

86 Chambers Street

POWER LOCATION

186% OF ONE FULL COMMISSION ON ALL NEW LEASES SIGNED BY DECEMBER 31, 2022

AVAILABILITIES

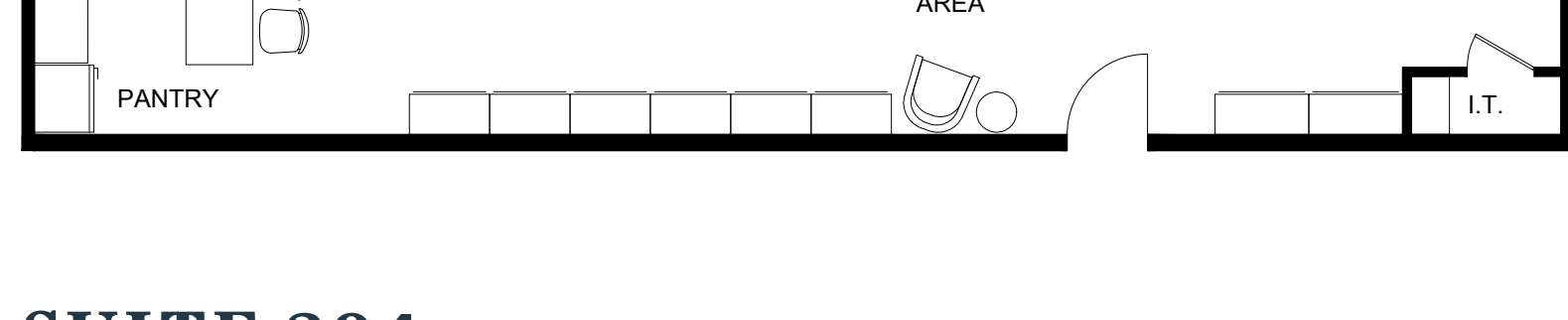
FLOOR	SUITE	SF	CONDITION	AVAILABILITY	VIRTUAL TOUR
Partial 2nd	201	2,028 SF	Creative Prebuilt	Immediate	View
Partial 2nd	204	2,255 SF	Creative Prebuilt	Immediate	View
Partial 2nd	205	3,167 SF	Creative Prebuilt	Immediate	View
Partial 7th	702	2,610 SF	Creative Prebuilt	Immediate	
Partial 7th	703	3,036 SF	Creative Prebuilt	Immediate	

86 CHAMBERS PREMIUM PACKAGE

In exchange for a rent premium, Landlord will provide furniture and cover moving and wiring costs for all new leases

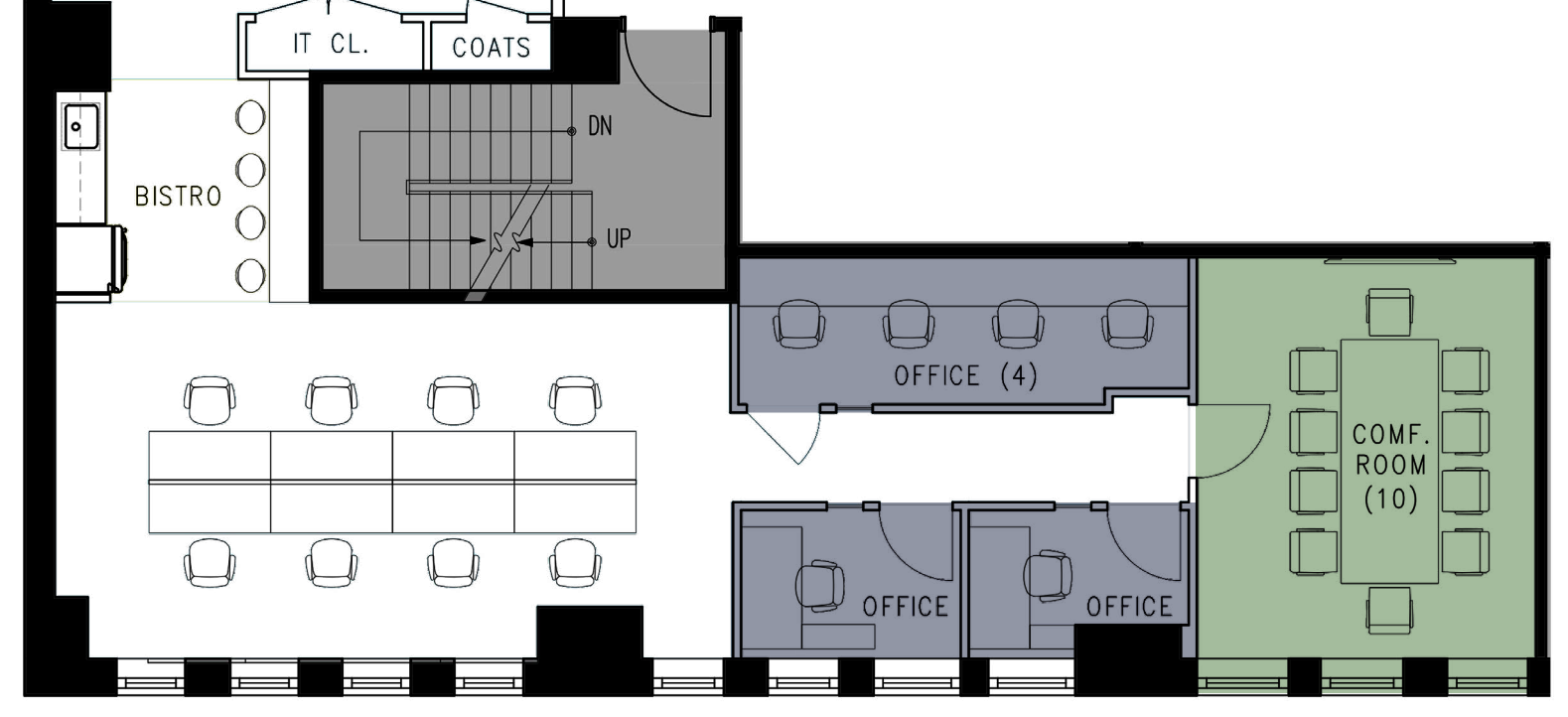
SUITE 201

2,028 SF



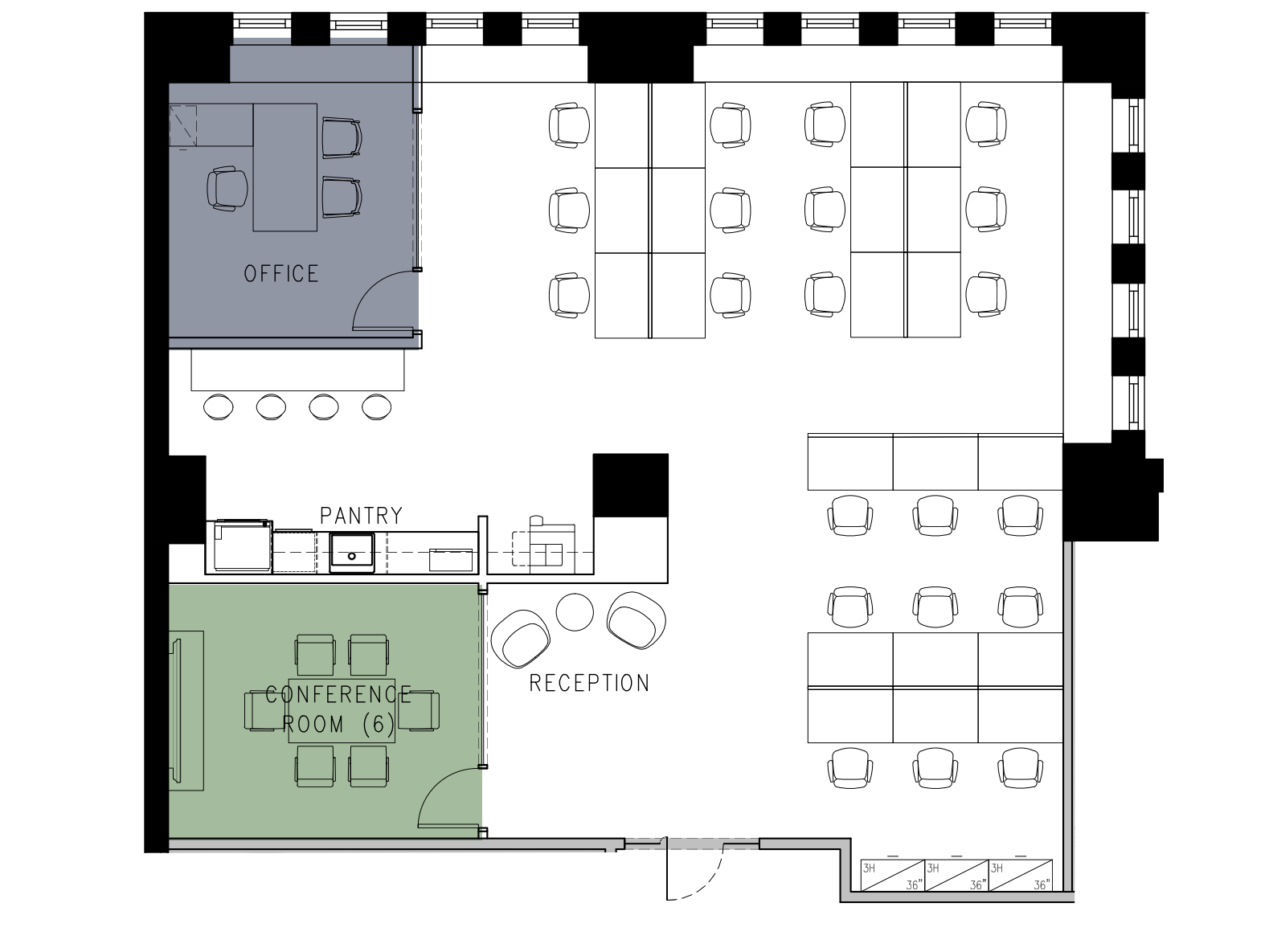
SUITE 204

2,255 SF



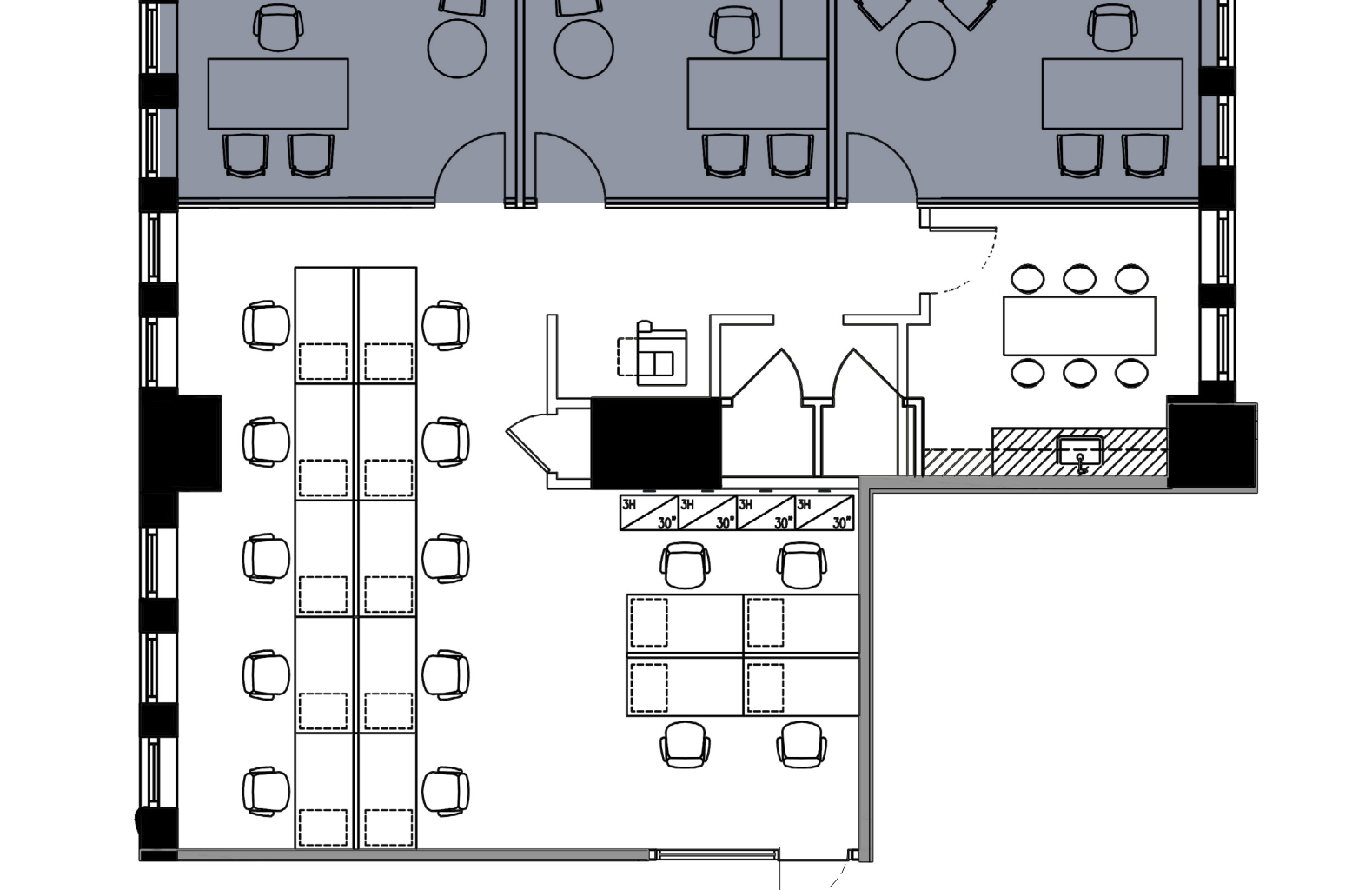
SUITE 205

3,167 SF



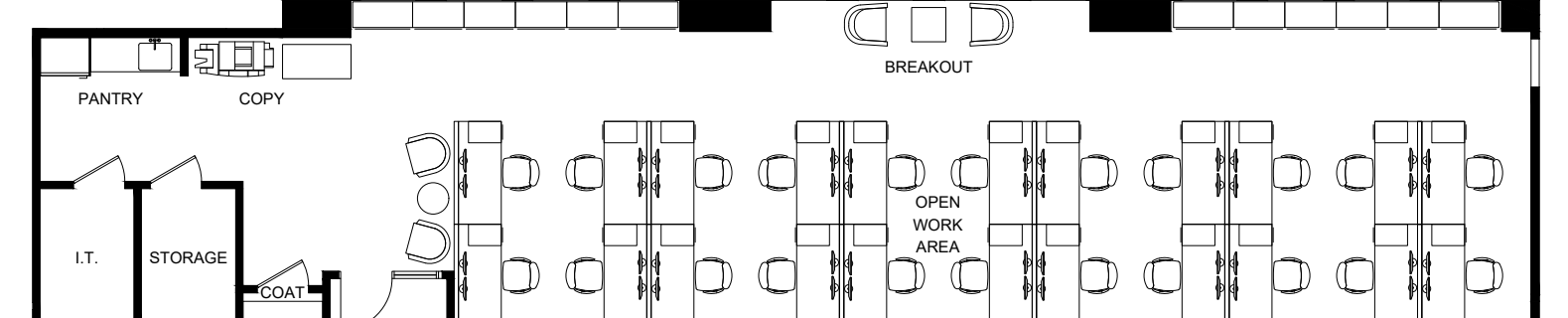
SUITE 702

2,610 SF



SUITE 703

3,036 SF



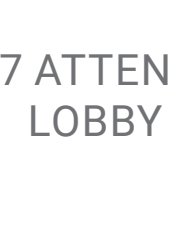
BUILDING FEATURES



INSTITUTIONAL OWNERSHIP



BOUTIQUE BUILDING



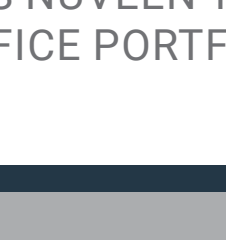
24/7 ATTENDED LOBBY



WIREScore GOLD



BUILDING APP



AMENITY SHARE PROGRAM ACROSS NUVEEN TRI-STATE OFFICE PORTFOLIO

PROPERTY IS LOCATED IN A TWO BLOCK RADIUS OF:

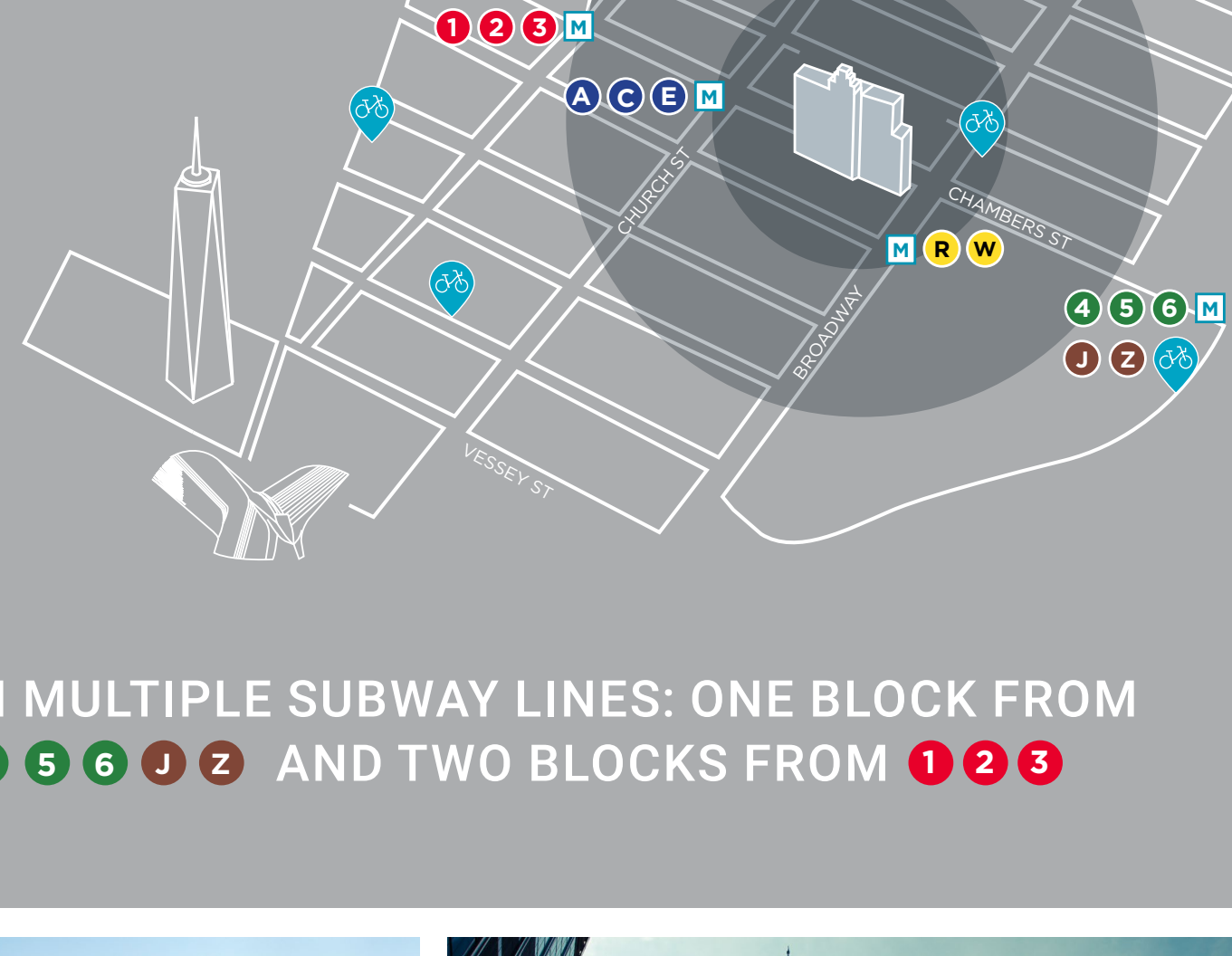
32 RESTAURANTS

16 GYMS

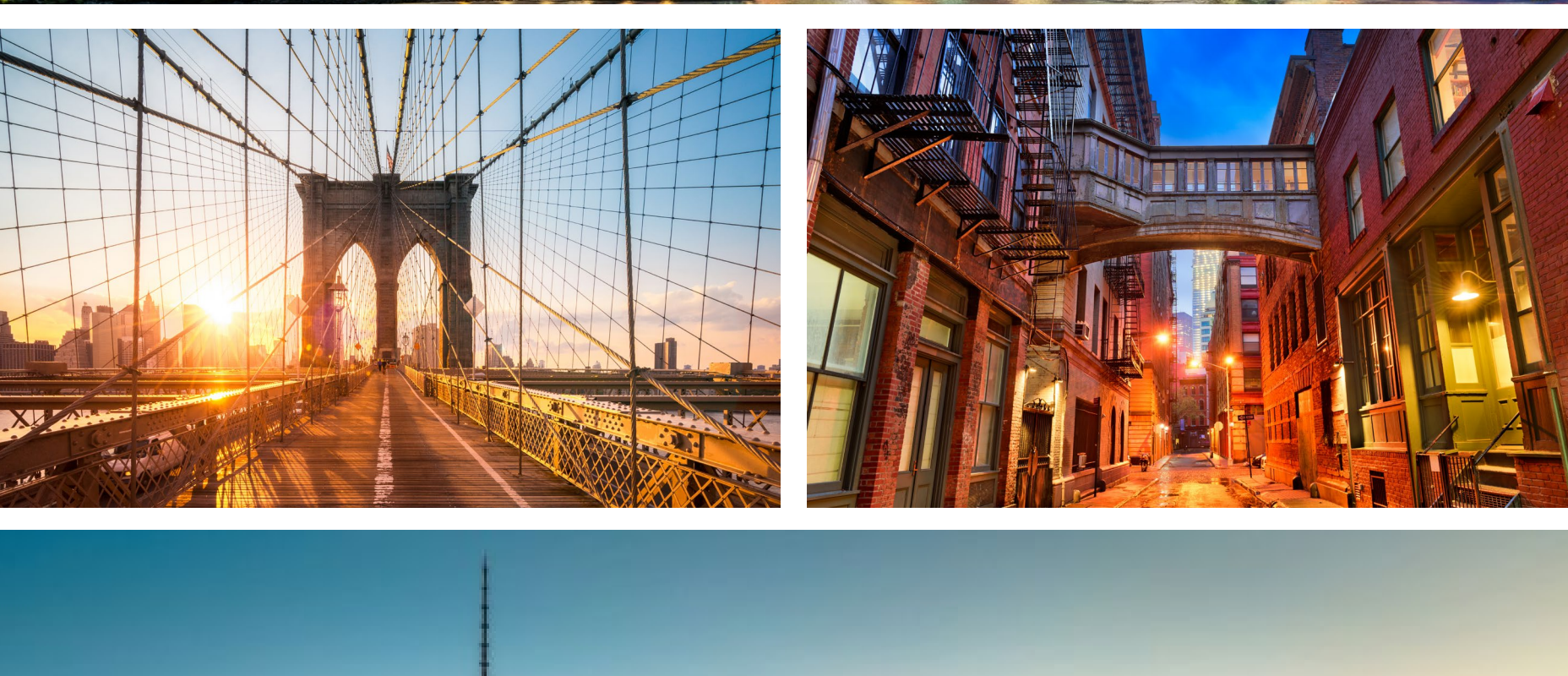
9 COFFEE BARS

12 BANKS

8 BARS



STEPS FROM MULTIPLE SUBWAY LINES: ONE BLOCK FROM **R W A C E 4 5 6 J Z** AND TWO BLOCKS FROM **1 2 3**



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nuveen
REAL ESTATE

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