







A
PLAYGROUND
FOR
the mind

An 8.5M RSF complex located in Lower Manhattan, across 14-acres on the Hudson River, Brookfield Place brings together world-class shopping, curated dining, cultural experiences and modern office spaces for the world's most innovative companies.

THE *Center* OF DOWNTOWN

200 VESEY STREET

250 VESEY STREET

300 VESEY STREET

FERRY TERMINAL

BFPL RETAIL

225 LIBERTY STREET

200 LIBERTY STREET

CONVENE

WTC OCULUS
TRANSPORTATION
CENTER

9/11 MEMORIAL
& MUSEUM



\$350M
CAPITAL
IMPROVEMENTS



8M SF
OFFICE



300K SF
RETAIL



5 ACRE
LANDSCAPED
WATERFRONT
PLAZA



**YEAR-
ROUND**
EVENTS



30K SF
FRENCH-INSPIRED
MARKETPLACE,
LE DISTRICT



14
CHEF-DRIVEN
FAST-CASUAL
EATERIES



7
SIGNATURE
RESTAURANTS

Commuting MADE SIMPLE

Brookfield Place provides a direct connection to Downtown's major transit hubs, Brookfield Place Ferry Terminal and the West Side Highway. Accessible to Midtown, New Jersey and Brooklyn, Brookfield Place makes commuting simple.



7 MIN

WALK TO
FULTON STREET
& WTC TRANSIT
CENTERS



2 MIN

WALK TO
FERRY
TERMINAL



15 MIN

WALK FROM
DOWNTOWN
MANHATTAN
HELIPAD



BIKES

TENANT-ONLY
BIKE ROOMS
& CITI BIKES
ON-SITE



35 MIN

CAR RIDE TO,
JFK, NEWARK
& LAGUARDIA
AIRPORTS



2 MIN

WALK TO
MULTIPLE
BUS LINES

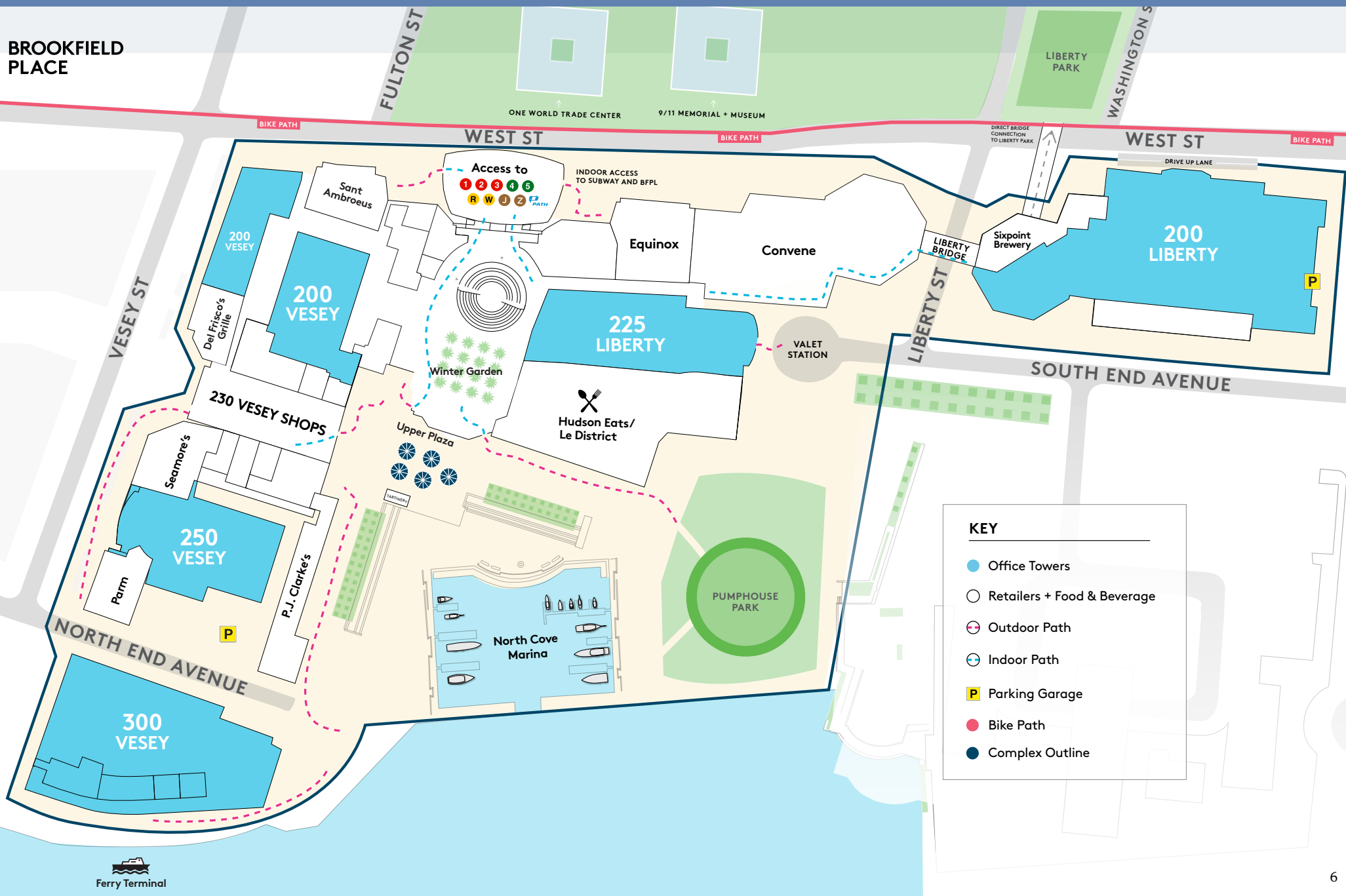
Direct access to 14 Transit lines



Connectivity

MAP

BROOKFIELD
PLACE



THE *Ultimate*
CHANGE OF SCENERY



Work THE WAY
IT WAS *Intended*



Modern, efficient construction lends itself to unique light-filled interiors. The office is where your culture is built, ideas are generated and your people want to collaborate, together. Brookfield Place also offers a number of public and private outdoor areas.



Culinary

PARADISE

14 FAST-CASUAL OPTIONS

7 RESTAURANTS

7 CAFÉS / COFFEE SHOPS

HUDSON EATS

All'Antico Vinaio	Daily Provisions
Black Seed Bagels	Mah Ze Dahr
Blue Ribbon Sushi Bar	Mighty Quinn's
Carrot Express*	Milu
Chopt	Naya
DIG	Springbone Kitchen
Dos Toros	Tartinery

RESTAURANTS

Del Frisco's Grille	Sant Ambroeus
Liberty Bistro	Seamore's
Parm	Sixpoint Brewery
P.J. Clarke's	

COFFEE & MORE

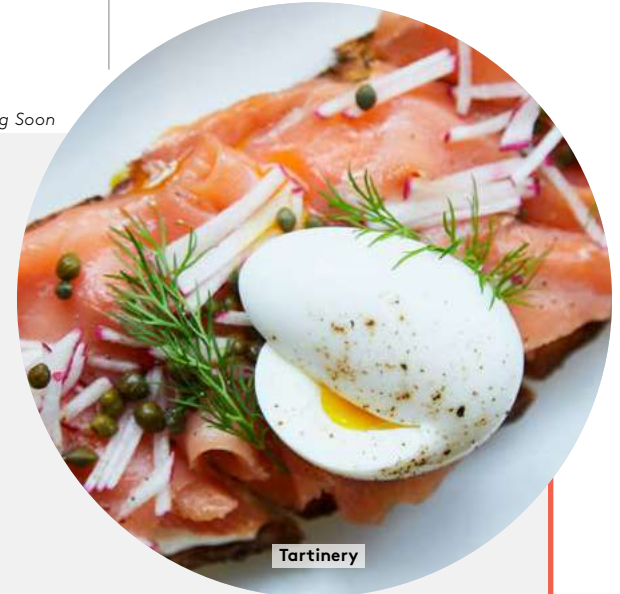
Devon & Blakely	Le District
For Five Coffee	Matchaful
Hutch & Waldo	Starbucks
Juice Press	

*Coming Soon

FROM HIGH-END CUISINE
TO FAST-CASUAL OPTIONS,
BROOKFIELD PLACE PROVIDES
SEEMINGLY LIMITLESS
DINING OPPORTUNITIES



Sant Ambroeus



Tartinery



Sixpoint Brewery



Parm



Springbone Kitchen



Retail THERAPY



Adam Lippes	Ferragamo	Michael Kors
Allen Edmonds	Gucci	Nike
Arc'teryx	Janie and Jack	Oliver Peoples
Bonobos	J.Crew	Omega
Bottega Veneta	Jo Malone London	Suitsupply
Club Monaco Men's	Louis Vuitton	Theory
Club Monaco Women's	Lululemon	Tory Burch
Cos Bar	Madewell	UNTUCKit
Davidoff of Geneva	Marine Layer	ZEGNA



Services AND Amenities

Adam Grooming
Amazon Go
Angelo's Leather Care
Big & Tiny
Clean Market

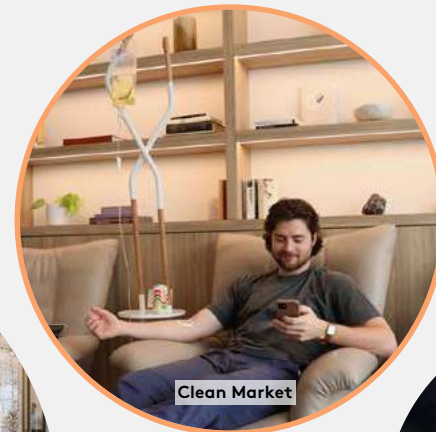
Convene
Drybar
Equinox
Institute of Culinary Education

Jack's Hair Salon
North Cove Sailing
Plaza M Spa
Russian School of Mathematics
The Wonder

CURATED WORK-LIFE BALANCE,
HEALTH, AND WELLNESS



Big & Tiny Daycare



Clean Market



Equinox



Institute of Culinary Education



Plaza M Spa



Adam Grooming



North Cove Sailing





200 LIBERTY STREET

The modernization of 200 Liberty marks the final phase in a multi-million dollar large scale redevelopment of Brookfield Place.



[VIRTUAL TOUR](#)

200 LIBERTY STREET

26TH FL
PRIVATE
TERRACE

LAY-BY-LANE

AVAILABLE FLOORS

FLOOR 33	30,713 RSF	IMMEDIATE
FLOOR 29	29,364 RSF	IMMEDIATE
PARTIAL FLOOR 26	10,958 RSF	IMMEDIATE
FLOOR 25	40,081 RSF	IMMEDIATE
PARTIAL FLOOR 24	16,025 RSF	IMMEDIATE
FLOOR 23	40,081 RSF	IMMEDIATE
FLOOR 22	40,081 RSF	IMMEDIATE
FLOOR 21	41,275 RSF	IMMEDIATE
FLOOR 8	77,061 RSF	IMMEDIATE
FLOOR 4	79,166 RSF	IMMEDIATE
FLOOR 3	58,788 RSF	IMMEDIATE

TOTAL AVAILABLE
505,718 RSF



Sixpoint Brewery

SIXPOINT

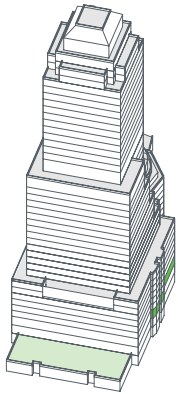
- Recent \$100M+ building renovation and modernization completed, including a new lobby, elevators, commissioned artwork and upgraded retail tenancies
- Sixpoint Brewery, Starbucks, Devon & Blakely are all located within the building
- On-site car & bike parking
- Generator Capacity Available

IMPROVEMENT
ON A
Grand Scale



200 LIBERTY STREET

FLOOR 3
58,788 RSF



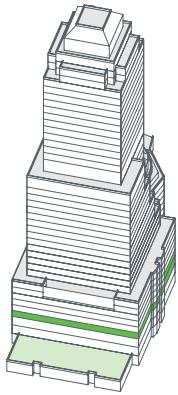
— CEILING HEIGHTS:
12'9" FT SLAB TO SLAB

EFFICIENT BASE FLOOR PLATES



200 LIBERTY STREET

FLOOR 4
79,166 RSF

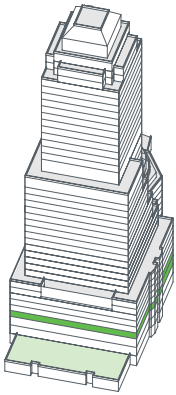


— CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

EFFICIENT BASE FLOOR PLATES



FLOOR 4
79,166 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

SOUTH END AVENUE



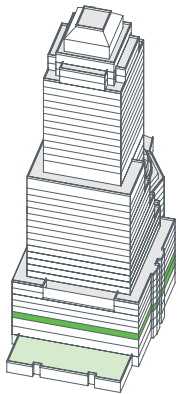
CONFERENCE ROOMS 71

WORKSTATIONS 539

TOTAL HEADCOUNT **540 PPL**

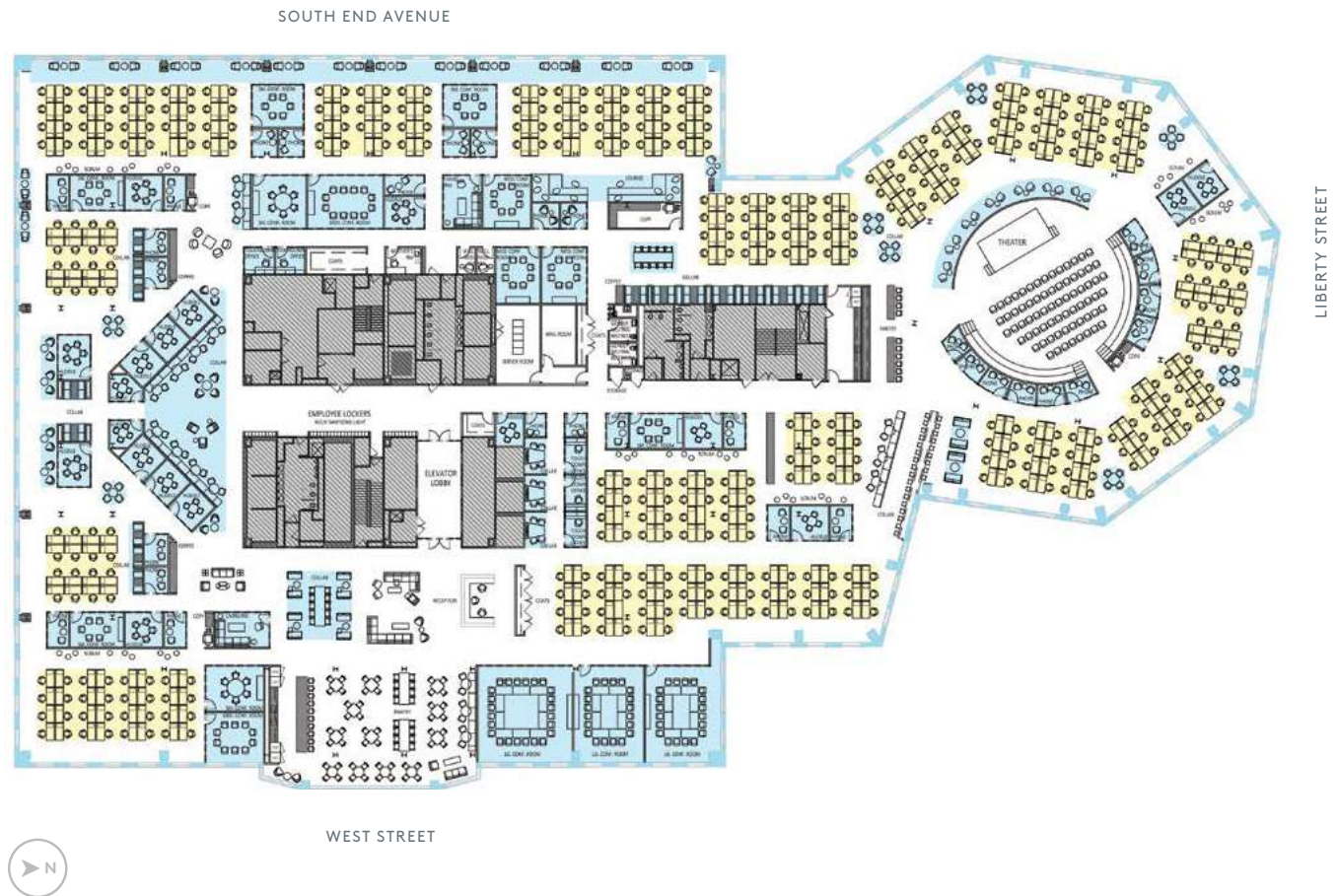
200 LIBERTY STREET

FLOOR 4
79,166 RSF



— CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

TECH/CREATIVE LAYOUT



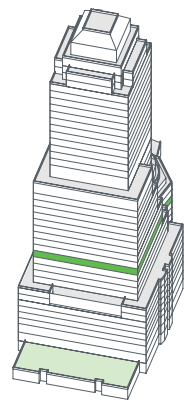
CONFERENCE ROOMS	63
WORKSTATIONS	401
TOTAL HEADCOUNT	404 PPL

200 LIBERTY STREET

SAMPLE MID-RISE FLOOR

FLOOR 15

42,125 RSF



— CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

EFFICIENT MID-RISE FLOOR PLATES



VIRTUAL TOUR

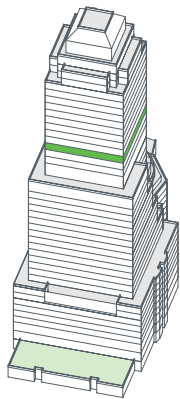
200 LIBERTY STREET

80/20 - LAYOUT

SAMPLE TOWER FLOOR

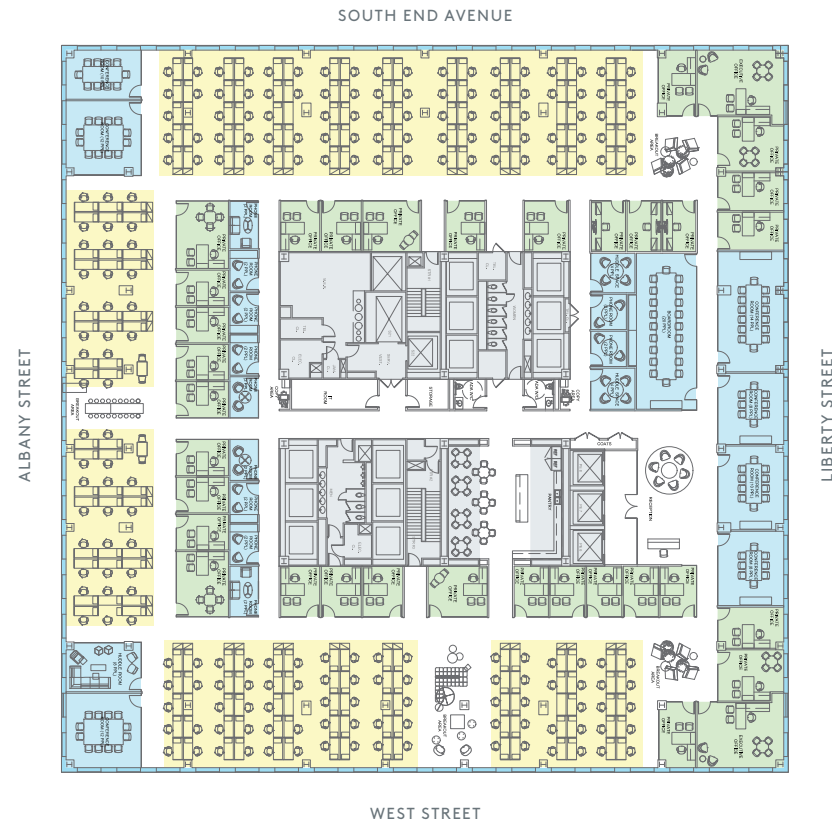
FLOOR 29

29,364 RSF



— CEILING HEIGHTS:
12'6" FT SLAB TO SLAB

VIRTUAL TOUR



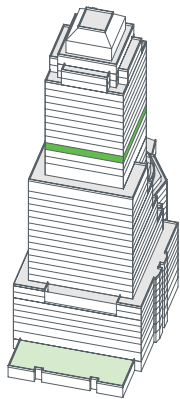
PRIVATE OFFICES	35
CONFERENCE ROOMS	9
WORKSTATIONS	208
TOTAL HEADCOUNT	243 PPL

200 LIBERTY STREET

SAMPLE TOWER FLOOR

FLOOR 29

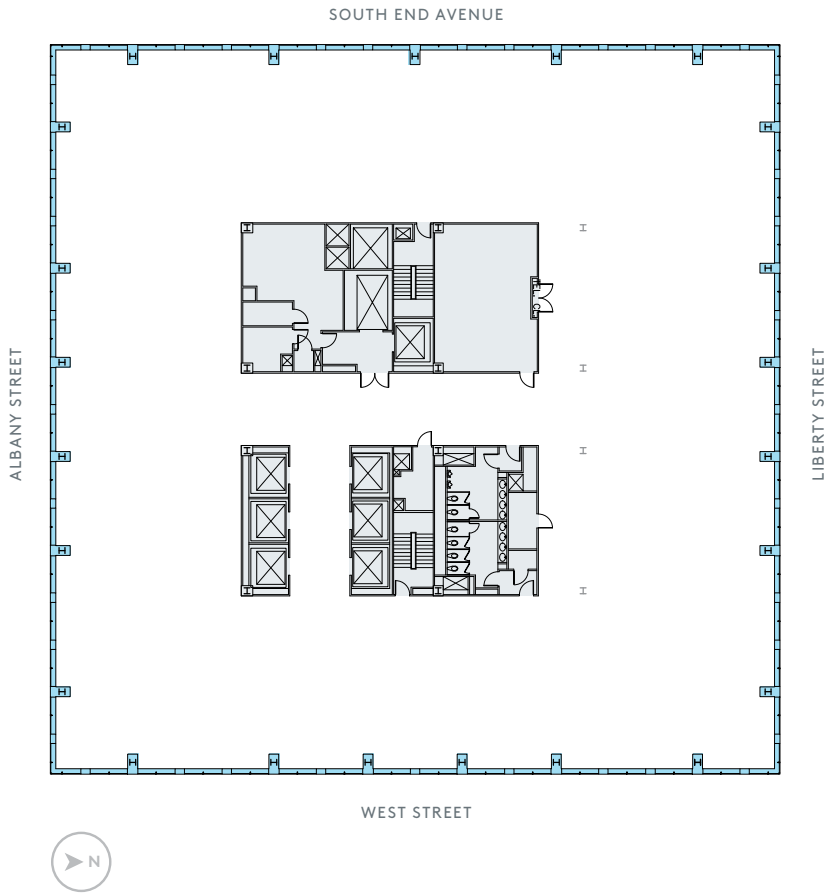
29,364 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

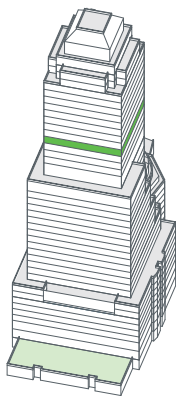
FLOOR 29

EFFICIENT TOWER FLOOR PLATES



200 LIBERTY STREET

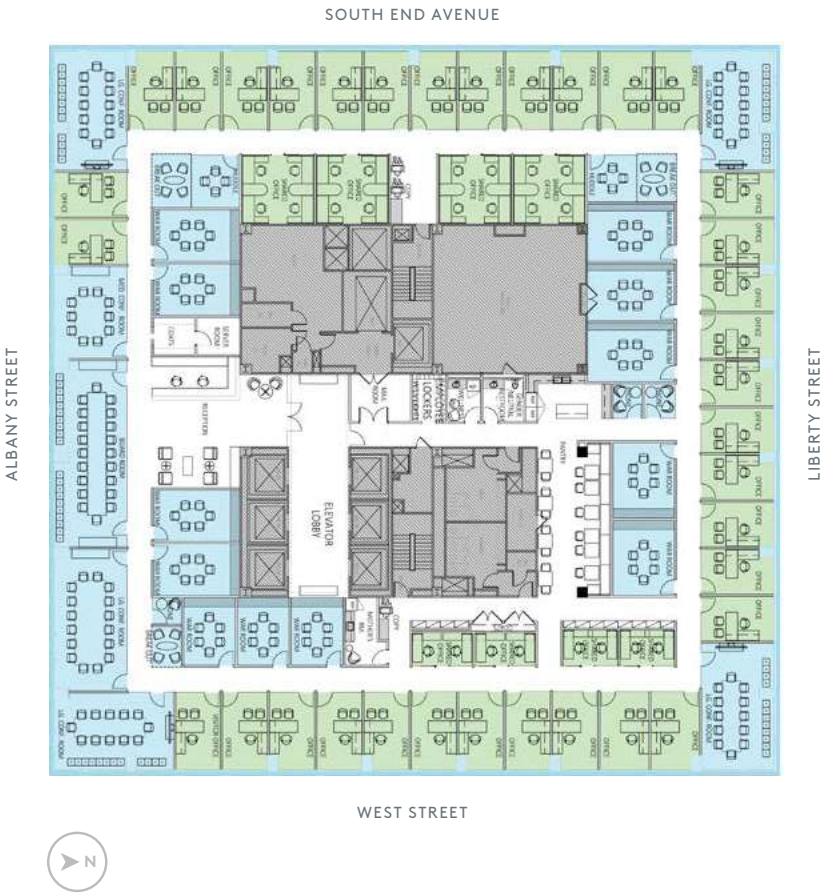
FLOOR 29
29,364 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

VIRTUAL TOUR

SERVICE/LAW LAYOUT

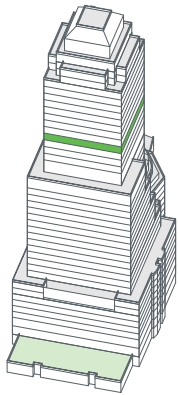


PRIVATE OFFICES	35
CONFERENCE ROOMS	25
WORKSTATIONS	0
TOTAL HEADCOUNT	62 PPL

200 LIBERTY STREET

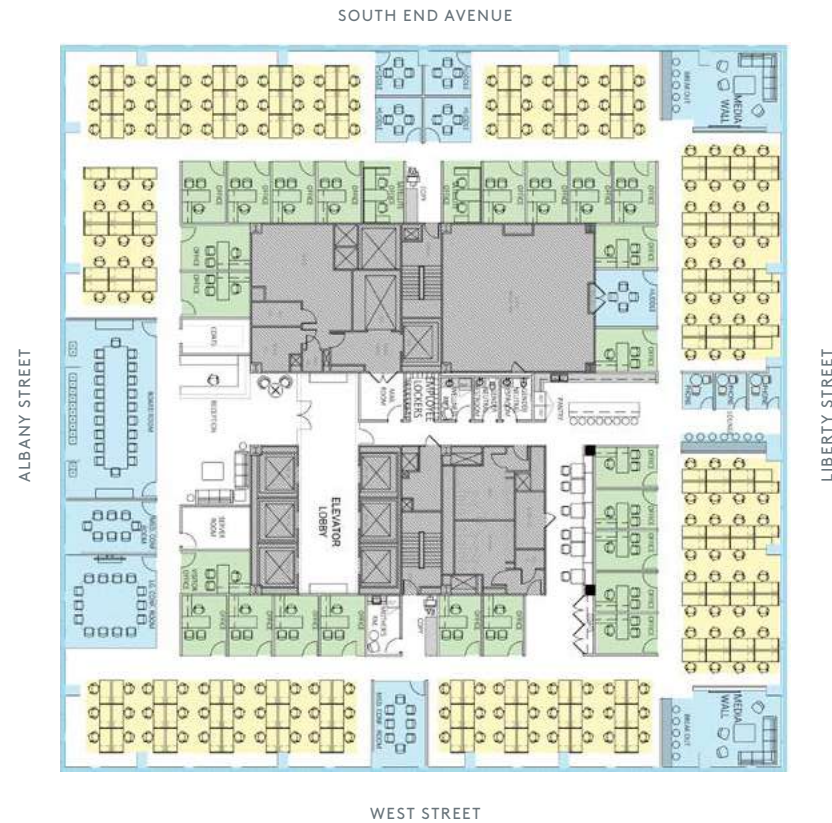
80/20 - LAYOUT

FLOOR 29
29,364 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

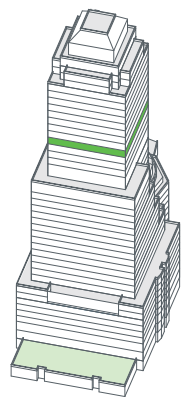
VIRTUAL TOUR



PRIVATE OFFICES	24
CONFERENCE ROOMS	13
WORKSTATIONS	189
TOTAL HEADCOUNT	214 PPL

200 LIBERTY STREET

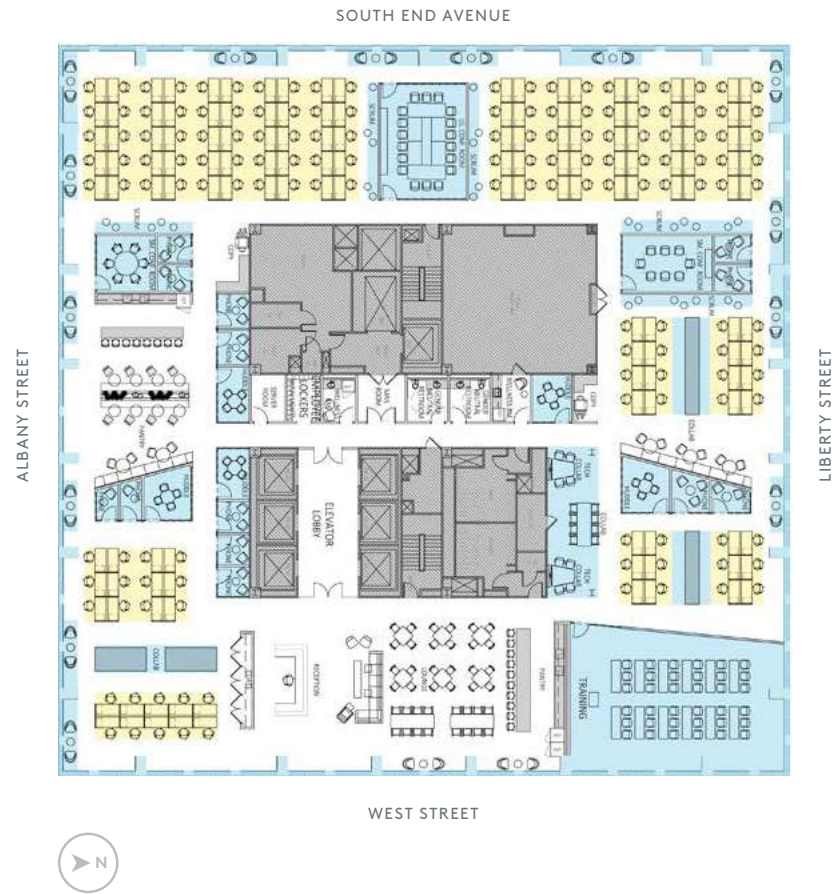
FLOOR 29
29,364 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

VIRTUAL TOUR

TECH/CREATIVE LAYOUT



CONFERENCE ROOMS	19
WORKSTATIONS	150
TOTAL HEADCOUNT	151 PPL



225 LIBERTY STREET

Offering sweeping views of Downtown Manhattan and New York harbor, this 44-story tower has direct access to the Winter Garden, luxury retail, dining, extensive public space and more.



VIRTUAL TOUR

225 LIBERTY STREET

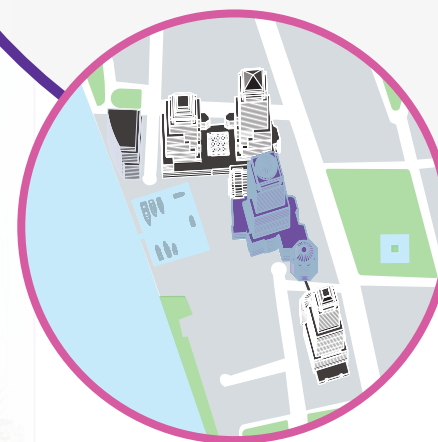


AVAILABLE FLOORS

PARTIAL FLOOR 43	19,806 RSF	IMMEDIATE
FLOOR 28	41,207 RSF	IMMEDIATE
PARTIAL FLOOR 23*	20,721 RSF	IMMEDIATE
PARTIAL FLOOR 10	16,517 RSF	IMMEDIATE

TOTAL AVAILABLE
98,251 RSF

*DENOTES DIVISIBLE



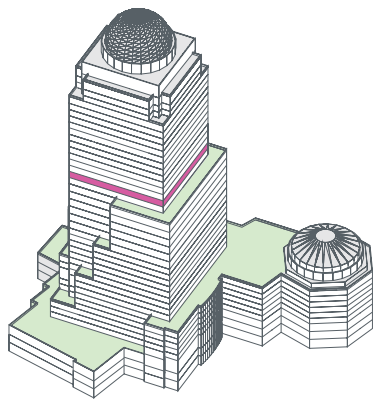
- In-building CONVENIENCE
- Direct Drop-off Area

225 LIBERTY STREET

SAMPLE TOWER FLOOR

FLOOR 28

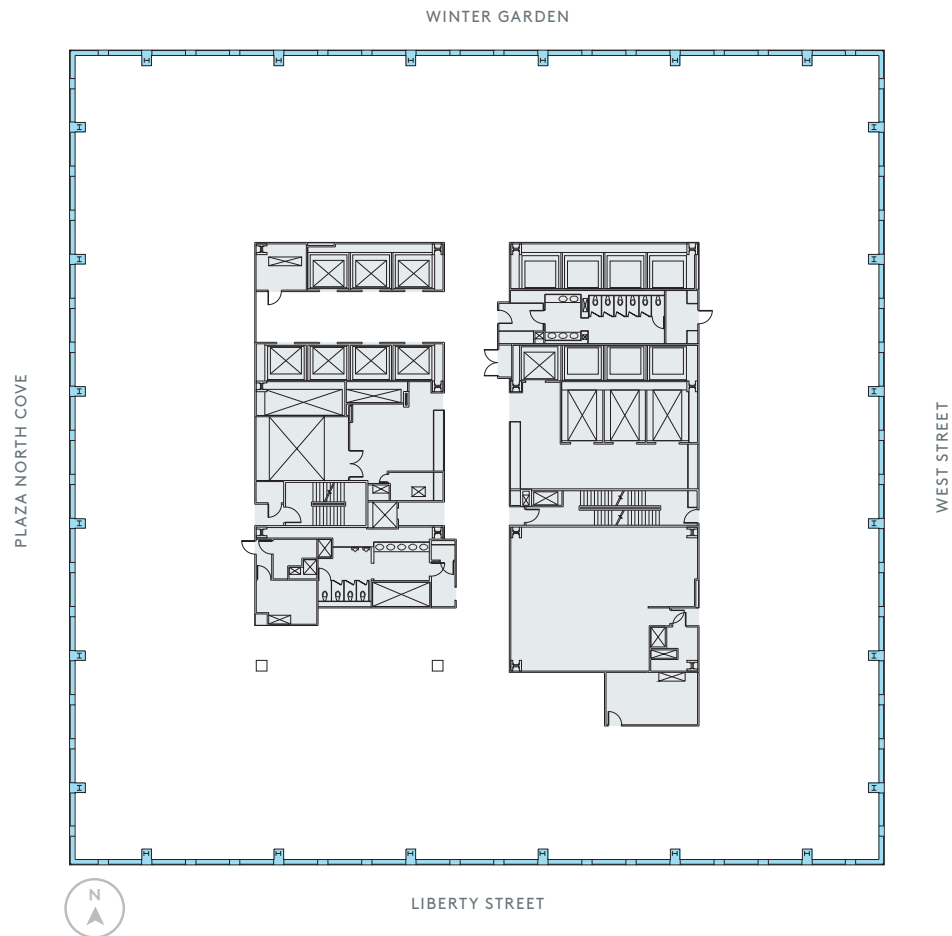
41,207 RSF



- CEILING HEIGHTS:
12'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE

VIRTUAL TOUR

EFFICIENT TOWER FLOOR PLATES



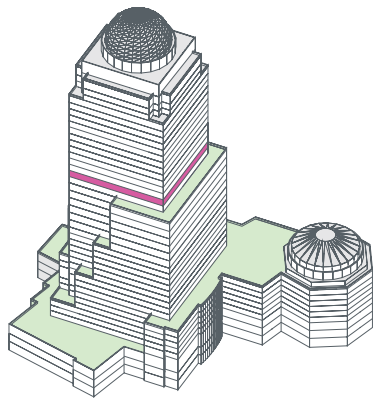
225 LIBERTY STREET

CREATIVE LAYOUT

SAMPLE TOWER FLOOR

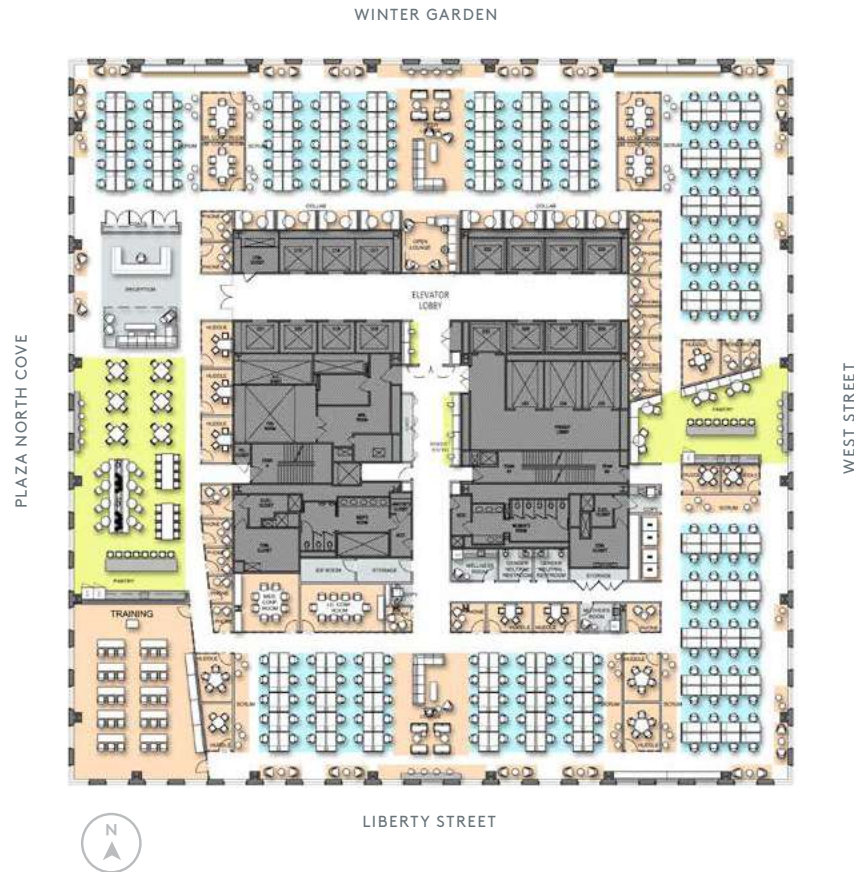
FLOOR 28

41,207 RSF



- CEILING HEIGHTS:
12'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE
- PANORAMIC VIEWS

VIRTUAL TOUR



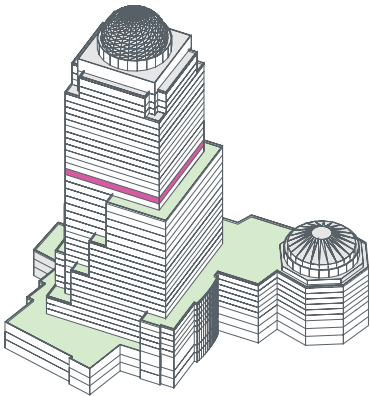
MEETING ROOMS	42
WORKSTATIONS	220
TOTAL HEADCOUNT	221 PPL

225 LIBERTY STREET

SAMPLE TOWER FLOOR

FLOOR 28

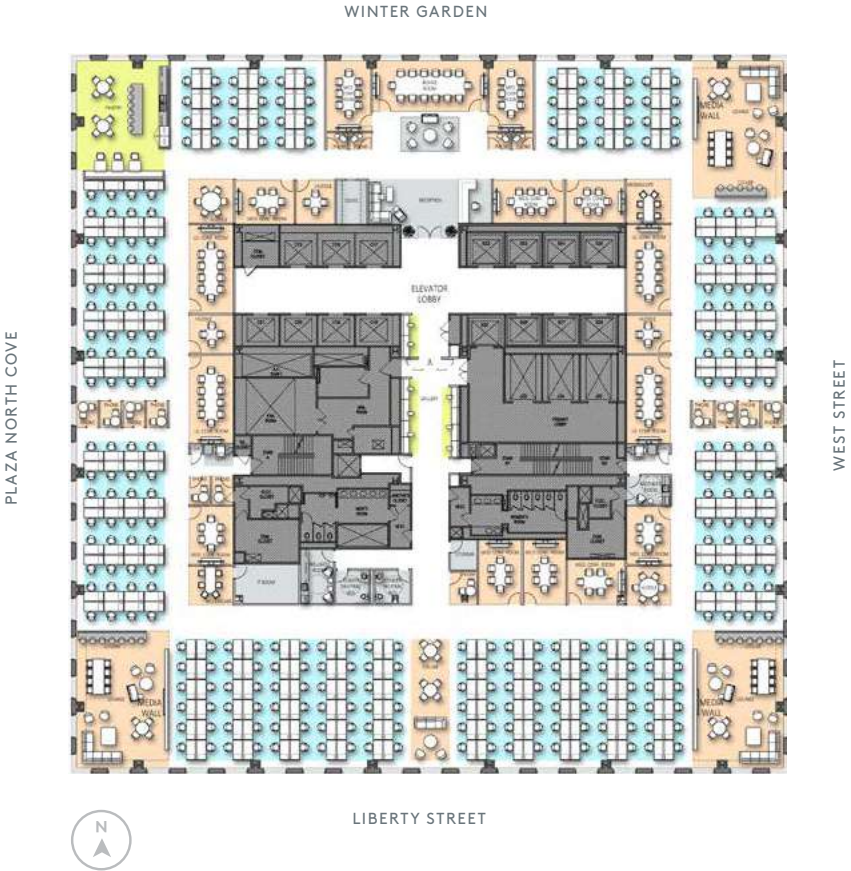
41,207 RSF



- CEILING HEIGHTS:
12'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE
- PANORAMIC VIEWS

VIRTUAL TOUR

DENSITY — LAYOUT



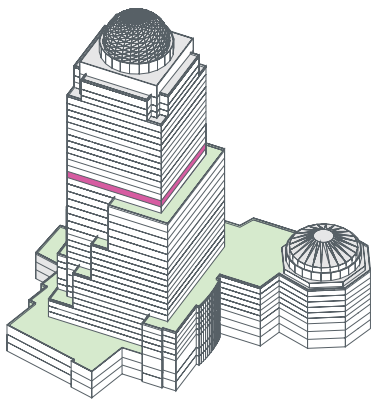
MEETING ROOMS	33
WORKSTATIONS	299
TOTAL HEADCOUNT	300 PPL

225 LIBERTY STREET

SAMPLE TOWER FLOOR

FLOOR 28

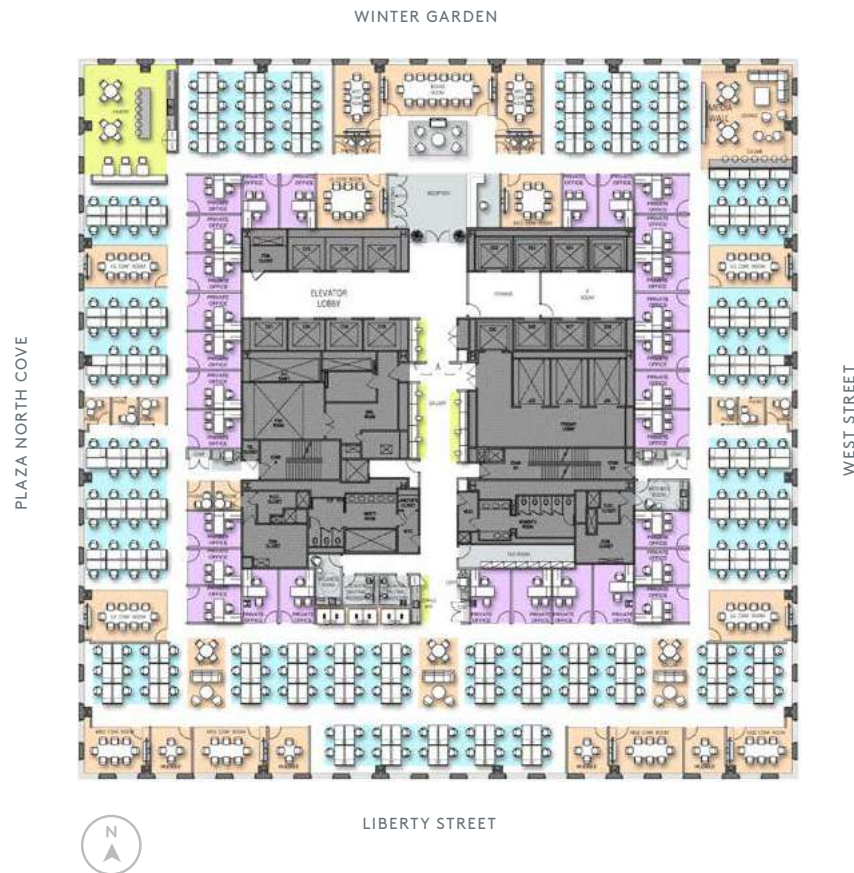
41,207 RSF



- CEILING HEIGHTS:
12'9" FT SLAB TO SLAB
- VIRTUALLY COLUMN FREE
- PANORAMIC VIEWS

VIRTUAL TOUR

INTERIOR OFFICE LAYOUT



MEETING ROOMS	30
PRIVATE OFFICES	30
WORKSTATIONS	236
TOTAL HEADCOUNT	267 PPL



200 VESEY STREET

Panoramic views, direct access to the Winter Garden and in-house amenities—including a fitness center and cafeteria—provide one of the most complete tenant experiences available.



[VIRTUAL TOUR](#)

200 VESEY STREET

SPACE LOOKS
SOUTH,
SOUTHWEST

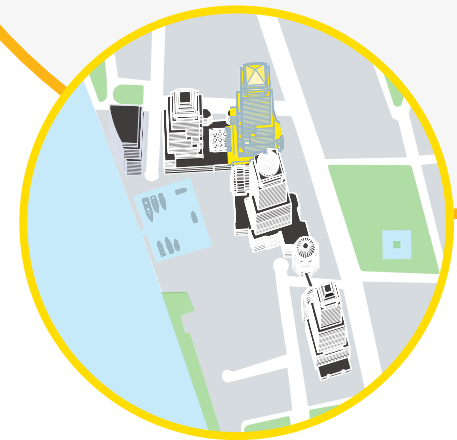
220,651 RSF
CONTIGUOUS BLOCK

PRIVATE
TERRACE

AVAILABLE FLOORS

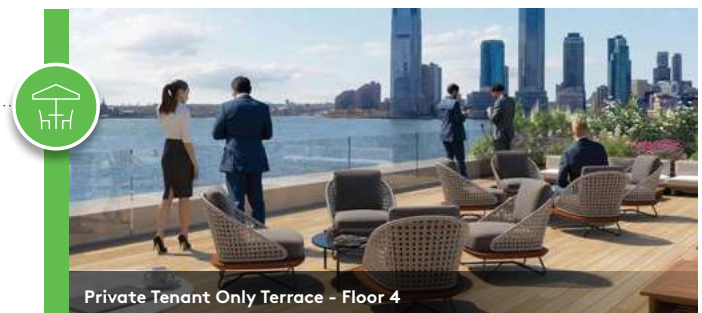
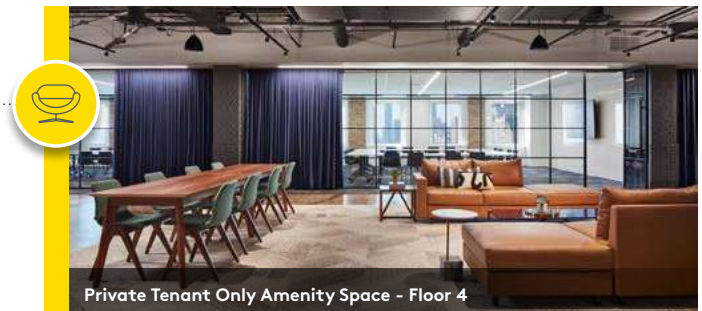
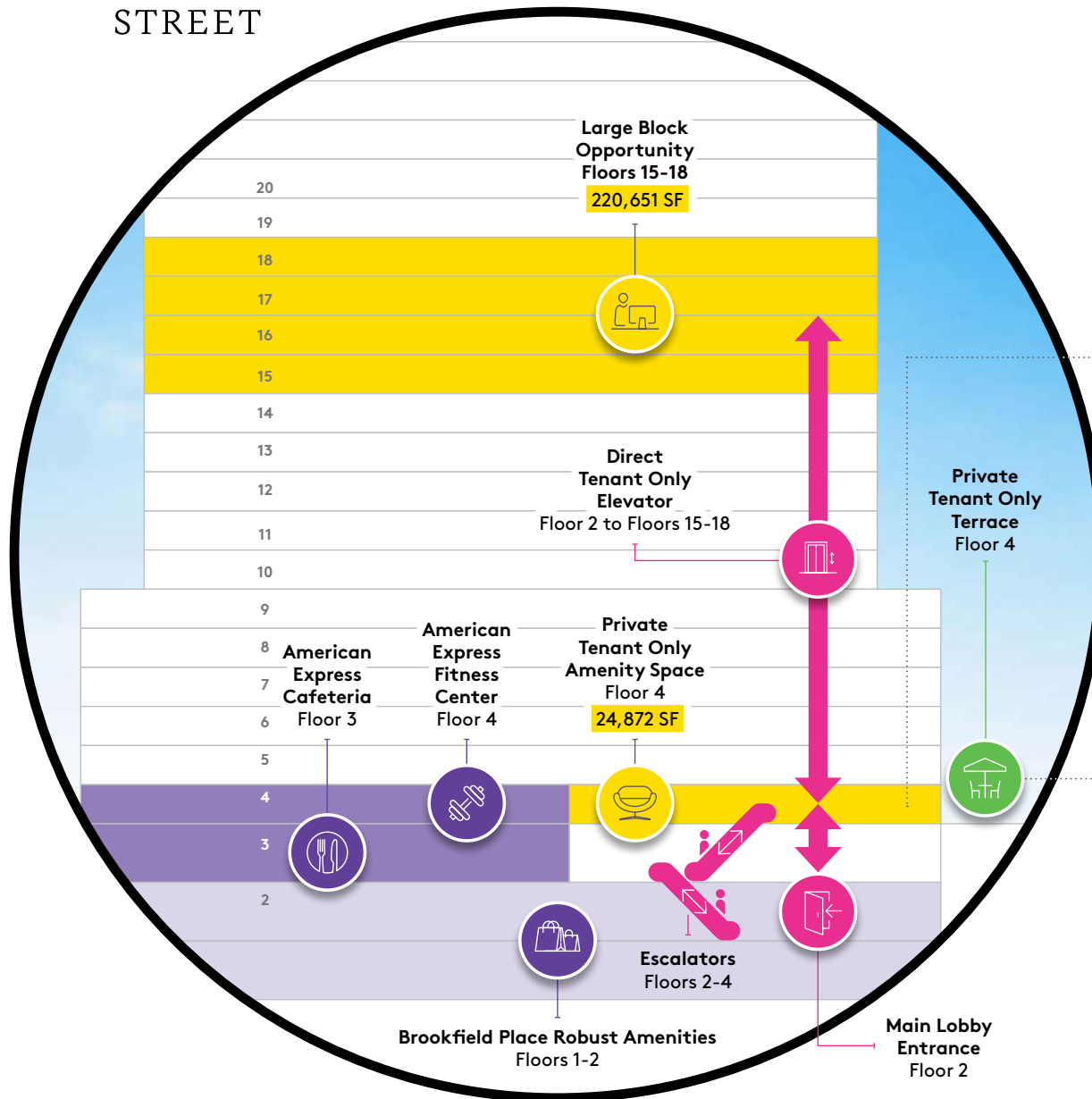
PARTIAL FLOOR 25	6,818 RSF	IMMEDIATE
PARTIAL FLOOR 25	7,552 RSF	IMMEDIATE
FLOOR 21	54,848 RSF	IMMEDIATE
FLOOR 18	56,087 RSF	IMMEDIATE
FLOOR 17	56,088 RSF	IMMEDIATE
FLOOR 16	54,259 RSF	IMMEDIATE
FLOOR 15	54,217 RSF	IMMEDIATE
PARTIAL FLOOR 4	22,022 RSF	IMMEDIATE

TOTAL AVAILABLE
311,891 RSF



- In-building fitness center & cafeteria operated by American Express
- Featuring 180° Harbor views
- Generator capacity available
- Bike Parking

200 VESEY STREET



4th

FLOOR PRIVATE TERRACE

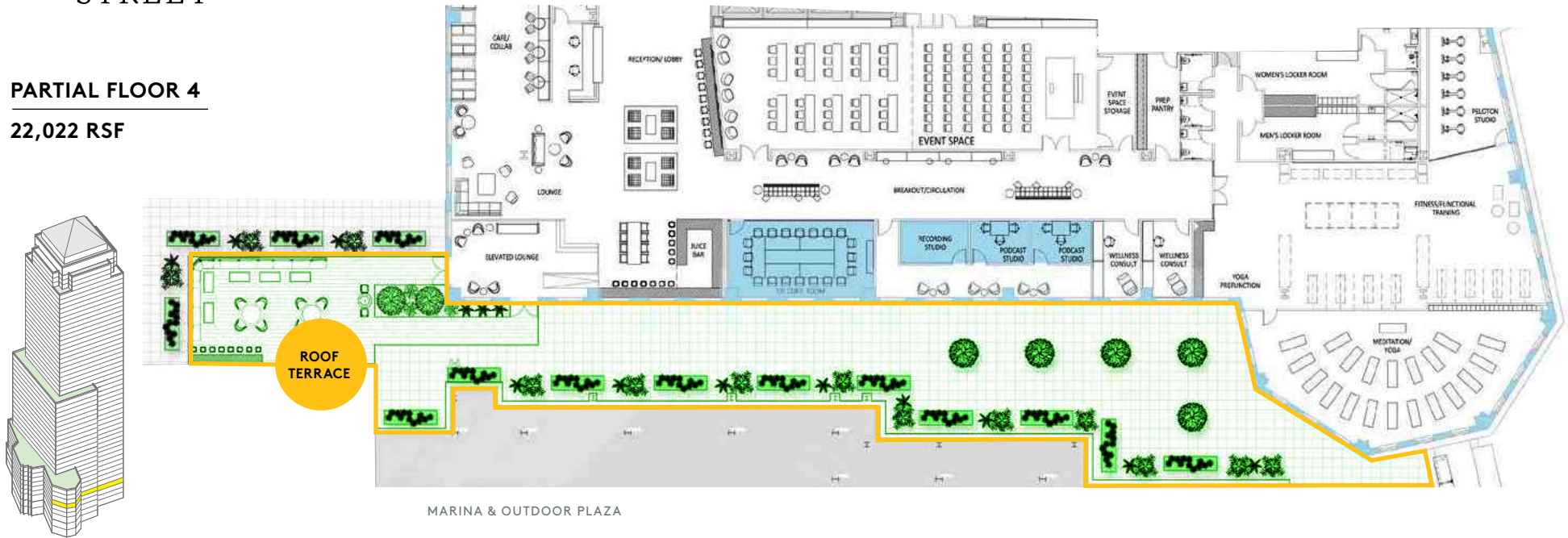


200
VESEY
STREET

PARTIAL FLOOR 4

22,022 RSF

DEDICATED AMENITY SPACE



- Ceiling Heights:
12'6" FT Slab to Slab
- On-site fitness and cafeteria
- Dedicated outdoor space
- Potential amenity space to
serve larger block
- Tenant Fitness Center
- Tenant Cafeteria & Lounge
- Expansive Terrace



4th

FLOOR DEDICATED FITNESS AREA



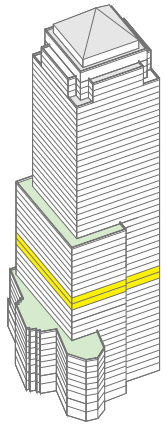
Not existing conditions

200 VESEY STREET

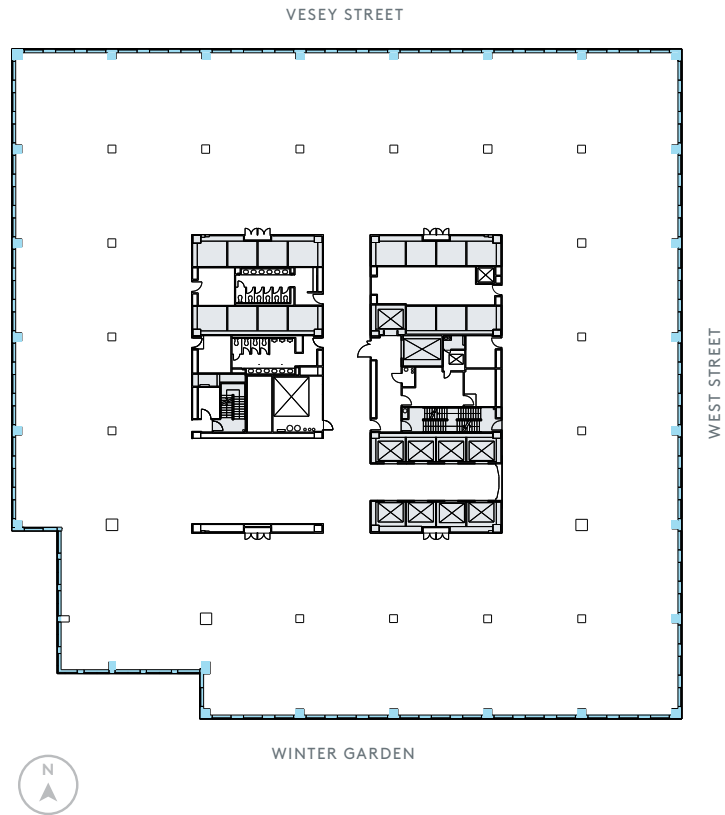
TYPICAL TOWER FLOOR PLATE

FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



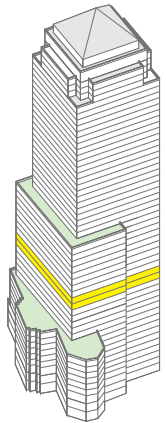
- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA
- HUDSON RIVER VIEWS



200 VESEY STREET

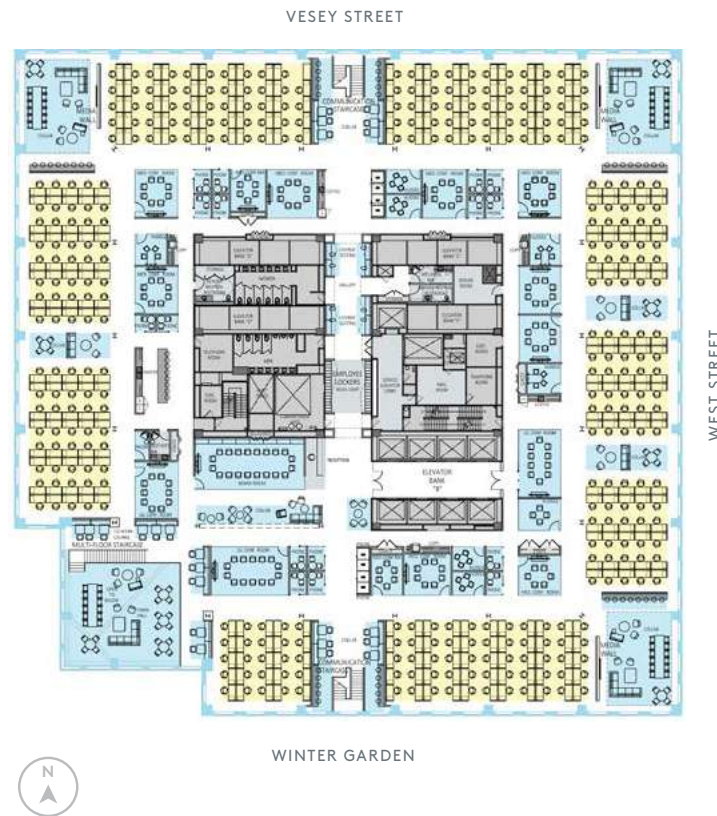
FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA

TRADING/DENSITY LAYOUT



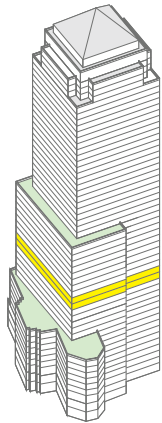
CONFERENCE ROOMS	45
WORKSTATIONS	359
TOTAL HEADCOUNT	360 PPL

200 VESEY STREET

SERVICE/LAW LAYOUT

FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA

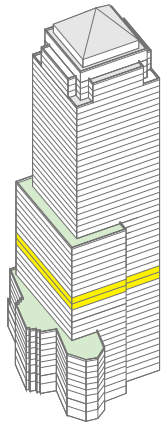


CONFERENCE ROOMS	48
WORKSTATIONS	204
EXECUTIVE OFFICES	3
PRIVATE OFFICES	58
TOTAL HEADCOUNT	266 PPL

200 VESEY STREET

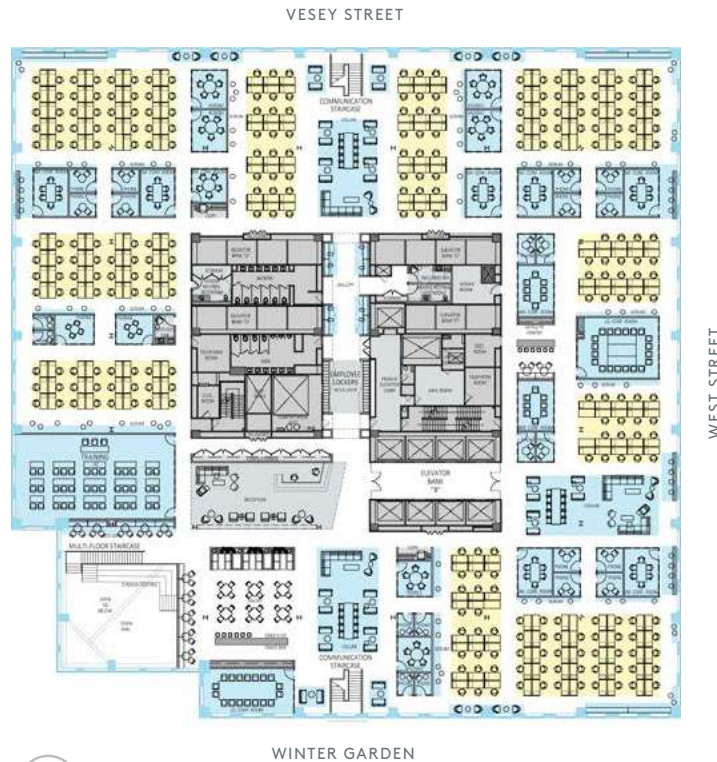
FLOOR 17 | 56,088 RSF

FLOOR 18 | 56,087 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA

TECH/CREATIVE LAYOUT

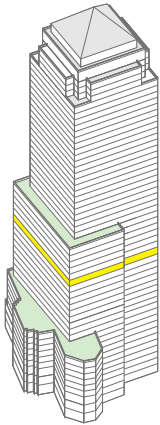


CONFERENCE ROOMS	39
WORKSTATIONS	280
TOTAL HEADCOUNT	282 PPL

200 VESEY STREET

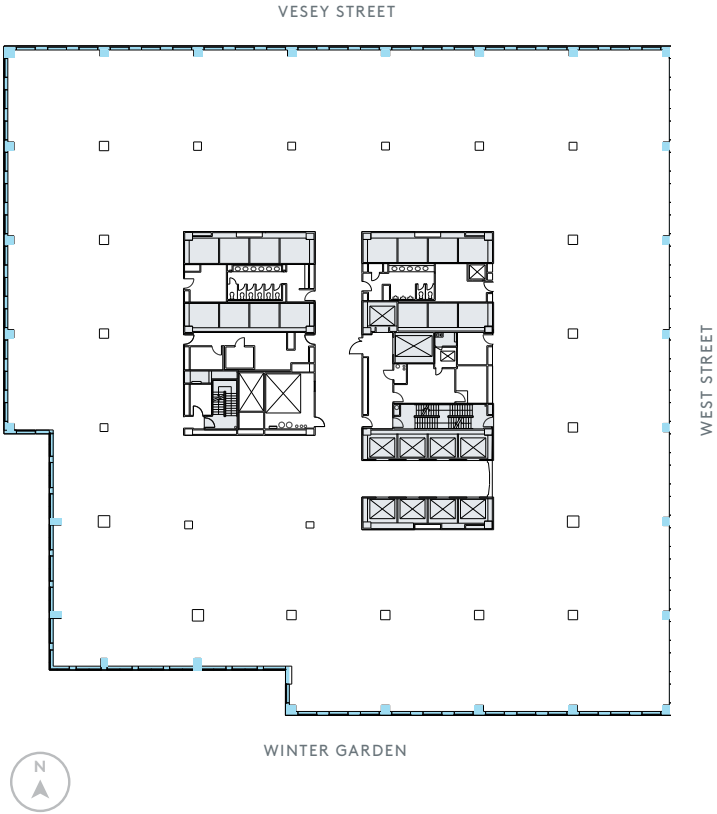
FLOOR 21

54,848 RSF



- CEILING HEIGHTS:
12'6" FT SLAB TO SLAB
- ON-SITE FITNESS AND CAFETERIA

EFFICIENT TOWER FLOOR PLATES





300 VESEY STREET

Located right on the water and steps away from the NY Waterway Ferry Terminal, 300 Vesey Street offers the best of light and views, creative floor plates and all of the amenities of Brookfield Place.



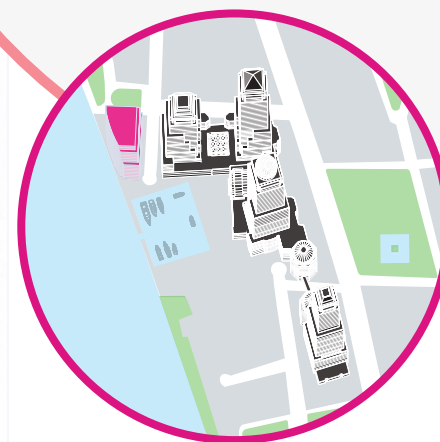
VIRTUAL TOUR

300 VESEY STREET

AVAILABLE FLOORS

PARTIAL FLOOR 12 5,008 RSF 7/01/25

TOTAL AVAILABLE
5,008 RSF

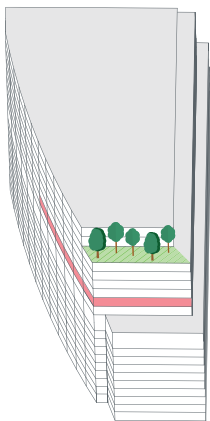


- Waterfront views of the Marina & Hudson River
- Furniture available
- LEED silver building
- Indoor parking, Equinox gym, bike storage, showers, Hudson Eats & Le District

300
VESEY
STREET

PARTIAL FLOOR 12

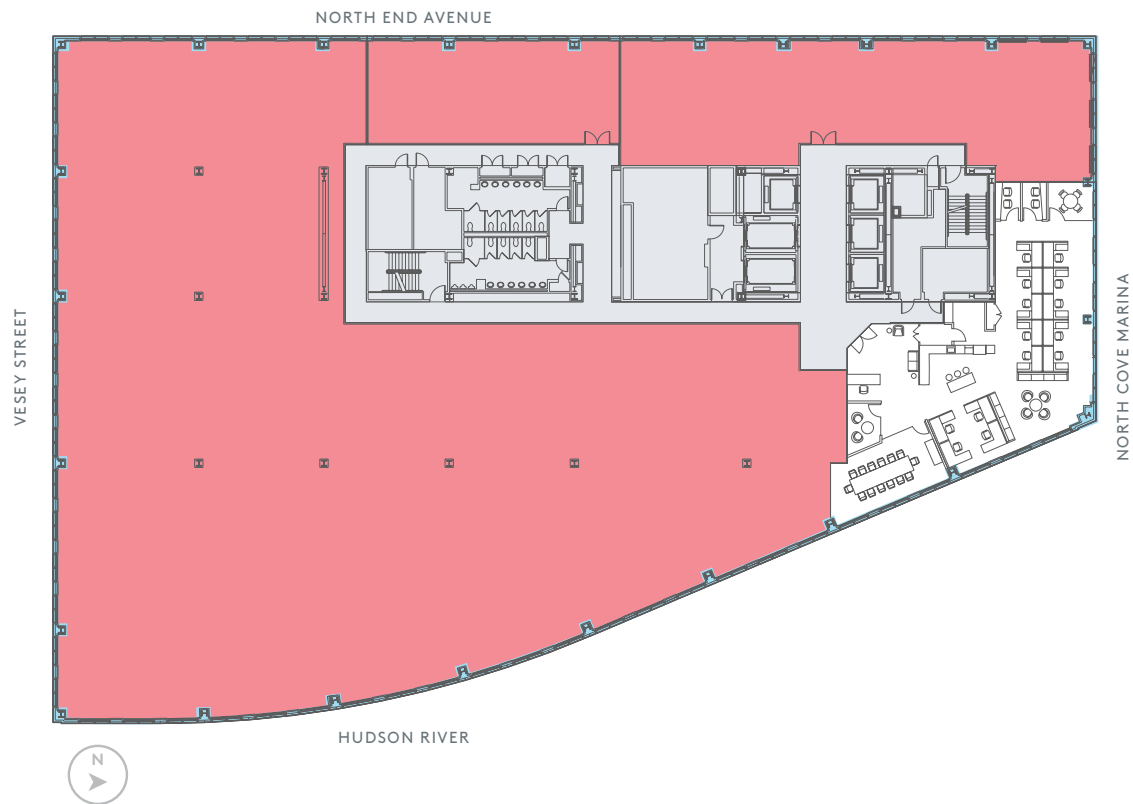
AS BUILT
5,008 RSF



[VIRTUAL TOUR](#)

LARGE EFFICIENT TOWER

FLOOR PLATES



YOUR OFFICE. OUR SERVICES.

Transform any space across our portfolio by adding furniture, technology, or workplace solutions.



FURNITURE

High-quality solutions designed for your team.

- + Meeting rooms
- + Lounge spaces
- + Work areas
- + Art & accessories



TECHNOLOGY

Enterprise technologies installed, managed, and maintained by our expert team.

- + High-speed networks
- + Seamless AV solutions
- + Digital security



WORKPLACE

Let us manage the details.

- + Custom refreshment programs
- + Vendor management
- + Continued support

CREATE YOUR MOVE-IN READY OFFICE

Easily add furniture & technology

01

CONSULT
with our team

02

**REVIEW &
APPROVE**
Choose furniture,
colors, technology
& accessories

03

**LET US DO
THE REST**
Procurement
delivery & install

04

**MOVE-IN
WITH EASE**



HIGH-QUALITY FURNITURE BRANDS

- + Workstations & private offices
- + Art & accessories
- + Lounge & pantry
- + Meeting rooms

SEAMLESS NETWORK & AV

- + Secured wireless networks
- + Premium video conferencing
- + High-quality furniture brands

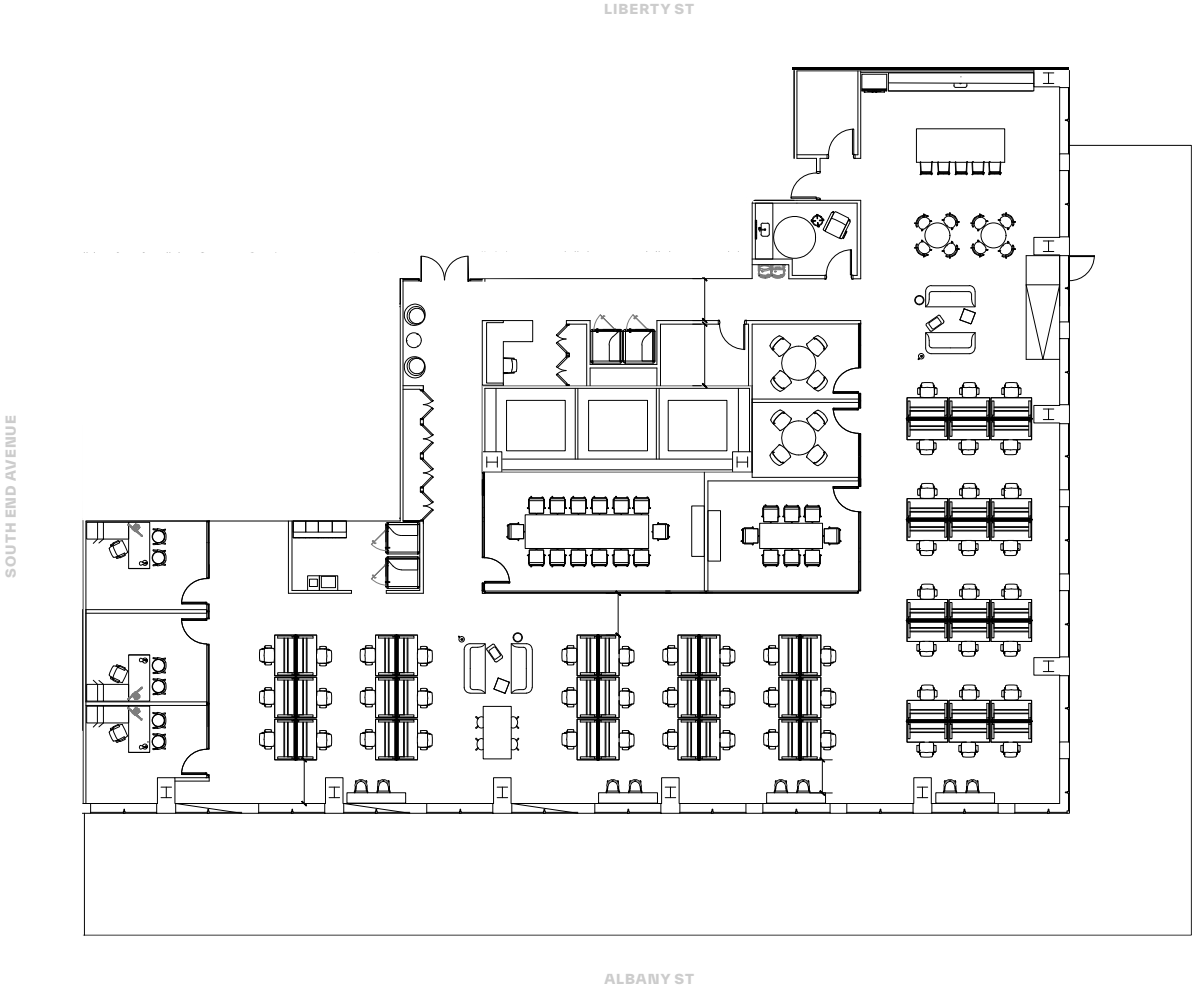


200 LIBERTY STREET

26th Floor | Suite 2608 | 10,958 RSF



- PANTRY 1
- RESPIRE 1
- BOARDROOM 1
- WORKSTATIONS 54
- SMALL CONFERENCE 3
- PRIVATE OFFICES 3





200 VESEY STREET

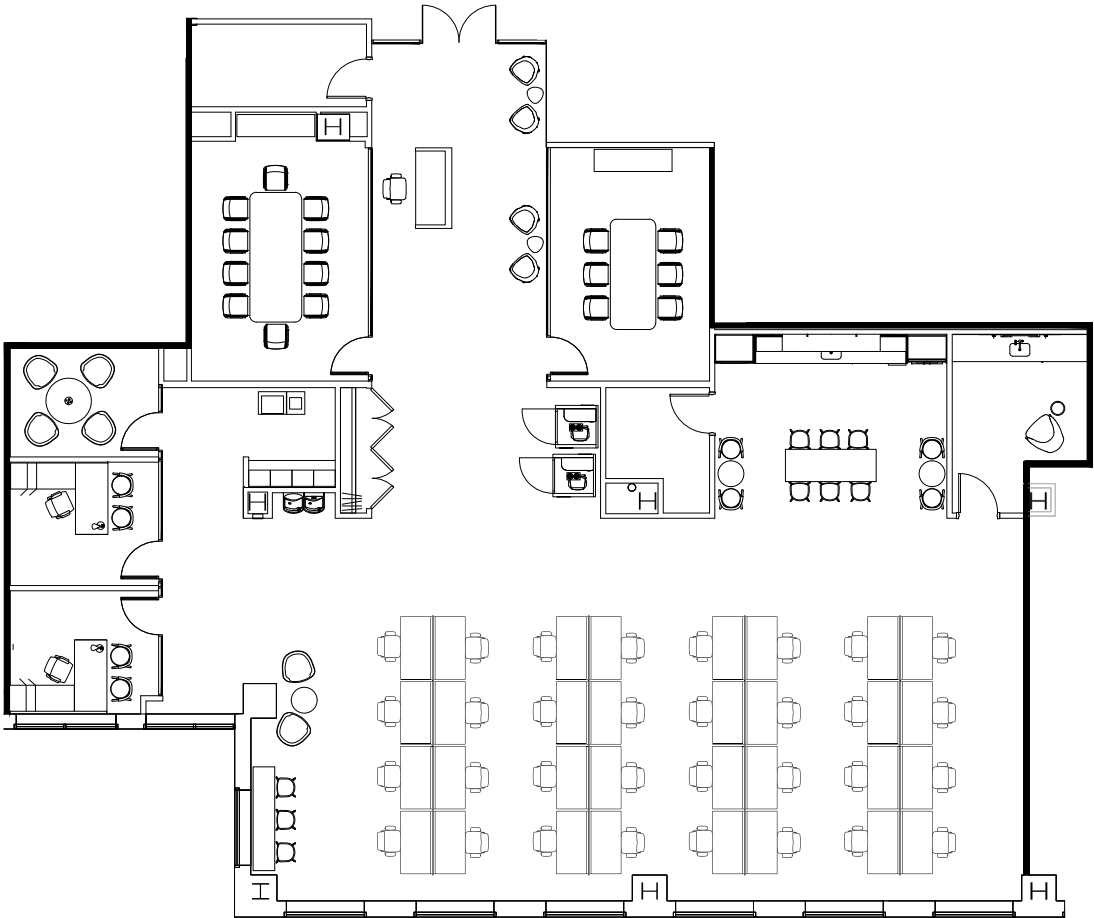
Partial 25th Floor | Suite 2503 | 6,892 RSF

Partial 25th Floor | Suite 2551 | 7,552 RSF



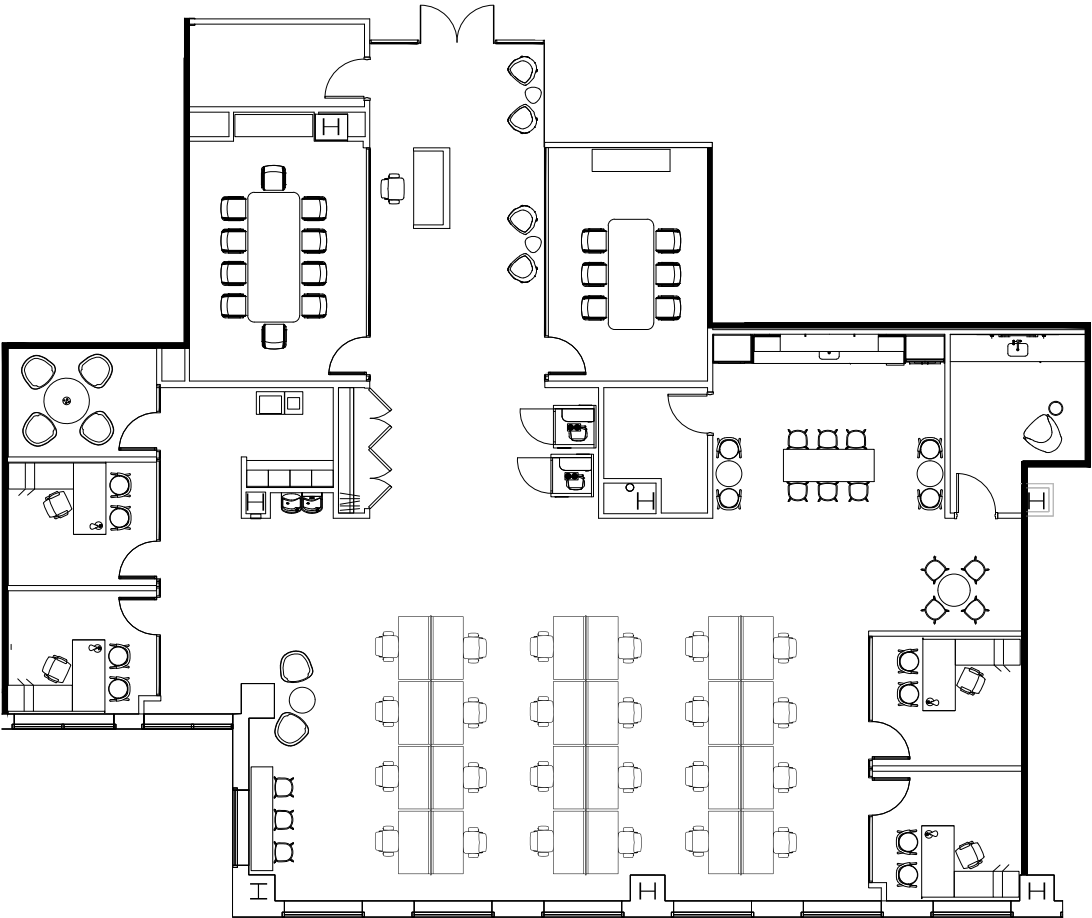
OPTION A

PANTRY	1
RESPITE	1
WORKSTATIONS	32
LARGE CONFERENCE	1
SMALL CONFERENCE	2
PRIVATE OFFICES	2



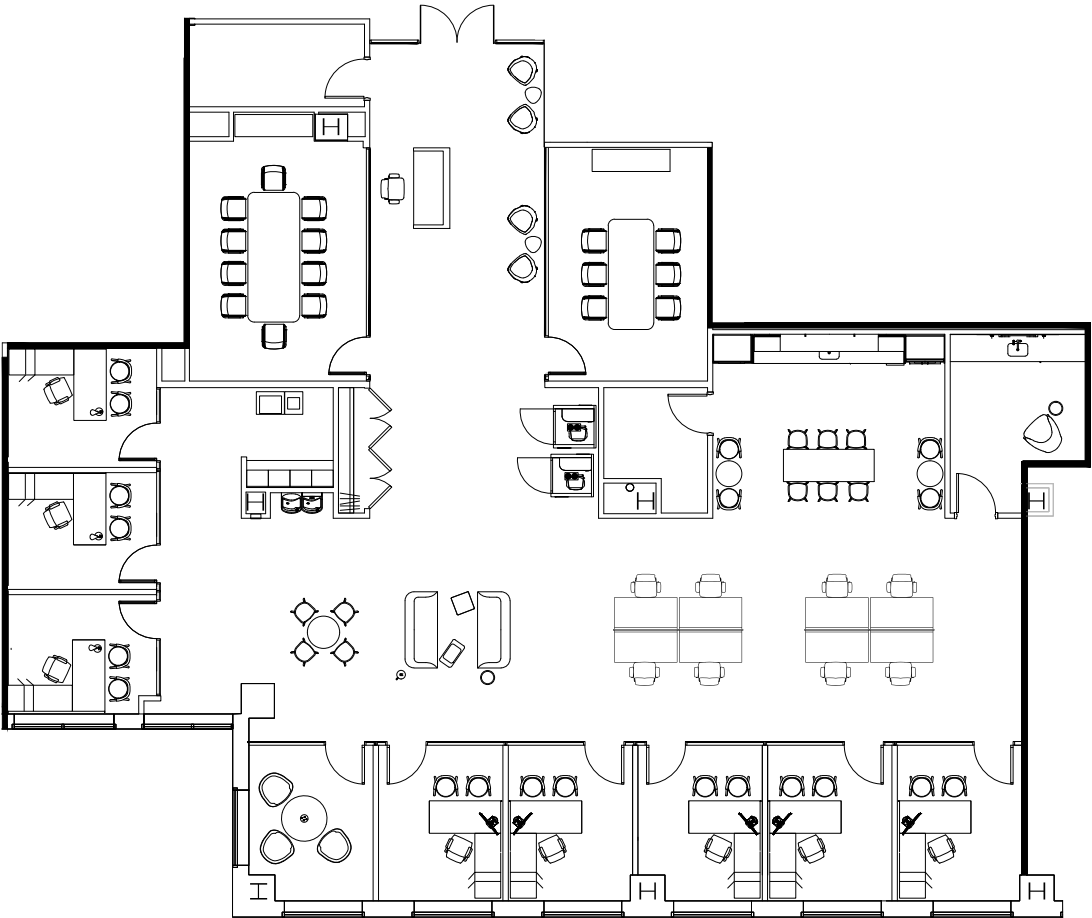
OPTION B

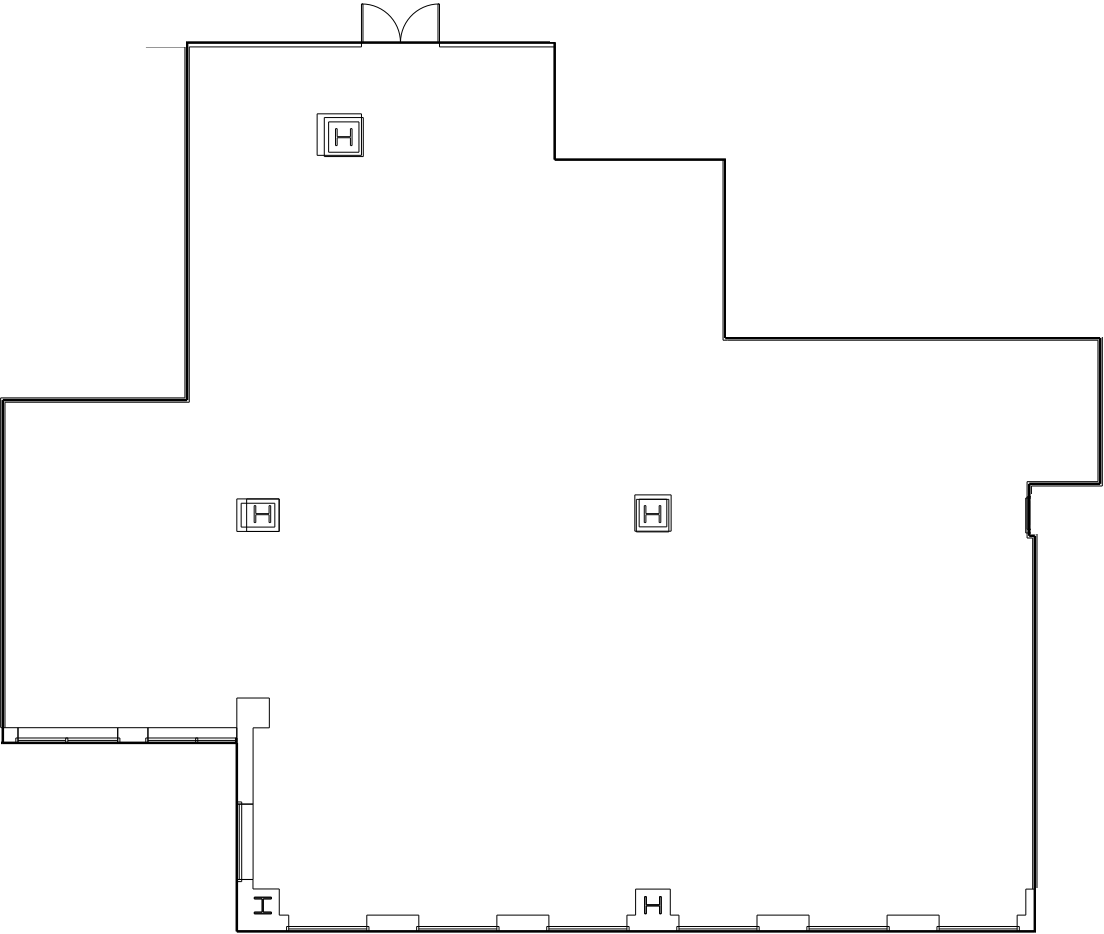
PANTRY	1
RESPITE	1
WORKSTATIONS	24
LARGE CONFERENCE	1
SMALL CONFERENCE	2
PRIVATE OFFICES	4



OPTION C

PANTRY	1
RESPIRE	1
WORKSTATIONS	8
LARGE CONFERENCE	1
SMALL CONFERENCE	2
PRIVATE OFFICES	8



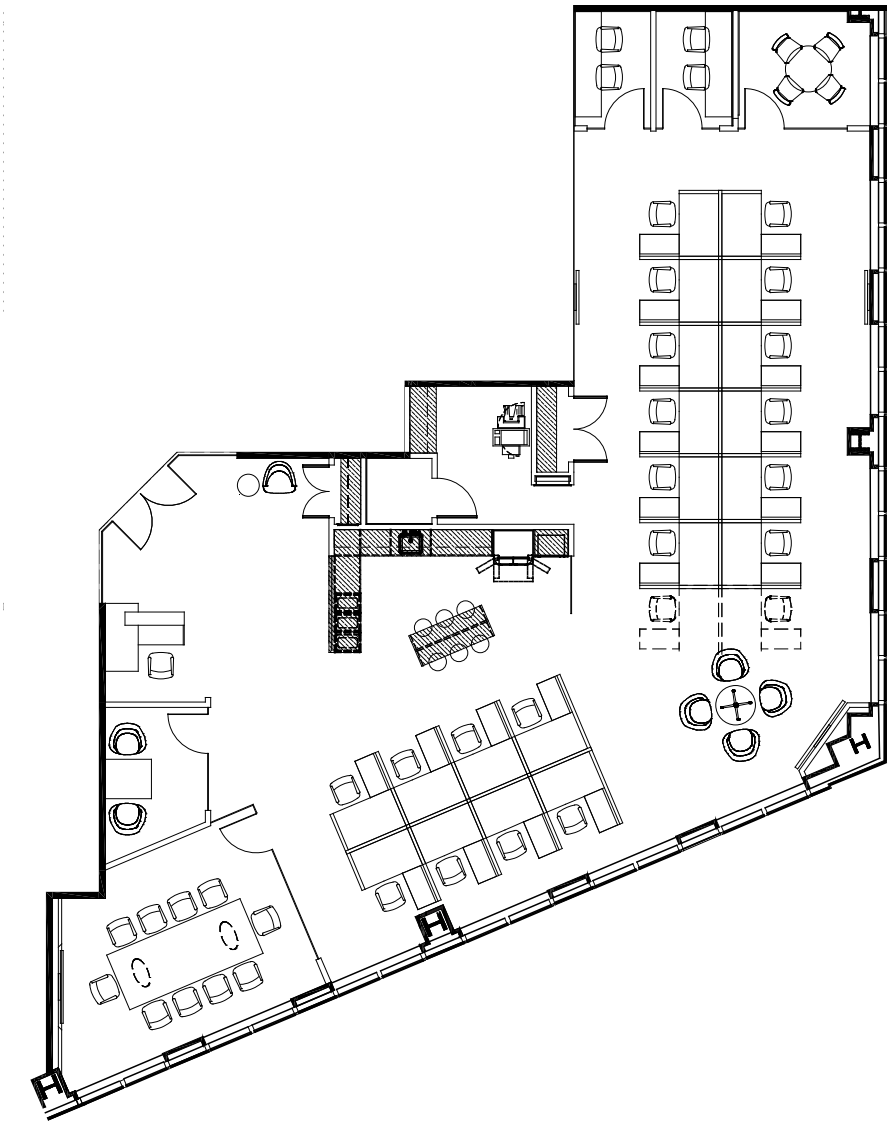




300 VESEY

12th Floor | Suite 1230 | 5,008 RSF

PANTRY	1
WORKSTATIONS	22
LARGE CONFERENCE	1
SMALL CONFERENCE	4



Convene
73K SF
FLAGSHIP CONVEENE AT
225 LIBERTY STREET



Convene offers premium meeting and event spaces, flexible workspaces and hospitality amenities. This location also includes a For Five Café.





Get Axiis working for you.

The Axiis tenant app is your community connection. Axiis by Brookfield Properties revolves around your workday, providing easy access to building information, events, contests, perks, and more!

FREE

mobile app offered
exclusively to
Brookfield Properties
tenants.

Digital access control
Exclusive events
Tenant work orders
Exclusive promotions
Loyalty rewards program
Exclusive wellness programming
Access to parking / bike rooms
Building Forms
Parking applications
Contests & Promotions
Emergency Two-way
Communication
Employee Engagement Channel
In App-payments
Food Ordering
Retail Directory
Mobile Tips
Handbook
Bookings
Bookings and
Management
Digital access control
Exclusive events
Tenant work orders
Exclusive promotions
Loyalty rewards program
Exclusive wellness programming
Access to parking
Building Forms
Parking applications
Contests & Promotions
Emergency Two-way
Communication
Employee Engagement Channel

YEAR-ROUND *Events*

Brookfield Place animates its grand indoor and outdoor public spaces year round through a mix of culture and events, bringing together New Yorkers and visitors from all over the world. Arts Brookfield brings our public spaces to life through art and experience, making BFPL an iconic destination.



Pickleball

General Attendance: 1,467
Tenant Attendance: 27%



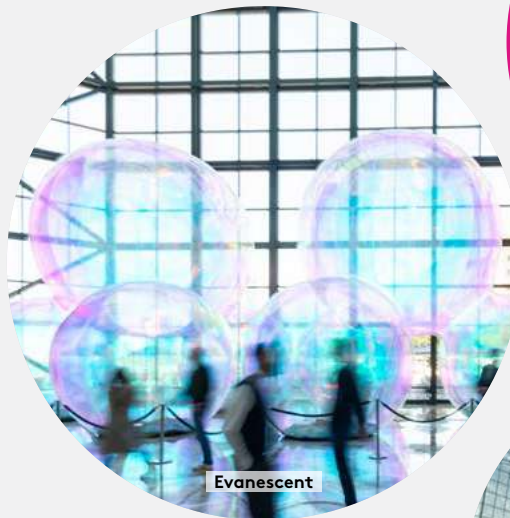
Hot Shots



Icy Hot Event



Pride



Evanescent



Best Brews

General Attendance: 2,834
Tenant Attendance: 45%



Elemental by Pixar



BFPL Vineyard

General Attendance: 178
Tenant Attendance: 53%



BFPL Open

General Attendance: 534
Tenant Attendance: 27%



BRAND *Visibility*

With 27+ million visitors to Brookfield Place per year, use Brookfield Place for sponsorship opportunities, co-branding and events.



504K
WEEKLY
TRAFFIC



69%
MILLENNIALS
AGE 25-44



90%
COLLEGE
EDUCATED



65%
EARN
\$175K+

COMPLIMENTARY TENANT *Marketing*

TENANT MARKETING OPPORTUNITIES TO GENERATE
BRAND AWARENESS, FOOT TRAFFIC, AND SALES



BROOKFIELD PLACE

Shopping, Dining, & Culture →



NATIONAL MEDIA CAMPAIGNS

550M

APPROXIMATELY
impressions in annual paid advertising



ON-SITE SIGNAGE

250K

APPROXIMATELY
weekly impressions of complimentary on-site advertising

\$13K

value of complimentary marketing support based on paid
advertiser rate



LOCALIZED & MAINSTREAM PRESS

3.6B

APPROXIMATELY
impressions annually garnered annually through
media alerts, press releases, and site visits



ORGANIC & PAID SOCIAL MEDIA

67K

followers on @bfplny account on Instagram

10K

followers on @bfplny account on TikTok

\$100K

spent on paid influencer marketing



COMMUNITY ENGAGEMENT

123K

email subscribers to monthly newsletter

9K

tenants registered on building app

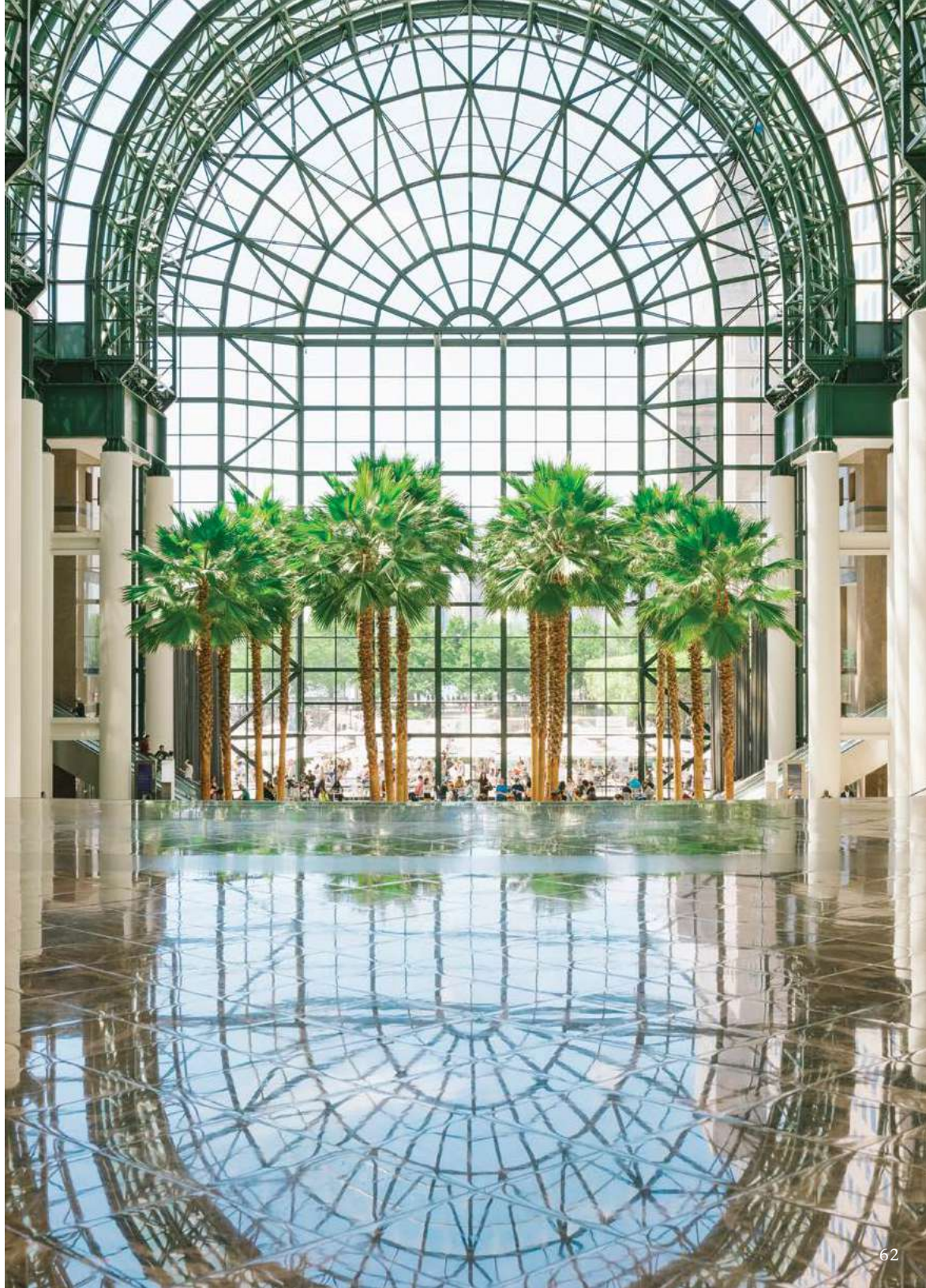
40+

annual events with retail integration opportunities

Sustainability

Brookfield Place was named one of New York City's Greenest Office Buildings. We remain committed to sustainability, earning LEED GOLD and Energy Star certifications for each tower in the complex. Our initiatives include energy reduction, water conservation, recycling, enhanced indoor air quality, alternative transportation parking, environmentally friendly cleaning materials and erosion control.

Looking ahead, Brookfield Properties will continue to be a leader in sustainability, advancing environmentally friendly best practices to build a better tomorrow.



100% OF THE ELECTRICITY REQUIREMENTS FOR THE NEW YORK OFFICE PORTFOLIO SUPPLIED THROUGH HYDROPOWER BY 2024.

BROOKFIELD PROPERTIES

ESG

BENEFITS TO TENANTS

1



INCREASES demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.

2



SUPPORTS New York State's Climate Leadership and Community Protection Act legislative goals of achieving a 70% renewable power mix by 2030 and a 100% emissions free grid by 2040.

3



24/7 CARBON FREE ENERGY ensuring contracted zero emissions electricity from in-state, run-of-river hydropower plants is flowing into the grid at the same time power is being drawn from the grid at each property.

WE WILL ACHIEVE this through a bundled physical power purchase agreement (PPA) for electricity from in-state hydropower plants, including both the underlying electricity and the renewable energy credits (RECs).

Brookfield | Real estate,
Properties | reimaged.

  brookfieldproperties.com





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Properties

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IT'S ALL
Right Here