



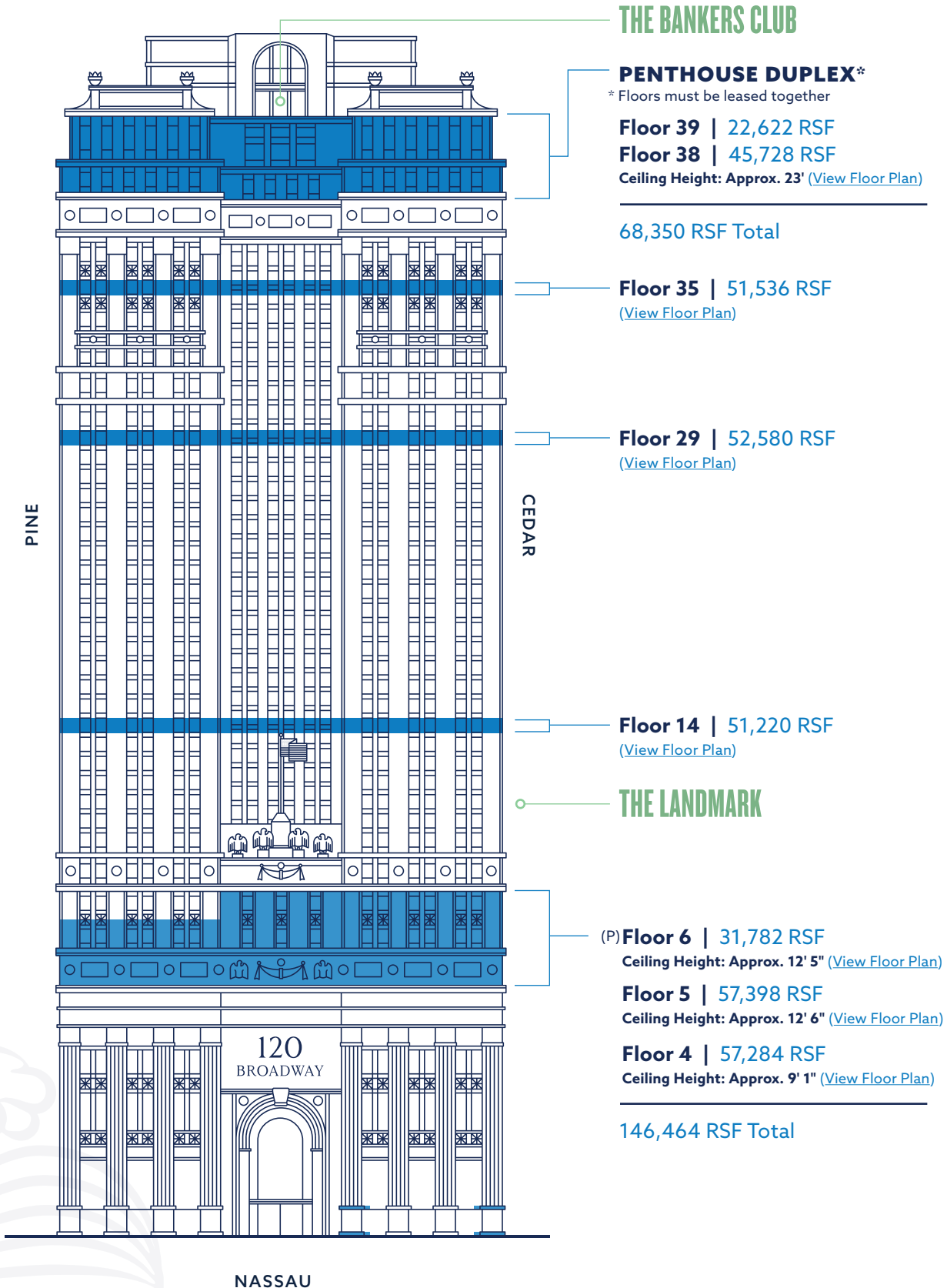
CHARACTER-RICH AVAILABILITIES

AT A PREMIER LOCATION

120
BROADWAY

AVAILABILITIES

FULL FLOOR & LARGE BLOCK



AVAILABILITIES

PARTIAL FLOORS

THE BANKERS CLUB

28,494 RSF | **Floor 34** (P)

[\(View Floor Plan\)](#)

* Available 9/1/2023

12,308 RSF | **Floor 33** (P)

[\(View Floor Plan\)](#)

8,596 RSF | **Floor 28** (P)

[\(View Floor Plan\)](#)

6,993 RSF | **Floor 21** (P)

[\(View Floor Plan\)](#)

3,276 RSF | **Floor 13** (P)

[\(View Floor Plan\)](#)

2,697 RSF | **Floor 10** (P)

[\(View Floor Plan\)](#)

(P) **Floor 34** | 9,524 RSF

[\(View Floor Plan\)](#)

Floor 18 | 52,124 RSF

[\(View Floor Plan\)](#)

(P) **Floor 13** | 5,620 RSF

[\(View Floor Plan\)](#)

(P) **Floor 11** | 13,134 RSF

[\(View Floor Plan\)](#)

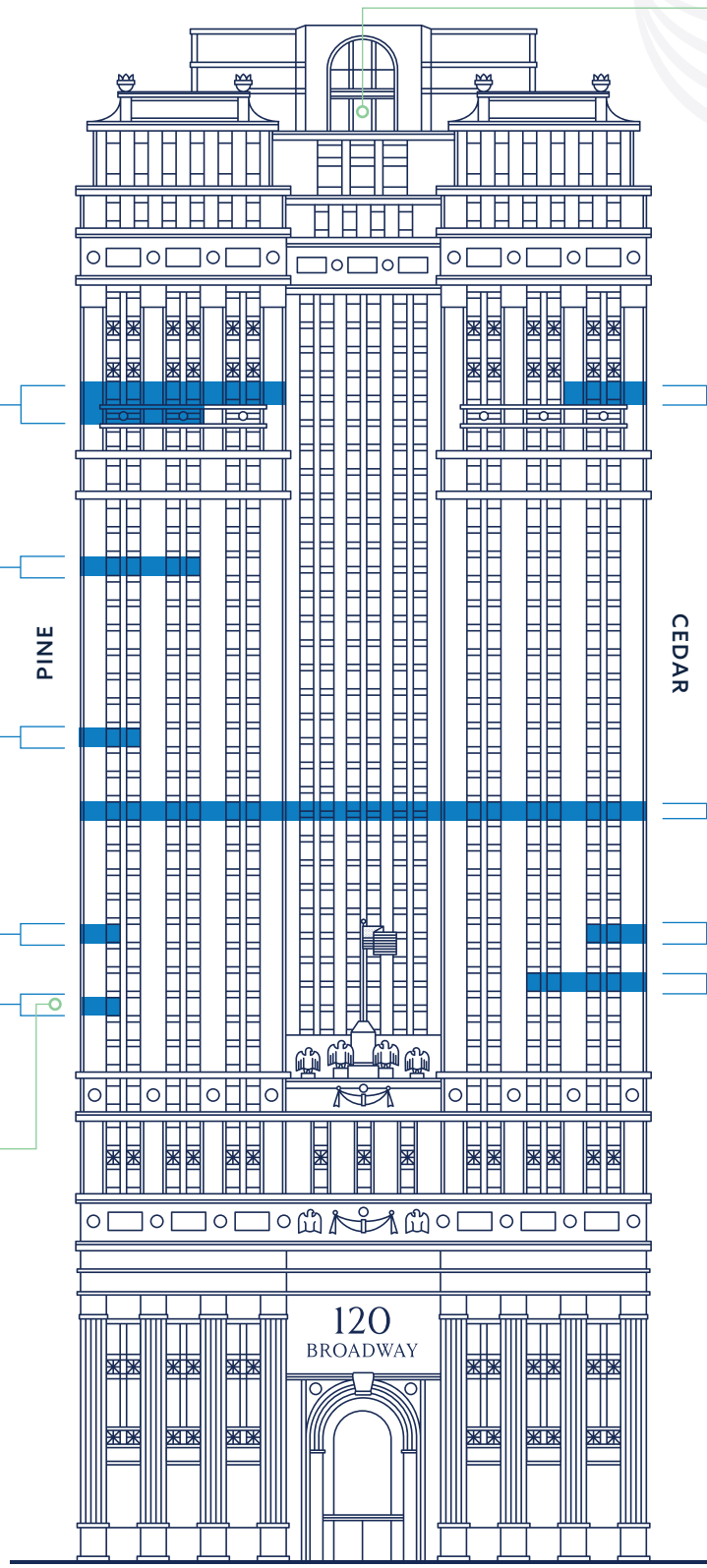
PINE

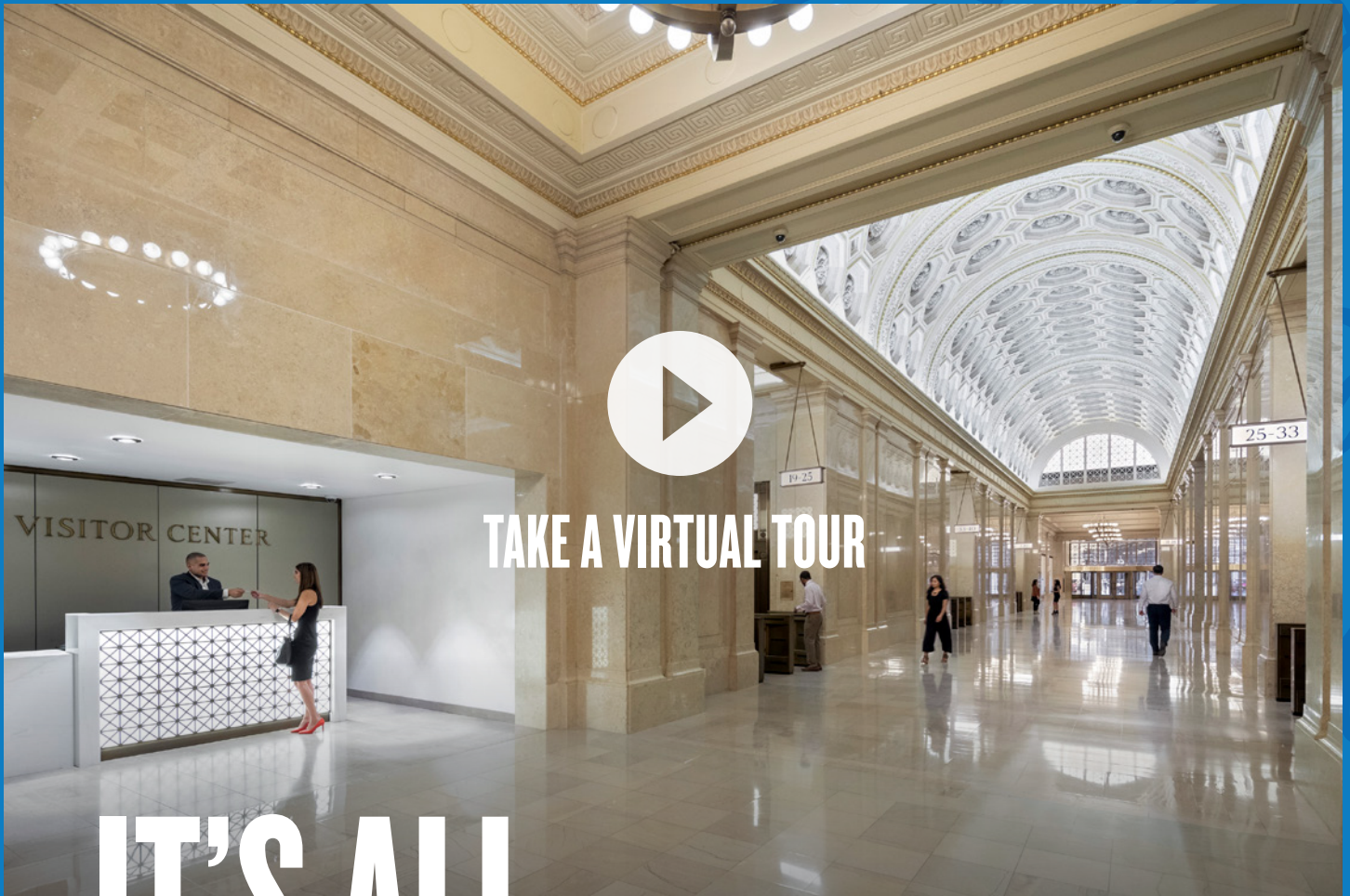
CEDAR

THE LANDMARK

120
BROADWAY

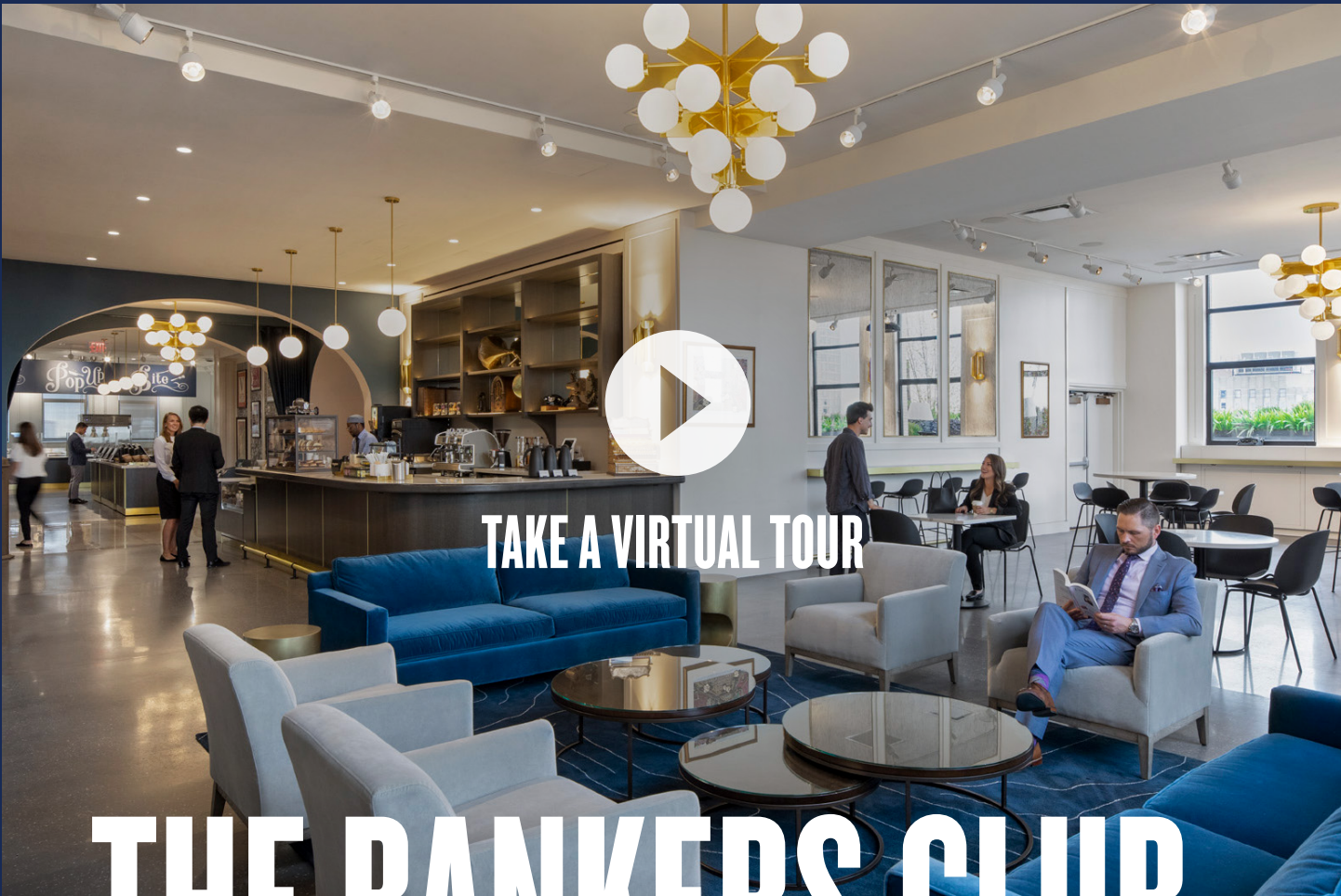
NASSAU





IT'S ALL HAPPENING DOWNTOWN

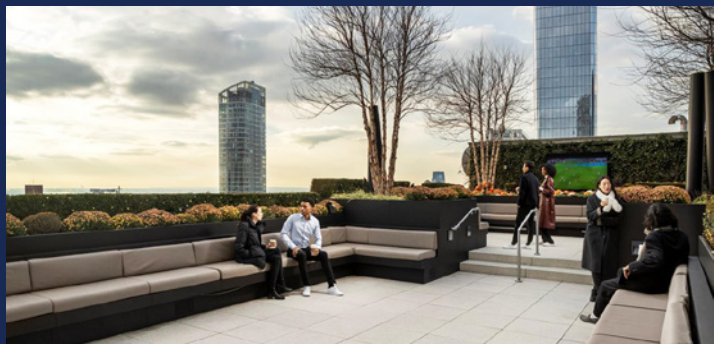
An unmatched Downtown location and rare, character-rich availabilities effortlessly come together at 120 Broadway. Silverstein Properties has just completed a \$50M restoration of this downtown landmark, as well as the addition of two new amenity spaces: The Bankers Club offers a tenant-exclusive rooftop lounge and food hall, and the tenth-floor amenity space includes a game room, yoga studio, and even a speakeasy.



TAKE A VIRTUAL TOUR

THE BANKERS CLUB

WELCOME TO THE TOP





TAKE A VIRTUAL TOUR

PLUS A NEW AMENITY SPACE

IT'S A PERFECT 10!

Introducing 120 Broadway's second amenity space, The Landmark—a luxurious 10th floor getaway flexibly designed for anything and everything tenants need. From meeting spaces and breakout areas to a yoga studio and a speakeasy, this is an amenity space of endless possibilities.



WORK HOW YOU WANT,
WHERE YOU WANT.
DESK OPTIONAL.

SPEACE FEATURES INCLUDE:

-  GAME ROOM
-  SPEAKEASY
-  FOOD & BEVERAGE
-  2 WORK LOUNGES
-  3 PHONE BOOTHS
-  2 FIREPLACES
-  2 BREAKOUT ROOMS
-  FLEX CONFERENCE ROOM
-  MOTHERS ROOM
-  FLEX ROOM—YOGA/TRAINING ROOM
74 PERSON CAPACITY



SO MUCH TO INSPIRE YOU

Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs.

Through the Inspire program, occupants of 120 Broadway enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.



**FLEXIBLE WORK
AND MEETING
SPACES**



**AMENITY
SPACES**



**WELLNESS
& SOCIAL
PROGRAMMING**



**FOOD
DELIVERY**



**CONCIERGE
SERVICES**



DISCOUNTS



**INSPIRE
APP**



THE TERRACE
3 World Trade Center | New York, NY



THE LOUNGE
1735 Market Street | Philadelphia, PA



SEVENTEEN
1177 Avenue of the Americas | New York, NY



THE STUDIO
7 World Trade Center | New York, NY



THE VISTA
U.S. Bank Tower | Los Angeles, CA

BIG NAMES RIGHT NEXT DOOR

By locating your business at 120 Broadway, you're automatically entered into an exclusive network of global HQs and game-changing companies that you call neighbor.





HOPE YOU'RE HUNGRY

THE NEIGHBORHOOD HAS 540 BARS & RESTAURANTS

KEEPIN' IT QUICK & CASUAL



KICKING BACK AFTER WORK



IMPRESSING THE CLIENTS



STEPS TO EVERYTHING



-  DINING
-  RETAIL
-  FITNESS
-  BANKING
-  ARTS & CULTURE



YOU HAVE ARRIVED

STEPS FROM MASS TRANSIT

DIRECT IN-BUILDING ACCESS TO:



NEARBY ACCESS TO:



COMMUTE TIMES TO MAJOR TRANSIT HUBS THROUGHOUT THE CITY

- 18 Min. | Penn Station
- 19 Min. | Port Authority Bus Terminal
- 16 Min. | Grand Central Terminal
- 12 Min. | Atlantic-Barclays Center (Brooklyn)
- 20 Min. | Hoboken PATH Station (New Jersey)
- 30 Min. | St. George Ferry (Staten Island)

120 BROADWAY

SILVERSTEIN
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