

TAKE A VIRTUAL TOUR



120  
BROADWAY

# PENTHOUSE DUPLEX WITH 23' CEILINGS



38<sup>TH</sup> FLOOR RECEPTION AREA

# THRIVE AT THE HIGHEST LEVEL

THE TOP 2 FLOORS AT 120 BROADWAY

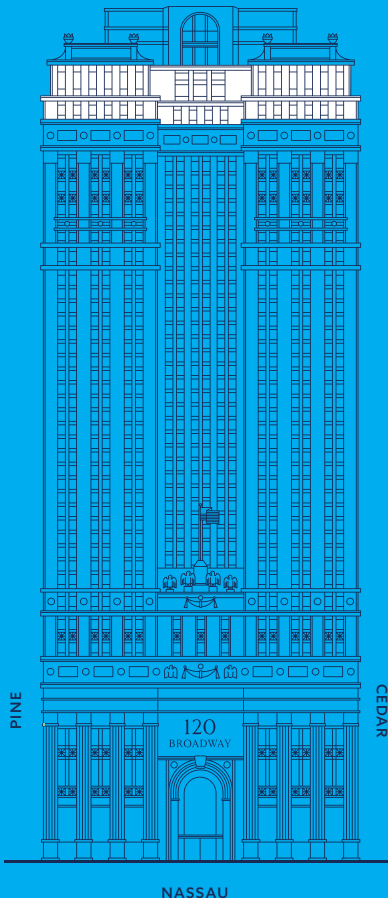


**The Bankers Club**  
Tenant Lounge & Terraces

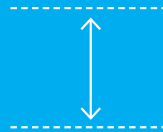
**Floor 39**  
22,622 RSF

**Floor 38**  
45,728 RSF

**68,350**  
**TOTAL RSF**  
Available: Immediately



## WELCOME TO THE TOP OF THE HOUSE



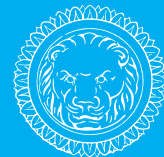
**23' CEILING HEIGHT**



**INTERNAL STAIRCASES**



**UNOBSTRUCTED VIEWS  
IN EVERY DIRECTION**



**ORIGINAL 1915  
ARCHITECTURE**





38<sup>TH</sup> FLOOR LOUNGE AREA



38<sup>TH</sup> FLOOR WORKSPACE

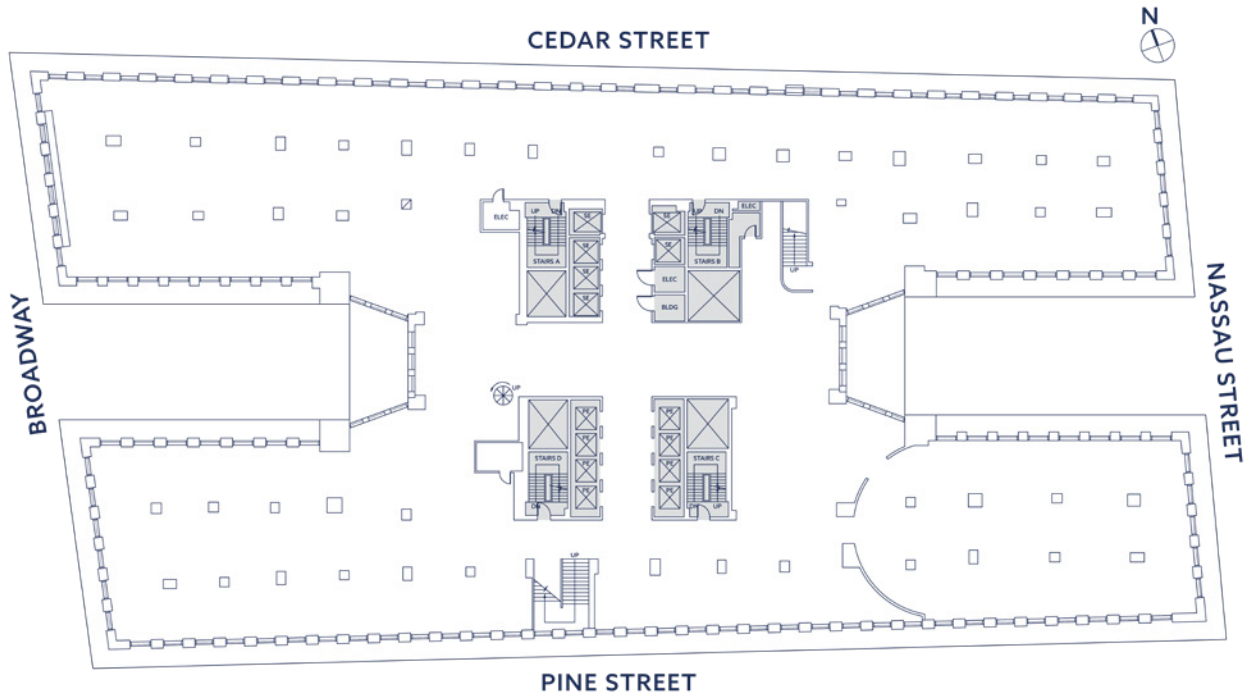


38<sup>TH</sup> FLOOR VIEW

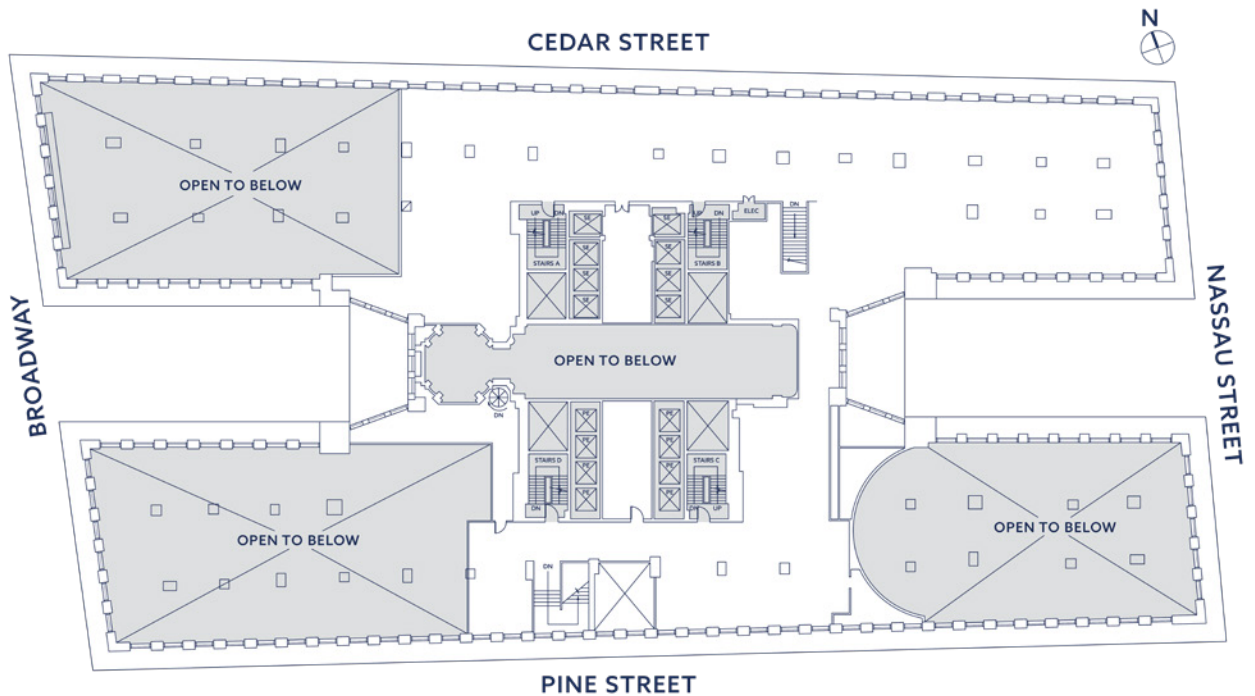


38<sup>TH</sup> FLOOR WORKSPACE

# 38<sup>TH</sup> FLOOR



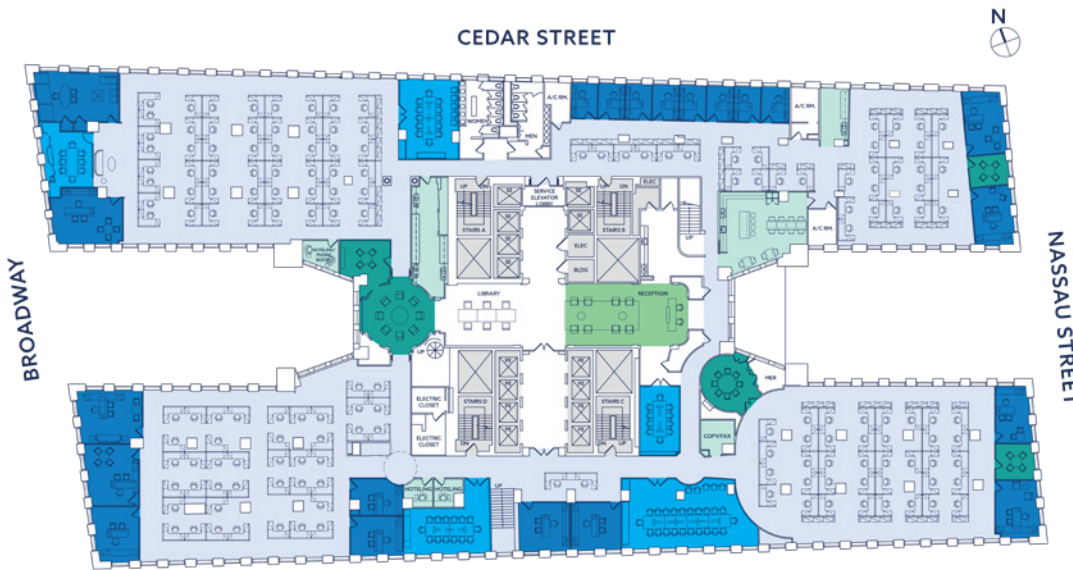
# 39<sup>TH</sup> FLOOR





# 38<sup>TH</sup> FLOOR TEST FIT

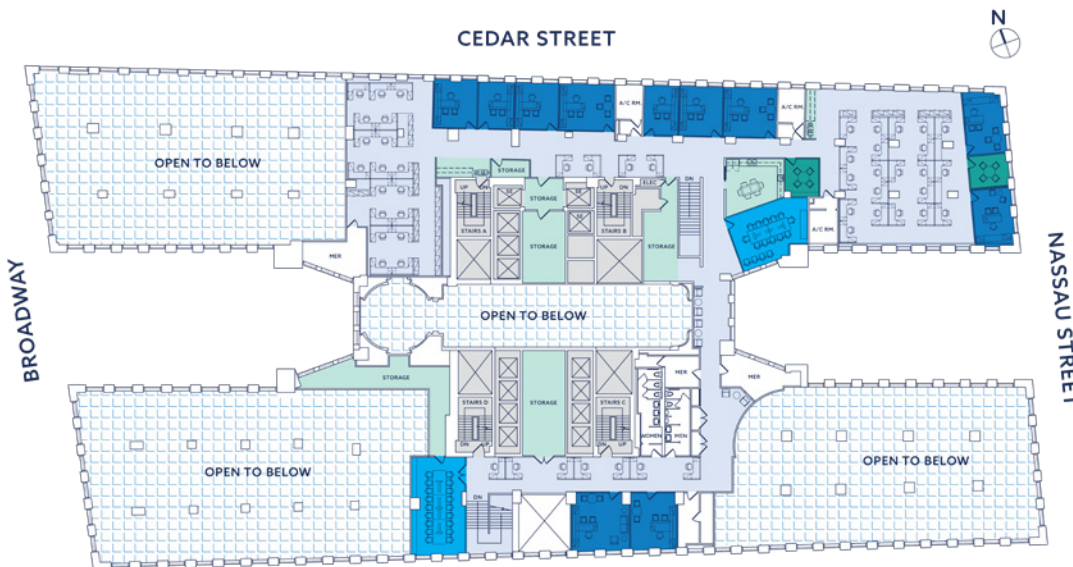
Hybrid - Financial/Creative



| CATEGORY               | QTY.       |
|------------------------|------------|
| Office                 | 21         |
| Workstation            | 161        |
| Conference Room        | 4          |
| Boardroom              | 1          |
| Huddle/ Small Conf.    | 5          |
| Reception/ Waiting     | 1          |
| Pantry                 | 1          |
| Hoteling               | 3          |
| Copy/Fax               | 3          |
| <b>TOTAL HEADCOUNT</b> | <b>182</b> |

# 39<sup>TH</sup> FLOOR TEST FIT

Hybrid - Financial/Creative



| CATEGORY               | QTY.      |
|------------------------|-----------|
| Office                 | 11        |
| Workstation            | 50        |
| Conference Room        | 2         |
| Huddle/ Small Conf.    | 2         |
| Pantry                 | 1         |
| Storage                | 4         |
| Copy/Fax               | 2         |
| <b>TOTAL HEADCOUNT</b> | <b>61</b> |



# 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)



# EMPLOYEES WILL BENEFIT FROM

BUILDING JUST COMPLETED \$50 MILLION  
OF CAPITAL IMPROVEMENTS



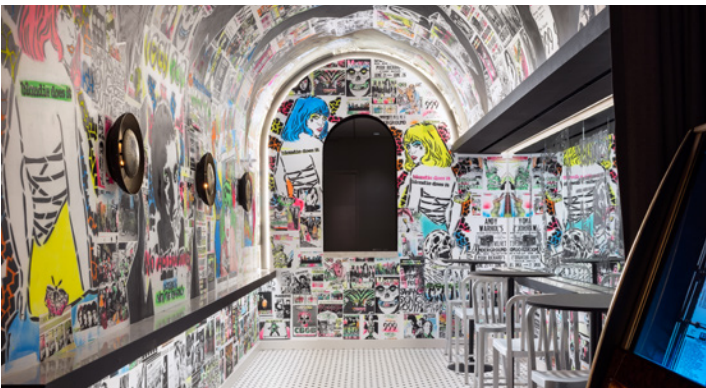
## THE BANKERS CLUB

Lounge, café, and food hall serving up a rotating selection of seasonal dishes, curated by a James Beard Foundation chef.



## THE BANKERS CLUB TERRACES

A tenant-exclusive rooftop retreat that includes two outdoor terraces totaling to 15,000 SF of premium event space.



## SPEAKEASY

A new tenth-floor hideaway that gives after-work drinks a fun and eclectic ambience.



## YOGA ROOM

A flexible fitness space for group classes of all kinds, from yoga to circuit training.



In-building access to 6 subway lines.



Bike room and showers.



# STEP INSIDE THE BANKERS CLUB

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**

[INSPIREYOURDAY.COM](https://www.inspireyourday.com)



# 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



# 120 BROADWAY

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