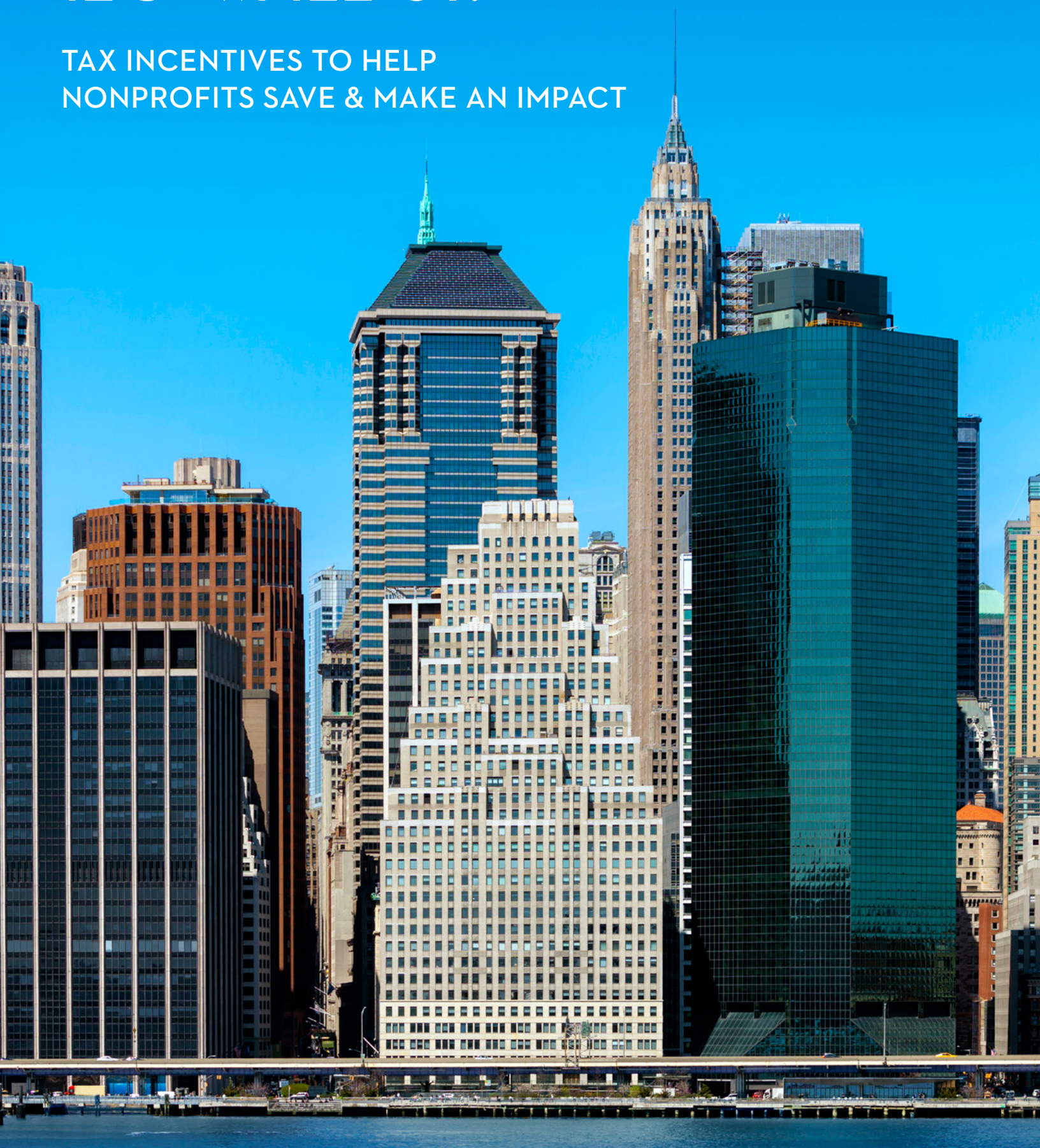


120 WALL ST.

TAX INCENTIVES TO HELP
NONPROFITS SAVE & MAKE AN IMPACT



Tax Incentives

Any not-for-profit that signs a lease at 120 Wall Street will receive full exemption of real estate taxes for the entire term—an estimated annual savings of \$10 per square foot per year.

FOR EXAMPLE,
A 10-YEAR LEASE
FOR 10,000 SQUARE
FEET WOULD
RESULT IN SAVINGS
OF \$1 MILLION.

Example: Savings on 5, 10, and 15-Year Lease Terms For 10,000 SF

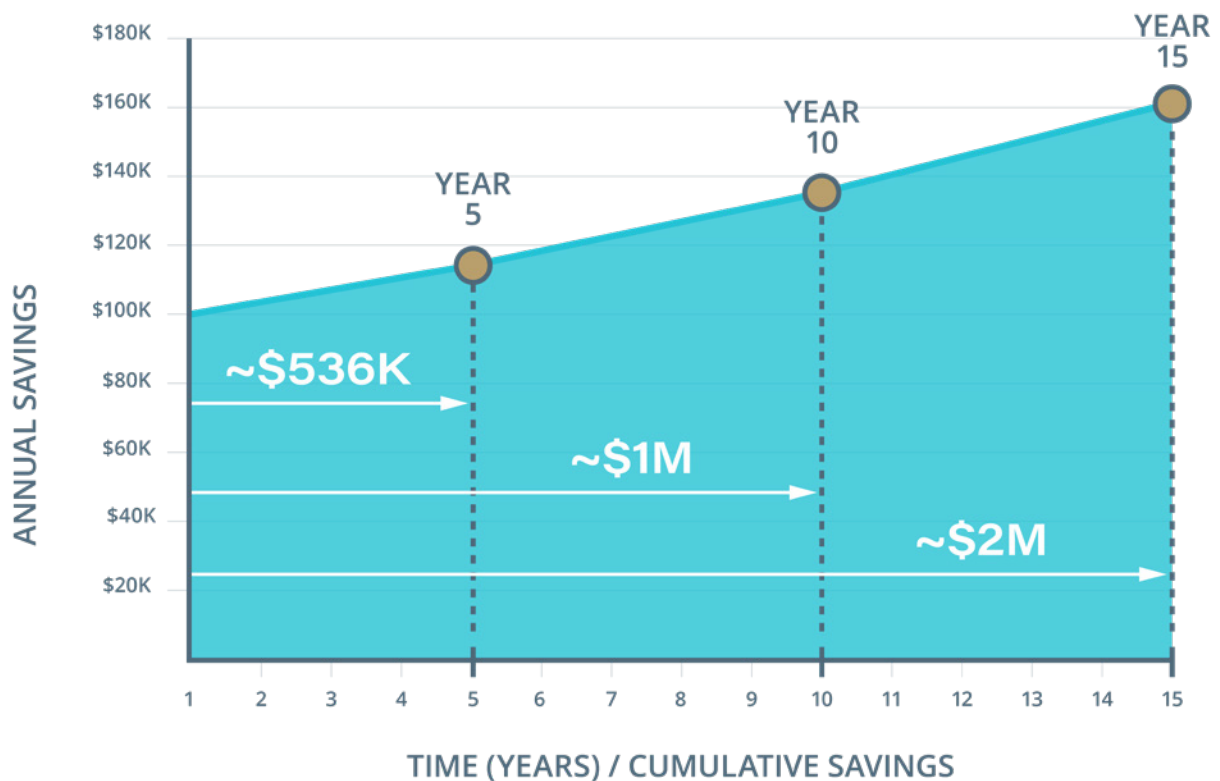


Chart assumes a 501(c)(3) organization leasing 10K RSF over 15 years, with \$10 per RSF per annum savings increasing at 3.5% each year.

501(c)3 organizations receive 100% of the above benefits and 501(c)6 organizations receive 50% of the above benefits. There are no requirements to qualify including lease term, square footage or capital investment thresholds.

Join A Community of Changemakers

WORKPLACES CURATED FOR NONPROFITS

Nonprofits that make their home at 120 Wall Street don't just enjoy stunning waterfront views and a vibrant scene in the Seaport District — they join a community of like-minded neighbors committed to making an impact such as:



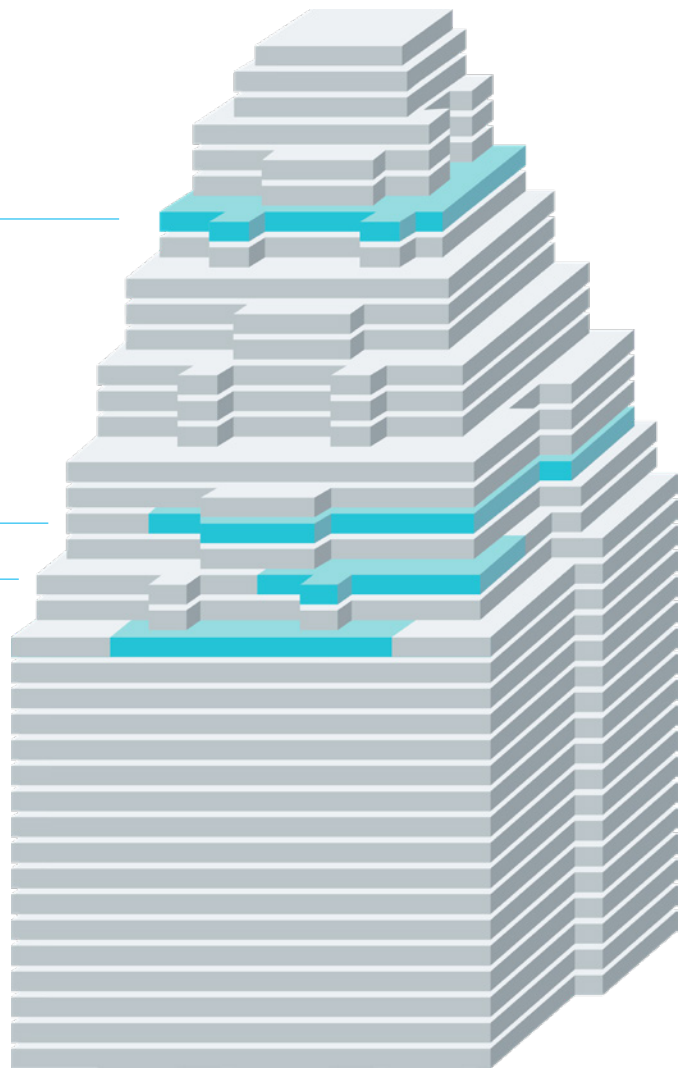
Unmatched Availabilities, Unobstructed Views

8,788 RSF
FLOOR 30 (E)
[View Floor Plan](#)

11,465 RSF
FLOOR 20 (P)
[View Floor Plan](#)

6,137 RSF
FLOOR 18 (P)
(Pre-Built)
[View Floor Plan](#)

7,800 RSF
FLOOR 16 (P)
(Pre-Built)
[View Floor Plan](#)















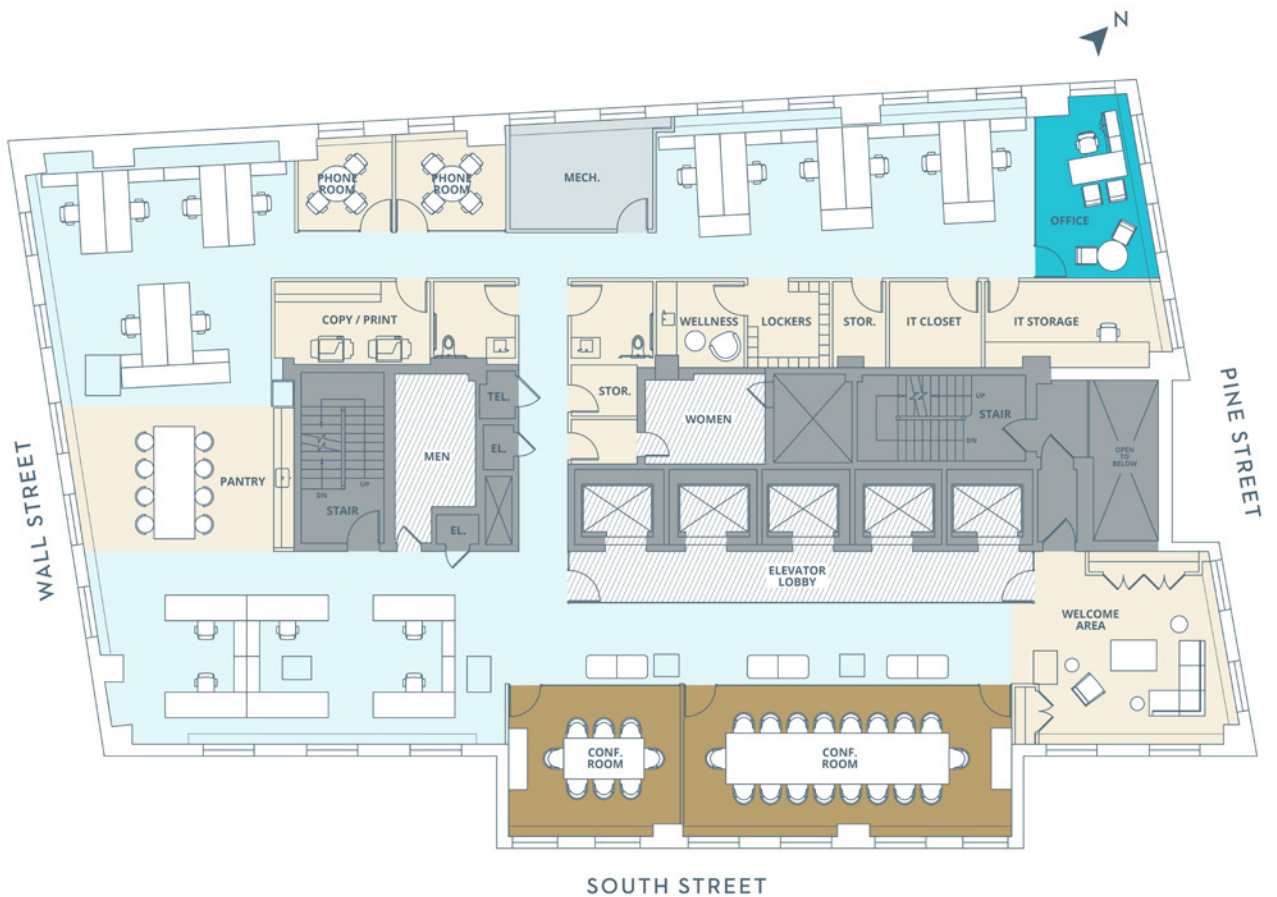
Floor 30

8,788 RSF (E)

PROPOSED LAYOUT

Immediate Availability

WORKSPACE		COUNT
	Private Office	1
	Workstation	17
TOTAL COUNT		18
SUPPORT		COUNT
	Conference Room	2
	Welcome Area	1
	Coat Closet	2
	Phone Room	2
	Pantry	1
	Wellness Room	1
	Storage	2
	IT	2
	Copy Room	1
	Locker / Closet	1












120
WALL
ST.

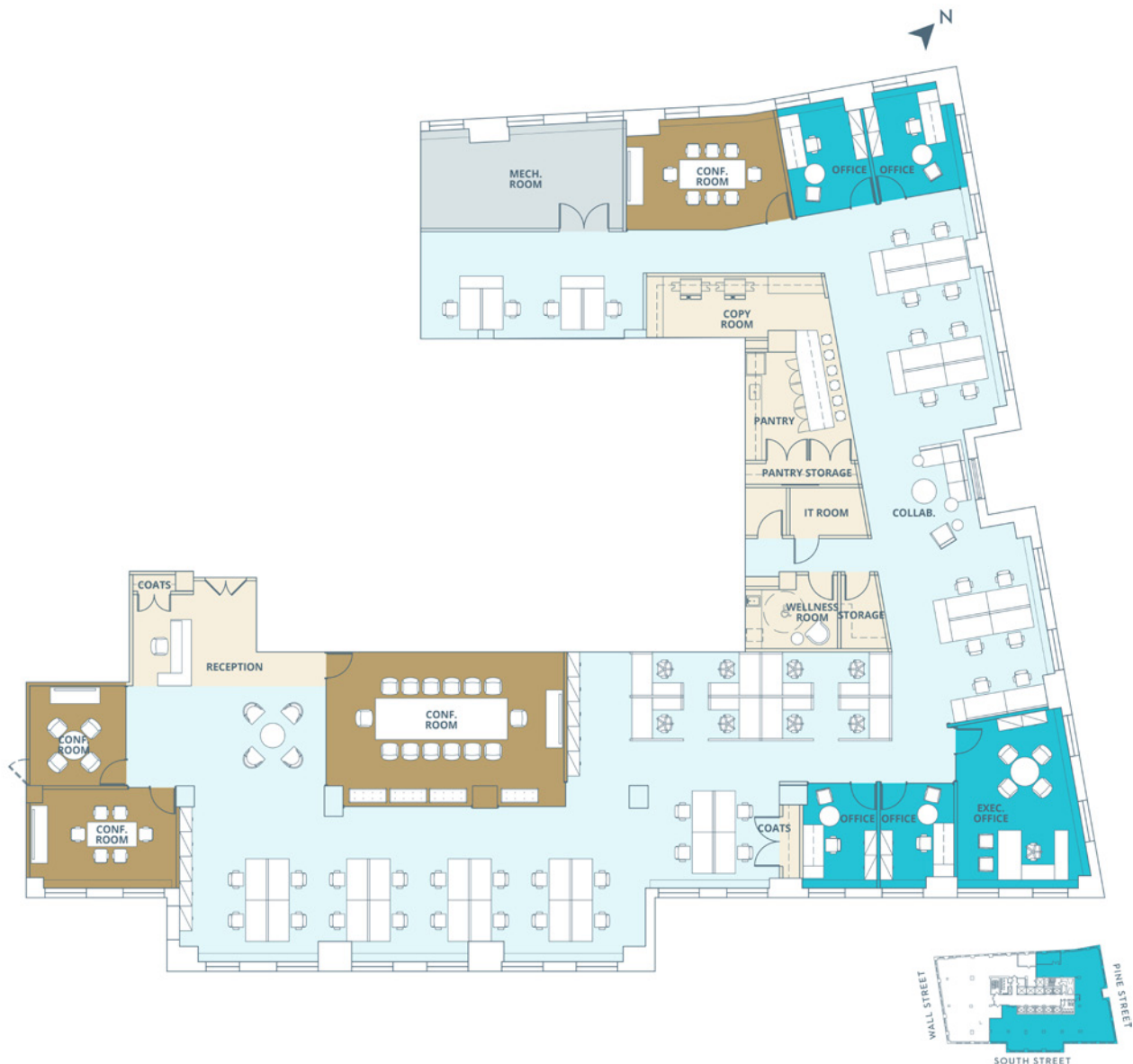
Floor 20

11,465 RSF (P)

PROPOSED LAYOUT

Immediate Availability

WORKSPACE		COUNT
	Private Office	5
	Workstation	46
	Reception	1
TOTAL COUNT		52
SUPPORT		COUNT
	Conference Room	4
	Open Lounge	2
	Pantry	1
	Copy Area	1
	Storage	4
	IT	1
	Wellness Room	1

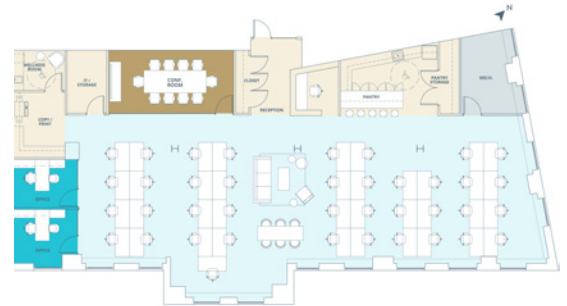


120
WALL
ST.

Pre-Builts Ready & Waiting For You

FLOOR 18 | 6,137 RSF (P)

Pre-Built Layout



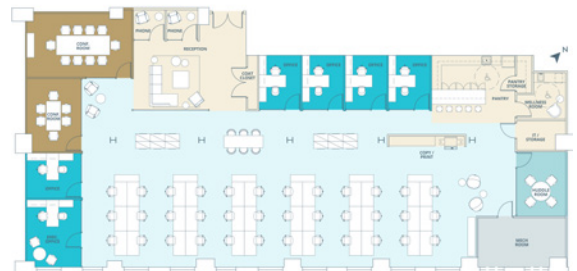
🔑 Possession: Q4 2023

📄 Term: Negotiable



FLOOR 16 | 7,800 RSF (P)

Pre-Built Layout



🔑 Possession: Q4 2023

📄 Term: Negotiable





From Vintage To Advantaged



Completed in 1930 by the acclaimed architects Kahn & Jacobs, 120 Wall Street pairs its vintage Art Deco style with the contemporary comforts and eco-friendly design of an industry-leading work environment. In addition to achieving LEED Gold certification in 2020, the building offers an easily accessible outdoor area and pre-built spaces that are ready to go when you are.

120
WALL
ST.

Get Inspired



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, 120 Wall occupants enjoy access to all the co-working and amenity spaces across every office building in the Silverstein portfolio.

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



**Flexible Work
& Meeting
Spaces**



**Open Work
& Lounge
Space**



**Wellness
& Social
Programming**



**In-Office
Food
Delivery**



**Concierge
Services**



Discounts



**Inspire
App**



THE TERRACE
3 World Trade Center | New York, NY



THE STUDIO
7 World Trade Center | New York, NY



THE BANKERS CLUB
120 Broadway | New York, NY



THE LANDMARK
120 Broadway | New York, NY



SEVENTEEN
1177 Avenue of the Americas | New York, NY



THE LOUNGE
1735 Market Street | Philadelphia, PA

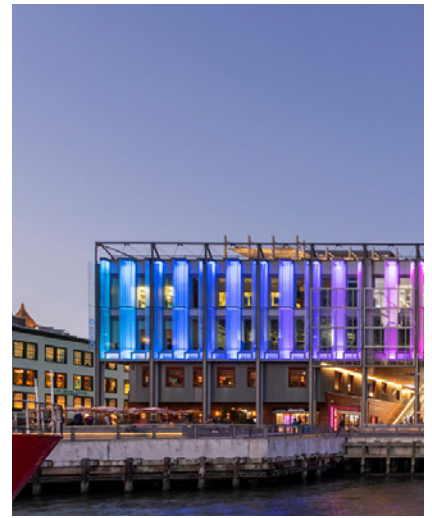
120
WALL
ST.

From Wall Street To Wherever

It's just a walk down the block to access 11 main train lines at Fulton Center and The Oculus. Prefer an even more scenic route? Take the nearby ferries to Brooklyn and Queens or the water taxis to Staten Island and enjoy the same sparkling waterfront views you'll admire from the building.



120
WALL
ST.



An Energized Neighborhood

From the buzzworthy bars and restaurants in the Seaport District to the retail haven at Fulton Center, 120 Wall St. stands in a neighborhood that never sits still for long.

THE SEAPORT



PIER 17

THE FULTON

CARNE MARE

TIN BUILDING
BY JEAN-GEORGES



INDUSTRY
KITCHEN

The Greens

ssäm bar

120
WALL
ST.



120 WALL ST.

DOWNTOWN'S NONPROFIT BUILDING

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