



80

MAIDEN LANE

THE BEST
THINGS GET
EVEN BETTER
WITH TIME





CREATE HISTORY

OVERVIEW

Time has a way of changing what it touches, of layering what's new and exciting over what came before. 80 Maiden Lane boasts brand new modern interiors and amenities behind its classical facade and is poised to match the glory of its past in a modern era of opportunity. Proudly reintroducing 80 Maiden Lane: come create history.





OPEN OFFICE

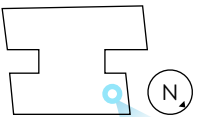
Open Plates, Expansive Windows, Dazzling Light





CONFERENCE ROOM

Spacious Conference Rooms and Breathtaking Views





PANTRY

Timeless Building, Brand New Amenities



REINTRODUCING LOWER MANHATTAN



100

WALK SCORE

100

TRANSIT SCORE

81

BIKE SCORE



LOCATION

Like 80 Maiden Lane, Lower Manhattan is undergoing its own revitalization. New York's oldest neighborhood is now one of the city's hottest: it's the home of world class businesses and features the finest restaurants, museums, residential and shopping. In a city that loves to recreate itself, Downtown takes things a step further, becoming one of the most important and exciting neighborhoods in the world.





50+ RESTAURANTS

within 5 min walk



10+ CAFES

within 5 min walk



25+ BARS

within 10 min walk



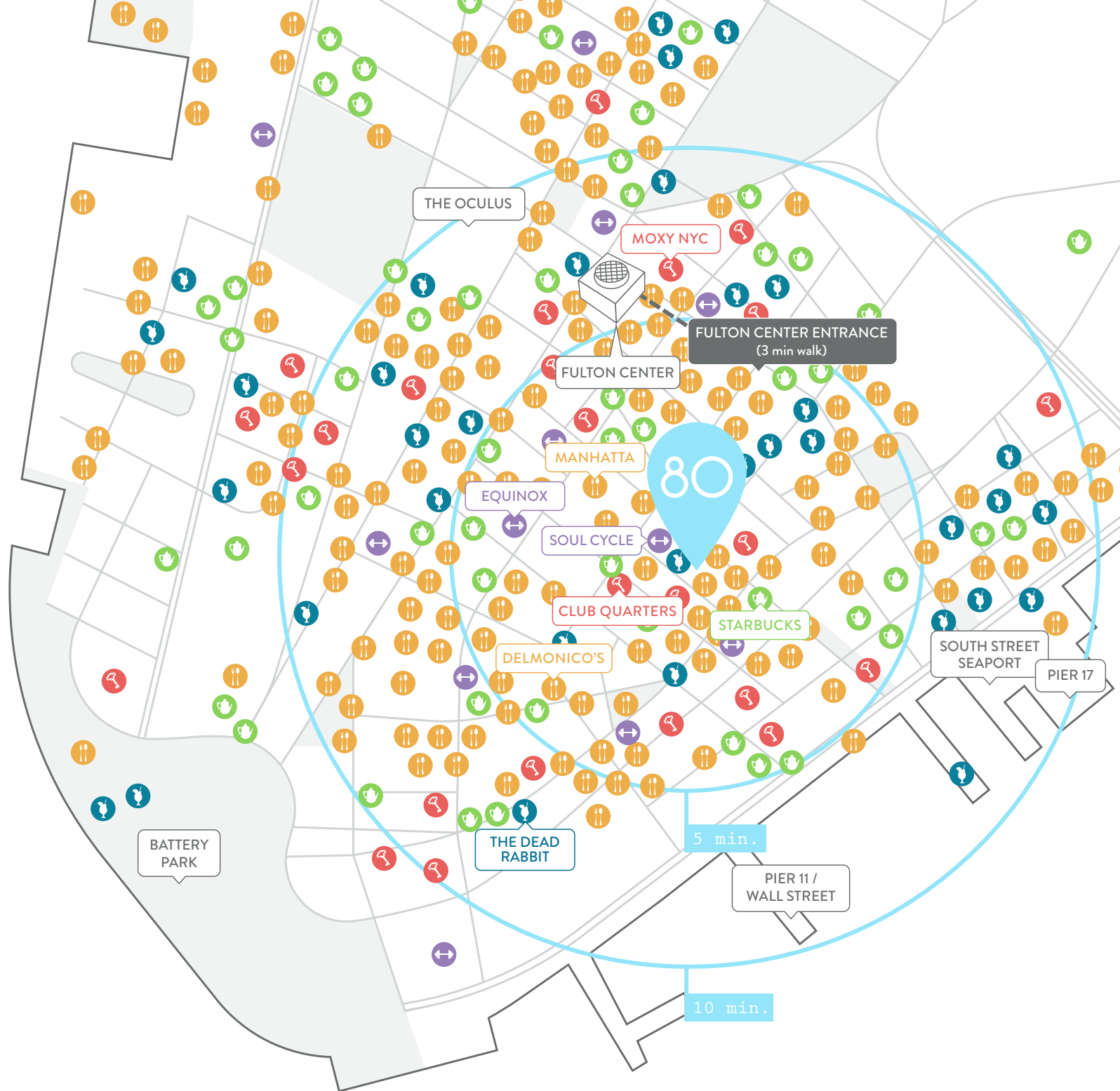
10+ HOTELS

within 5 min walk



7+ GYMS

within 5 min walk



2 3

WALL STREET

2 min walk - 460 ft

2 3 A C

FULTON STREET

3 min walk - 0.2 mi

J Z

BROAD STREET

4 min walk - 0.2 mi

4 5

WALL STREET

4 min walk - 0.2 mi

R W

CORTLANDT STREET

7 min walk - 0.3 mi



PATH (WTC)

6 min walk



PIER 11 FERRY

7 minute walk

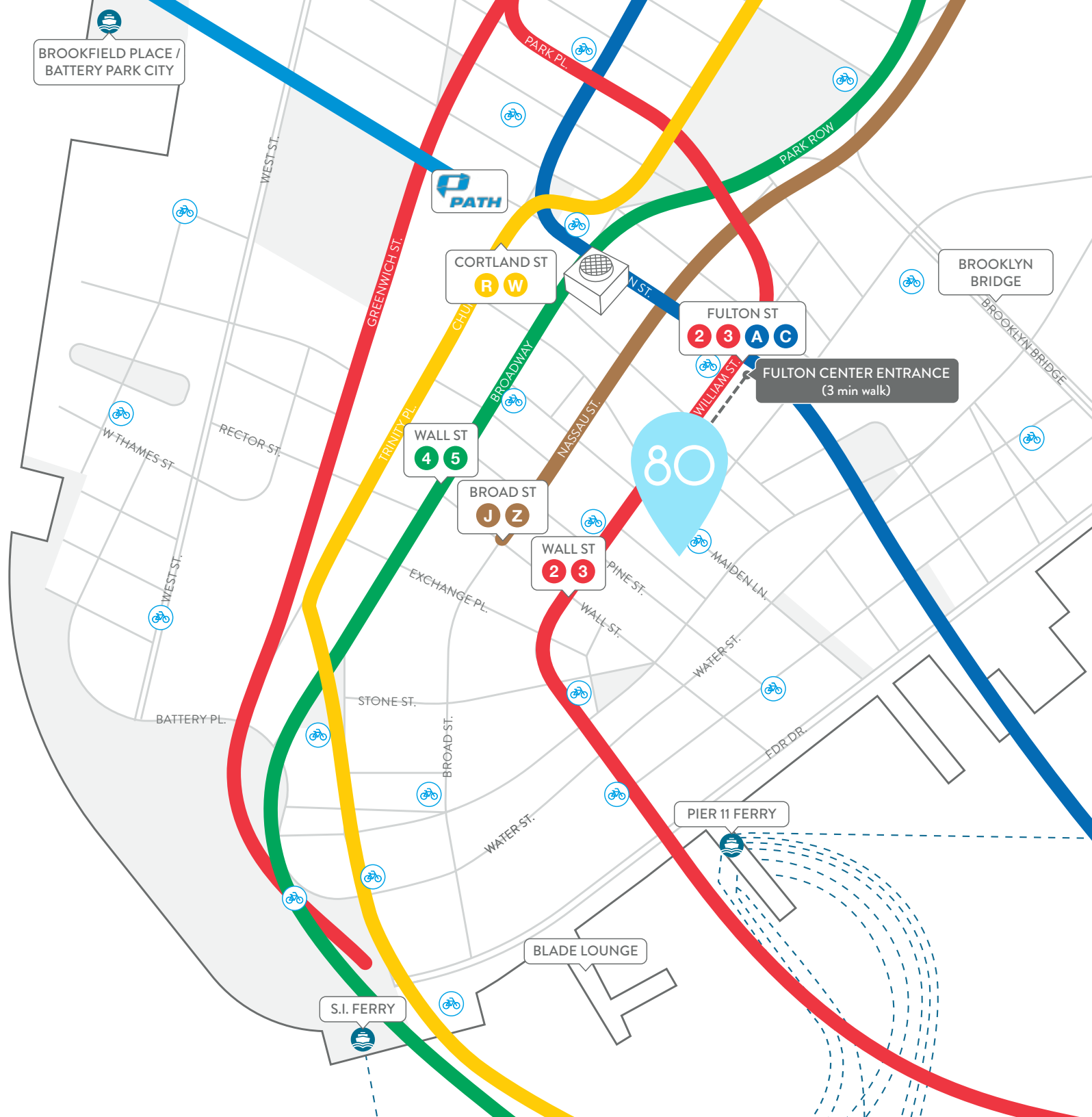
STATEN ISLAND FERRY

12 minute walk



CITI BIKE

1 min walk



BROOKFIELD PLACE /
BATTERY PARK CITY

PATH

CORTLAND ST
R W

FULTON ST
2 3 A C

FULTON CENTER ENTRANCE
(3 min walk)

BROOKLYN
BRIDGE

WALL ST
4 5

BROAD ST
J Z

WALL ST
2 3

PIER 11 FERRY

BLADE LOUNGE

S.I. FERRY



· EIGHTY · MAIDEN · LANE ·

A MODERN MASTERPIECE

HISTORIC CHARM



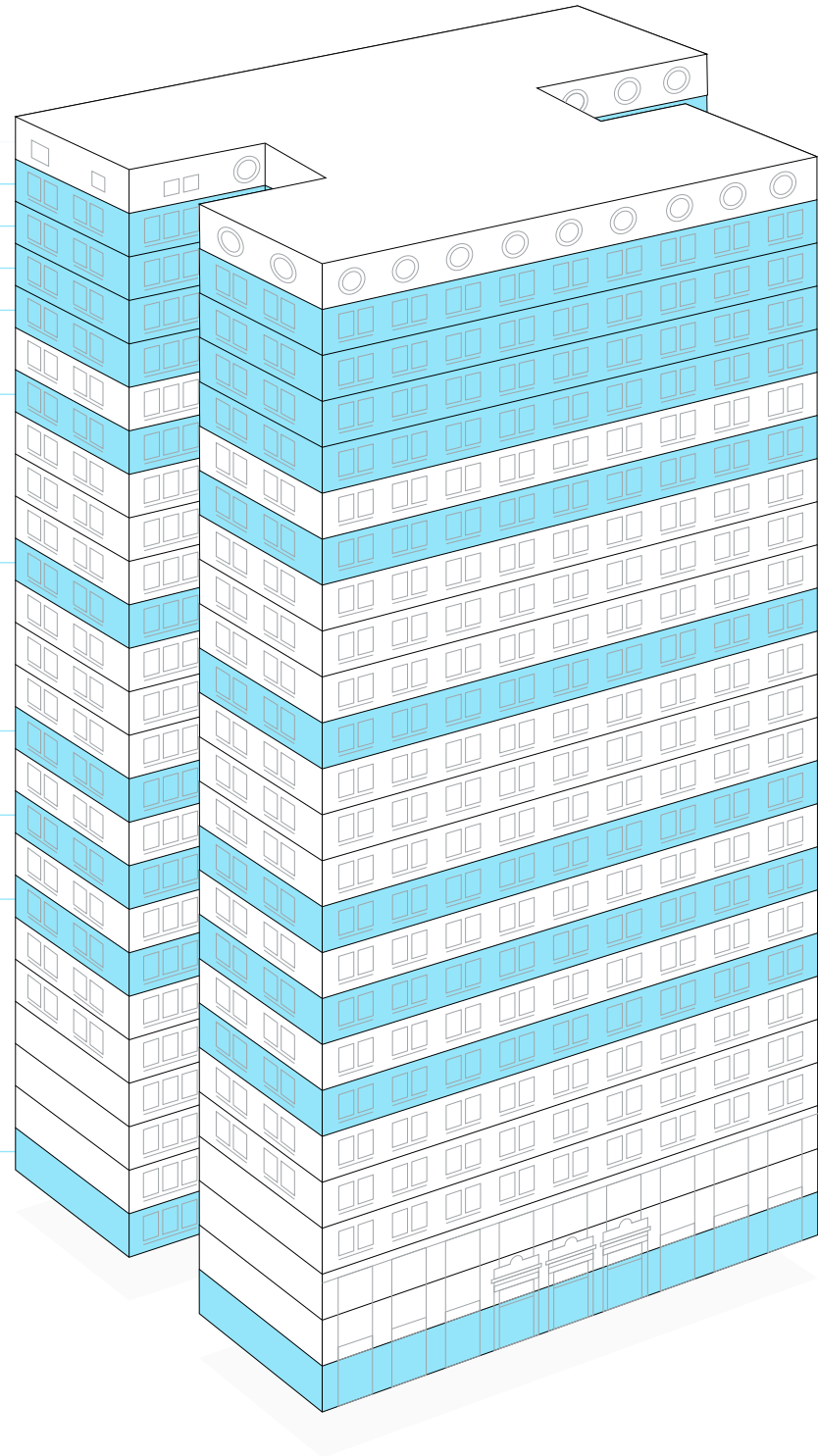
THE BUILDING

80 Maiden Lane offers the timeless qualities that give any business the tools to succeed: open floorplates, vibrant light and enough space to realize your ambitions. With 12' floor to ceiling heights, 24,000 square footage floorplates, new lobbies and elevators, and brand new back of house infrastructure throughout, this property offers all the amenities of a modern tower within the timeless beauty of a historic masterpiece building.

MODERN ATTITUDE

AVAILABILITY

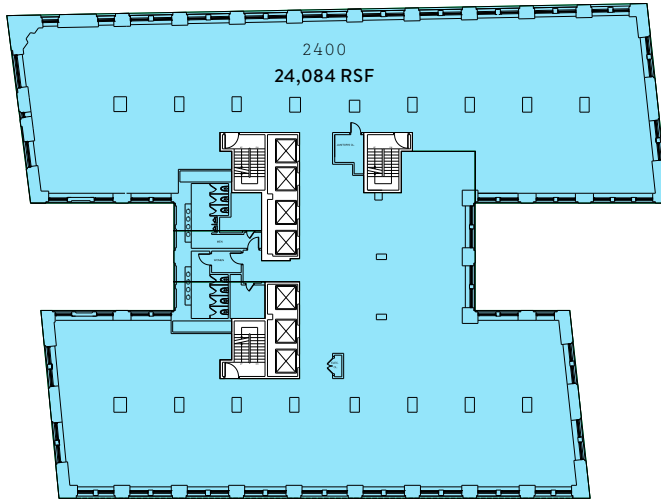
- FLOOR 24** 24,084 RSF
- FLOOR 23** 24,073 RSF
- FLOOR 22** 10,497 RSF (2 UNITS: 4,975 RSF + 5,522 RSF)
- FLOOR 21** 23,865 RSF
- FLOOR 19** 3,048 RSF
- FLOOR 15** 3,003 RSF
- FLOOR 11** 10,044 RSF (2 UNITS: 8,826 RSF + 1,218 RSF)
- FLOOR 9** 8,310 RSF (2 UNITS: 4,972 RSF + 3,338 RSF)
- FLOOR 7** 2,306 RSF
- RETAIL** 6,640 SF (2 UNITS: 3,440 SF + 3,200 SF)
8,000 SF (LEASE OUT)



*Current contiguous block of 48,157 RSF which could potentially be increased to 120,000 RSF.

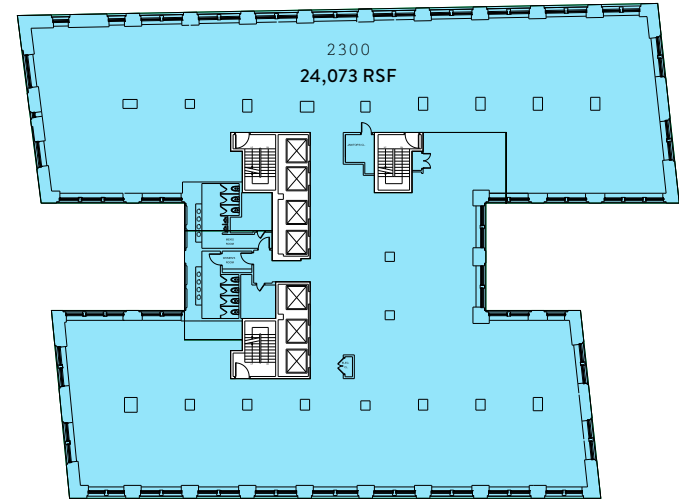
FLOOR 24

24,084 RSF



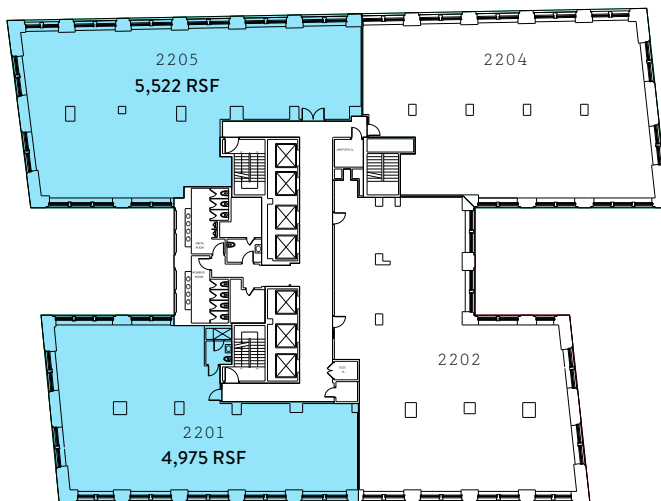
FLOOR 23

24,073 RSF



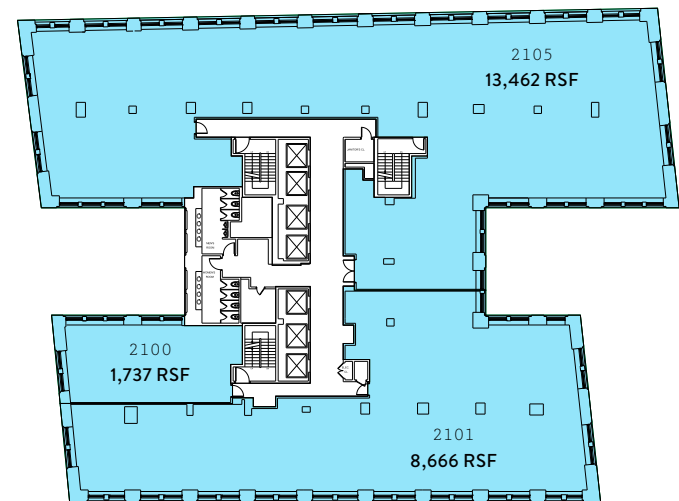
FLOOR 22

10,497 RSF



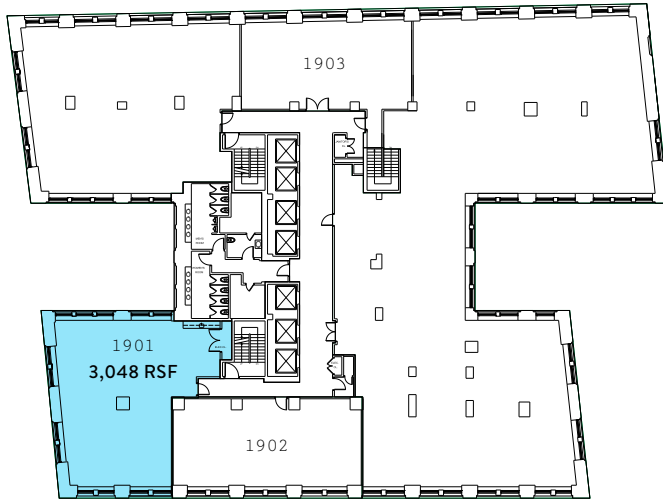
FLOOR 21

23,865 RSF



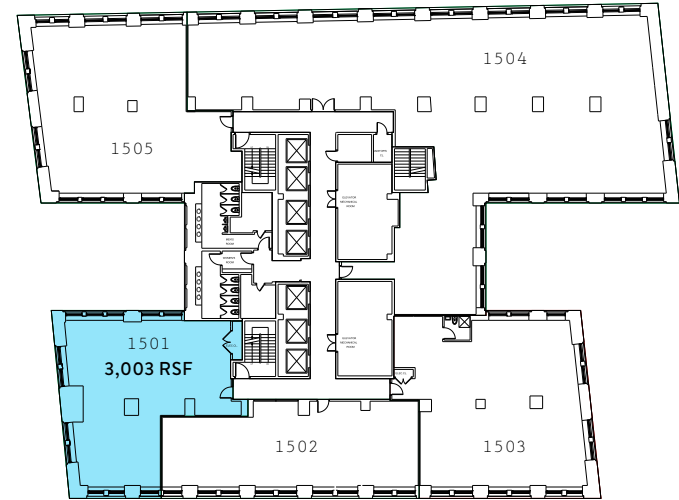
FLOOR 19

3,048 RSF



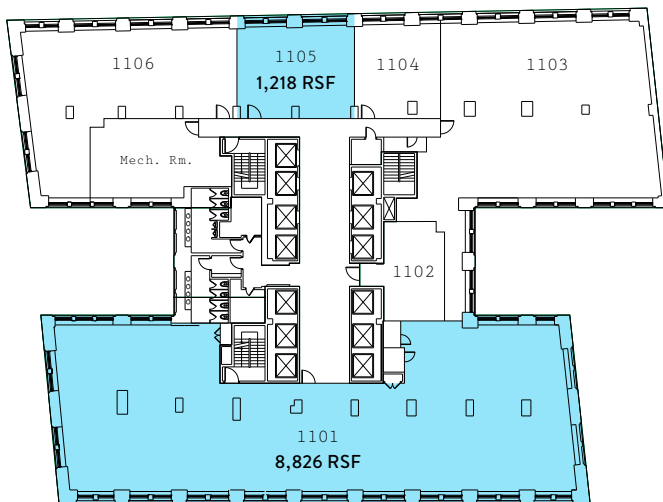
FLOOR 15

3,003 RSF



FLOOR 11

10,044 RSF



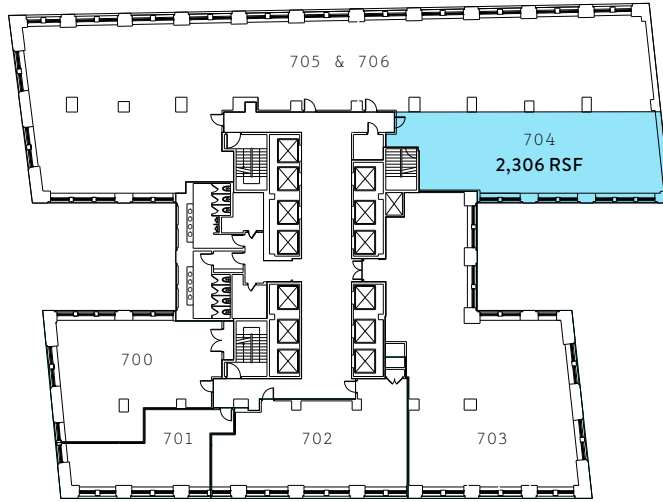
FLOOR 9

8,310 RSF



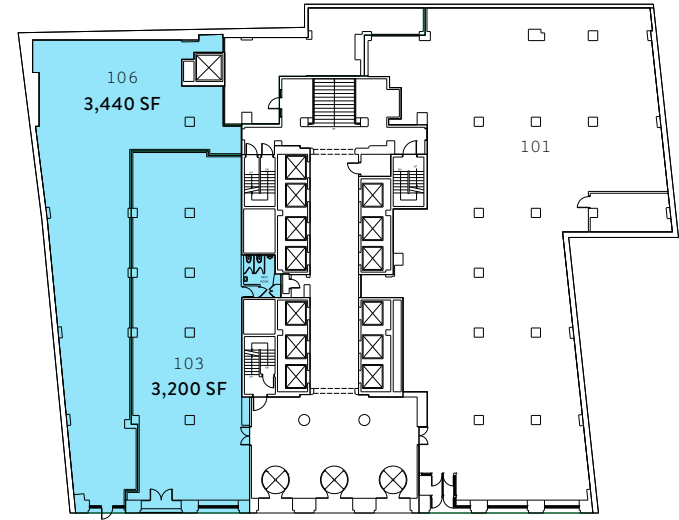
FLOOR 7

2,306 RSF



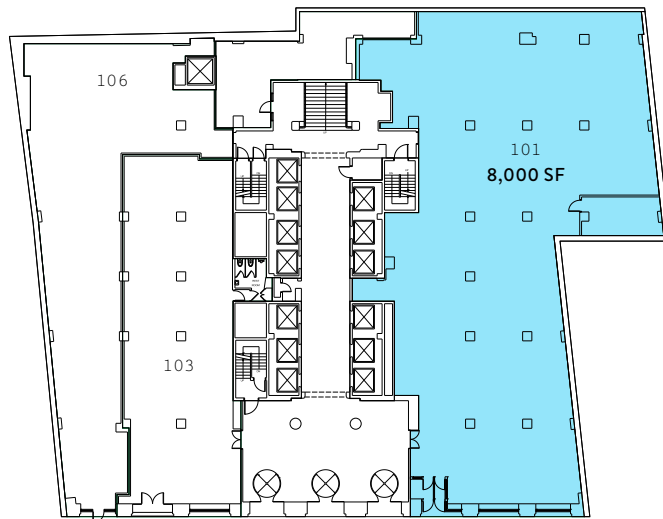
RETAIL

6,640 SF



RETAIL

8,000 SF (LEASE OUT)



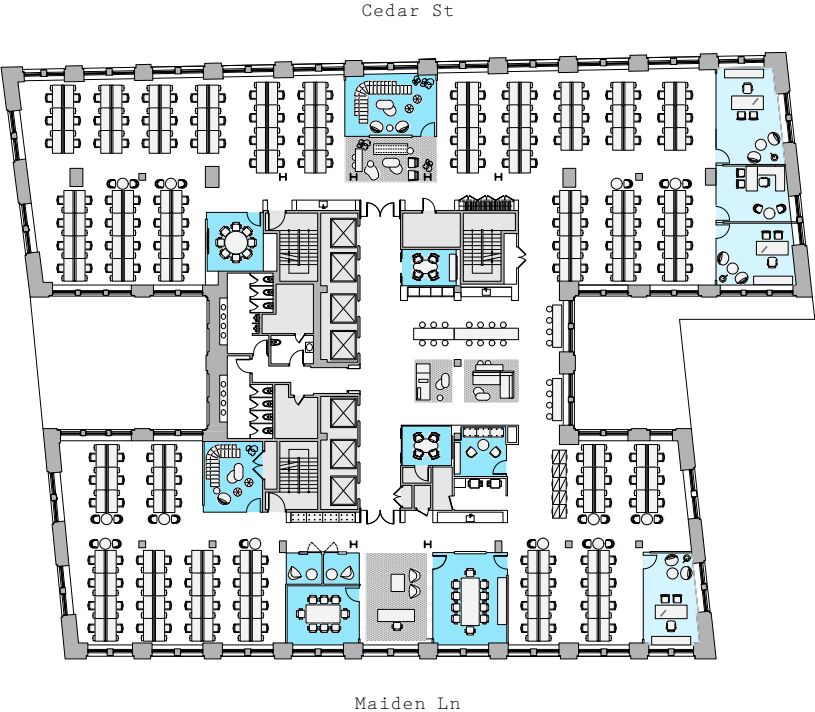
TEST FITS: 1 TENANT

OFFICE INTENSIVE



Reception	1
Offices	22
Workstations	44
Conference	3
Meeting	4
Huddle	1
Phone Booth	4
Total Headcount	67
Max Occupancy	240

OPEN OFFICE

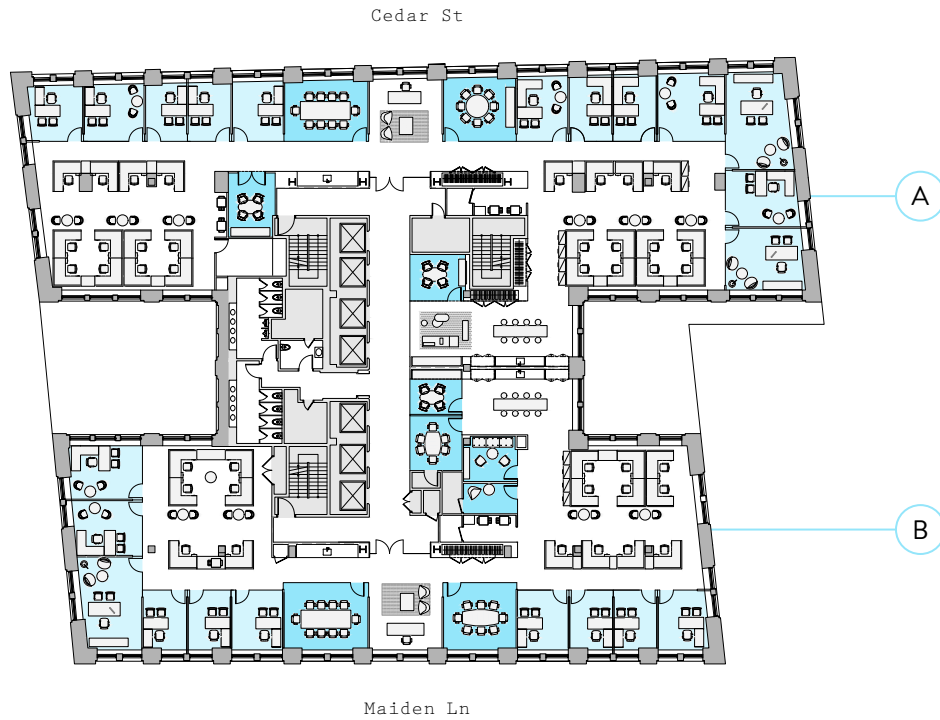


Reception	1
Offices	4
Workstations	194
Conference	2
Meeting	3
Huddle	3
Phone Booth	2
Total Headcount	199
Max Occupancy	240



TEST FITS: 2 TENANTS

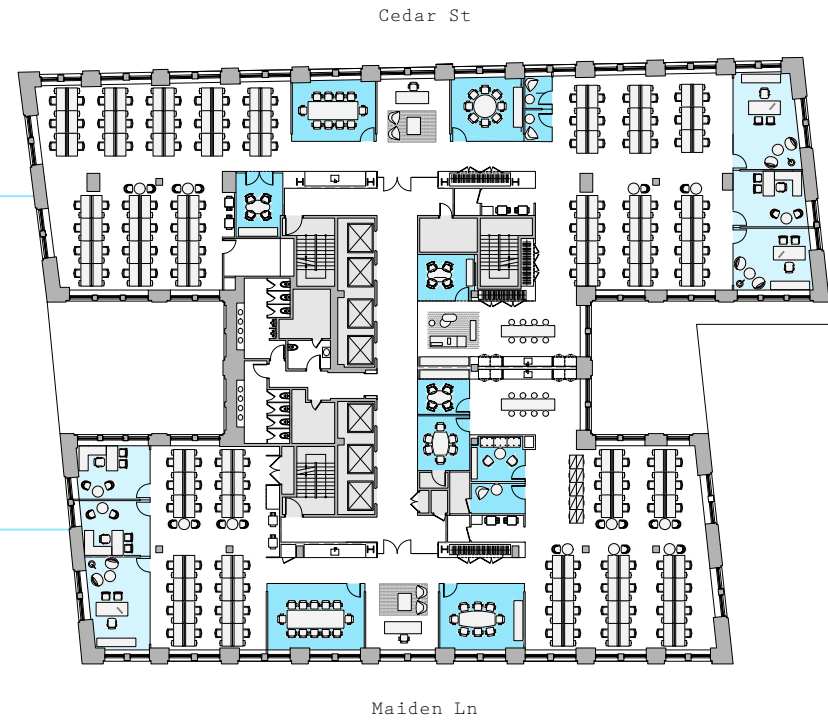
OFFICE INTENSIVE



SUITE A		SUITE B	
Reception	1	Reception	1
Offices	12	Offices	10
Workstations	24	Workstations	16
Conference	1	Conference	2
Meeting	3	Meeting	2
		Huddle	1
		Phone Booth	1
Total Headcount	37	Total Headcount	27
Max Occupancy	132	Max Occupancy	108

Total Floor Headcount: 64

OPEN OFFICE



SUITE A		SUITE B	
Reception	1	Reception	1
Offices	3	Offices	3
Workstations	96	Workstations	64
Conference	1	Conference	2
Meeting	3	Meeting	2
		Huddle	1
		Phone Booth	1
Total Headcount	100	Total Headcount	68
Max Occupancy	132	Max Occupancy	108

Total Floor Headcount: 168



TEST FITS: 4 TENANTS

SUITE A - Office Intensive

Reception	1
Offices	8
Workstations	12
Conference	1
Meeting	0
Total Headcount	21
Max Occupancy	58

SUITE B - Open Office

Reception	1
Offices	3
Workstations	67
Conference	1
Meeting	1
Total Headcount	71
Max Occupancy	72

SUITE C - Open Office

Reception	1
Offices	4
Workstations	22
Conference	1
Meeting	1
Total Headcount	27
Max Occupancy	60

SUITE D - Office Intensive

Reception	1
Offices	5
Workstations	9
Conference	1
Meeting	1
Total Headcount	15
Max Occupancy	50

Total Floor Headcount: 134



BUILDING SPECIFICATIONS

OVERVIEW

- 25 story, 579,553 SF office building
- Constructed in 1911 and renovated in 2015-2018
- Building structure is Concrete Encased Steel, Limestone Façade L-4, Glazed Brick 5-PH with Terra Cotta Banding on Floors 20-25
- Live loads of 75 lbs/sf
- Fully sprinklered with new Class-E automated life safety systems
- ADA compliant

MANAGEMENT

- Cannon Hill Capital Partner
- AM Property Holding Corp.

LOBBY

- Newly renovated two-story marble lobby with renovated entrance on Maiden Lane with security desk

NEW BUILDING STANDARD FINISHES

- Elevator lobbies, common corridors, and restrooms are being upgraded and modernized with new high end finishes designed by Fogarty Finger

ELECTRICAL

- 6 watts per square foot demand load for tenant electric, expandable to 11 Watts per square foot on limited basis

ELEVATORS

- 12 high speed passenger elevators, modernized with a destination dispatch system and newly renovated passenger cabs
- 2 service elevators, each with a 3,500 lb capacity, one servicing the Sub-Basement to the 25th floor and the other servicing the sub-basement to the 2nd floor

ROOF

- Antenna and satellite dish space available

BUILDING MANAGEMENT SYSTEM (BMS)

- New Siemens BMS installed in 2016

MECHANICAL

- New Cummins 300 KW generator
- Three 350 Ton York Frequency Drive Chillers
- Five Con Ed Steam Heat Exchangers Provide Heat & Domestic Hot Water
- Two EVAPCO 1,200 Ton Cooling Towers
- 12 Main AHUs Provide HVAC to Tenant Spaces

SUPPLEMENTAL COOLING

- Based on tenant need and availability

BUILDING ARCHITECT

- Fogarty Finger

COMMUNICATIONS

- Building wired for Voice & Data by Lightpath, Lightspeed, Time Warner, and Verizon

BUILDING HOURS OF OPERATION (EXCLUDING BUILDING HOLIDAYS)

- Monday to Friday 8:00am to 6:00pm

SECURITY & TENANT ACCESS

- Lobby security is in place 24/7
- Turnstiles and proximity electronic card system give tenants access to building entrances and elevators 24 hours a day, 7 days a week

CONTACT

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