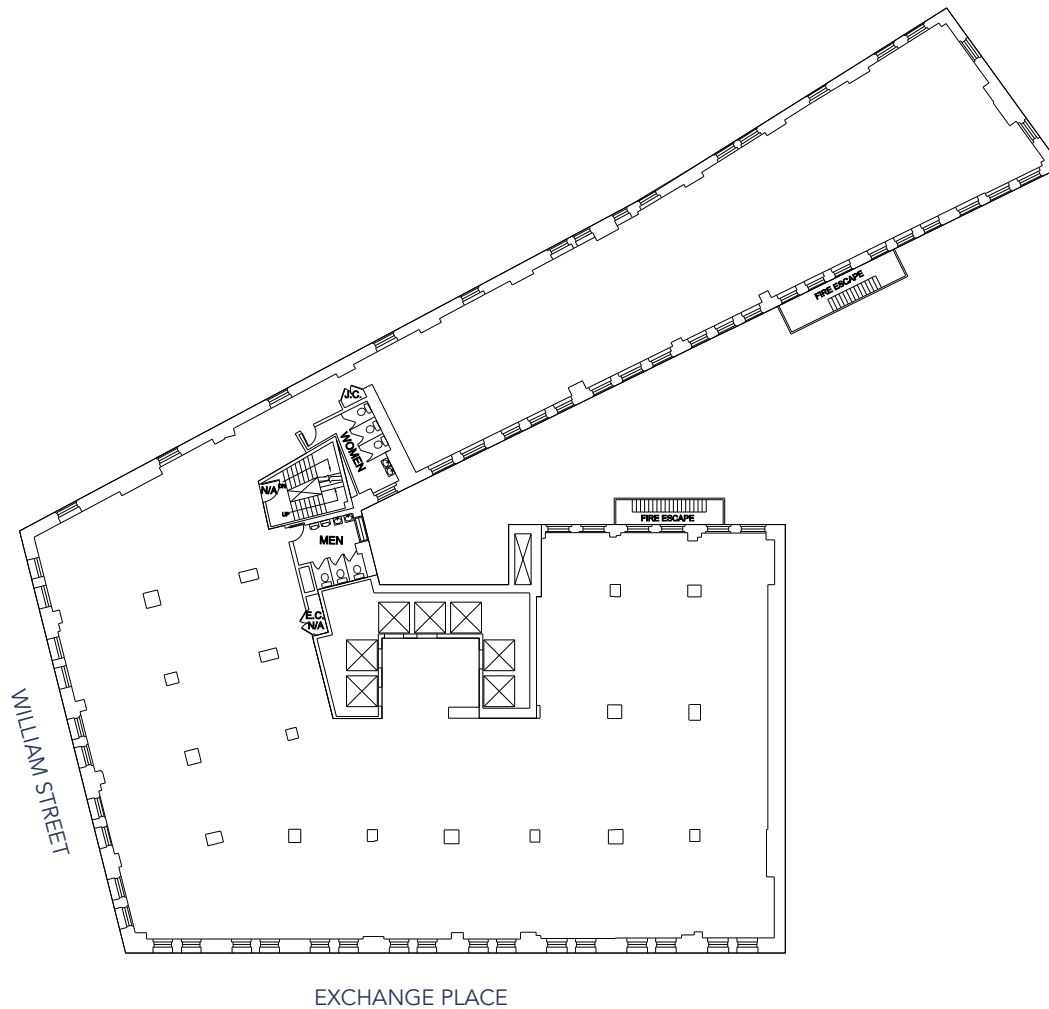
300,000 SF

Floors

20, 2 below-grade



TYPICAL FLOOR PLAN 15,000 RSF



BUILDING SPECIFICATIONS

Location	Corner of Exchange Place and William Street
Year Built	1893
Architect	John Townsend Williams
Building Size	300,000 SF
Floors	20, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2017; elevators - 2017; restrooms - 2017; building mechanicals - 2017
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	140 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'- 18'
Column Spacing	15'
Elevators	6 passenger, 1 freight
HVAC	Tenant-controlled air package units, perimeter steam and pipe heating
Electrical	6 watts/RSF
Windows	Double-insulated, tenant operable
Fire & Life Safety Systems	Class E fire alarm system with command station, defibrillator, building fully sprinklered

Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Lightpath, Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	The building qualifies for Lower Manhattan Incentives
Transportation	From Wall Street Station one minute away, take red 2 or 3 lines, or the 4 and 5 from the green line Wall Street Station, five minutes away. Six minutes away is the Rector St. Station for the 1, N, R and W lines. Catch the J, Z lines at Broad St. Station, a three-minute walk. Find ferries at Pier 11 / Wall St Ferry Terminal, Staten Island Ferry or Battery Park City Piers. PATH trains at the World Trade Center Station
Amenities (Neighborhood)	SoulCycle FiDi, New York Stock Exchange, Battery Park, numerous museums, Department of Motor Vehicles, Life Time, Equinox, Cipriani Wall Street and The Capital Grille, Stone Street shops
Building Website	40xnyc.com

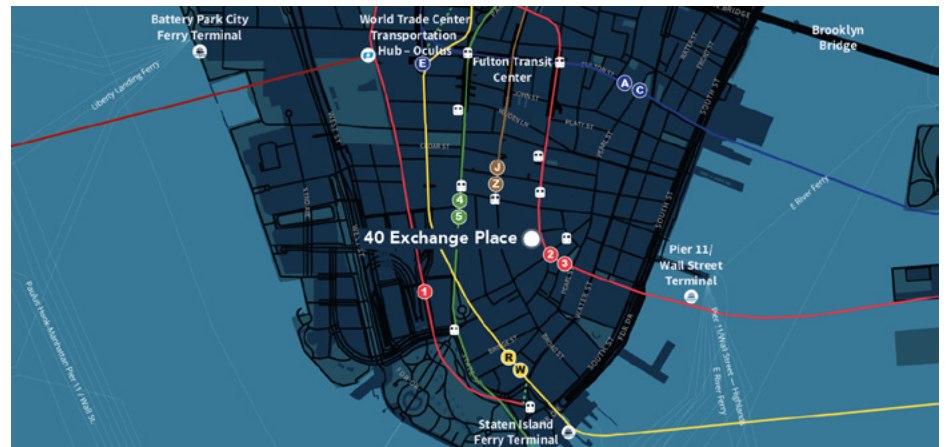
FINANCIAL DISTRICT

Initially the seat of many of the world's greatest financial institutions, the Financial District is home to iconic buildings that have defined Manhattan's skyline. Today it is a bustling district for all business types, not just financial firms.

From the cobbles of the city's first narrow streets to its soaring towers, the area is a-buzz as office workers fill the streets, restaurants serve the busy lunch crowd, and bars come alive for happy hour in the early evening. Where once only offices and the working day dominated the district, FiDi has flourished into a neighborhood that has it all, mixing world-class restaurants, an array of shopping and a vibrant nightlife.

As part of this transformation, the last few years has seen FiDi change into a major gastronomic hub with diners flocking to the likes of Eataly Downtown, Wolfgang Puck's CUT at the Four Seasons, Tin Building by Chef Jean-Georges and Nobu Downtown. Home to Westfield World Trade Center, the largest shopping mall in Manhattan, there is no shortage of retailers. Away from the bustle, tranquility can be found in Battery Park or along Hudson River parks.

The Fulton Center connects subway commuters with the 2, 3, 4, 5, A, C, J, Z, N, R and W trains. PATH service to and from New Jersey is accessed at the World Trade Center Transportation Hub. Nearby Whitehall Terminal sees the Staten Island Ferry depart and dock.



ABOUT OWNERSHIP

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Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With 57 buildings and more than 13.8 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing additional buildings that cover more than 5 million square feet. The combined GFP portfolio of both owned and managed properties includes 80 buildings with over 18.5 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

Helmed by three generations of the Gural family over six decades, the company is steeped in the tradition of doing business the family way. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are not-for-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.