



Different By Design



Here, The Usual Is Anything But.

Situated on the coveted Water Street corridor, 32 Old Slip offers endlessly flexible floor plates with 360° waterfront views, right-there access to Downtown's hottest dining and shopping, and effortless proximity to every kind of transit option. All together, it's entirely different.

AVAILABILITIES

Don't Just Give Yourself the Edge. Give Yourself 8 of Them.

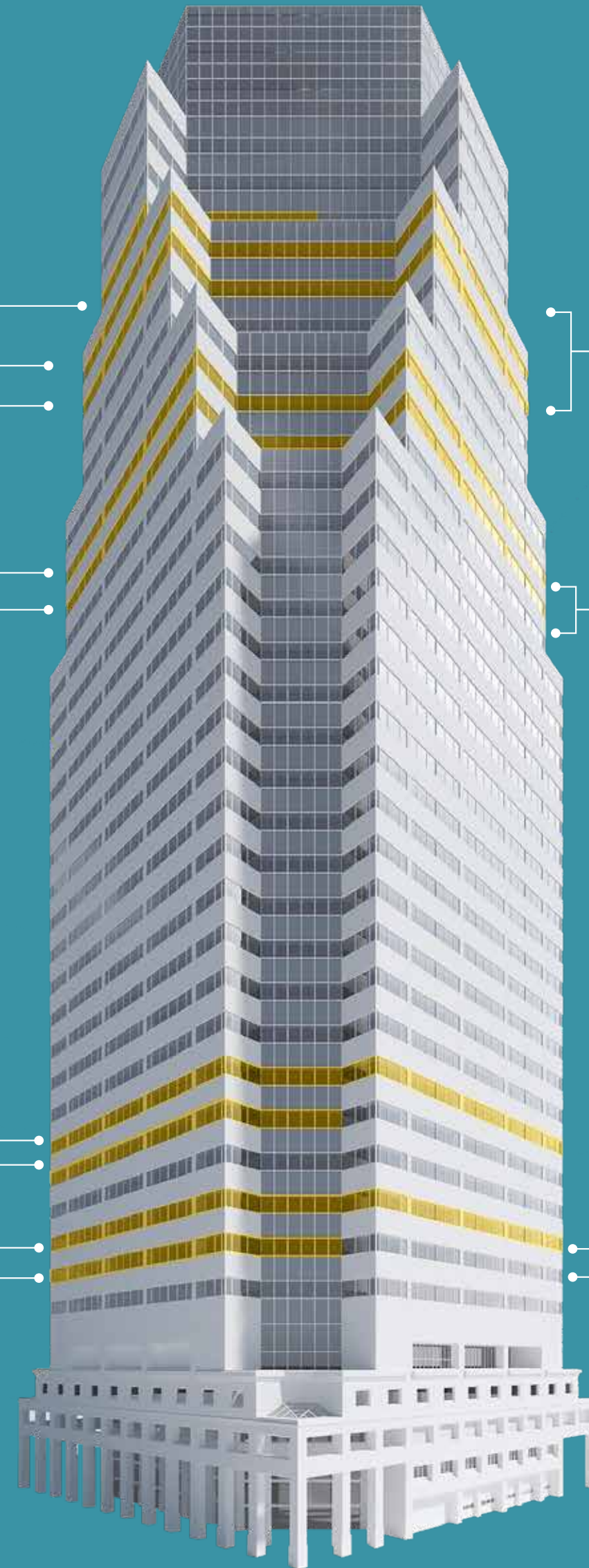
Efficient and column-free, 32 Old Slip's one-of-a-kind floor plates provide endless layout possibilities for every working style.

AVAILABILITIES

FLOOR 32
FLOOR 31
FLOOR 30

FLOOR 26
FLOOR 25

FLOOR 9
FLOOR 8
FLOOR 6
FLOOR 5



FLOORS 30-32
68,000 RSF
CONTIGUOUS BLOCK

FLOORS 25-26
70,000 RSF
CONTIGUOUS BLOCK

FLOORS 5-6
62,000 RSF
CONTIGUOUS BLOCK

SPACE	SIZE	AVAILABILITY	BUILD
Partial 32nd Floor	6,997 RSF	IMMEDIATE	PRE-BUILT <i>Furnished</i>
Entire 31st Floor	30,452 RSF	IMMEDIATE	NEWLY BUILT <i>Furnished</i>
Entire 30th Floor	30,452 RSF	IMMEDIATE	NEWLY BUILT <i>Furnished</i>
Entire 26th Floor	34,686 RSF	IMMEDIATE	TO BE WHITE BOXED
Entire 25th Floor	34,950 RSF	IMMEDIATE	TO BE WHITE BOXED
Entire 9th Floor	37,061 RSF	IMMEDIATE	TO BE WHITE BOXED
Partial 8th Floor	3,667 RSF	IMMEDIATE	PRE-BUILT <i>Furnished</i>
Entire 6th Floor	37,095 RSF	IMMEDIATE	WHITE BOXED
Partial 5th Floor	11,661 RSF	IMMEDIATE	NEWLY BUILT <i>Furnished</i>
Partial 5th Floor	3,637 RSF	IMMEDIATE	NEWLY BUILT <i>Furnished</i>

[VIEW AVAILABILITIES](#)

13'6"+ CEILING HEIGHTS

Ceiling Heights for Your Biggest Lightbulb Moments

Soaring 13'6" to 16' slab heights give your team enough headspace for expansive ideas and big-picture thinking, all in a column-free floorplate.



“Desk” Job Isn’t in Our Vocabulary

With an entire floor of dedicated conference and meeting space, plus a newly upgraded lobby with a coffee stand, 32 Old Slip’s amenities offer countless opportunities to break away from the desk, plus luxuries like an exclusive parking garage and dedicated bike room.

- 39K SF of Dedicated Conference & Event Space (212 Capacity)
- Renovated Lobby
- Exclusive Parking Garage
- Dedicated Tenant Experience Coordinator
- Outdoor Plaza with Seating
- Bike Room
- Coffee Stand
- Newsstand
- Substantial Generator Capacity

VIEWS

As Far as the Eye Can See

With stunning 360° views of the glittering East River, Downtown, and the Brooklyn Bridge, 32 Old Slip offers spectacular vistas – no matter how you look at it.



NEIGHBORHOOD

Let's Put You on The Map

With convenient access to major New York transit centers, plus all the dining, shopping and entertainment in the Seaport District and beyond, the best the city has to offer is just a walk around your block.

500+
Bars & Restaurants

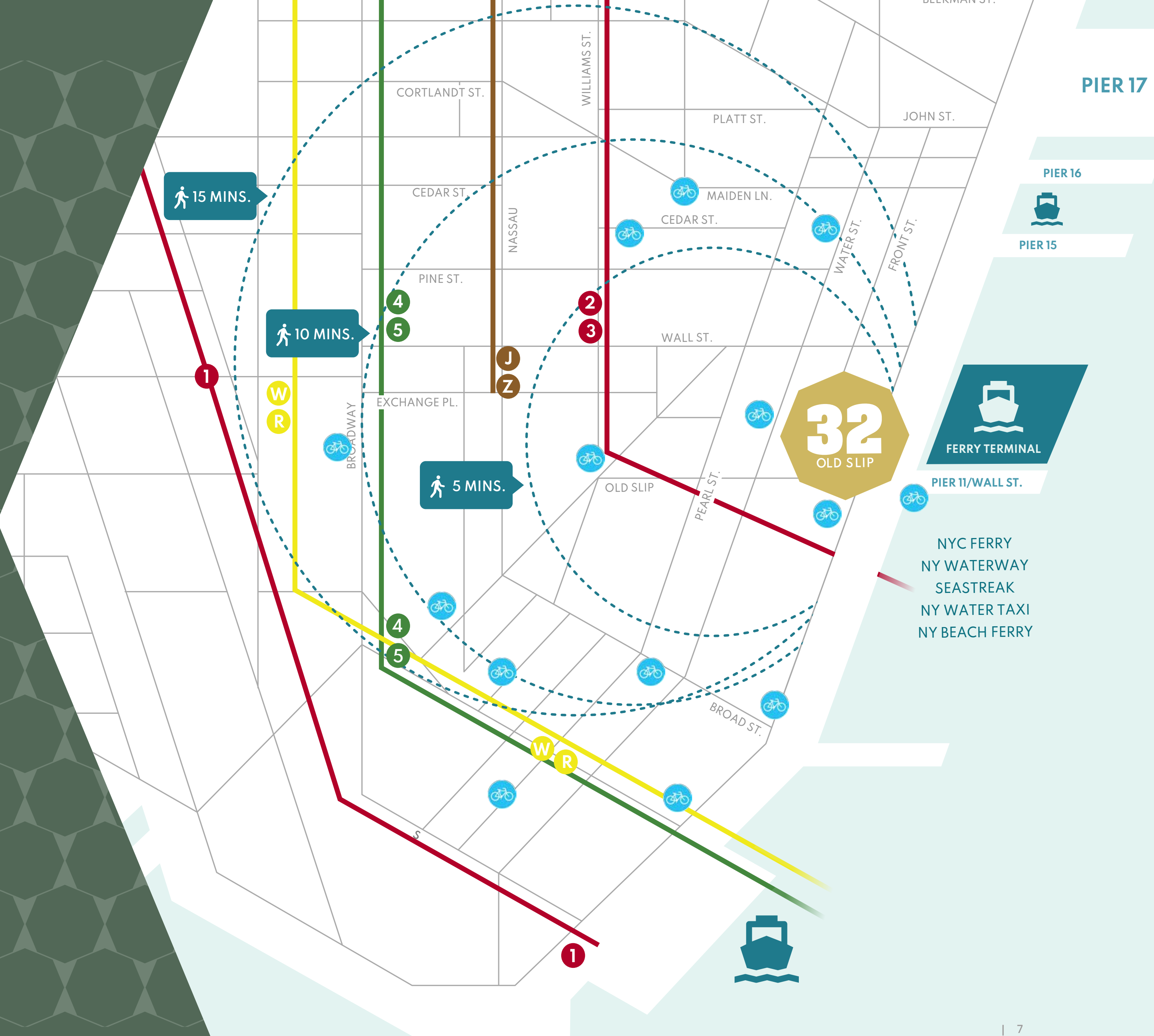
1,170
Retailers

30,000
Daily Commuters

84+ Acres
Outdoor Space

31
Hotels

14.8M
Visitors Per Year





Sail Through Your Commute

Bookend your workday with a stress-free commute, no matter how many wheels your ride has – an exclusive parking garage makes things simple for drivers, while cyclists enjoy our bike room and nearby Citi Bike stations. And with all of Pier 11 right at your doorstep, catching a ferry is so effortless it feels like, well, floating.

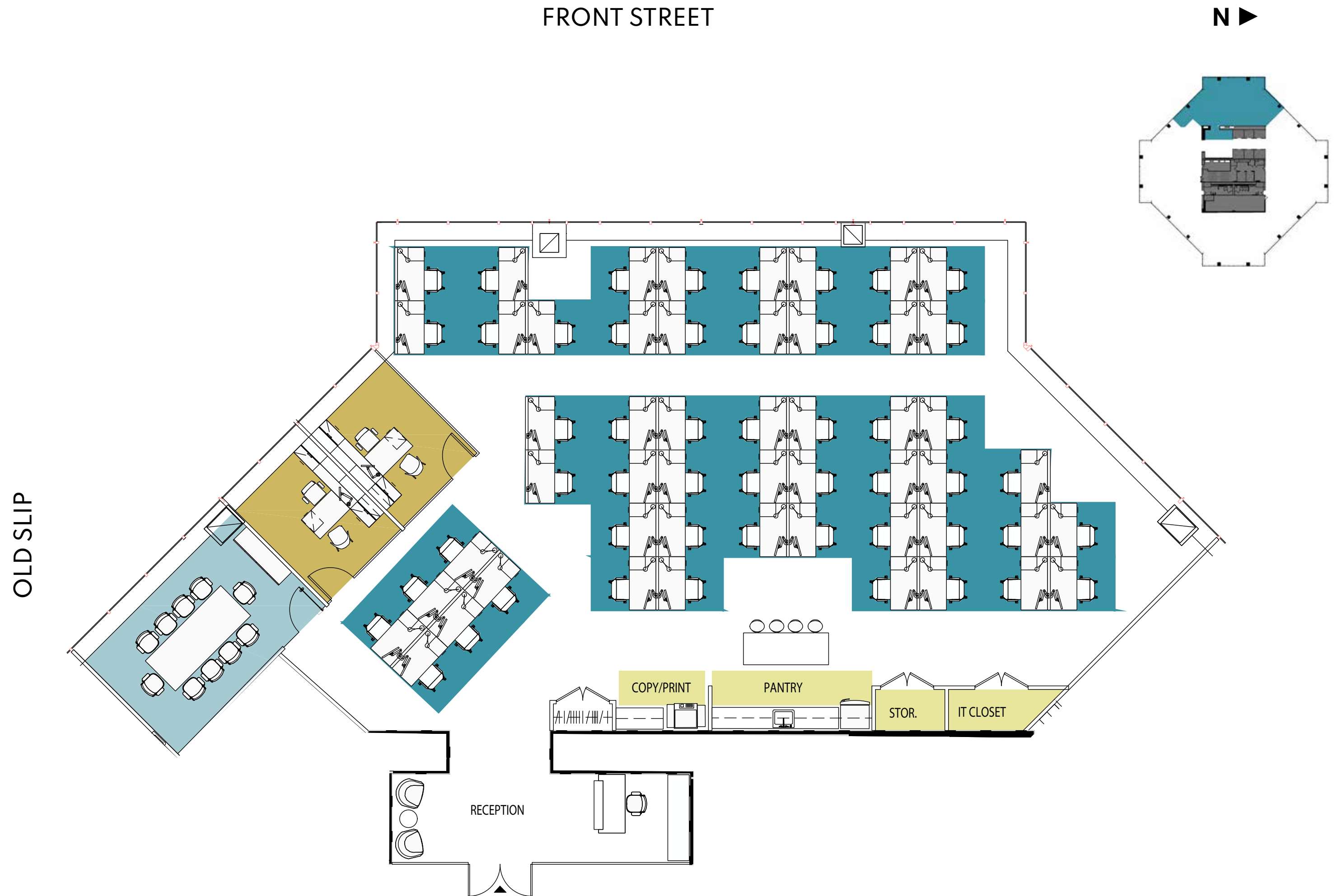
- Citi Bike Stations
- Wall Street 2/3 Subway
- Pier 11 Ferries
- Water St. Bus
- Parking Garage
- Bike Room



Floor 32

6,997 RSF
Pre-Built

Offices	2
Conference Room	1
Workstations	52
Pantry	1
Copy Area	1
IT Room/Storage	1
Reception	1
Total Employees	55

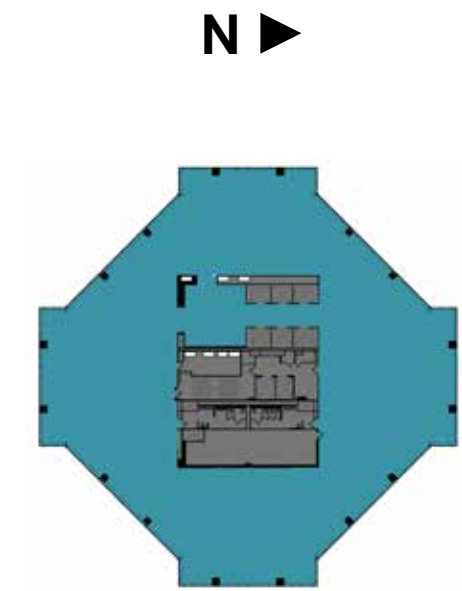
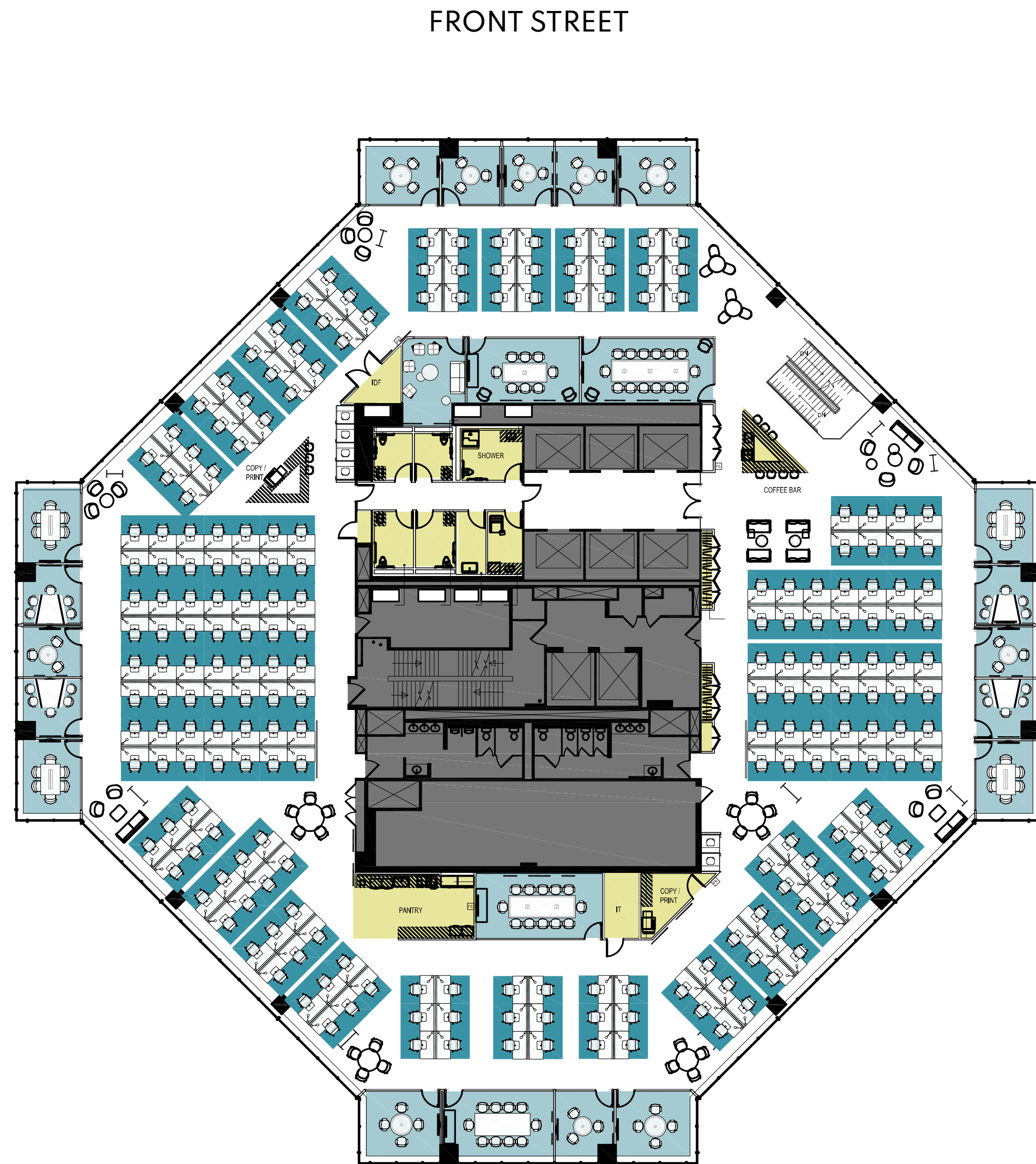


Floor 31

30,452 RSF
Newly Built

Large Conf. Room (12P)	3
Small Conf. Room (4-8P)	14
Focus Room	6
Pantry	2
Reception	0
Janitor	1
Storage	1
ADA Restroom	5
Coat Closet	3
Wellness Room	1
IT Room	2
Workstations (5')	224
Total Workspace	224

[VIEW VIRTUAL TOUR](#)



Floor 30

30,452 RSF
Newly Built

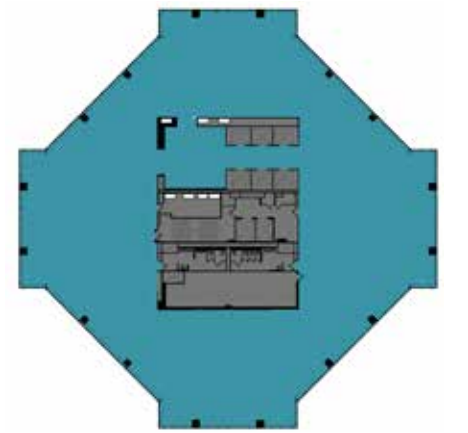
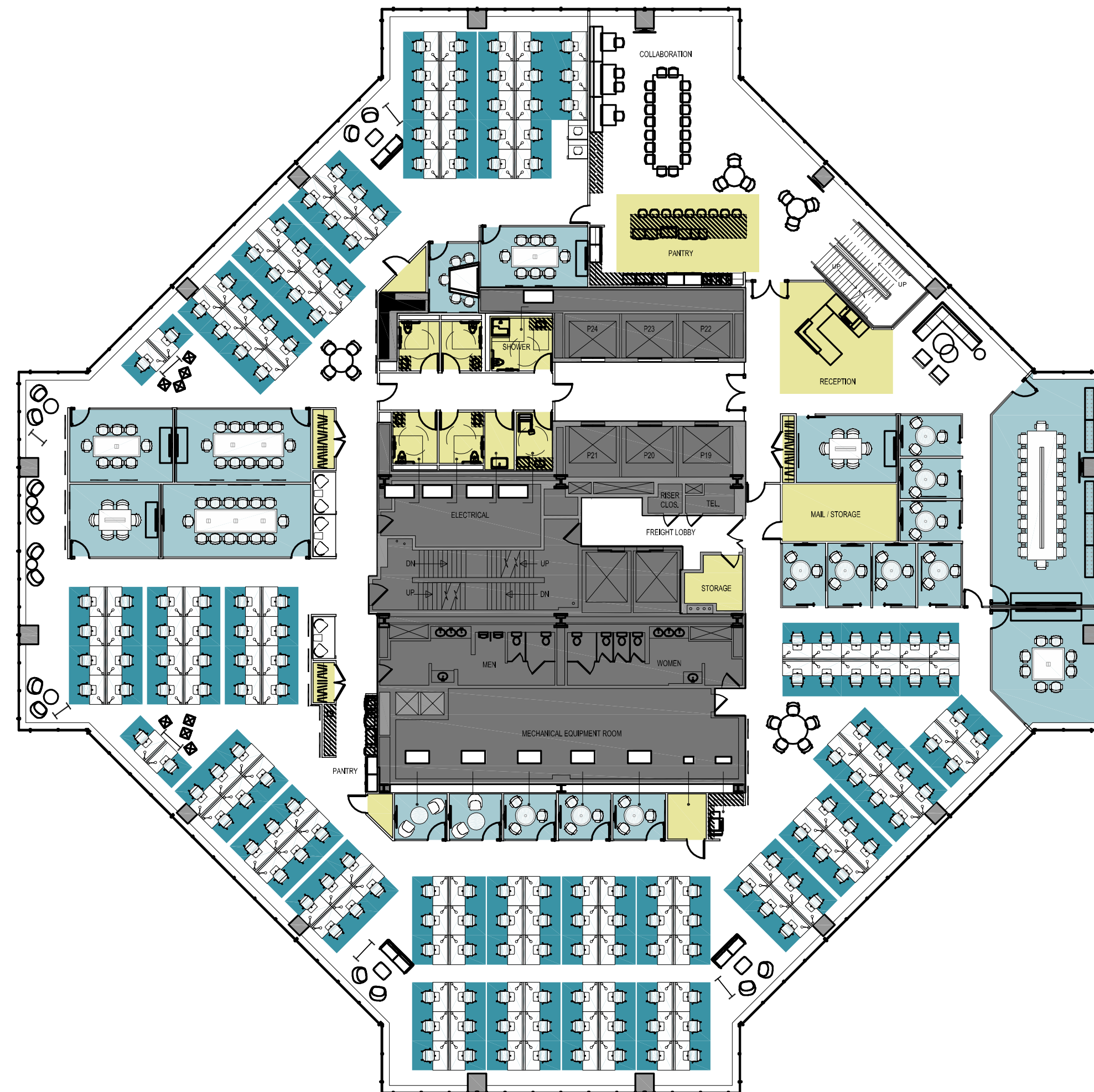
Board Room (20-40P)	1
Large Conf. Room (12P)	2
Small Conf. Room (4-8P)	6
Focus Room	12
Pantry	2
Reception	1
Janitor	1
Storage	4
ADA Restroom	5
Coat Closet	3
Wellness Room	1
IT Room	2
Workstations (5')	175
Total Workspace	176

[VIEW VIRTUAL TOUR](#)

FRONT STREET

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OLD SLIP

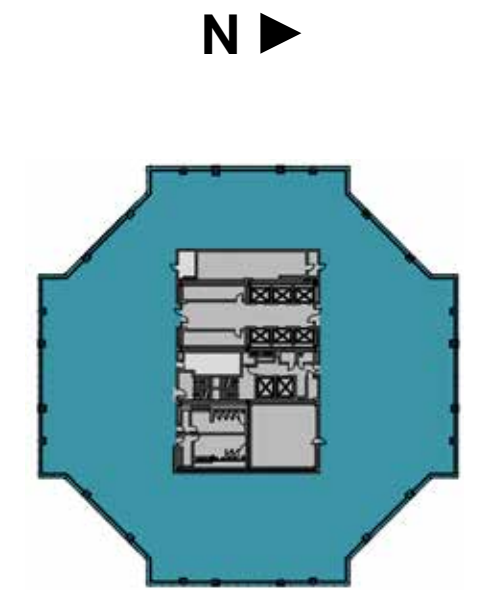
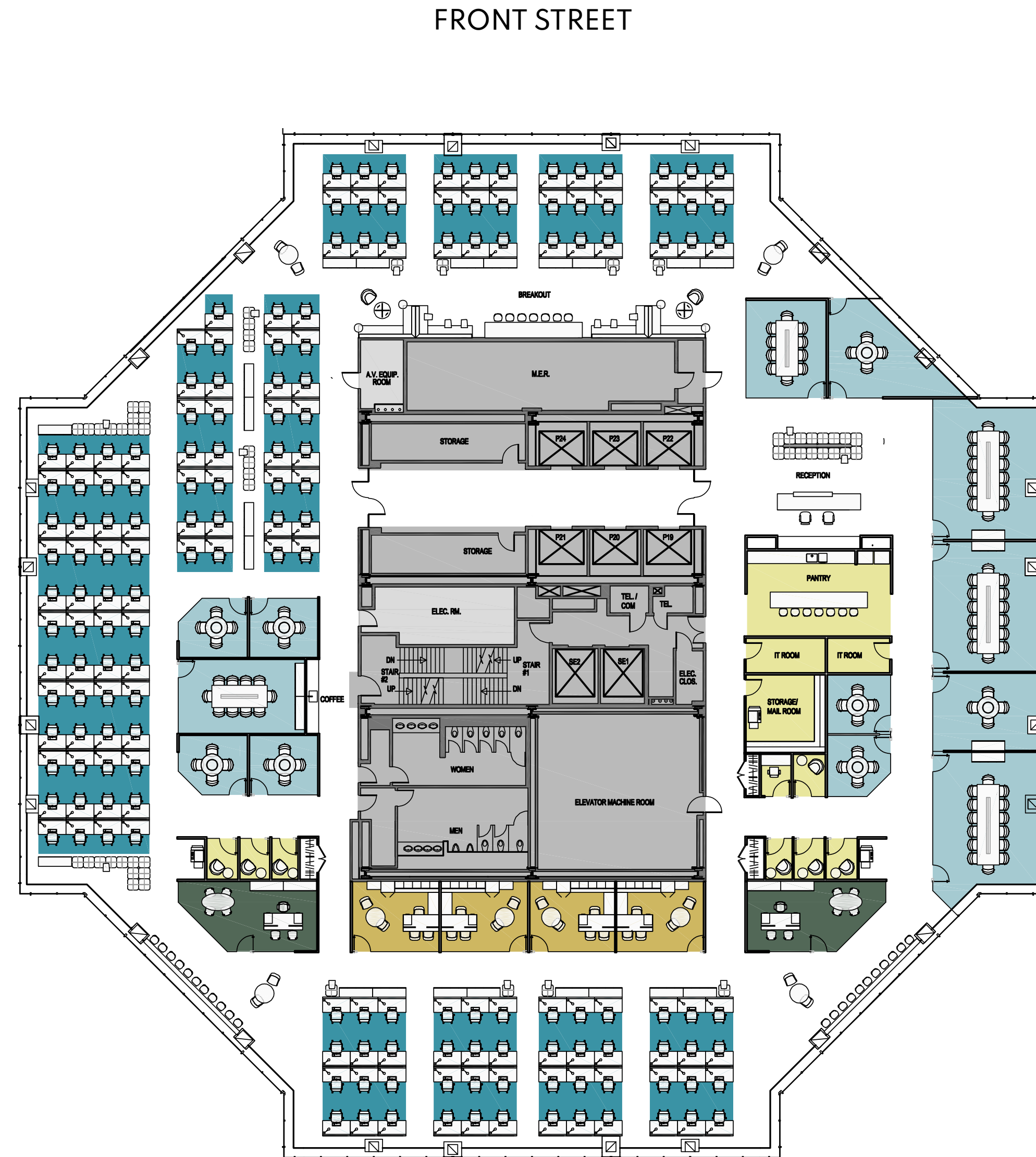


Floor 26

34,686 RSF
To Be White Boxed

Executive Offices	2
Standard Office	4
Conference Room	13
Benching	163
Storage	1
Pantry	1
Phone Rooms	8
Reception	1
Total Employees	169

OLD SLIP

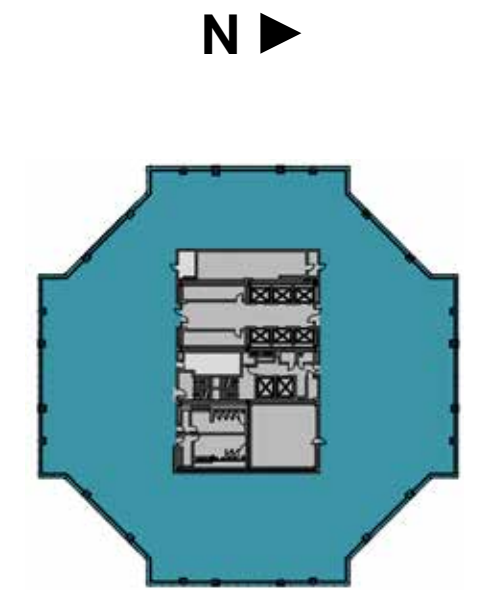
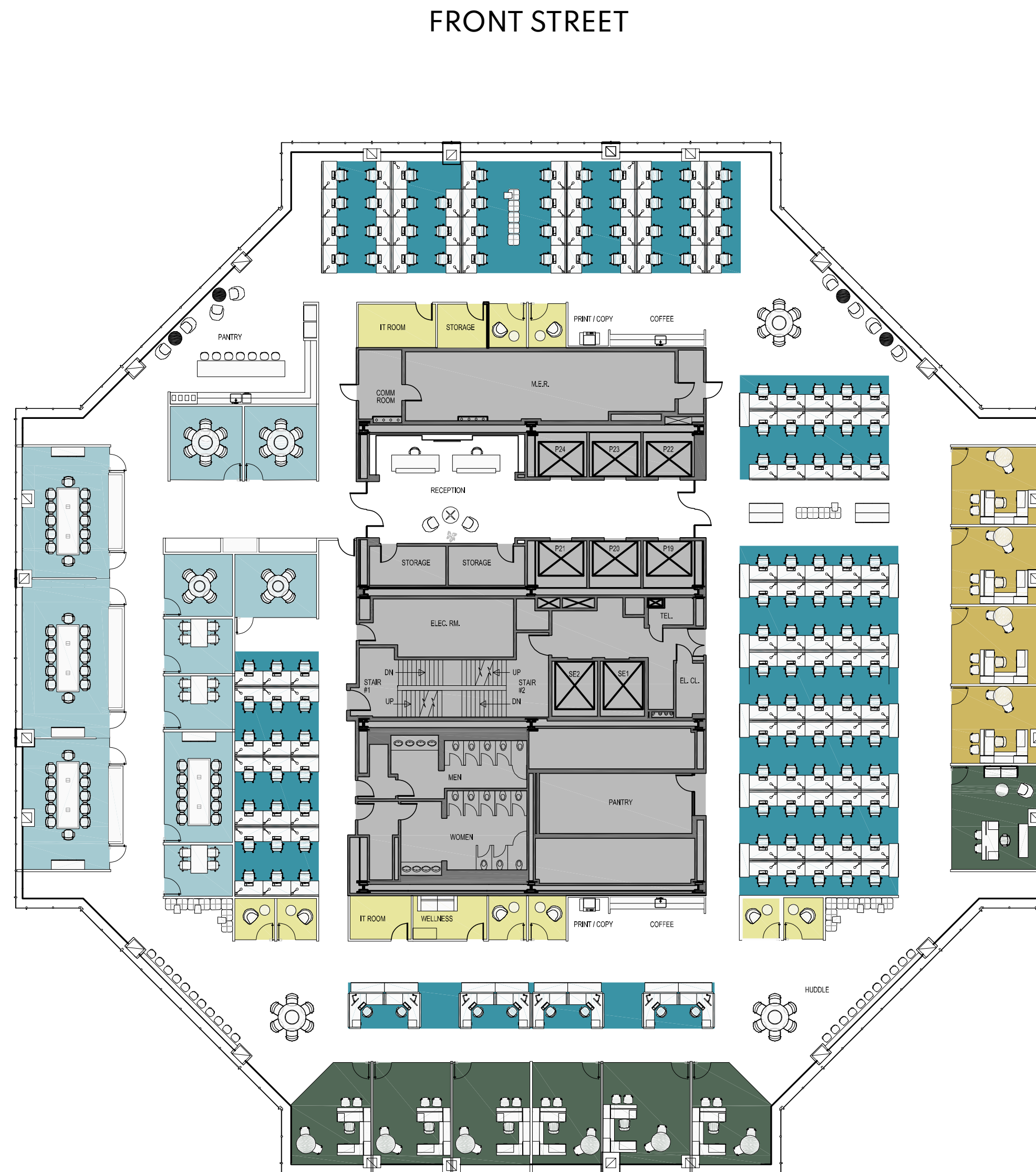


Floor 25

34,950 RSF
To Be White Boxed

Executive Offices	7
Standard Office	4
Conference Room	11
Benching	129
Storage	3
Pantry	2
Phone Room	8
Huddle	3
IT Room	2
Wellness Room	1
Reception	1
Total Employees	150

OLD SLIP

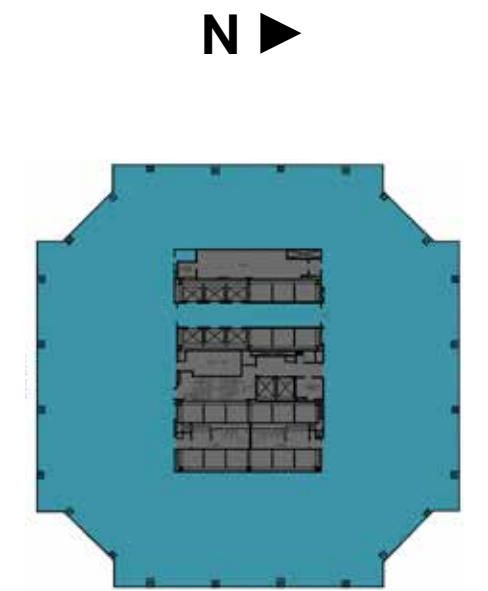
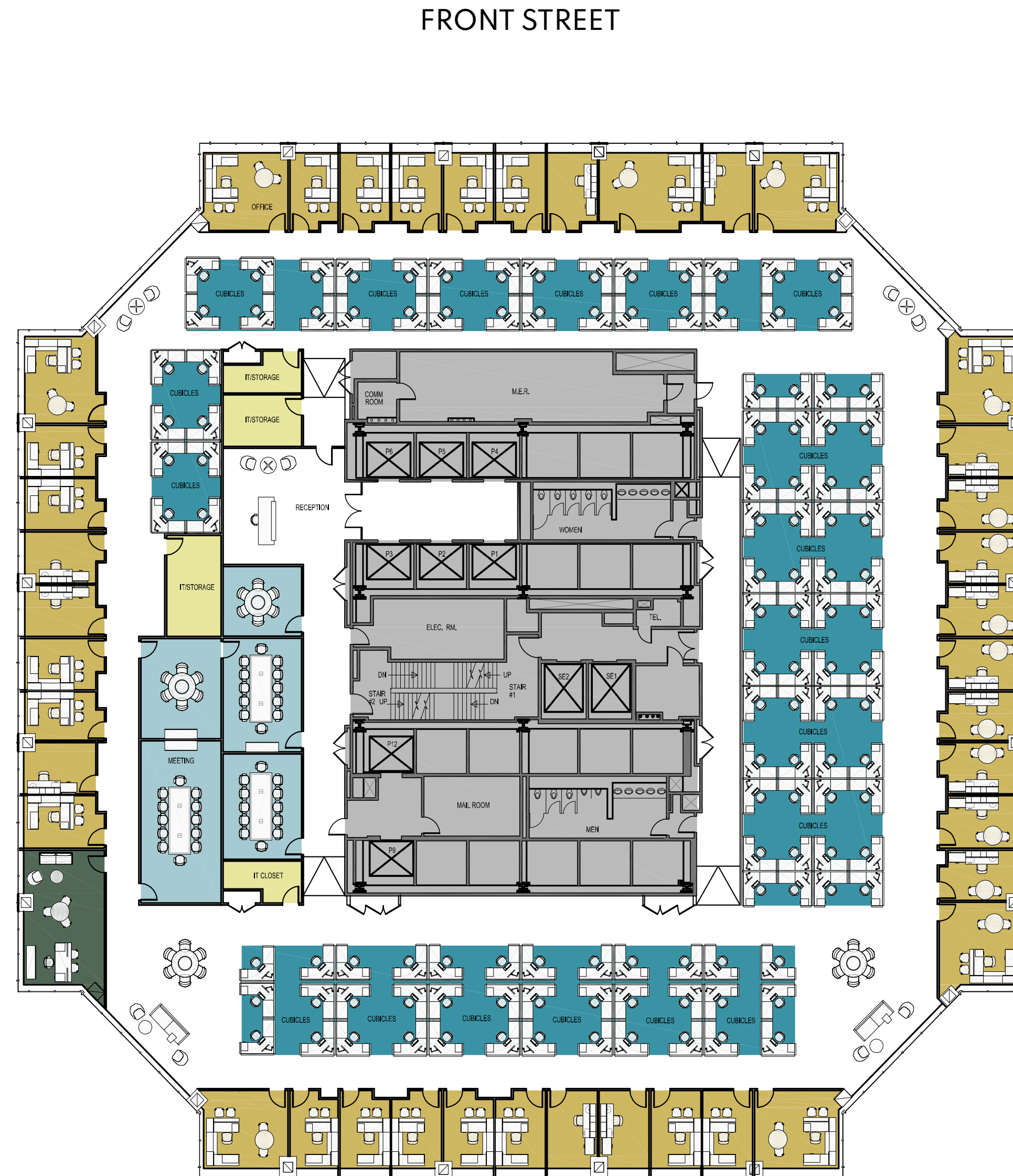


Floor 9

37,061 RSF Office Intensive Test Fit

Executive Offices	1
Standard Office	41
Conference Room	5
Benching	120
Storage	4
Reception	1
Total Employees	162

OLD SLIP



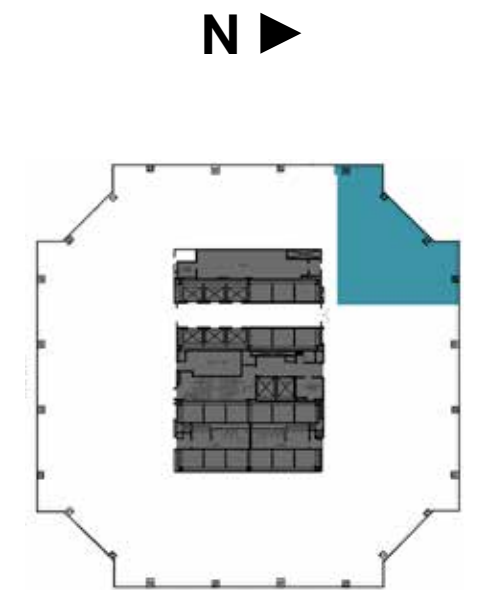
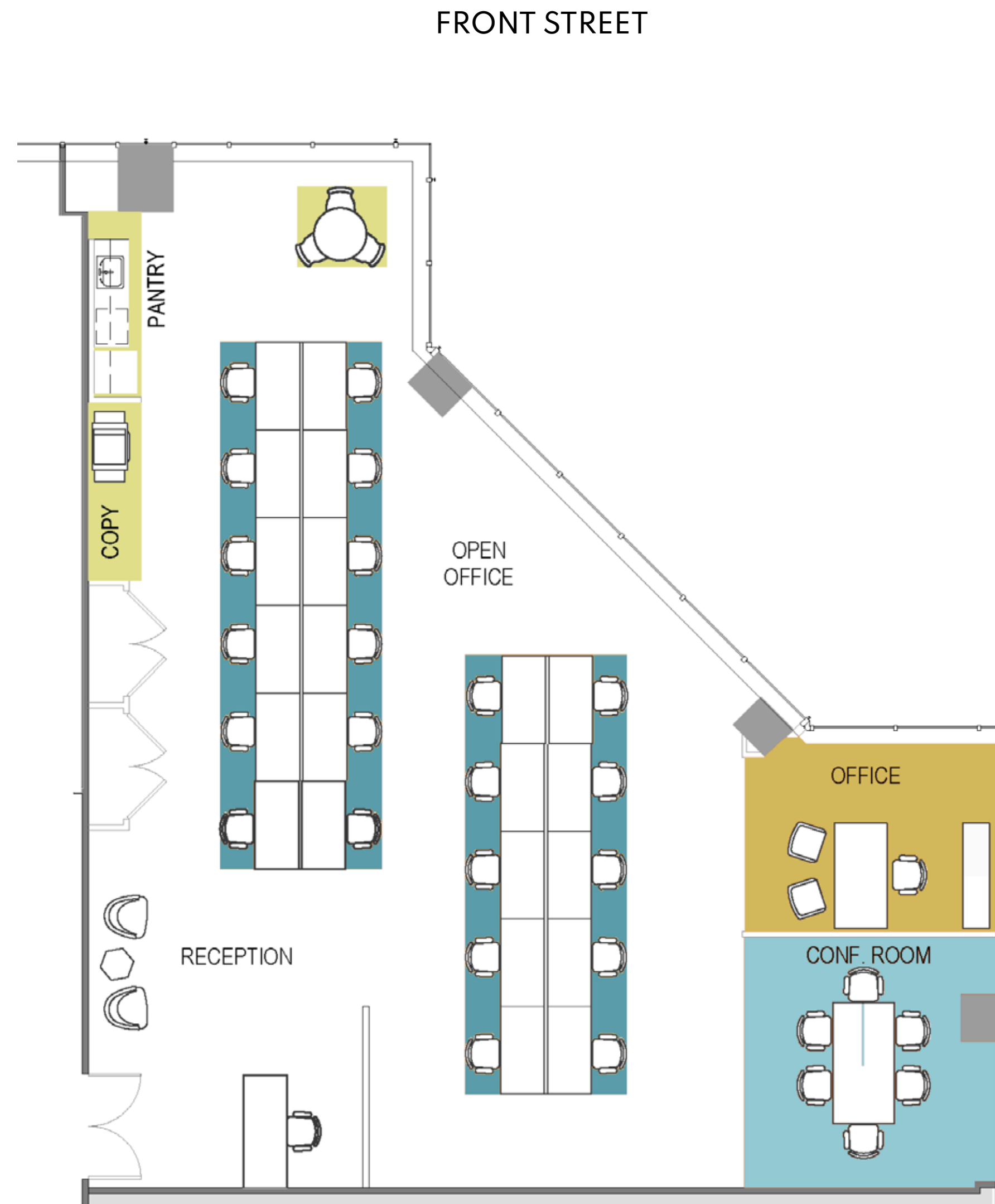
Floor 8

3,667 RSF
Pre-Built

Offices	1
Workstations	22
Enclosed Conference Seats	6
Pantry Seats	3
Open Collaborative Seats	22
Total Employees	24

[VIEW VIRTUAL TOUR](#)

OLD SLIP

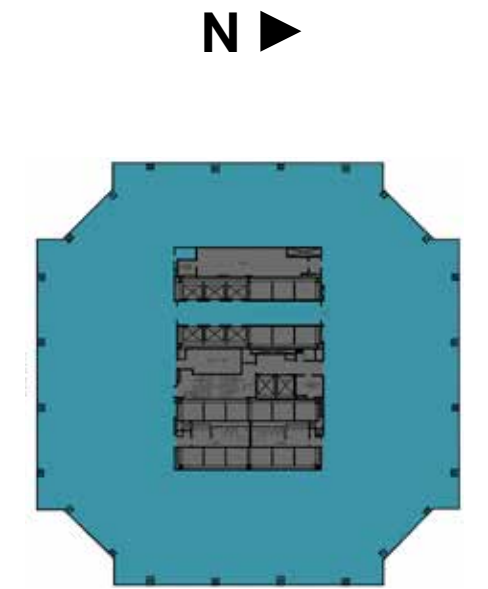
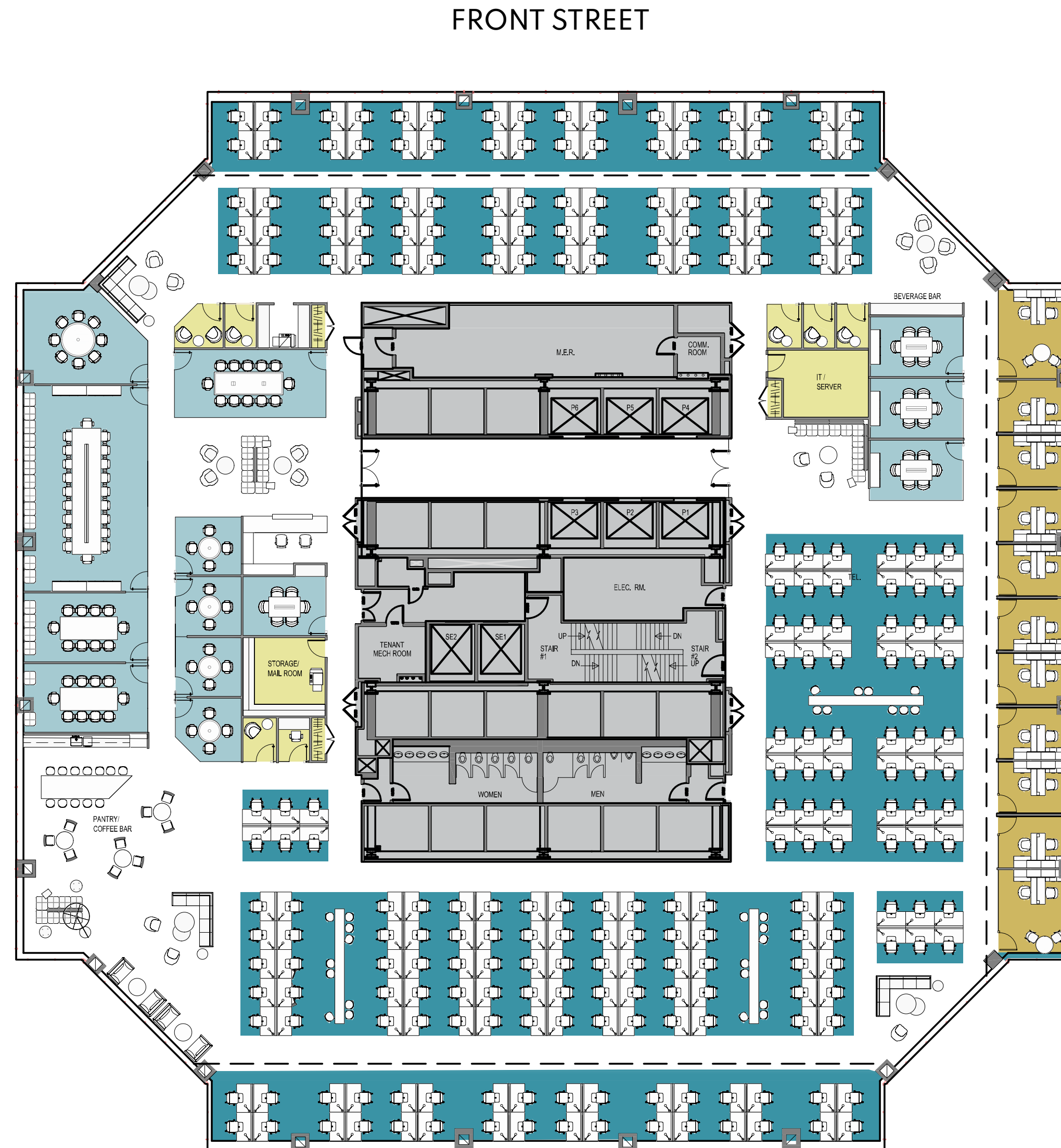


Floor 6

37,095 RSF
White Box

Partner Office	2
Private Office	9
Board Room	1
Large Conf. Room (8-12P)	4
Small Conf. Room (4-6P)	8
Collaboration/Work Area	9
Phone Room	6
Wellness Room	1
Pantry	1
Reception	2
Storage/Mail Room	1
Storage/Coat Closet	3
IT Room	1
Workstations (6'x6')	0
Workstations (5')	232
Total Workspace	245

[VIEW VIRTUAL TOUR](#)

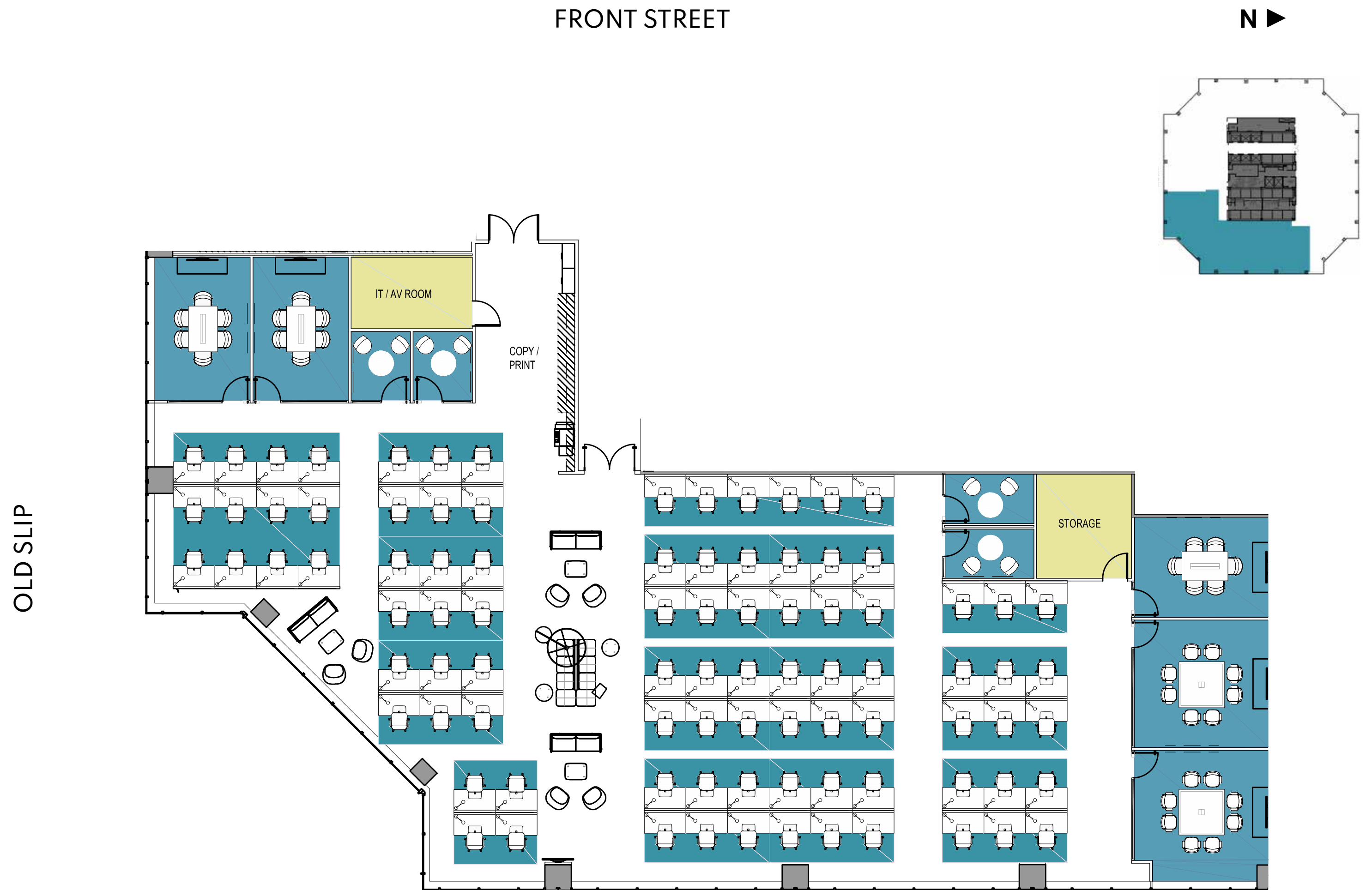


Floor 5

11,661 RSF
Pre-Built

Large Conf. Room (8P)	2
Small Conf. Room (6P)	3
Focus Room	4
Storage	3
IT Room	1
Workstations (5')	91
Total Workspace	91

[VIEW VIRTUAL TOUR](#)



Floor 5

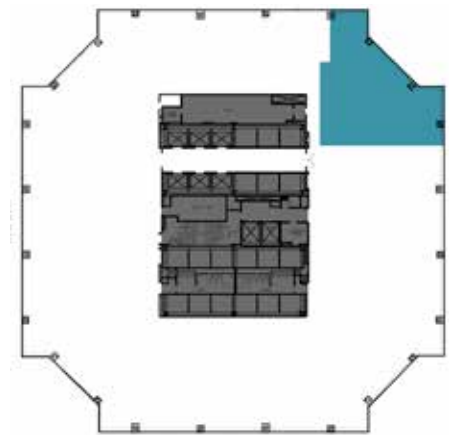
3,637 RSF
Pre-Built

Offices	2
Workstations	7
Enclosed Conference Seats	6
Pantry Seats	3
Total Employees	9

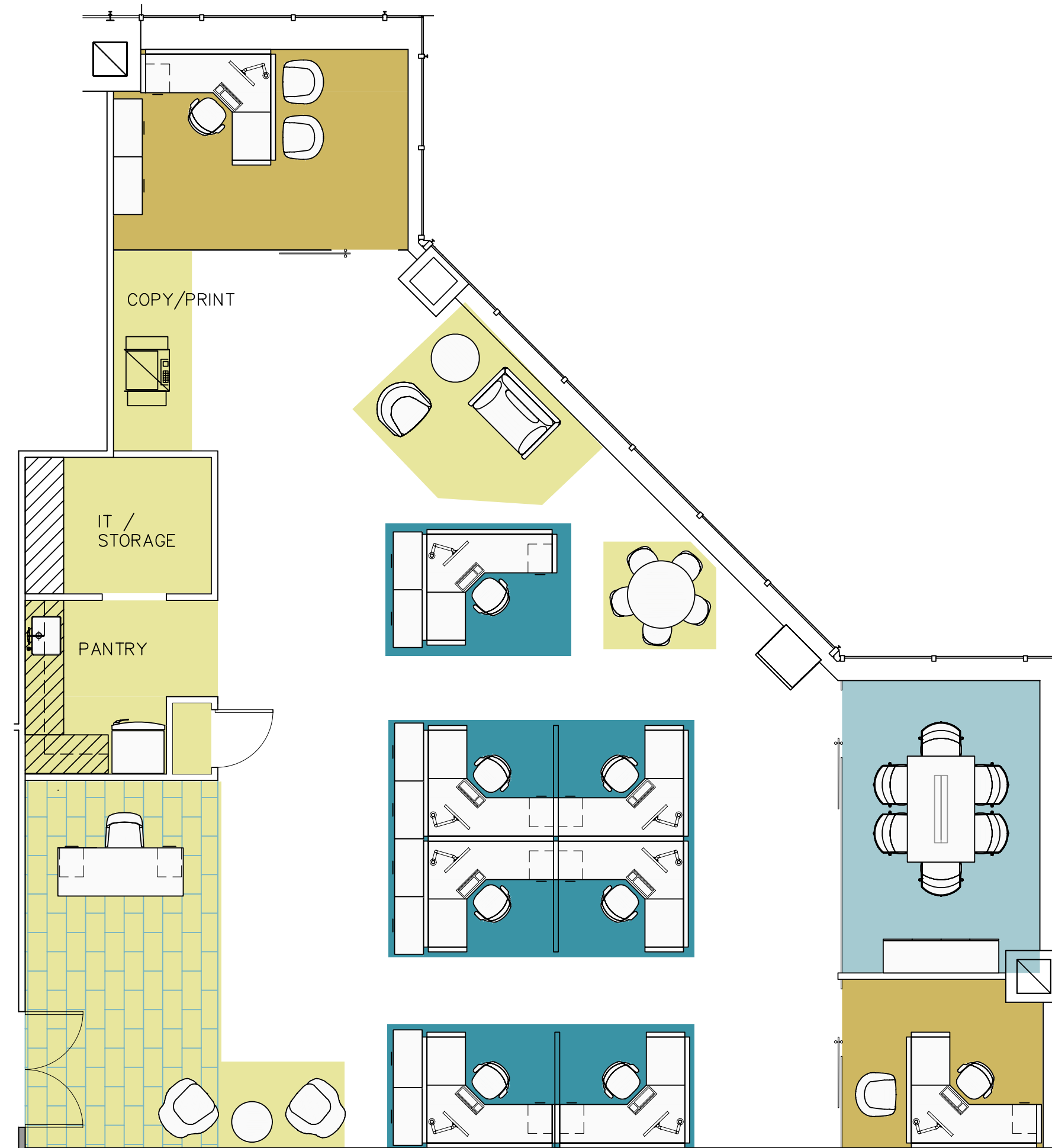
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FRONT STREET

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OLD SLIP





DIFFERENT BY DESIGN

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