



222  
BROADWAY  
HYPERCONNECTED  
— *WORKPLACE*

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WORK HERE

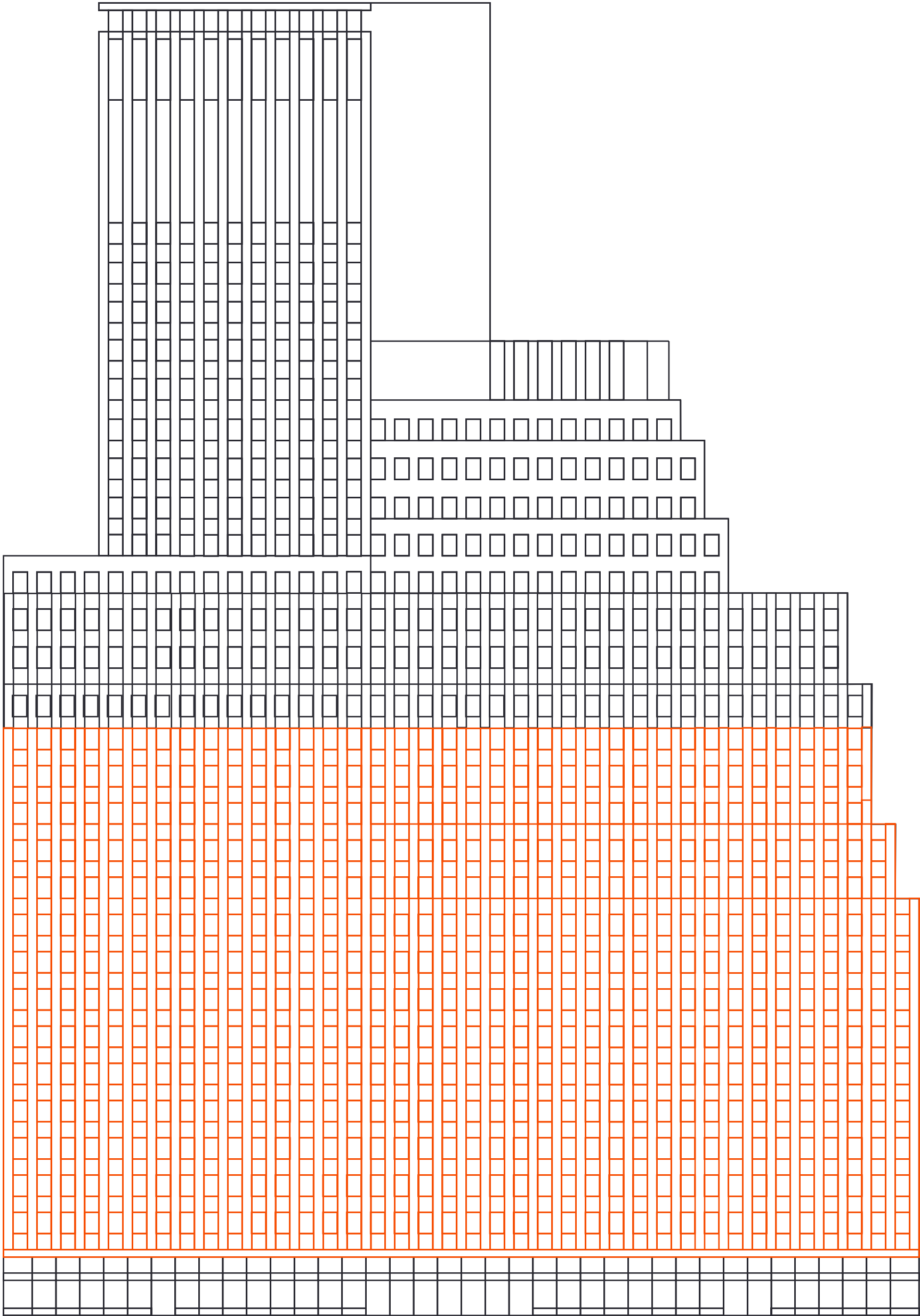
# The Opportunity

Floors 2-14: Available Now

Headquarters and branding opportunity directly adjacent to the Fulton Transit Center including 12 subway lines and the PATH.

[View Availabilities](#)

14th Floor	36,344 RSF
13th Floor	36,344 RSF
12th Floor	35,999 RSF
11th Floor	37,580 RSF
10th Floor	36,553 RSF
9th Floor	39,088 RSF
8th Floor	39,116 RSF
7th Floor	39,443 RSF
6th Floor	39,287 RSF
5th Floor	39,576 RSF
4th Floor	39,461 RSF
3rd Floor	39,580 RSF
2nd Floor	14,666 RSF







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Owner	RAR2 222 Broadway Owner SPE
Location	Broadway between Fulton and Ann Streets

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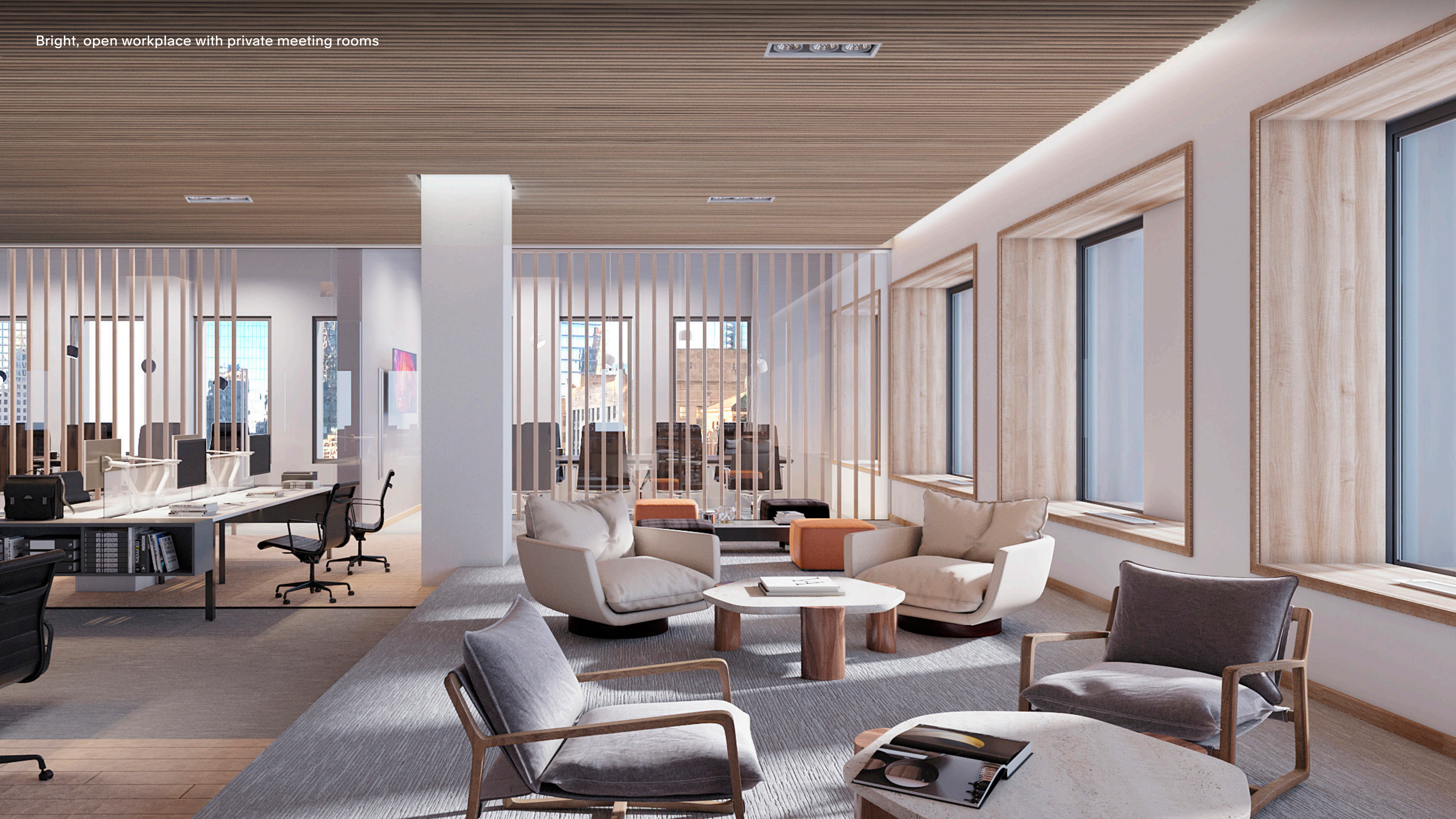
# At the Intersection of Downtown and Everywhere

Amid the vibrancy of a renewed Downtown, 222 Broadway is reborn as a state-of-the-art, hyper-connected office, environment perfectly positioned for a branding and headquarters opportunity. Adjacent to the WTC Transit Hub and across the street from the Fulton Transit Center, 222 Broadway couldn't be better connected, located at the heart of the Downtown rebirth.

A recent comprehensive capital improvement program includes a new double-height glass retail facade, new modern marble lobby, new elevator cabs, and new building infrastructure. Tenants will also enjoy an amenity floor, which will include a lounge, multiple meeting rooms and fitness center.



Bright, open workplace with private meeting rooms





Executive offices and leadership meeting spaces





Open desking with gathering space and conference rooms





Double-height arrival experience and gathering space





Open pantry and communal work area







Neighborhood

Financial District, Downtown, Manhattan

## Resurgence of Downtown

At the core of Downtown North, connected to every major neighborhood, 222 Broadway is the ideal space to build your business. A new beginning means a fully renovated block of space designed to boost even the boldest of companies.

The building is steps from renowned restaurants such as Nobu, Manhatta, The Tin Building by Jean-Georges, Eataly, Crown Shy and Tom Colicchio's Temple Court along with some of the cities' most recognizable landmark areas: City Hall, South Street Seaport, Wall Street, New York Stock Exchange, Federal Hall, Trinity Church, The Battery, and World Trade Center.





Amid the vibrancy of a renewed Downtown, 222 Broadway is reborn as a state-of-the-art, headquarters and branding opportunity directly across the street from the Fulton Transit Center.





At Fulton Street

2 3 4 5 A C J Z

At Chambers Street

World Trade Center/Park Place/Cortlandt St

2 3 A C E N R W

## Our Neighborhood Crossroads of Downtown

In Manhattan's Financial District, this 13-story, 475,000 RSF headquarters opportunity space puts you right across the street from the Fulton Transit Center. You'll have easy access to the 2, 3, 4, 5, A, C, J, Z, N, and R subway lines—additional lines are a mere 2-minute walk. With one look you'll see how this New York opportunity is the perfect place to house your next headquarters.





FROM HERE TO EVERYWHERE

15 min to Grand Central Station

15 min to Penn Station

TRIBECA

TWO BRIDGES

Chambers St



NEW YORK CITY HALL



NEW YORK COUNTY SUPREME COURT

E

A

C

Q

R

W

6

M

J

Z

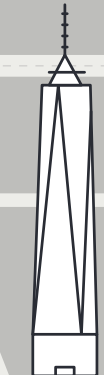
N

Q

B

D

BROOKLYN BRIDGE



WORLD TRADE CENTER



THE OCULUS

222

FULTON TRANSIT HUB

Beekman St

3

2

1

Q

R

W

6

5

4

J

Z

Battery Park City Ferry  
5 min to New Jersey



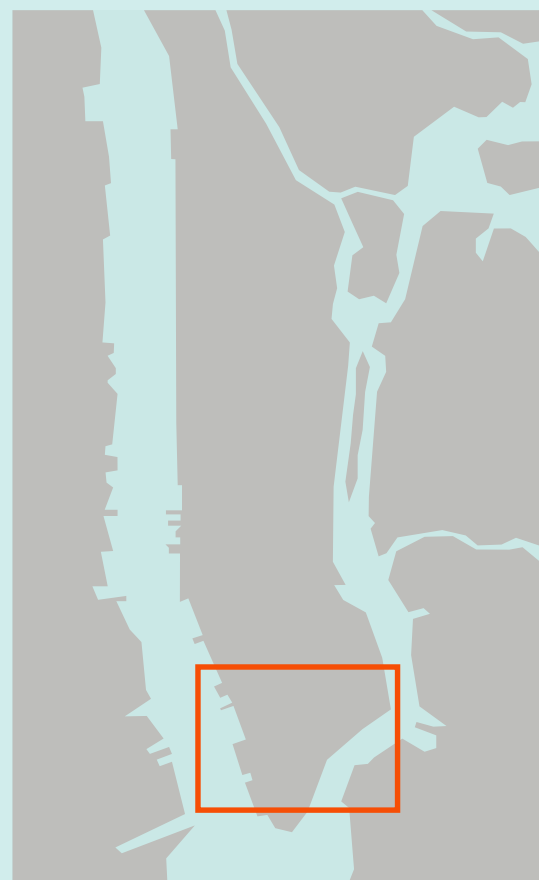
Pier 11 Ferry  
5 min to Brooklyn



Wall Street, NY Ferry  
5 min to Brooklyn



FEDERAL HALL







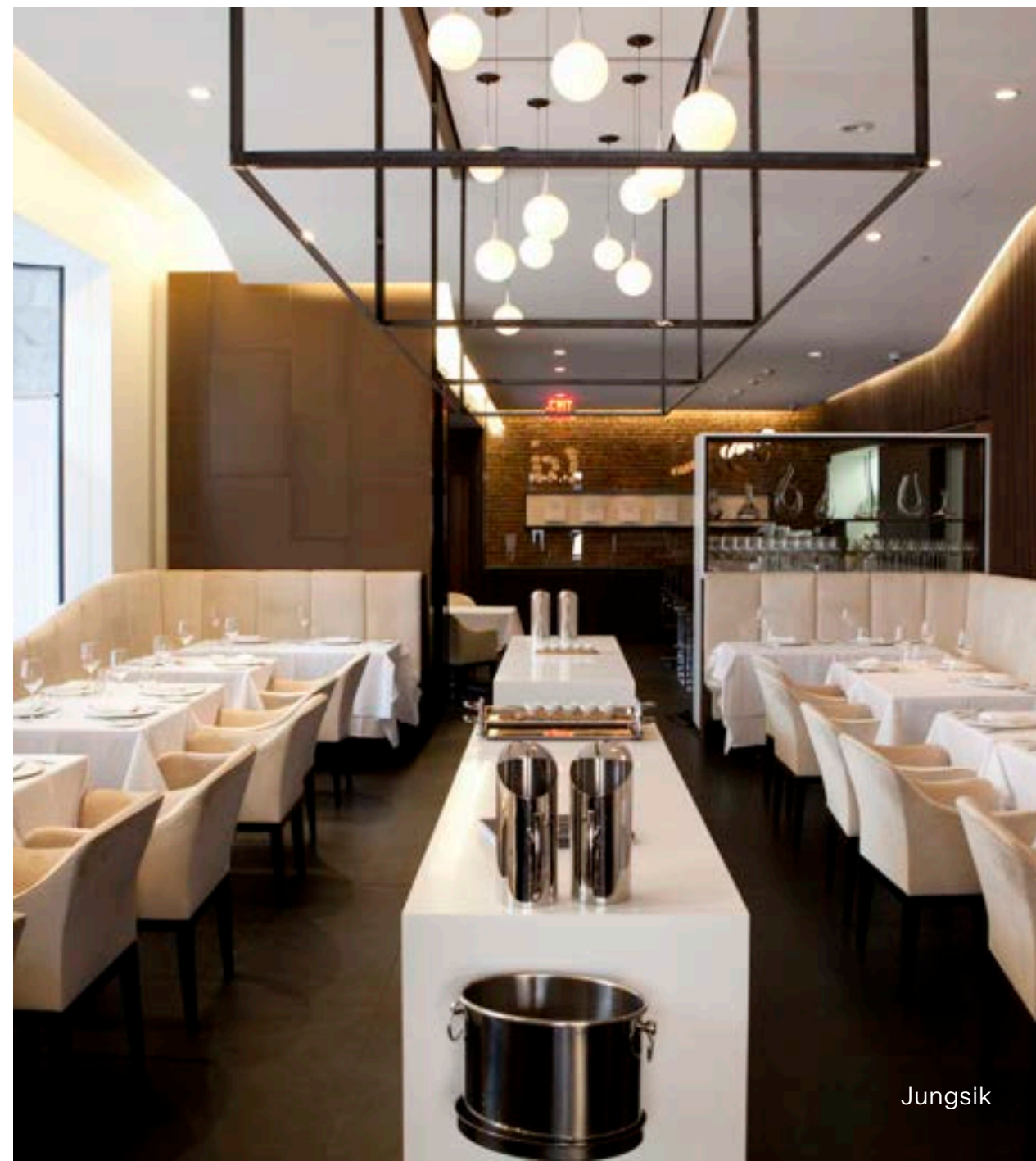
Nobu

## Neighborhood Amenities

Whether you're looking for ways to mix up your lunch break or making plans to impress a client, Downtown New York has all the convenience, dining, and entertainment you could ask for. From Battery Park City to The Seaport, savor one-of-a-kind flavors, discover awe-inspiring museums, catch a show and so much more. When one square mile contains infinite possibilities, you never know what's next.



Equinox



Jungsik



The Capital Grille



The Temple Court





# Building Specs

## HVAC

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Steam is utilized to provide perimeter heat radiation via induction units. A dual air supply duct system provides both hot and cold air that is mixed in the duct plenum to provide year-round comfort on some floors. Cooling is provided by 3 chillers, one (1) Dual Steam/Electric nominally rated at 1200tons, One (1) Steam Turbine nominally rated at 787 and lastly One (1) Electric Chiller nominally rated at 900 tons.

Base Building HVAC Hours:	Monday - Friday 8:00am – 6:00pm
Supplemental Condenser:	Approximately 2655 tons w/ approximately 900 tons available
Water Cooling Capacity:	75°F – 50% R.H. when the outdoor dry bulb temperature is 91°F and wet bulb temperature is 75F.
Winter Temperature:	70°F when the outdoor temperature is 5°F.

## Electrical

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A minimum of 6 watts per rentable square foot will be provided for tenants' 120/208v lighting and appliance loads, exclusive of building services, with additional capacity available. All tenant electricity is billed through sub-meters connected to all lights and power in tenants' direct space. The electrical closet varies in number depending on the floor.

## Life Safety

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There are three (3) diesel-powered emergency generators, One (1) 250Kva and Two (2) 1750 KW generators. On level CC, is the location of the Caterpillar 250 KVA emergency generator that provides back-up power for all life-safety systems in the building, including fire alarms, fire sprinkler pump, emergency lighting, lighted exit signs, flow switches, and pull boxes.

Fuel for the emergency generator is provided by a 75-gallon day tank located beside the generator as well as a 3,000 gallon, double steel Above Ground Storage Tank (AST) in secondary containment nearby, also on level CC.

## Elevators

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Passenger Elevators:	Low-Rise: Floors 2-8, Six 4,000lbs capacity cars
	Mid-Rise: Floors 7-12, Six 4,000lbs capacity cars
	High-Rise: Floors 13-27, Six 4,000lbs capacity cars
Freight Elevator Cars:	Floors CC-29, One 4,000lbs capacity cars





# Building Specs

## Area Amenities

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The building is within walking distance of some of the cities landmark areas:

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City Hall

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Seaport District

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Wall Street

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New York Stock Exchange

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Federal Hall

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Trinity Church

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World Trade Center

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The Oculus

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## Outdoor Space

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Available upon request and Landlord's approval.

## Column Spacing

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Columns are 14 feet off of perimeter window lines and spacing varies from 8 to 10 feet on center.





### **Mullion Spacing**

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Double hung windows are paired two next to each other for a combined opening of 6 feet between perimeter façade columns. Perimeter façade columns are 3 feet in width.

### **Storage Space**

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Storage space is available on the A, B, & C basement levels of the proper building.

### **Transportation**

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Poised as the most accessible central business district in the nation with the opening of the Fulton Transit Center, there is access to 14 distinct subway lines (1, 2, 3, 4, 5, 6, A, C, E, J, M, N, R, and Z) and steps away from the World Trade Center transportation hub, housing access to the PATH train, high-speed airport, New Jersey & Staten Island ferries, and a proposed direct rail link to JFK. There are also commuter bus lines to the outer boroughs along Broadway.



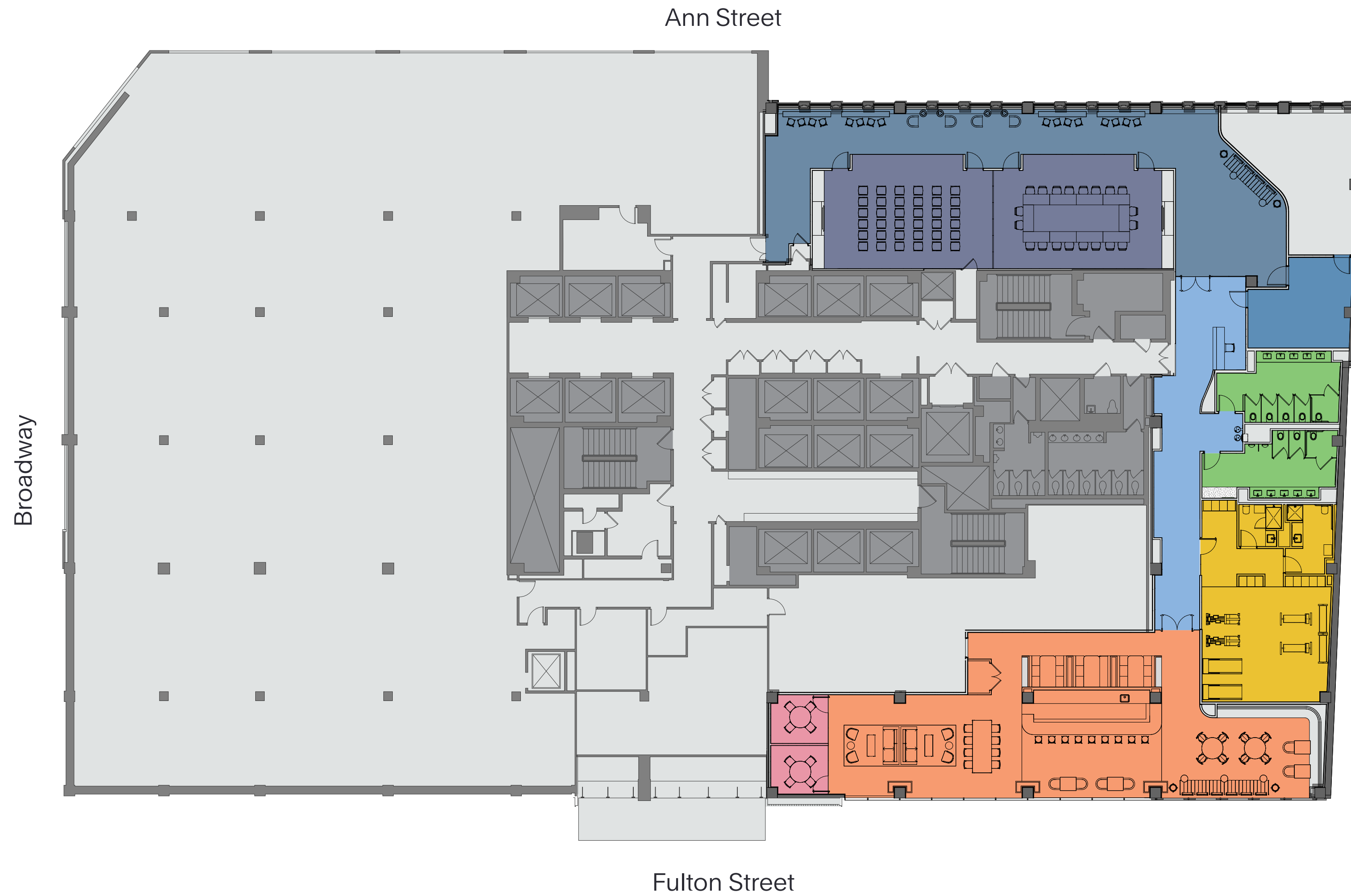
# Floor Plans





Typical Core and Shell Plan  
Floor 2  
14,666 RSF

[View Availabilities](#)



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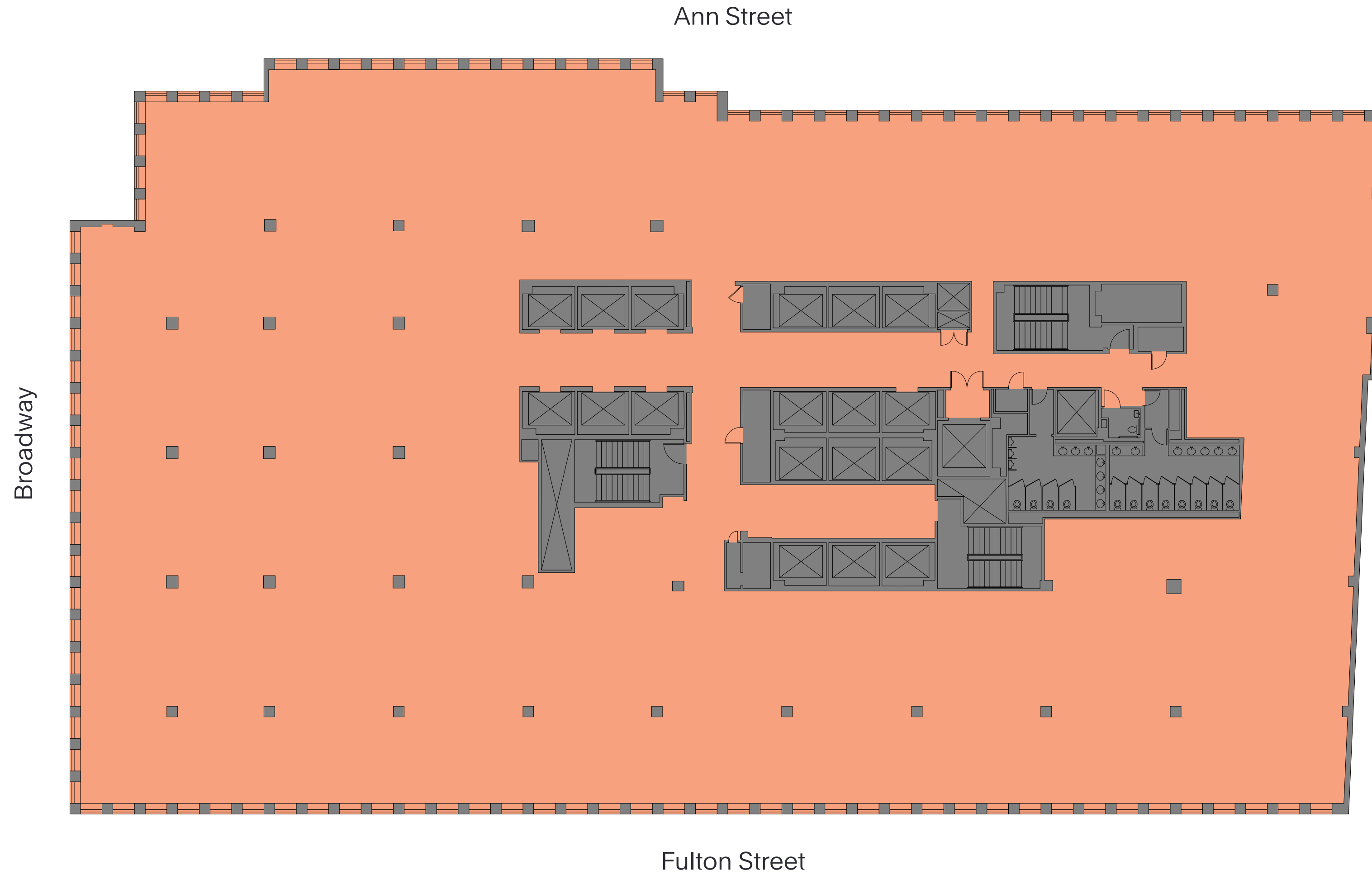
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Typical Core and Shell Plan  
Floor 3  
39,580 RSF

[View Availabilities](#)



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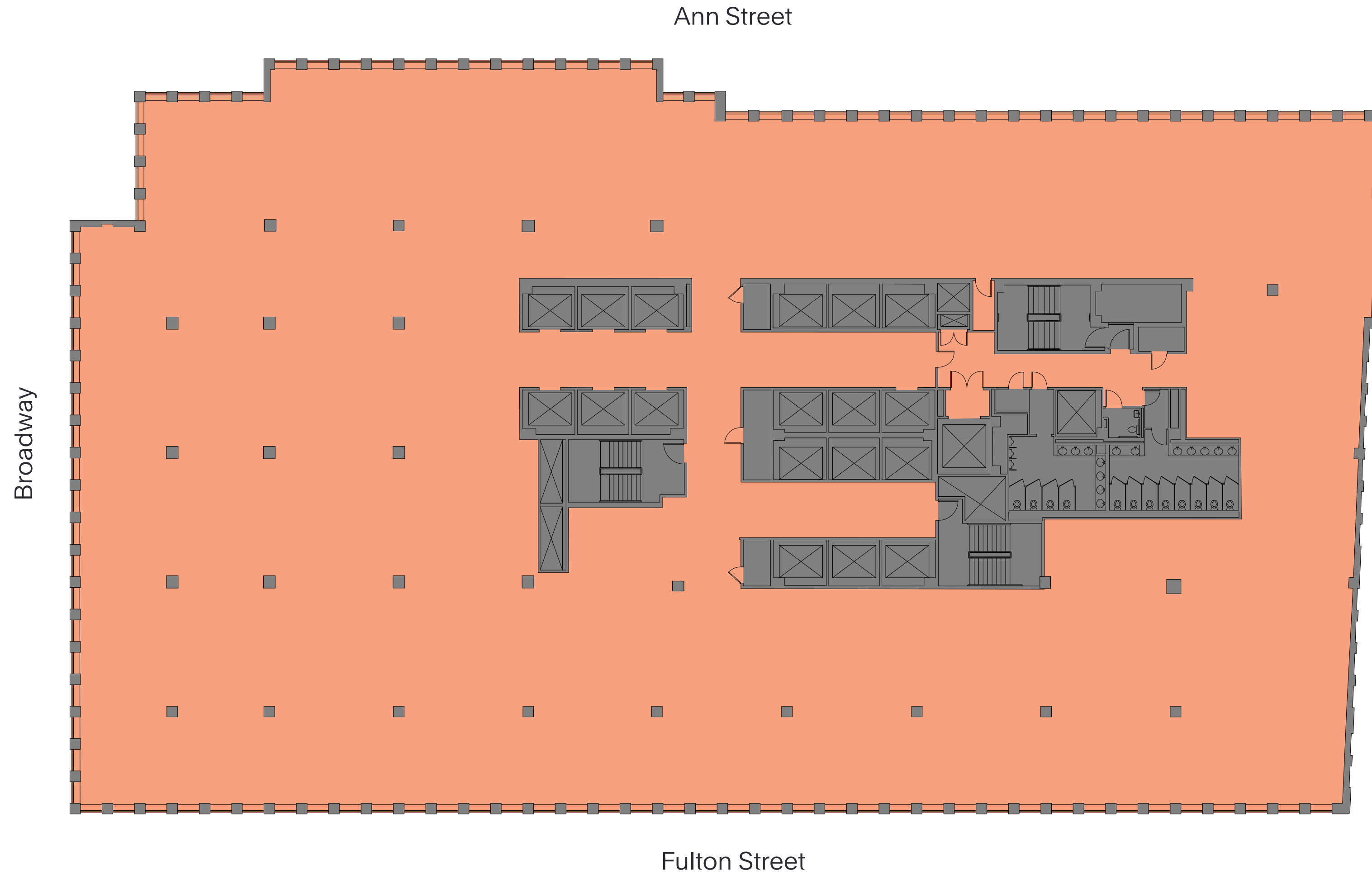
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Typical Core and Shell Plan  
Floor 4  
39,461 RSF

[View Availabilities](#)



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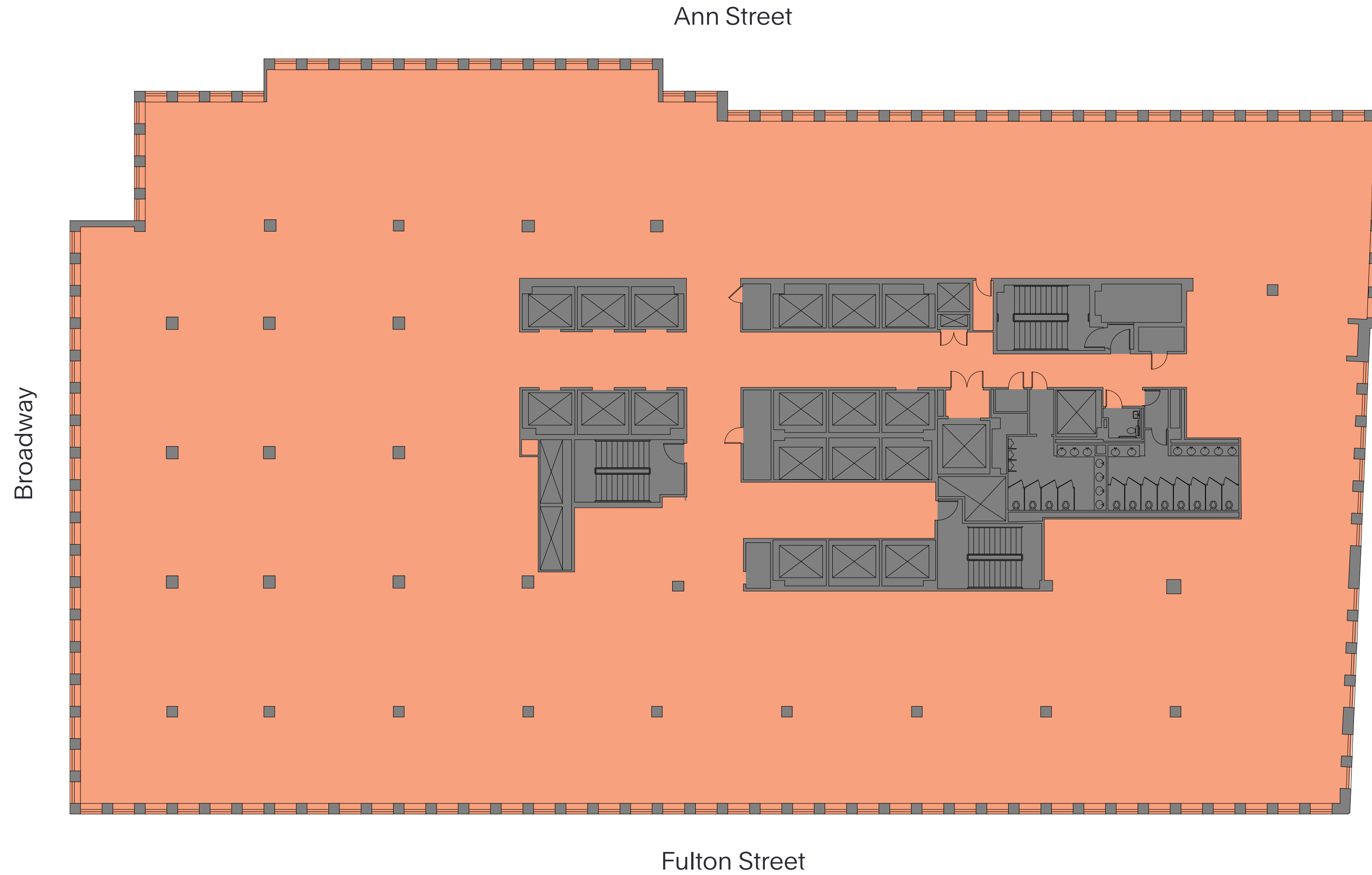
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Typical Core and Shell Plan  
Floor 5  
39,576 RSF

[View Availabilities](#)



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Fulton Street



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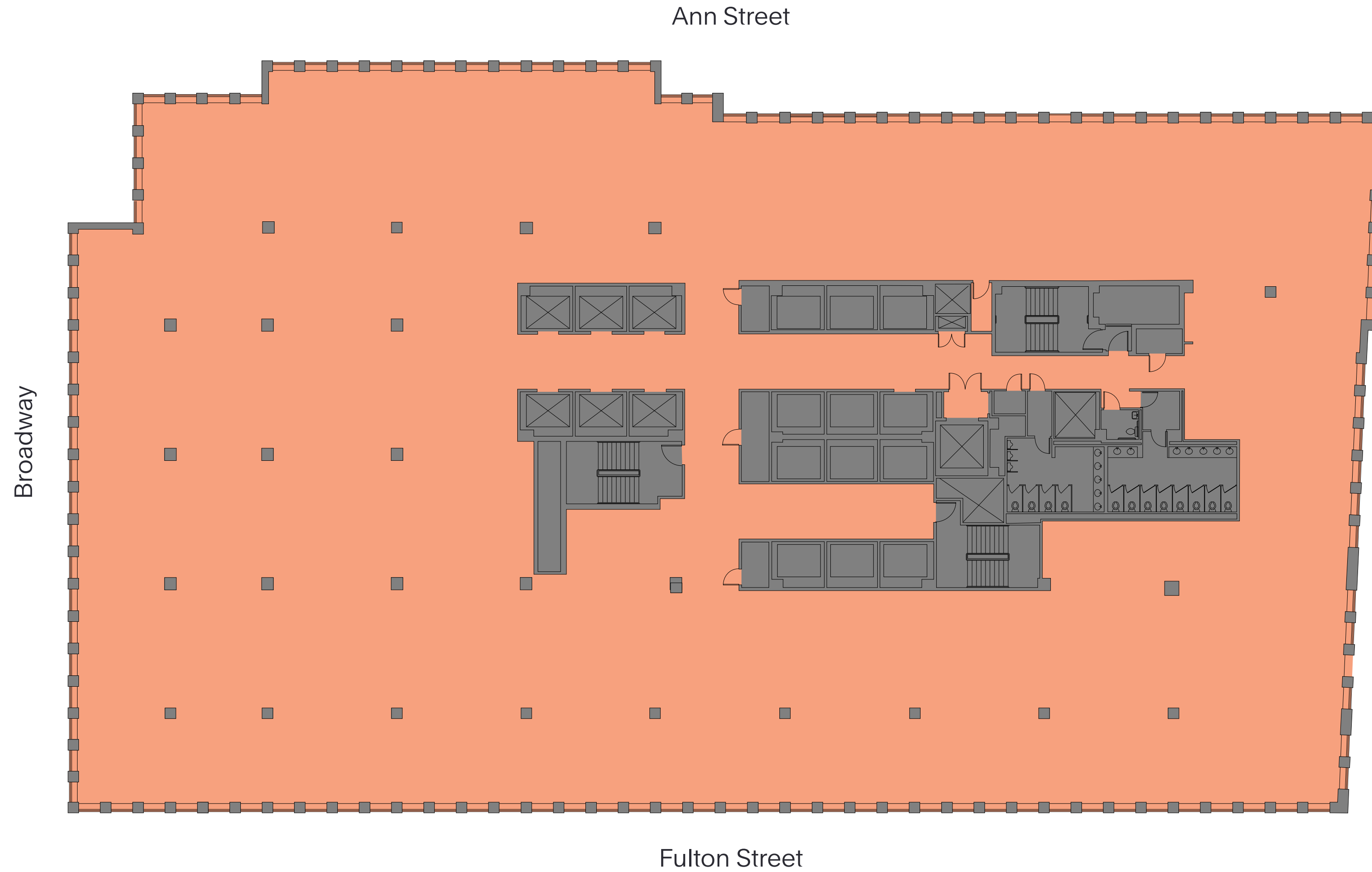
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Typical Core and Shell Plan  
Floor 6  
39,287 RSF

[View Availabilities](#)



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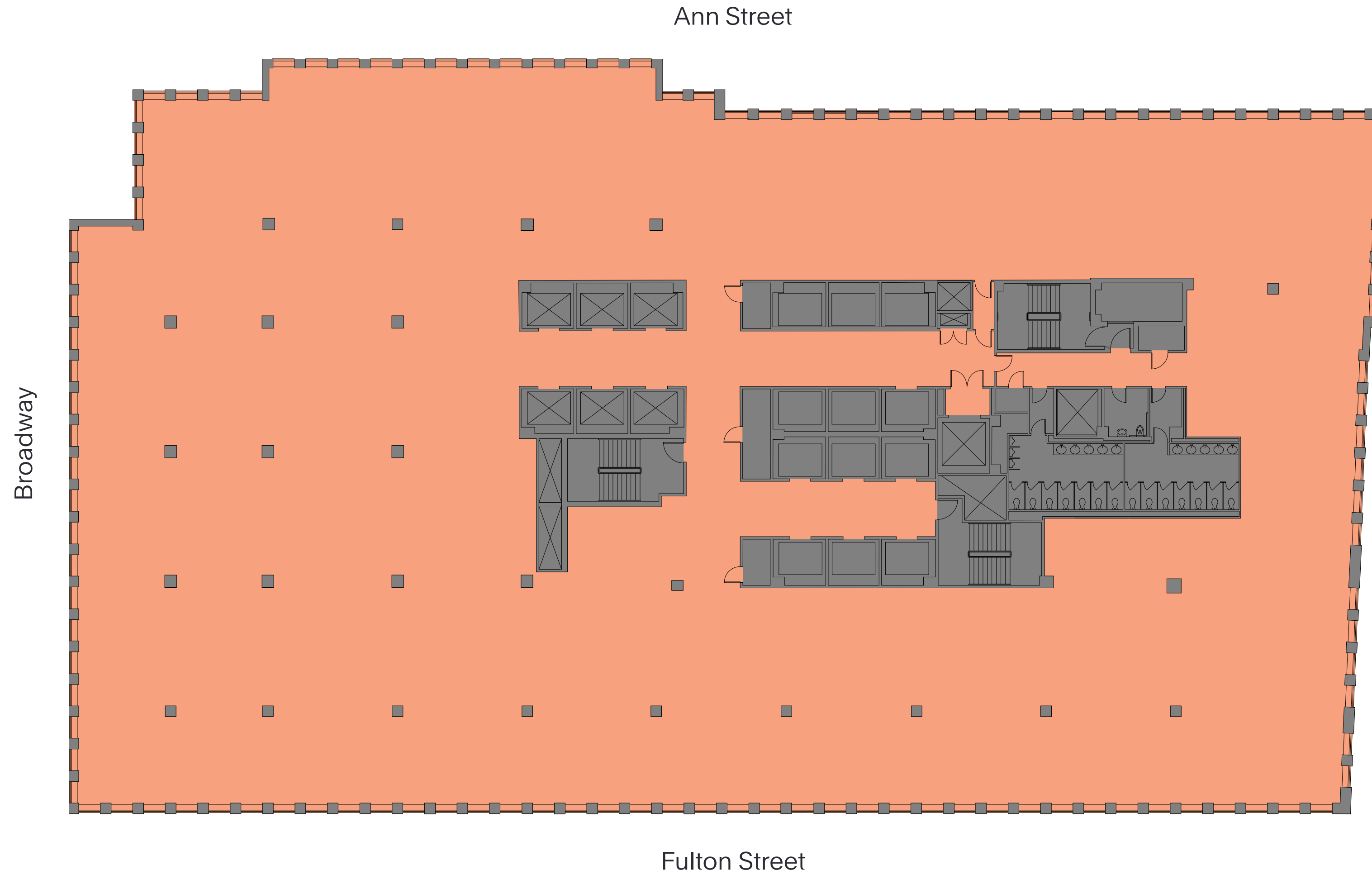
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Typical Core and Shell Plan  
Floor 7  
39,443 RSF

[View Availabilities](#)



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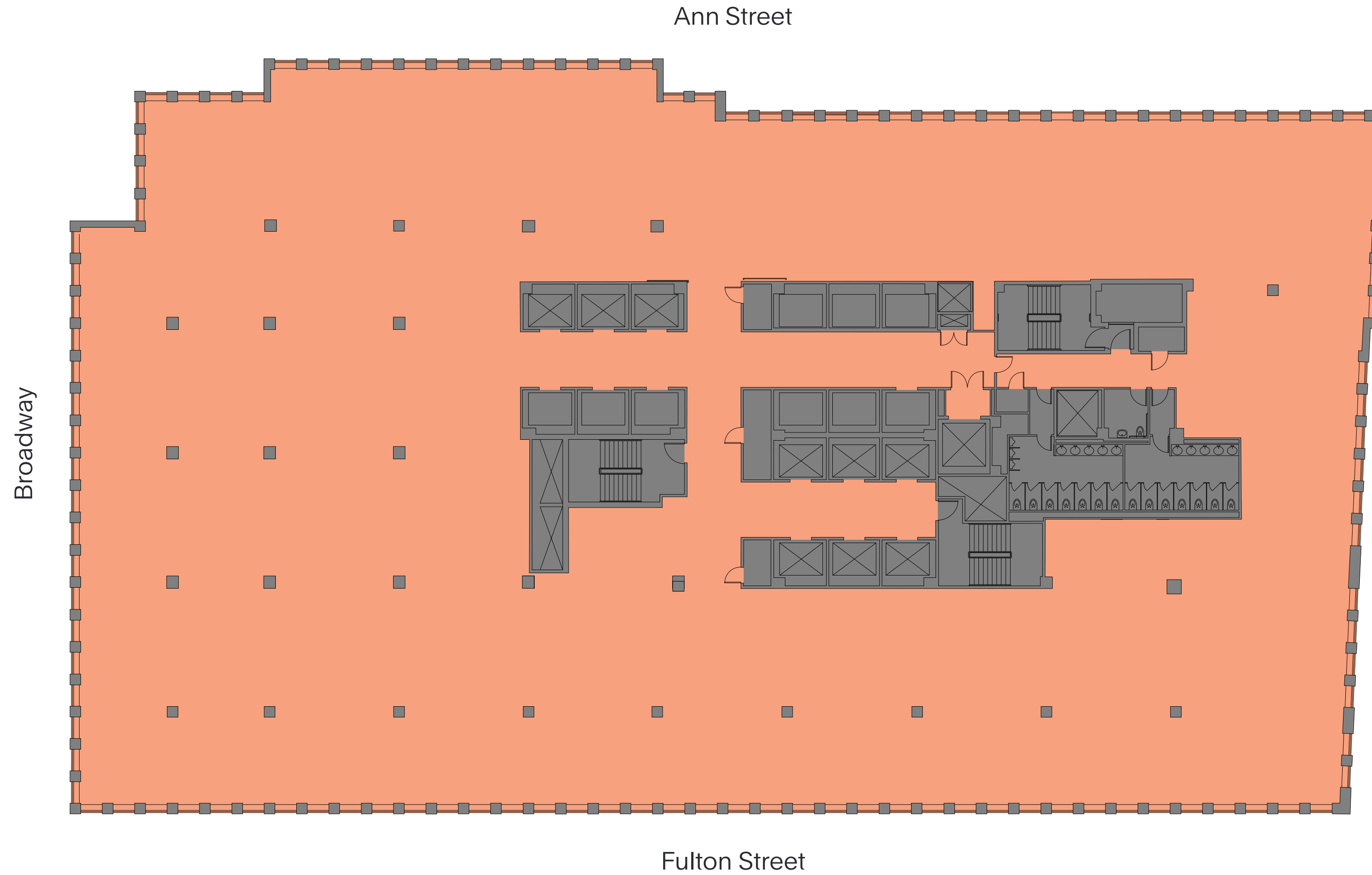
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Typical Core and Shell Plan  
Floor 8  
39,116 RSF

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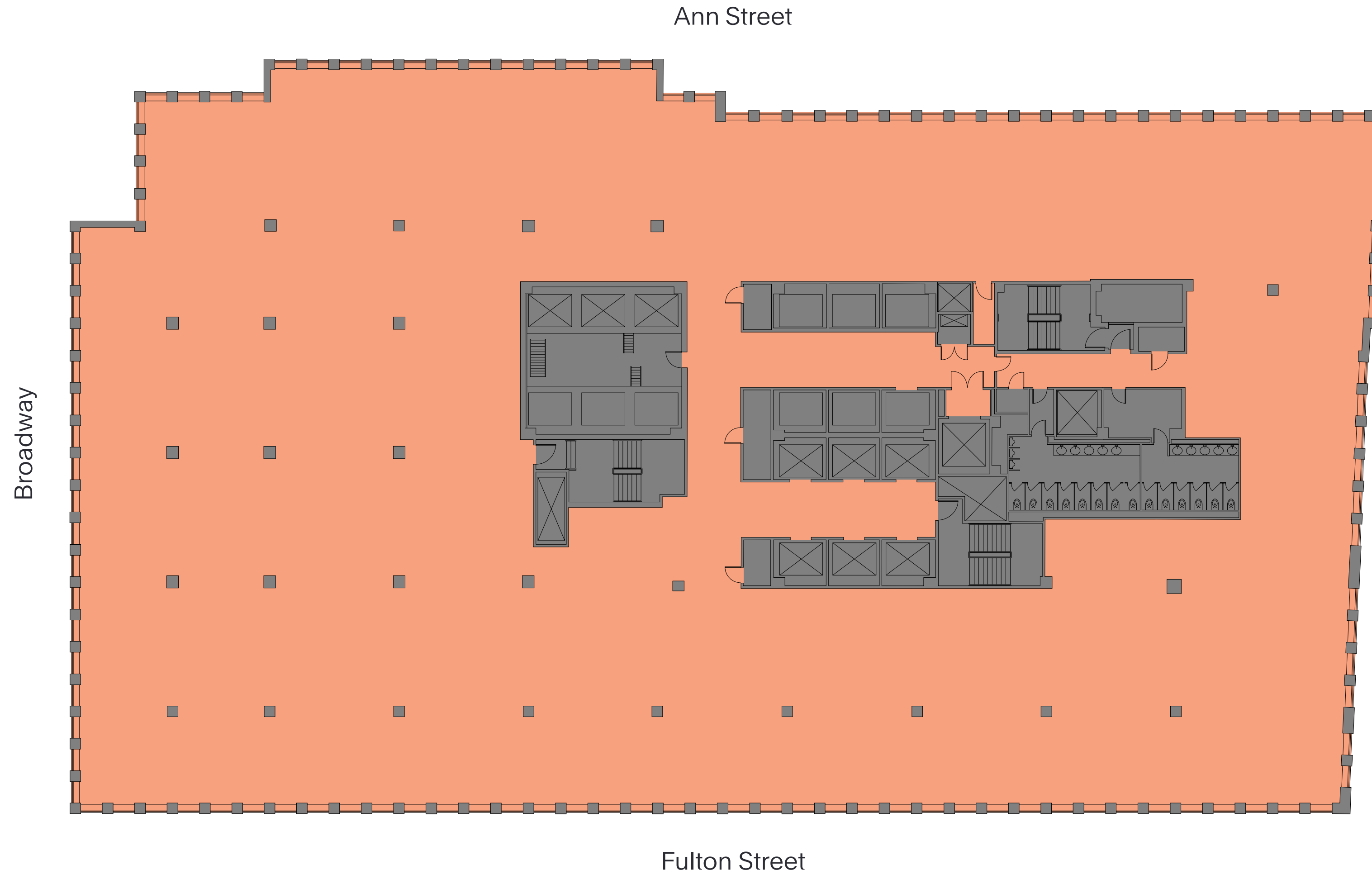
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Typical Core and Shell Plan  
Floor 9  
39,088 RSF

[View Availabilities](#)



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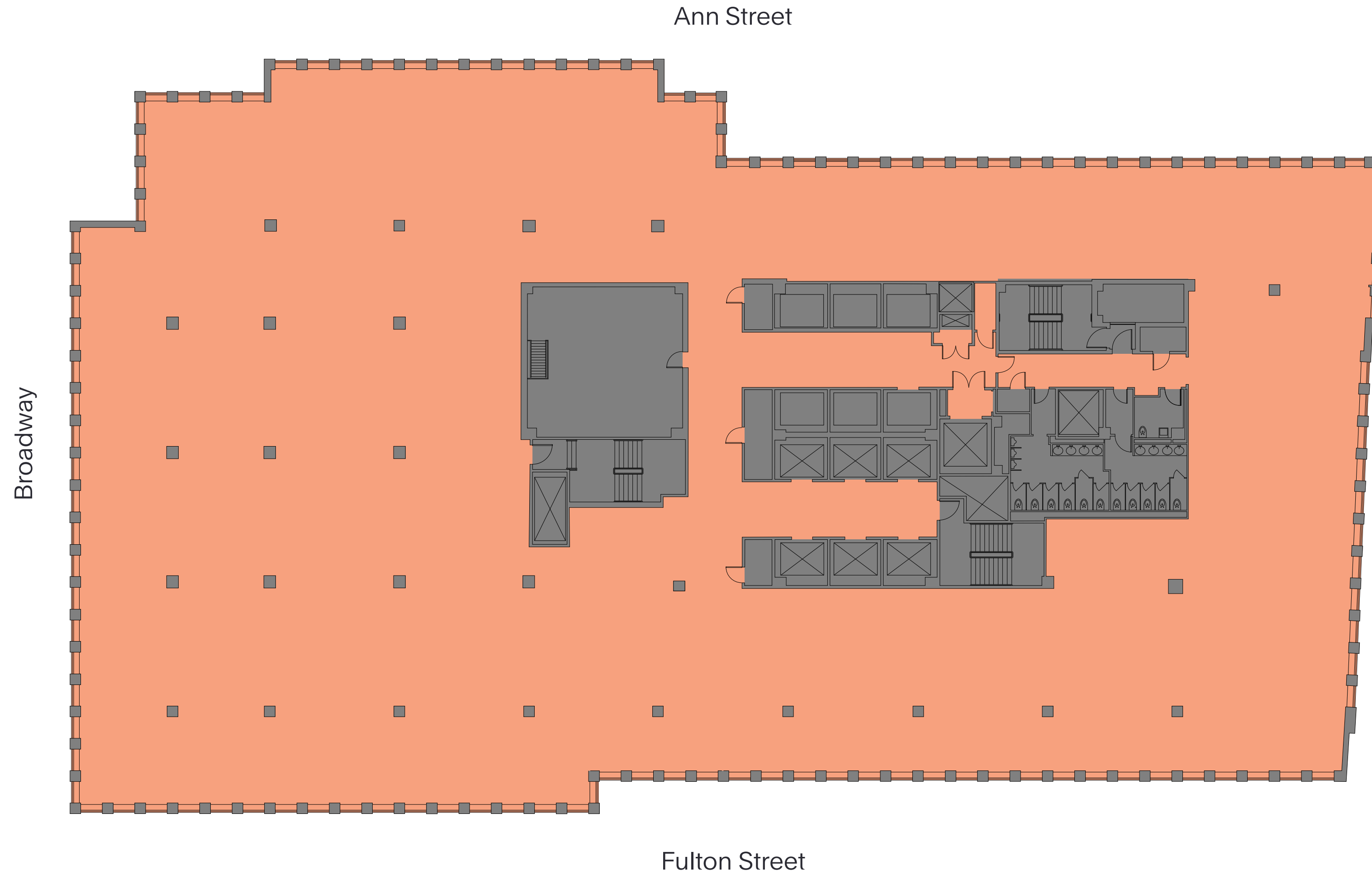
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Typical Core and Shell Plan  
Floor 10  
36,553 RSF

[View Availabilities](#)



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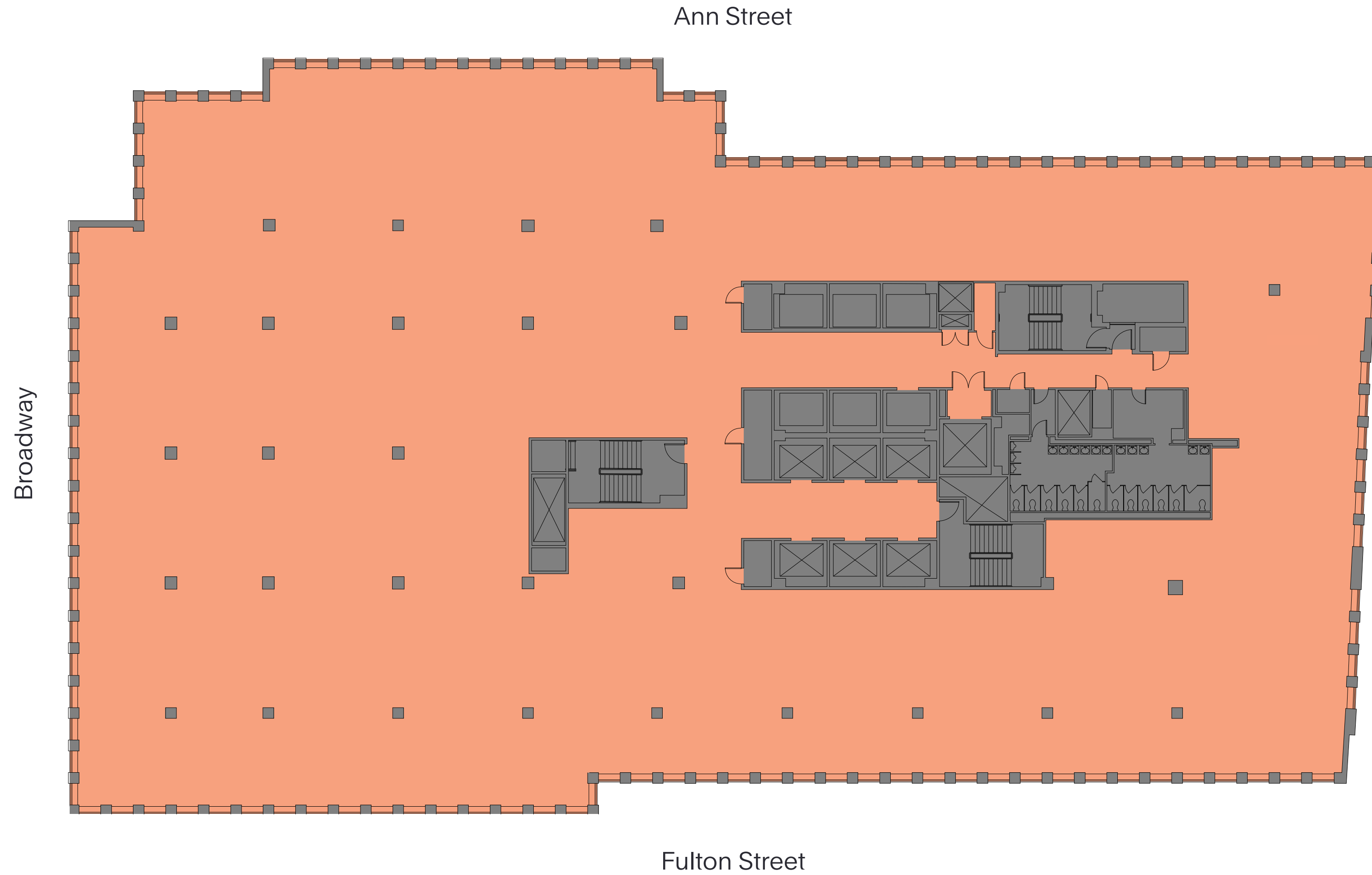
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Typical Core and Shell Plan  
Floor 11  
37,580 RSF

[View Availabilities](#)



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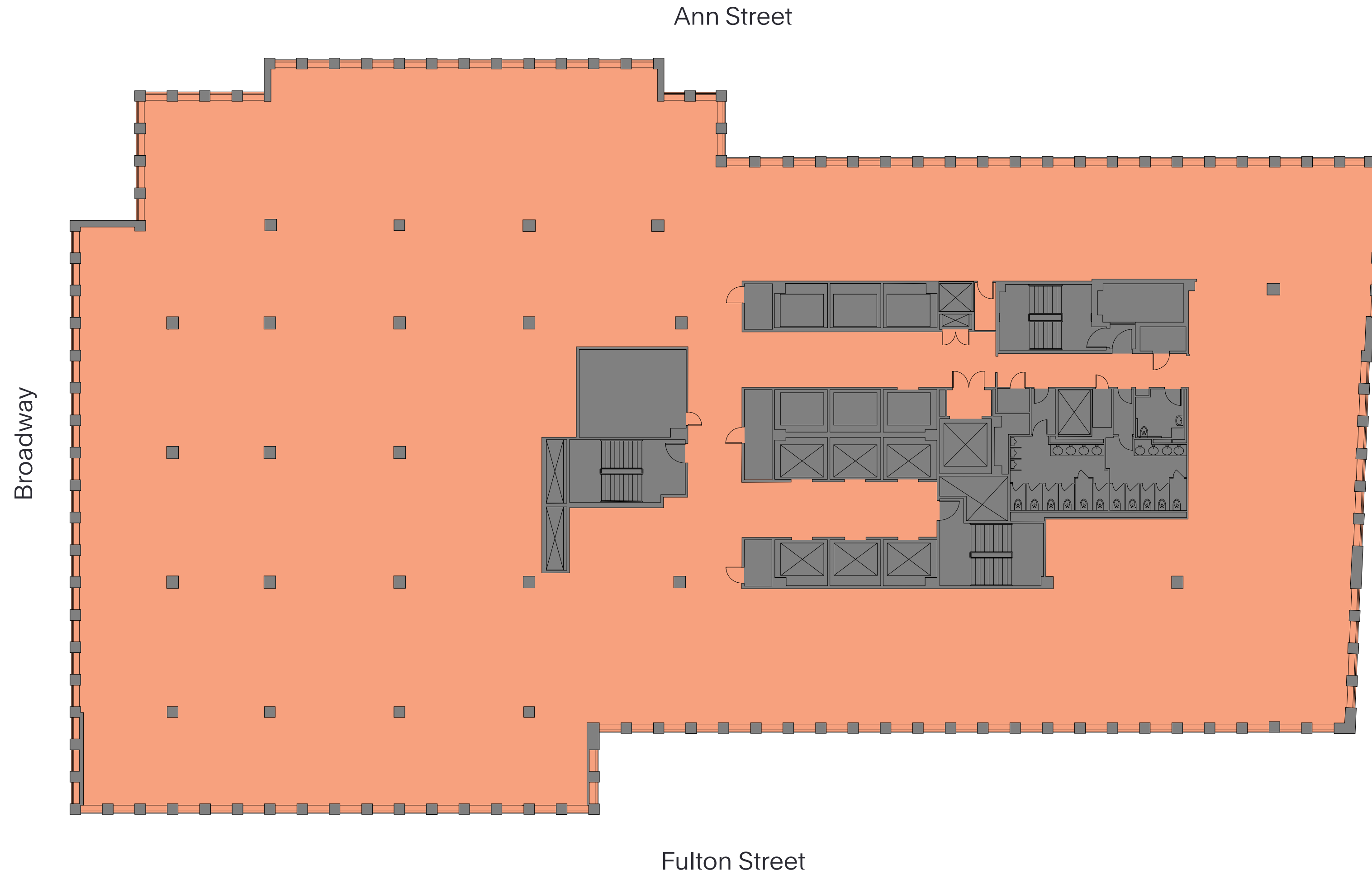
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Typical Core and Shell Plan  
Floor 12  
35,999 RSF

[View Availabilities](#)



222 Broadway

Fulton Street



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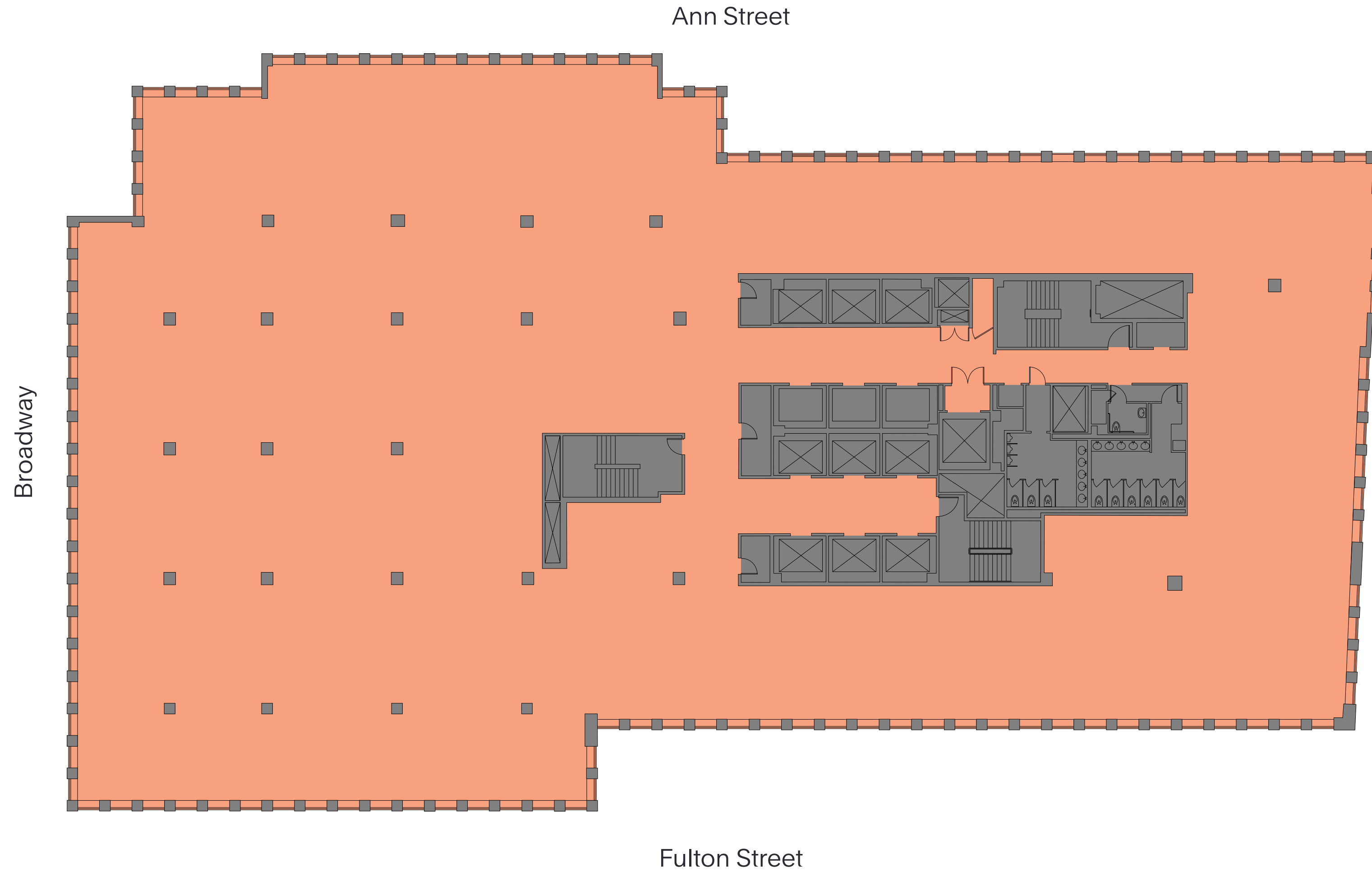
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Typical Core and Shell Plan  
Floor 13  
36,344 RSF

[View Availabilities](#)



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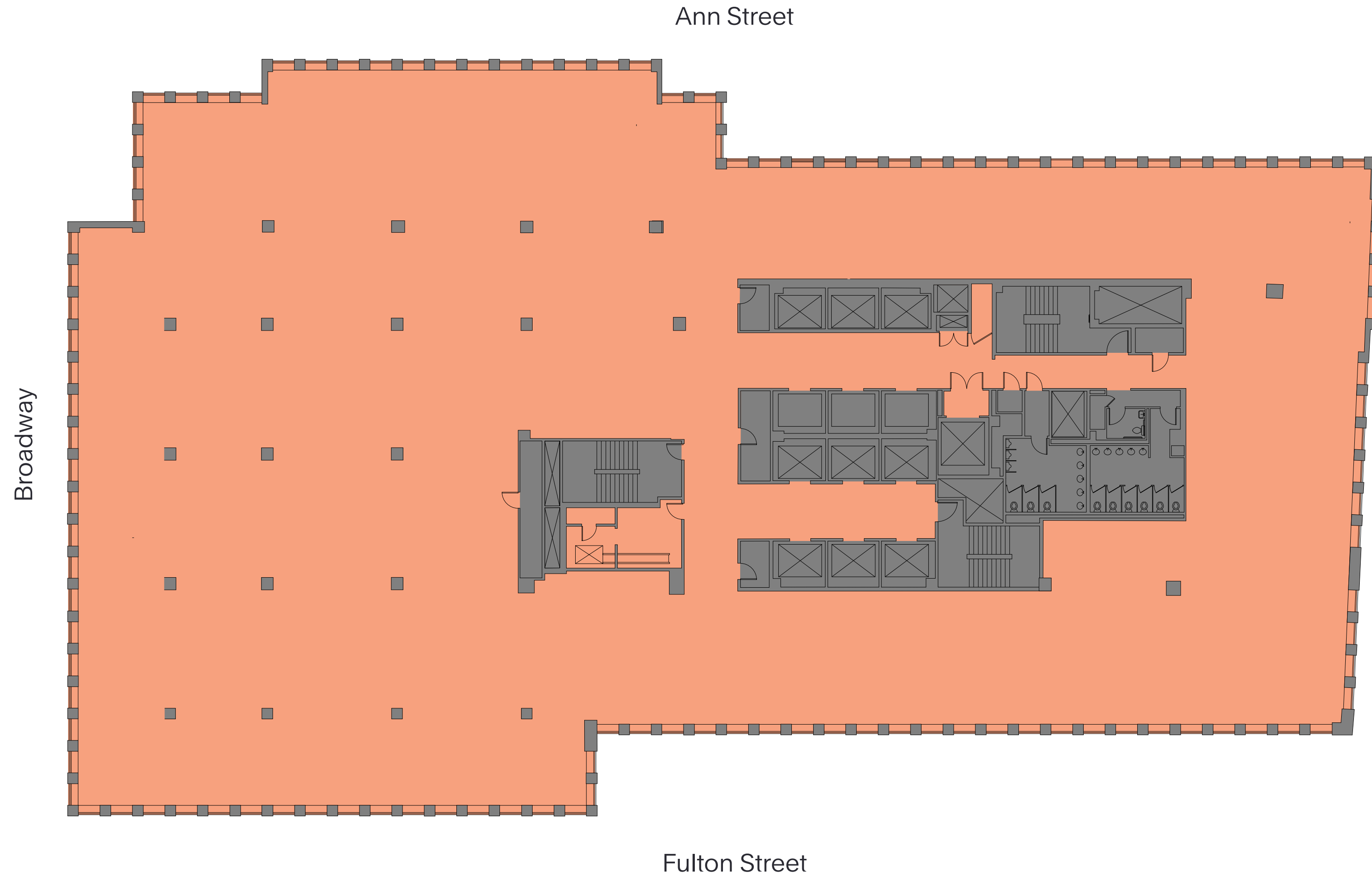
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Typical Core and Shell Plan  
Floor 14  
36,344 RSF

[View Availabilities](#)



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# L&L Holding Company

L&L Holding Company is a privately held, vertically-integrated real estate company founded in 2000 by David Levinson and Robert Lapidus that has acquired or developed over 10 million square feet of prime commercial and residential space in New York and Florida. L&L possesses the vision, insight and experience necessary to identify, acquire and reinvent underperforming properties in prime locations to unlock their full potential.

The company's current portfolio includes such current and future icons as 425 Park Avenue, 390 Madison Avenue, Terminal Warehouse, TSX Broadway, The Wynwood Plaza, and Central Gardens Grand. For more information, visit [www.ll-holding.com](http://www.ll-holding.com).





# Awards

## 425 Park Avenue

---

LEED CERTIFICATION  
LEED Gold Certified

WELL CERTIFICATION  
One of the first WELL Certified Commercial Office Buildings in NYC

WELL Certified™ Core at the Gold Level

HEALTHIEST BUILDING IN THE WORLD  
Case Study by Harvard Business School

CTBUH 2023 BEST TALL BUILDING  
By Region, Americas Award of Excellence  
By Height, 200-299 Meters Award of Excellence

NYCxDESIGN AWARD  
NYCxDesign Commercial Lobby / Amenity Space Award, 2023

COMMERCIAL PROPERTY EXECUTIVE 2023  
Influence Award, Best Design:  
Office Gold Winner

MIPIM FUTURE PROJECT AWARDS 2017  
Offices Category

## 150 Fifth Avenue

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BOMA BUILDING OF THE YEAR  
2001

## 195 Broadway

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2017 SARA NATIONAL DESIGN AWARDS  
Retail Development and Master Plan

AIA EXCELSIOR AWARD  
2017, Historic Preservation, Lobby and Retail Spaces

BD+C Award  
2017, Reconstruction Category, Bronze

NYCxDESIGN AWARD  
Commercial Lobby, with Special Recognition for Being a Restoration Project

ASAI AWARD OF EXCELLENCE  
195 Broadway Auditorium Rendering Created by Tangram 3DS

## 222 Broadway

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LEED CERTIFICATION  
LEED Gold, EB O+M

## TSX Broadway

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COMMERCIAL OBSERVER'S 2023  
Innovator of the Year Award

The Engineering News-Record  
Engineering Accomplishments 2022

2023 Concrete Industry Board Corbetta Awards-TSX Broadway Project, a grand award winner

## 390 Madison Avenue

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GERMAN DESIGN COUNCIL AWARDS 2018  
Iconic Award

MIPIM FUTURE PROJECT AWARDS 2018  
Best of Old and New Category

2016 MERIT AWARD  
American Institute of Architects New York

LEED CERTIFICATION  
Projected to Achieve LEED Gold Certification

## Robert Lapidus

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COMMERCIAL OBSERVER POWER 100  
Every Year from 2008 – 2023

## 114 Fifth Avenue

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LEED CERTIFICATION  
LEED Gold, BD+C: Core and Shell

## David Levinson

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COMMERCIAL OBSERVER POWER 100  
Every Year from 2008 – 2023

2013 NYLCV ENVIRONMENTAL  
CHAMPION

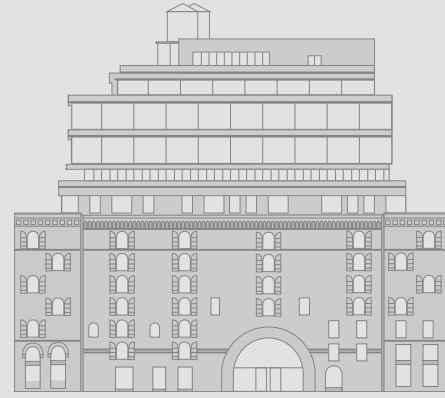


# Our Portfolio



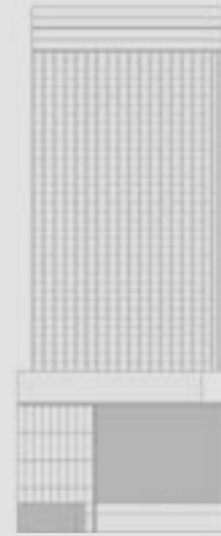
## 425 Park Avenue

41 Floors  
670,080 Square Feet



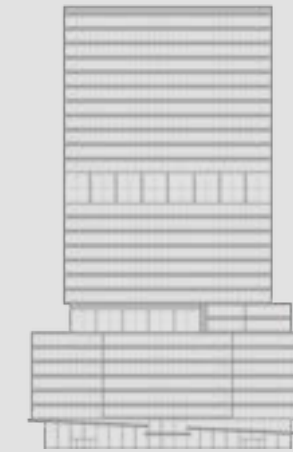
## Terminal Warehouse

14 Floors  
1,300,000 Square Feet



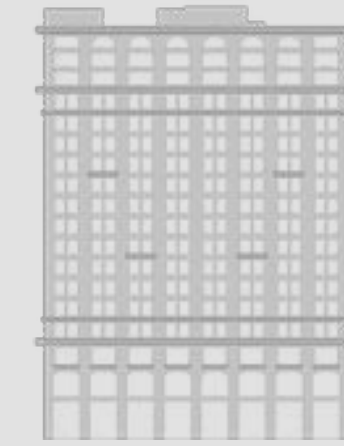
## TSX Broadway

47 Floors  
543,218 Square Feet



## 390 Madison Avenue

32 Floors  
861,868 Square Feet



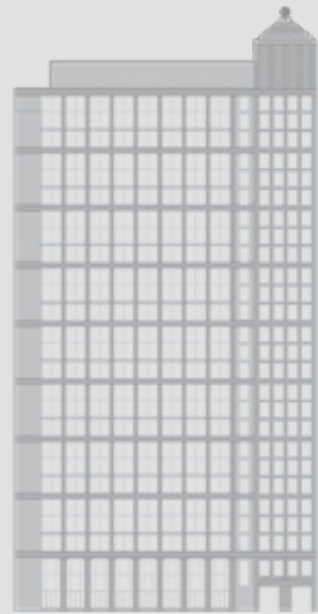
## 114 Fifth Avenue

19 Floors  
351,552 Square Feet



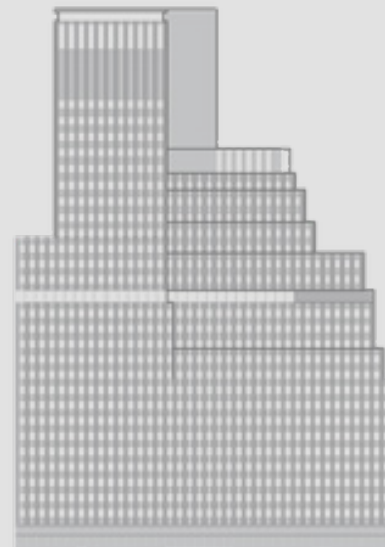
## 150 Fifth Avenue

11 Floors  
227,500 Square Feet



## 195 Broadway

29 Floors  
1,086,572 Square Feet



## 222 Broadway

27 Floors  
777,445 Square Feet



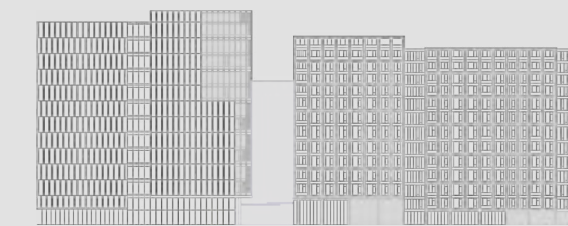
## 600 Third Avenue

42 Floors  
574,067 Square Feet



## Ironworks West Chelsea

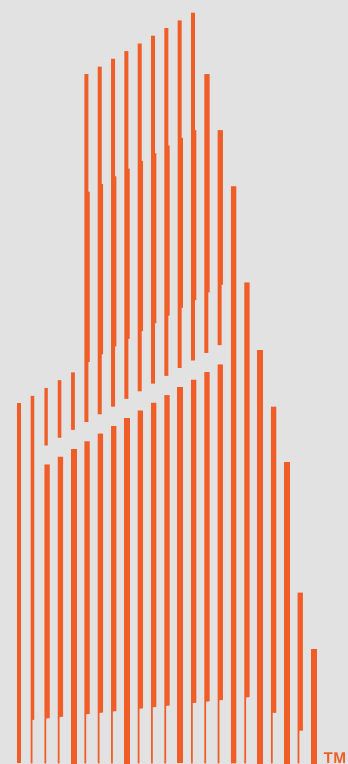
9, 4, 2 Floors  
194,000 Square Feet



## The Wynwood Plaza

12 Floors  
1,040,000 Square Feet





## 222 Broadway

For leasing inquiries or more details about  
222 Broadway, please contact:

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L&L HOLDING COMPANY

[222broadway.nyc](http://222broadway.nyc)

