



**44 UNION SQUARE**  
TAMMANY HALL 2020

# FULLY COMPLETED



SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

Union Sq East

SIGNAGE

SIGNAGE

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SIGNAGE



  
**44 UNION SQUARE**  
TAMMANY HALL 2020

**UP TO 73,095 RSF**

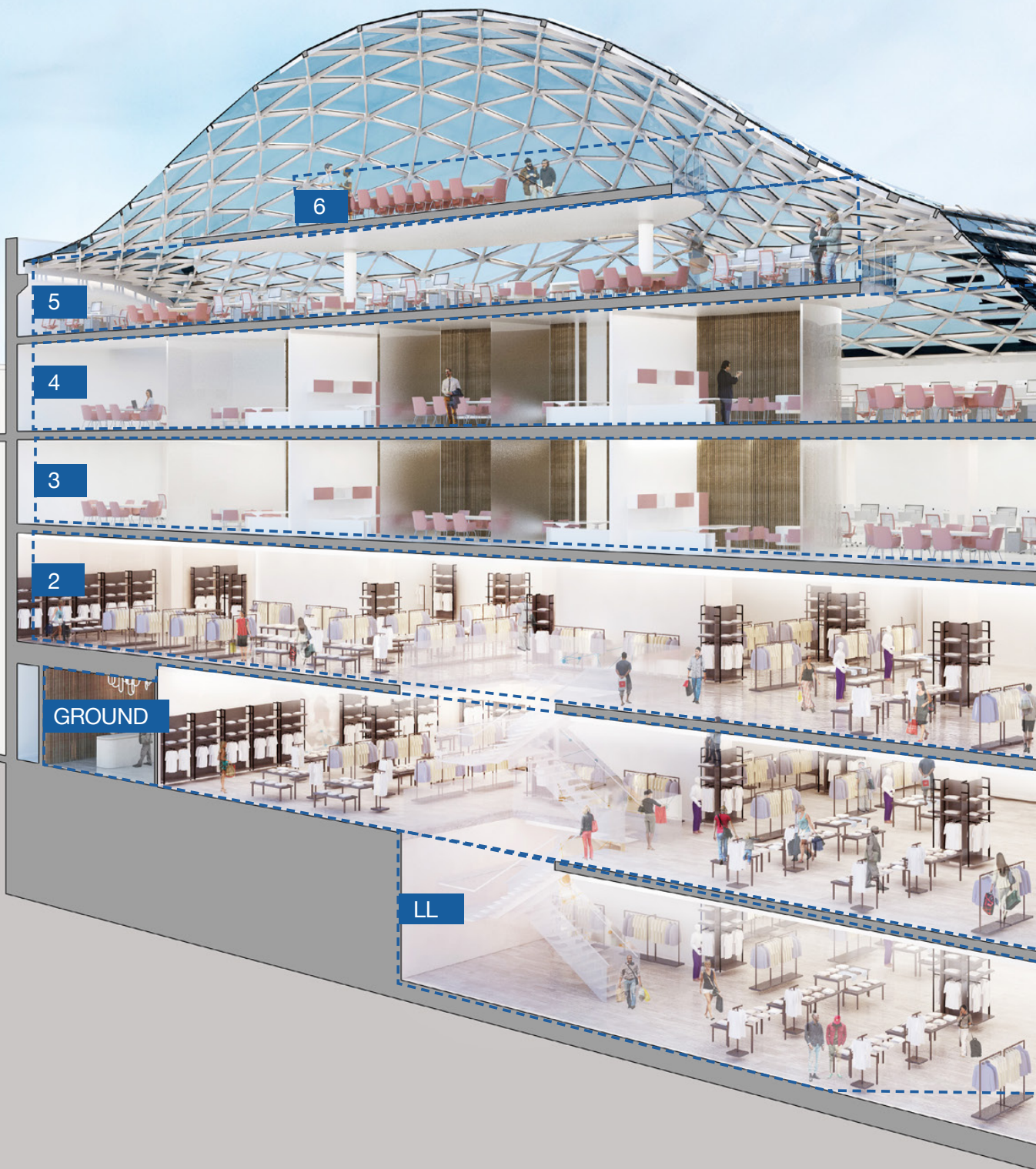
**ICONIC BRANDING OPPORTUNITY  
IN UNION SQUARE**

“ *This is a gift to the city...masterful.* ”  
— NYC Landmarks Preservation Commissioner —



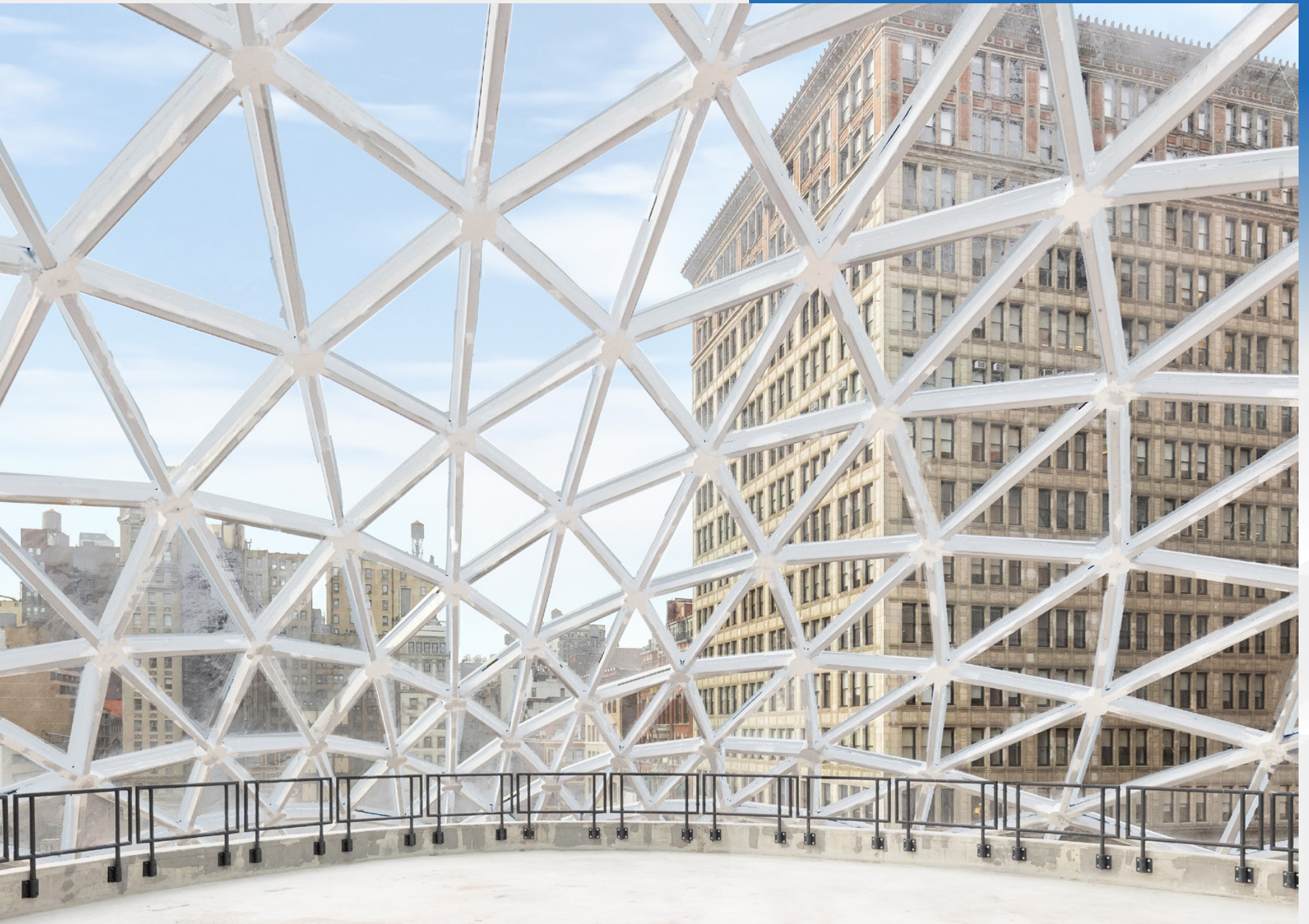
**FLAGSHIP LOCATION WITH UNPARALLELED EXPOSURE  
AND BRANDING ON UNION SQUARE**

# NEW MODERN SPACE WITHIN AN HISTORIC BUILDING



FLOOR	SIZE	CEILING HEIGHT
6	4,444 RSF	19'
5	8,575 RSF	12' - 21'
4	15,058 RSF	12'
3	15,029 RSF	UP TO 12'6"
2	15,029 RSF	12'2"
GROUND	8,460 USF	14'6" - 16'2"
LL	6,500 USF	14'8"
<b>TOTAL BUILDING</b>	<b>73,095 RSF</b>	

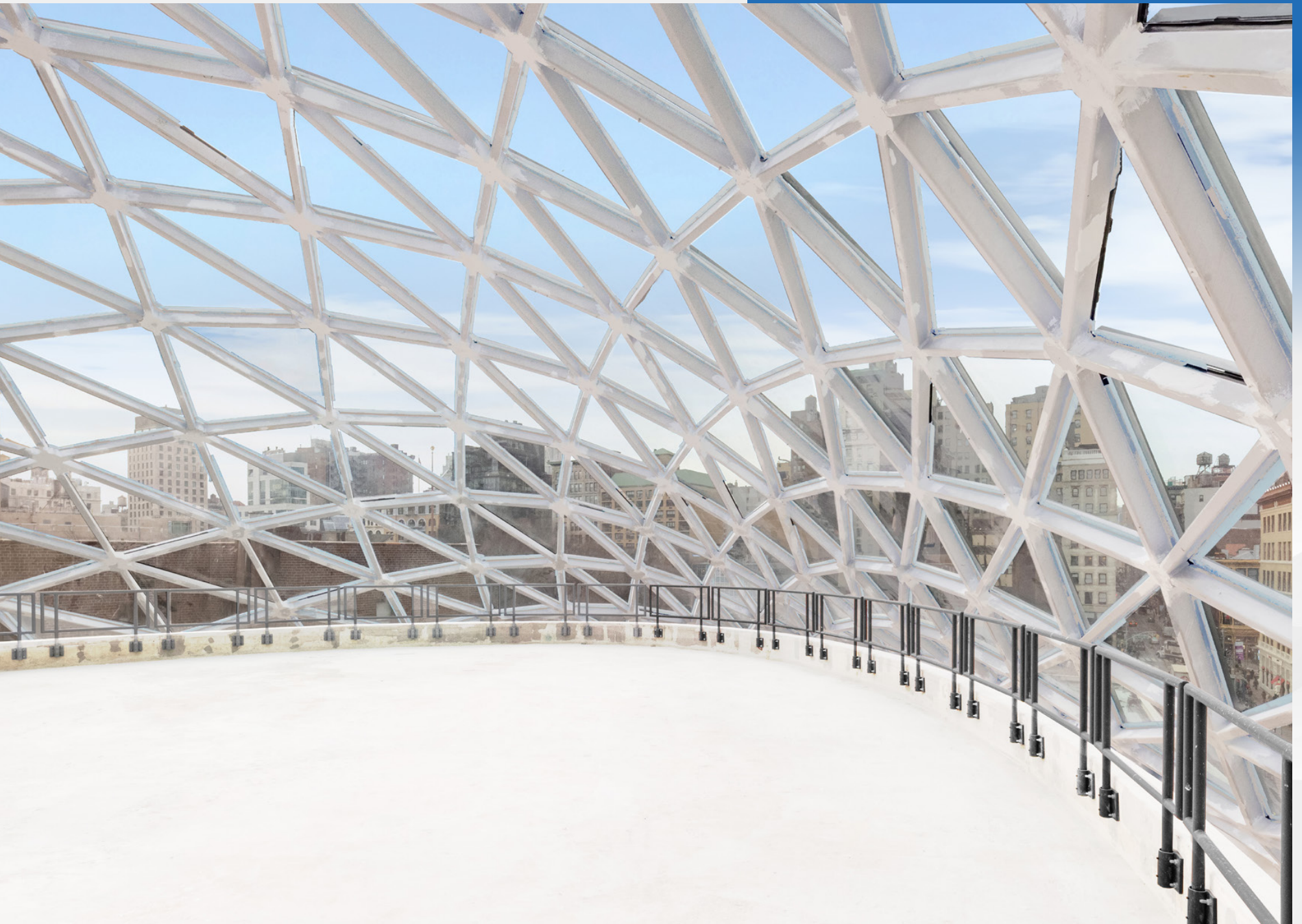
# 6TH FLOOR VIEW



# 5TH FLOOR VIEW



## 6TH FLOOR VIEW



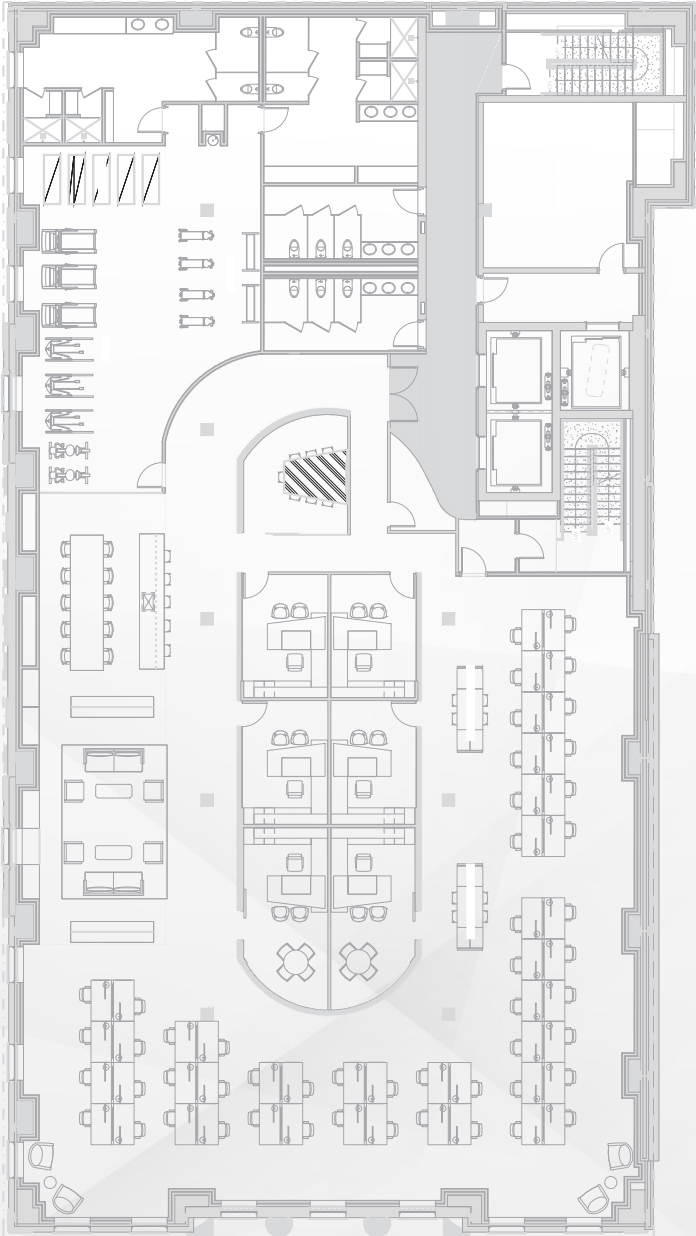




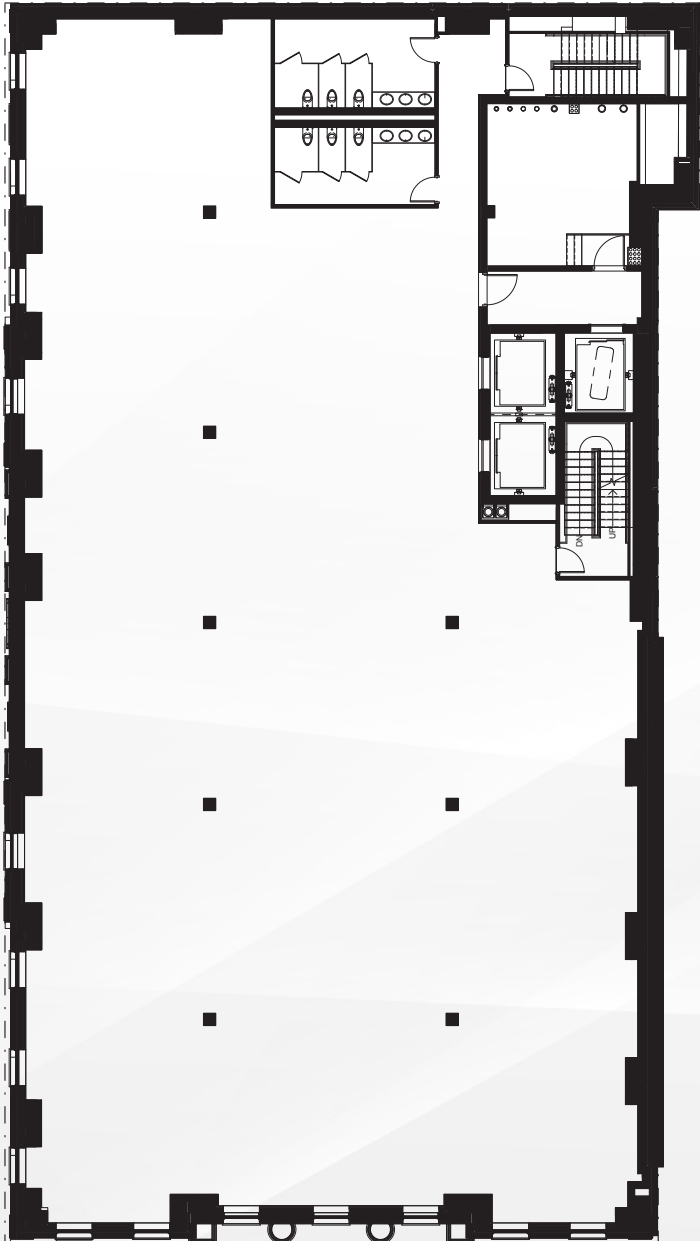
# OFFICE FLOOR PLAN

THIRD FLOOR 15,029 RSF

### TEST FIT FLOOR PLAN



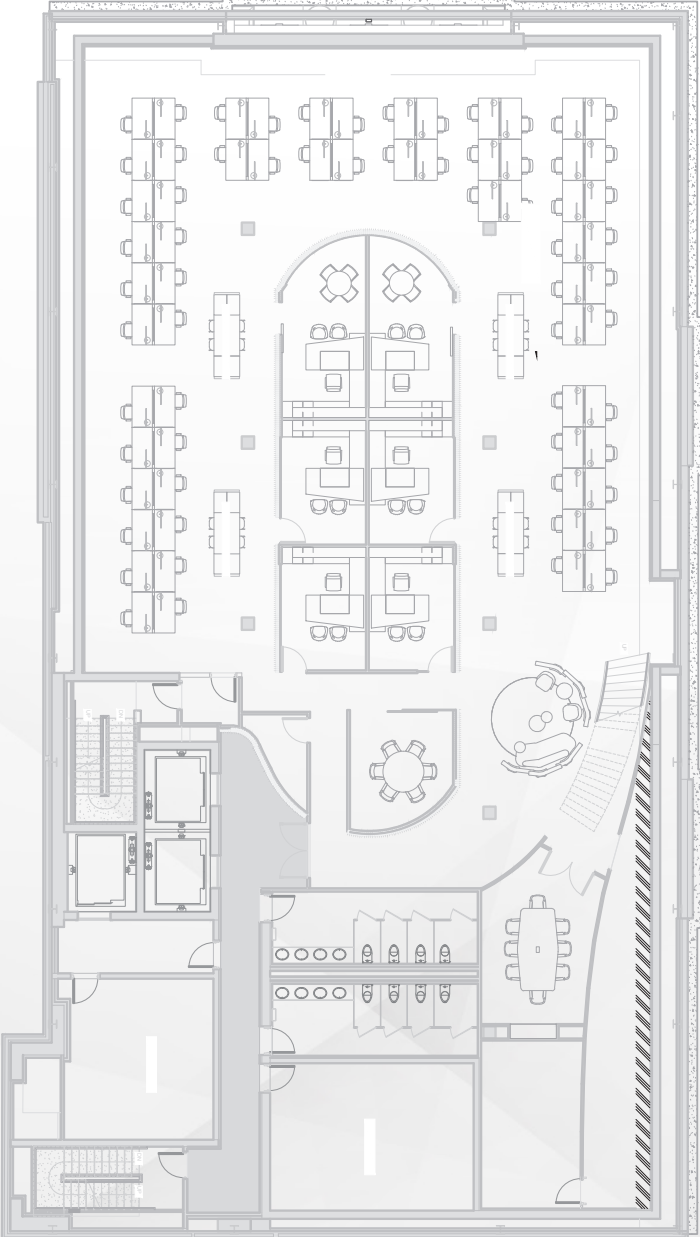
### CORE FLOOR PLAN



# OFFICE FLOOR PLAN

FOURTH FLOOR 15,058 RSF

### TEST FIT FLOOR PLAN



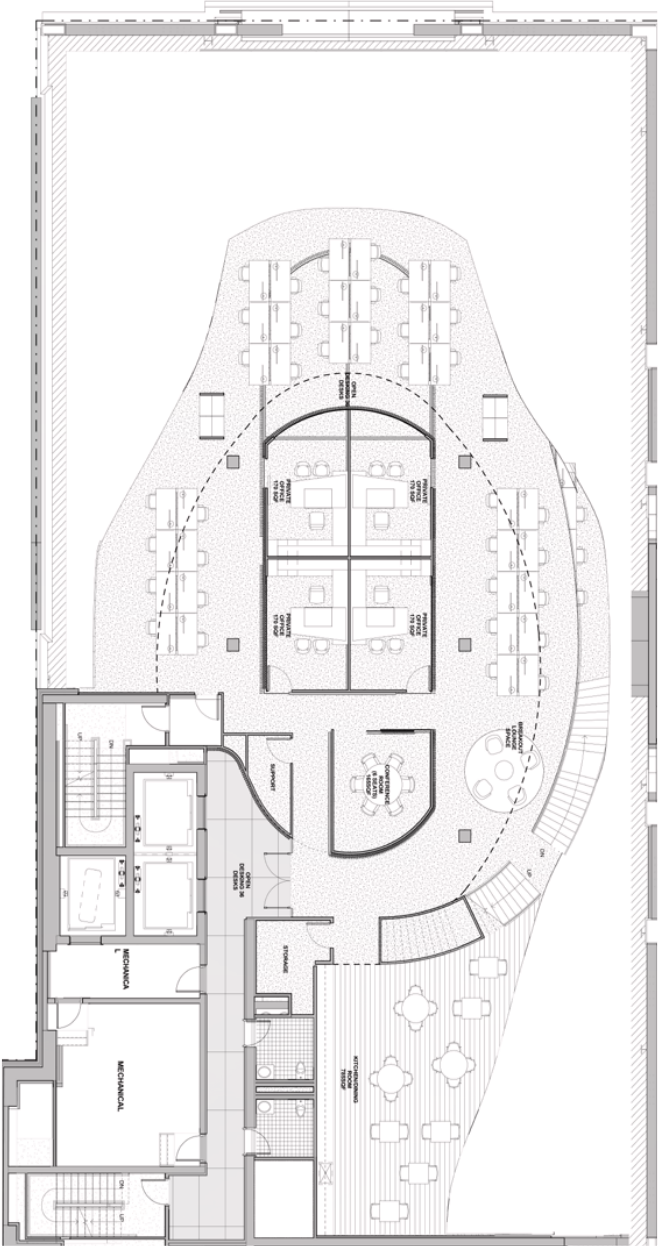
### CORE FLOOR PLAN



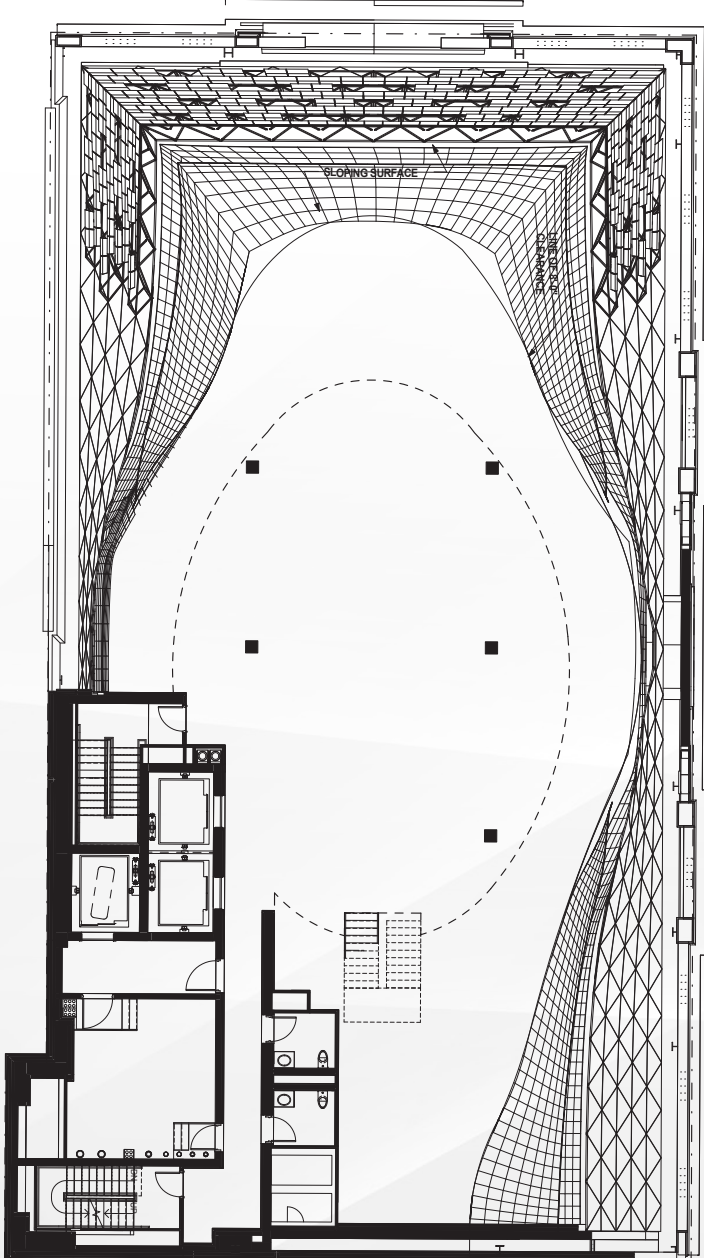
# OFFICE FLOOR PLAN

FIFTH FLOOR 8,575 RSF

## TEST FIT FLOOR PLAN



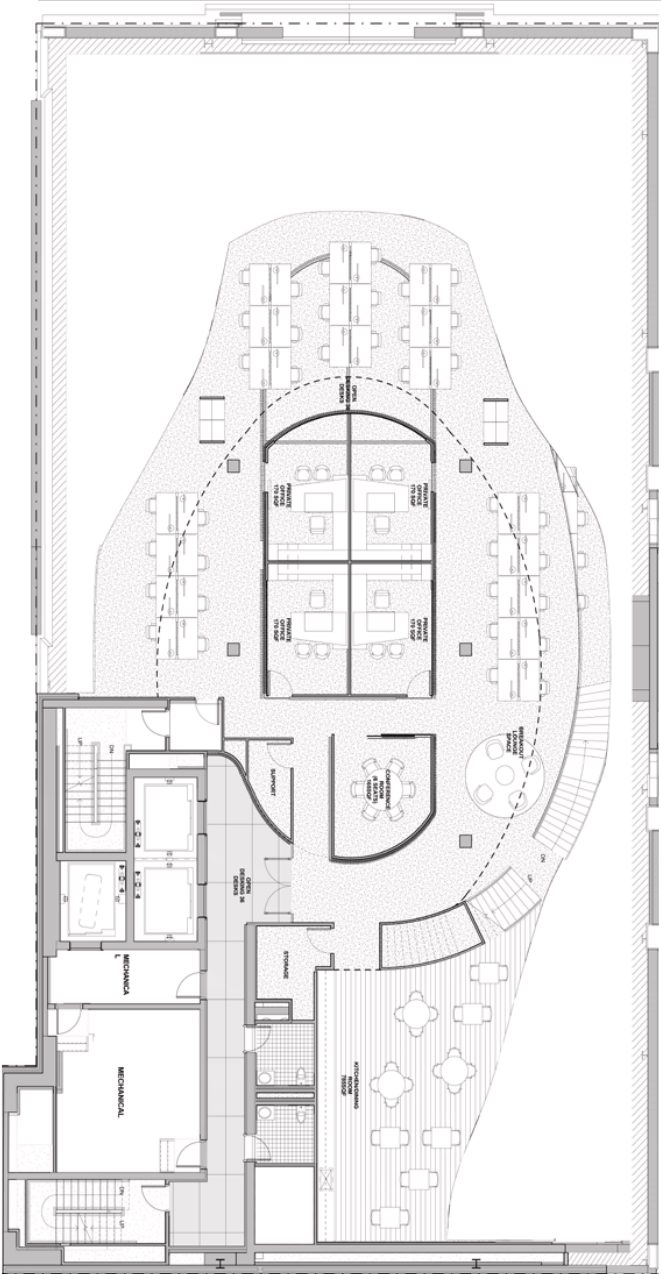
## CORE FLOOR PLAN



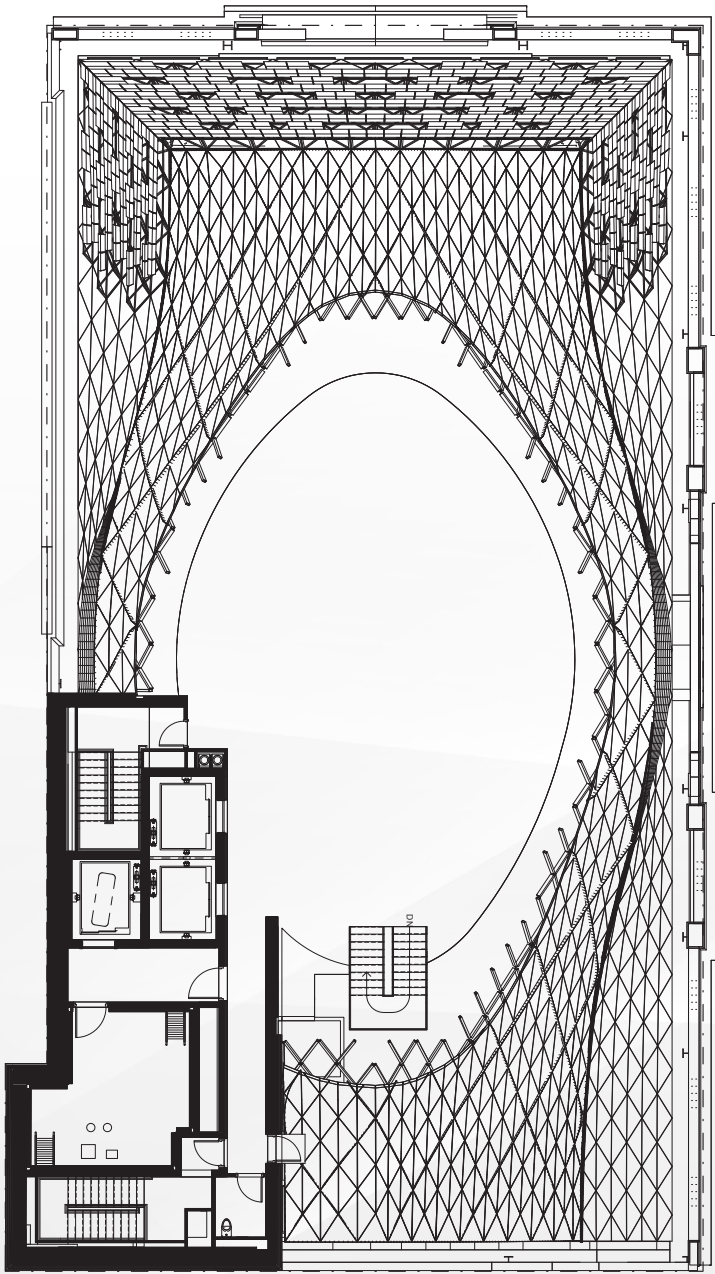
# OFFICE FLOOR PLAN

SIXTH FLOOR 4,444 RSF

## TEST FIT FLOOR PLAN



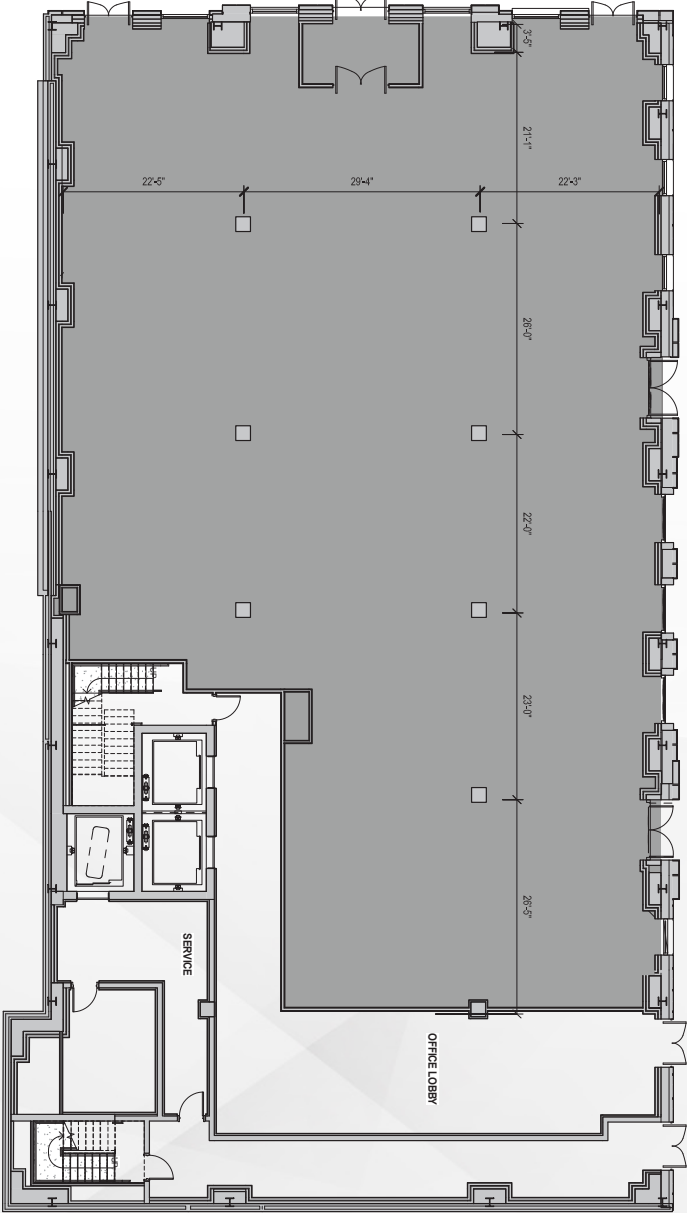
## CORE FLOOR PLAN



# RETAIL FLOOR PLAN

**GROUND FLOOR 8,460 USF**

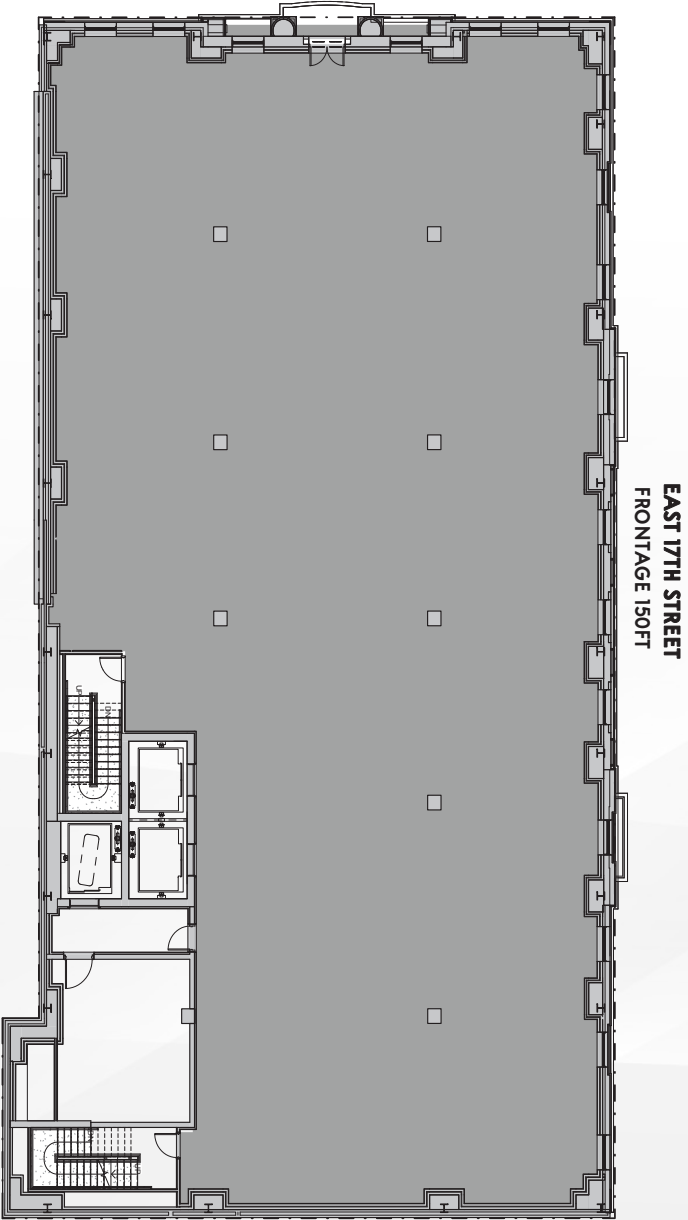
**UNION SQUARE EAST  
FRONTAGE 79 FT**



**EAST 17TH STREET  
FRONTAGE 126 FT**

**SECOND FLOOR 15,029 RSF**

**UNION SQUARE EAST  
FRONTAGE 79 FT**

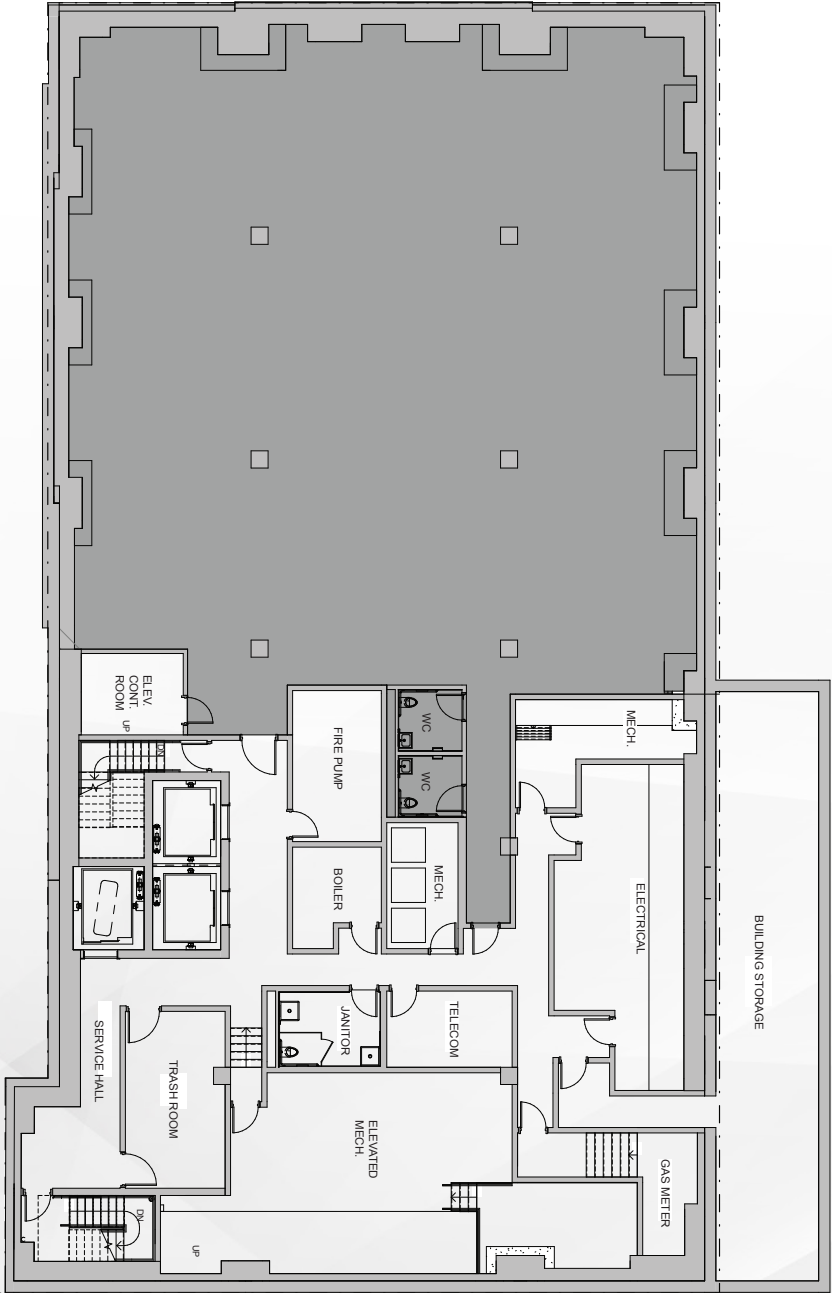


**EAST 17TH STREET  
FRONTAGE 150 FT**

# RETAIL FLOOR PLAN

LOWER LEVEL 6,500 USF

UNION SQUARE EAST



EAST 17TH STREET

# AREA MAP



## PEDESTRIAN TRAFFIC

383,000 people walk through Union Square daily



## TRANSPORTATION

Annual ridership exceeds 35.3 million  
The 2nd busiest transit hub on the weekends and 4th busiest on weekdays



## DAYTIME/OFFICE POPULATION

Over 27.5 million RSF of office space with 153,000 employees



## RESIDENTIAL POPULATION

75,489 residents with a median income of over \$113,930 per person



## STUDENT POPULATION

90,000 students attend area universities including New York University, The New School and Pratt Institute

## TRANSPORTATION

With Union Square just a block away, 10 subway lines and a PATH station connect 44 Union Square to destinations throughout the greater New York City area.



Astoria	▣ —————	33 min
Downtown Brooklyn	▣ ———	23 min
Financial District	▣ ———	17 min
Hoboken	▣ —————	40 min
Jersey City	▣ —————	40 min
Long Island City	▣ —————	30 min
Lower East Side	▣ —————	13 min
Midtown	▣ ———	12 min
Upper East Side	▣ —————	24 min
Upper West Side	▣ —————	27 min
Williamsburg	▣ ———	23 min



Astoria	▣ ———	23 min
Downtown Brooklyn	▣ —————	30 min
Financial District	▣ ———	10 min
Hoboken	▣ ———	20 min
Jersey City	▣ ———	20 min
Long Island City	▣ —————	30 min
Lower East Side	▣ —————	30 min
Midtown	▣ ———	15 min
Upper East Side	▣ ———	20 min
Upper West Side	▣ —————	25 min
Williamsburg	▣ ———	10 min



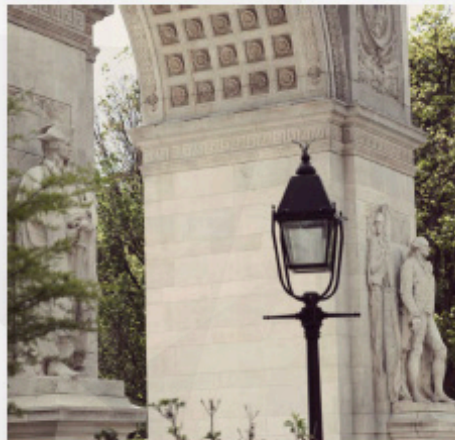
Astoria	▣ ———	30 min
Downtown Brooklyn	▣ ———	18 min
Financial District	▣ ———	15 min
Hoboken	▣ —————	30 min
Jersey City	▣ —————	42 min
Long Island City	▣ —————	20 min
Lower East Side	▣ ———	15 min
Midtown	▣ ———	10 min
Upper East Side	▣ —————	23 min
Upper West Side	▣ —————	30 min
Williamsburg	▣ ———	20 min





## NEIGHBORHOOD

44 Union Square has been an iconic fixture of the Union Square neighborhood for centuries. This convenient downtown location grants tenants access to everything the city has to offer with a shower walk or public transportation. Low rooflines and tree-lined streets create the feeling of a true neighborhood, with a wide variety of shopping, dining, and entertainment venues nearby.



# 44 UNION SQUARE

## EXCLUSIVE LEASING AGENTS



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Tomasetti**