

40

Fulton

STREET



40 Fulton Street’s captivating skyline and river views, as well as its proximity to the newly revitalized South Street Seaport and Fulton Center, make it an ideal location for fostering creativity, inspiration and design.

Building Facts & Features

LOCATION

South side of Fulton Street between Pearl & Cliff Streets

LOADING DOCK & BIKE ROOM

Located on Pearl Street

YEAR BUILT

1986

ARCHITECT

Fox & Fowle Architects - original building architect
Fogarty Finger Architecture - 2018 lobby & elevator renovations

BUILDING SIZE

Approximately 250,000 SF

FLOORS

29

FLOOR SIZES

Floors 2-4:	14,500 SF
Floors 5-6:	11,000-13,000 SF
Floors 7-27:	7,900-8,600 SF
Floors 28-29:	7,200 SF

CEILING HEIGHTS

11’-1” slab to slab

ELECTRICITY

Directly metered from Con Edison
8 watts per USF

EMERGENCY LIGHTING & POWER

750KVA diesel generator
Supports fire & life safety systems

EXTENDED BASE BUILDING HVAC HOURS

Monday-Friday 8AM to 8PM
Saturday 8AM to 1PM

A cooling tower provides condenser water for individual package water cooled blazer units for each floor with VAV air distribution (no perimeter supply) and for tenants’ supplemental needs

TELECOMMUNICATIONS

There are two (2) separate points of entry (POE)

FLOOD PROTECTION

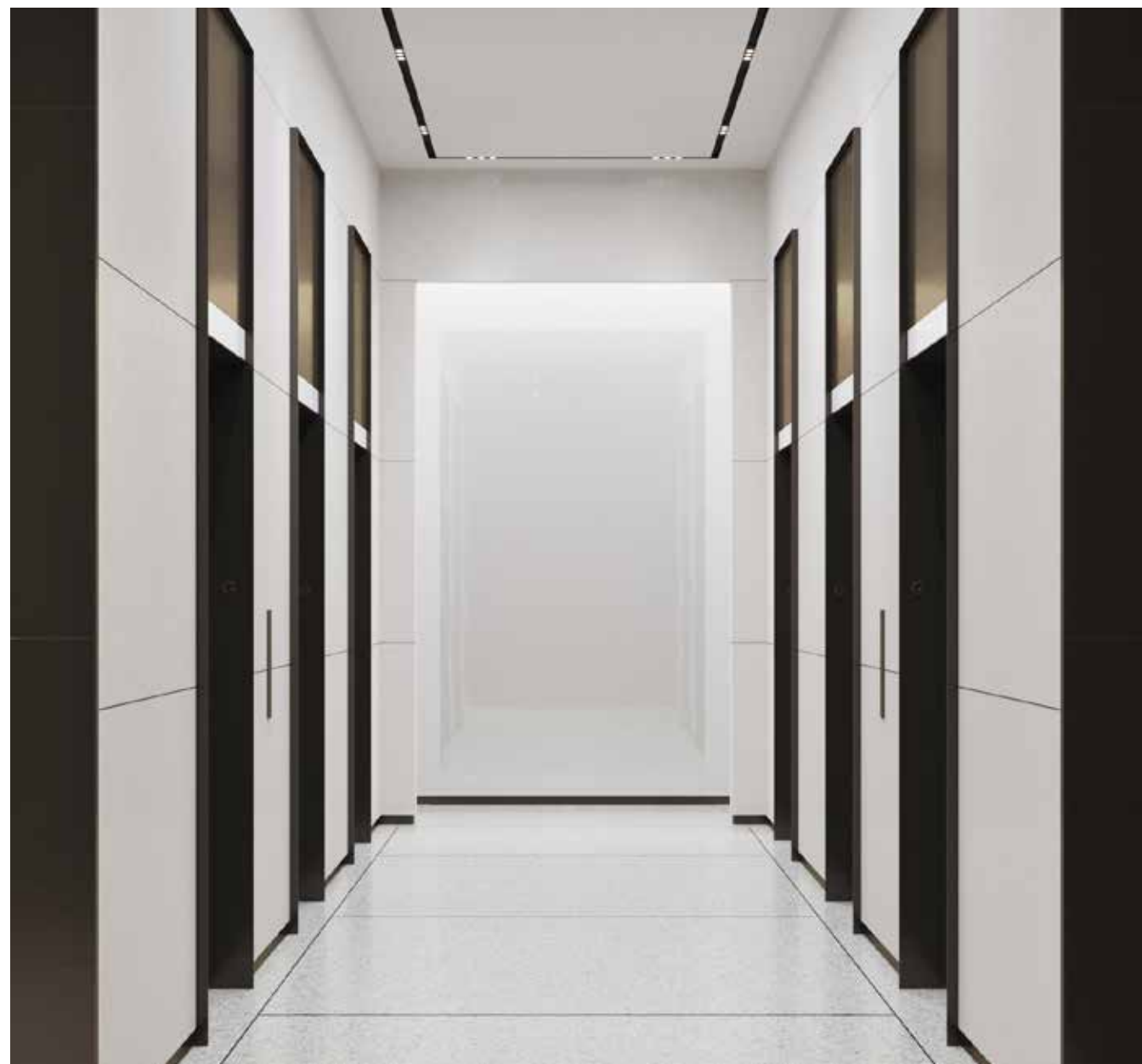
AquaFence deployable water barrier prevents flooding from affecting the building

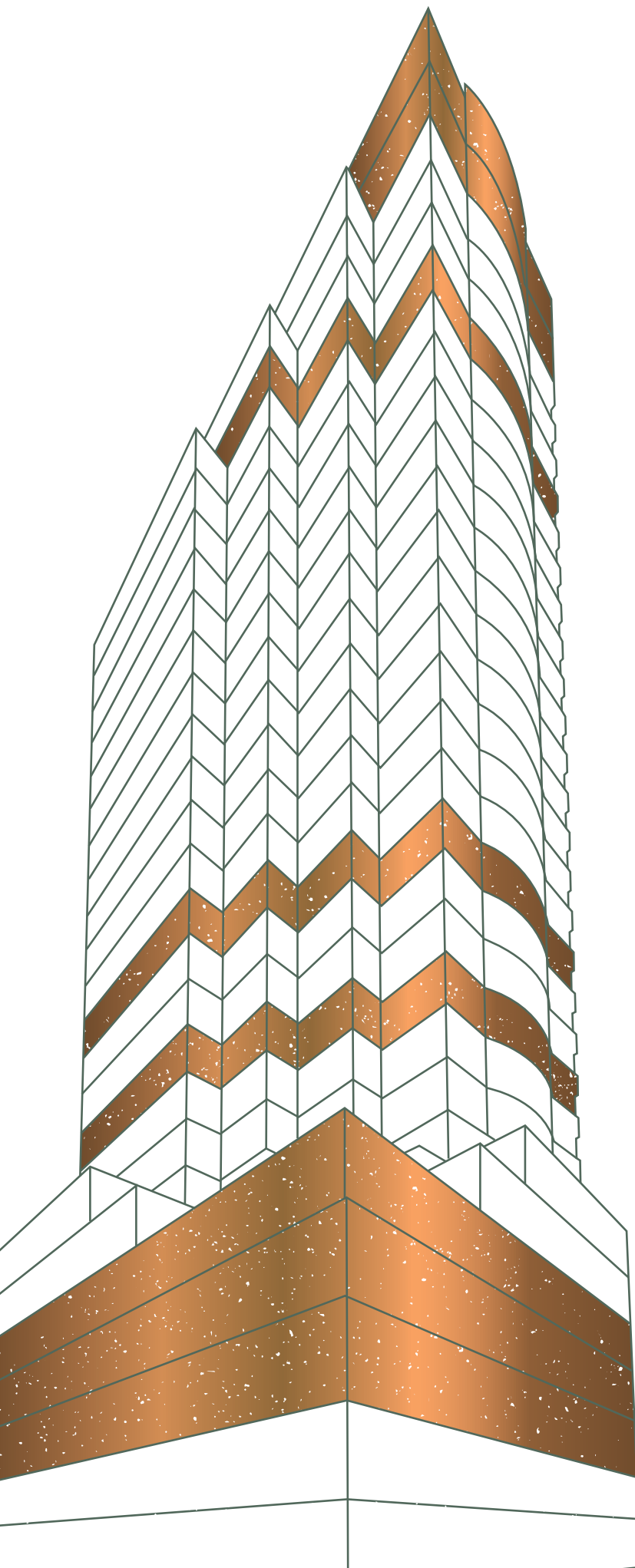


SUSTAINABILITY

2018 Energy Star certification







*Availability**

DUPLEX
ENTIRE 29TH FLOOR - 7,194 SF
ENTIRE 28TH FLOOR - 7,171 SF
As-built
Internal staircase
Outdoor terrace

ENTIRE 24TH FLOOR
8,561 SF
Pre-built

PARTIAL 12TH FLOOR
5,734 SF
As-built

ENTIRE 9TH FLOOR
8,210 SF
Pre-built

ENTIRE 4TH FLOOR
14,465 SF
Turn-key

ENTIRE 3RD FLOOR
14,446 SF
As-built

ENTIRE 2ND FLOOR
14,441 SF
As-built

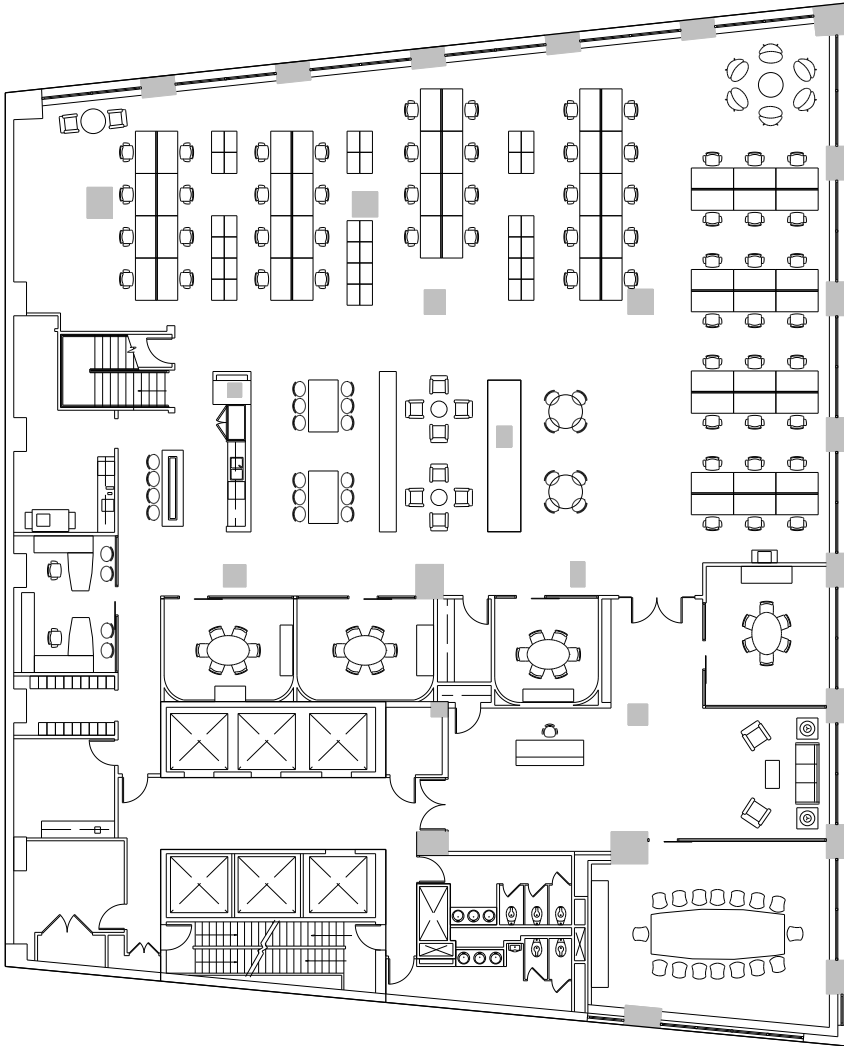
*additional spaces/sizes available





ENTIRE 2ND FLOOR | 14,441 SF
as-built plan

FULTON STREET

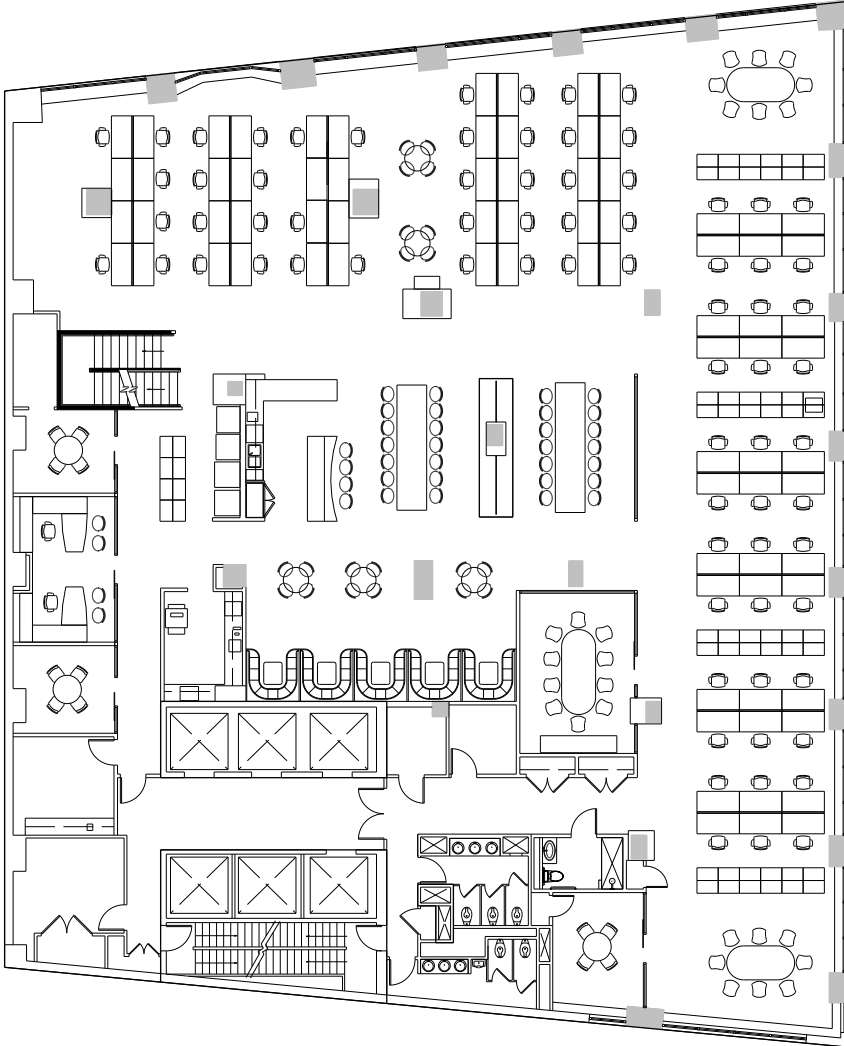


PEARL STREET



ENTIRE 3RD FLOOR | 14,446 SF
as-built plan

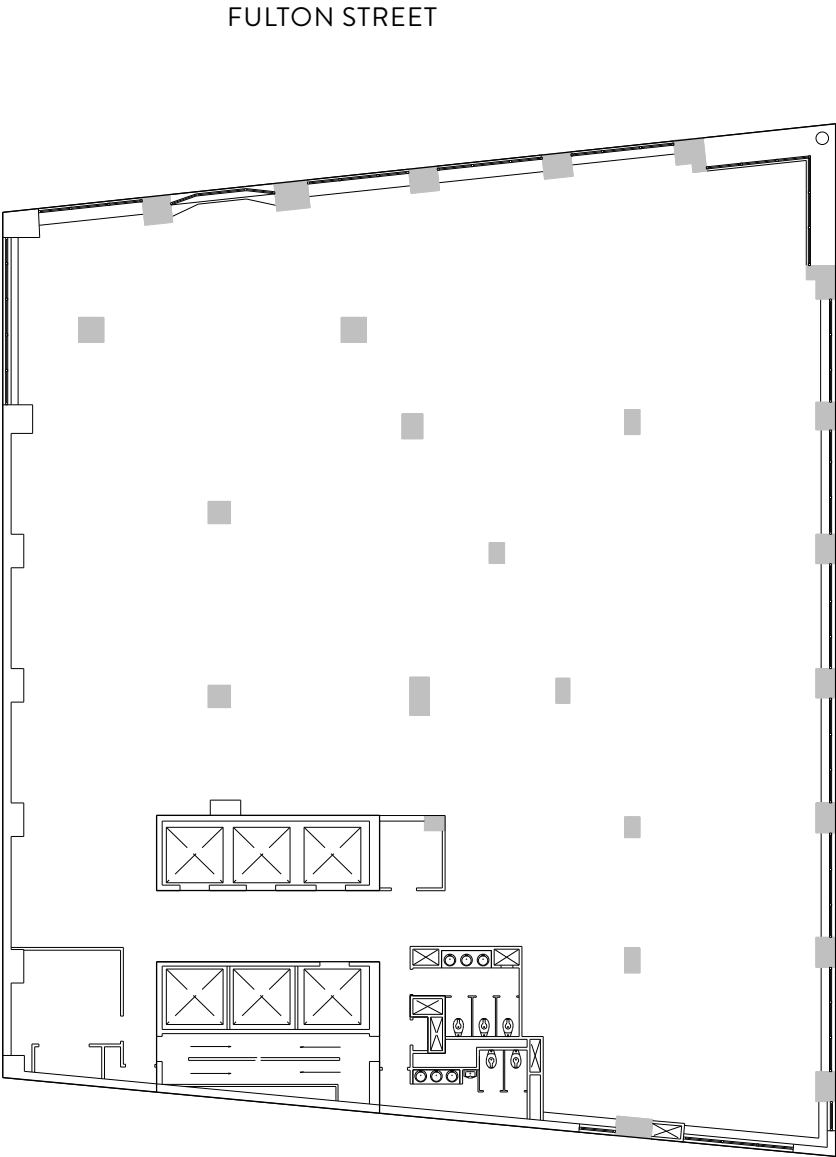
FULTON STREET



PEARL STREET



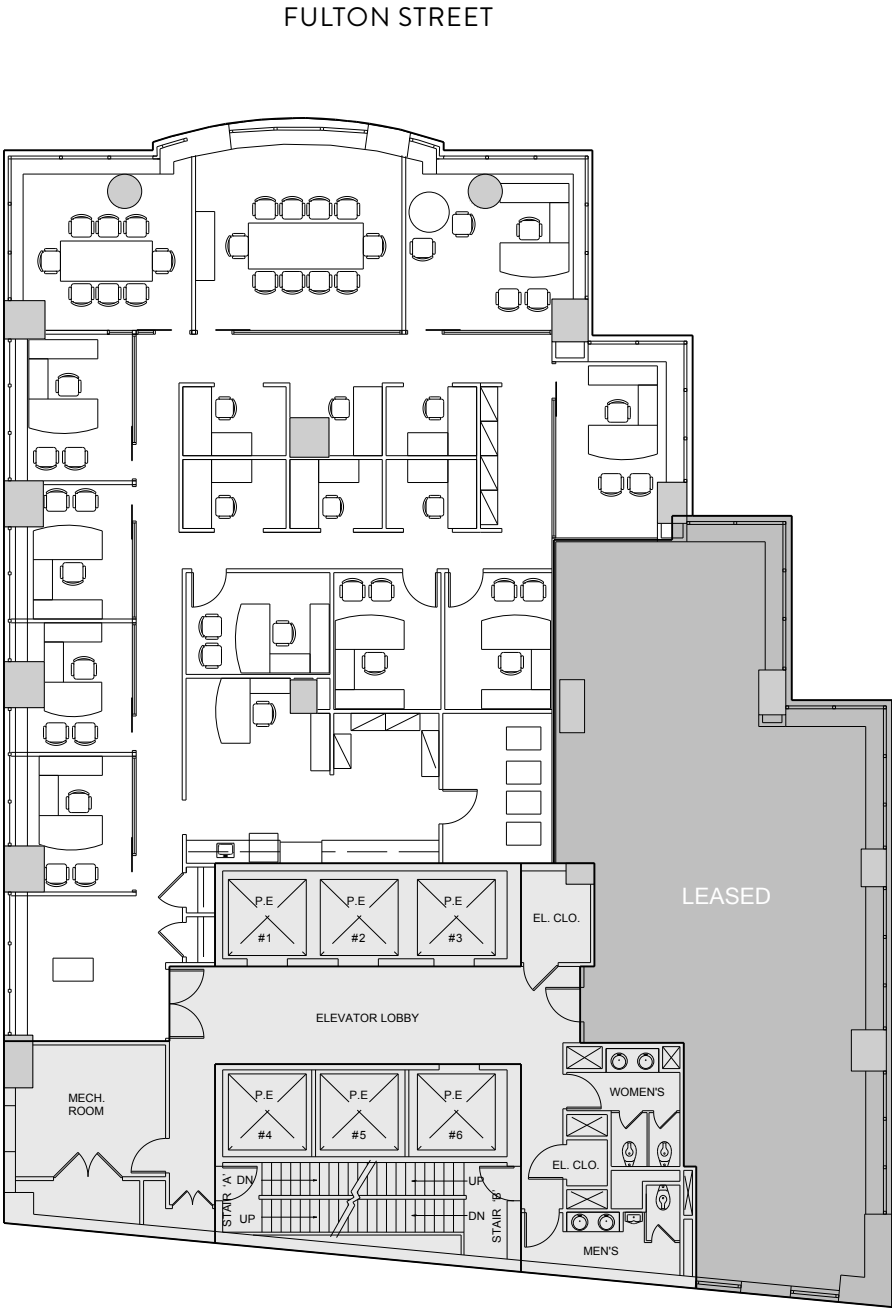
ENTIRE 4TH FLOOR | 14,465 SF
core & shell plan



PEARL STREET



PARTIAL 12TH FLOOR | 5,734 SF
as-built plan



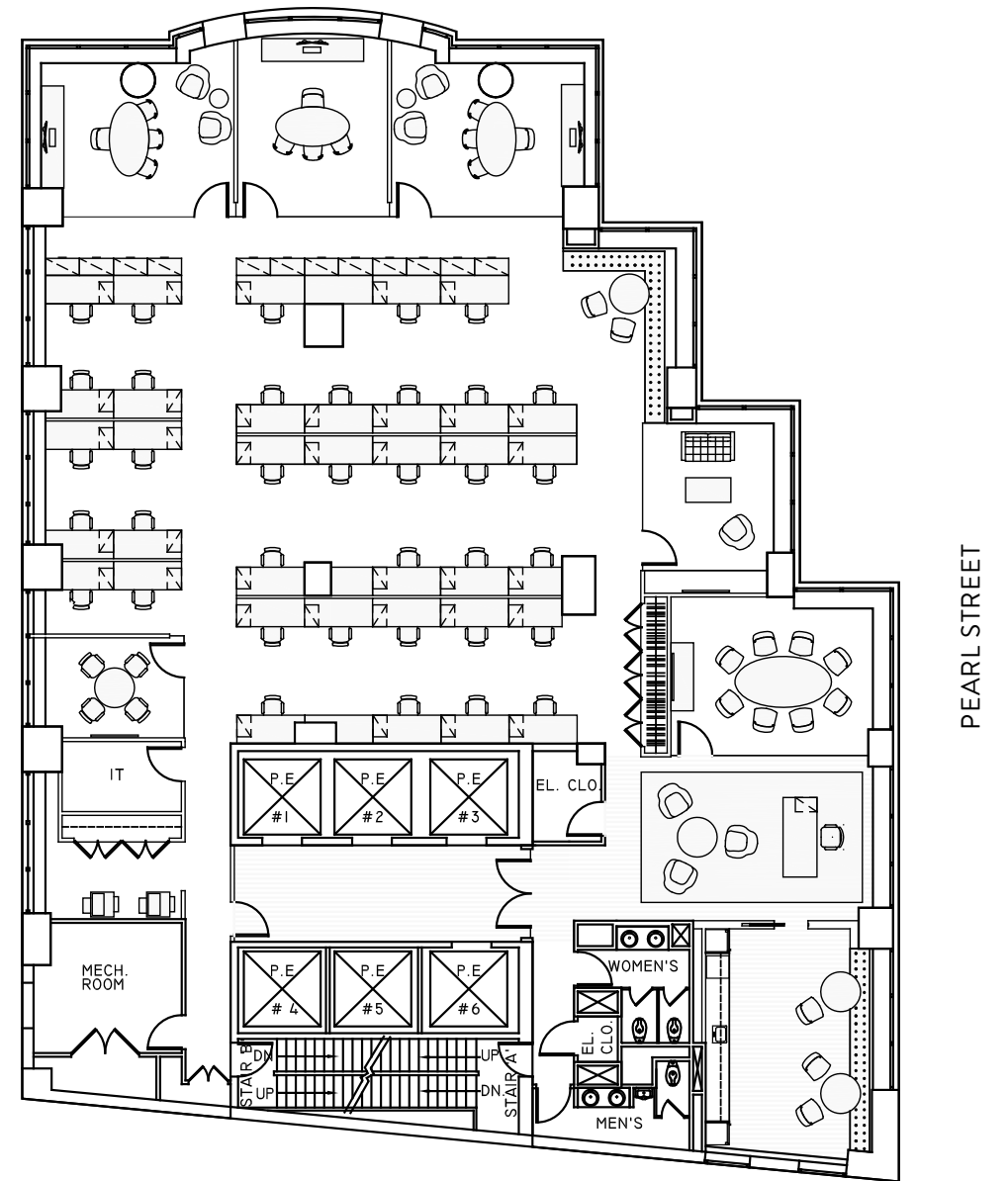
PEARL STREET



ENTIRE 9TH FLOOR | 8,210 SF

pre-built plan

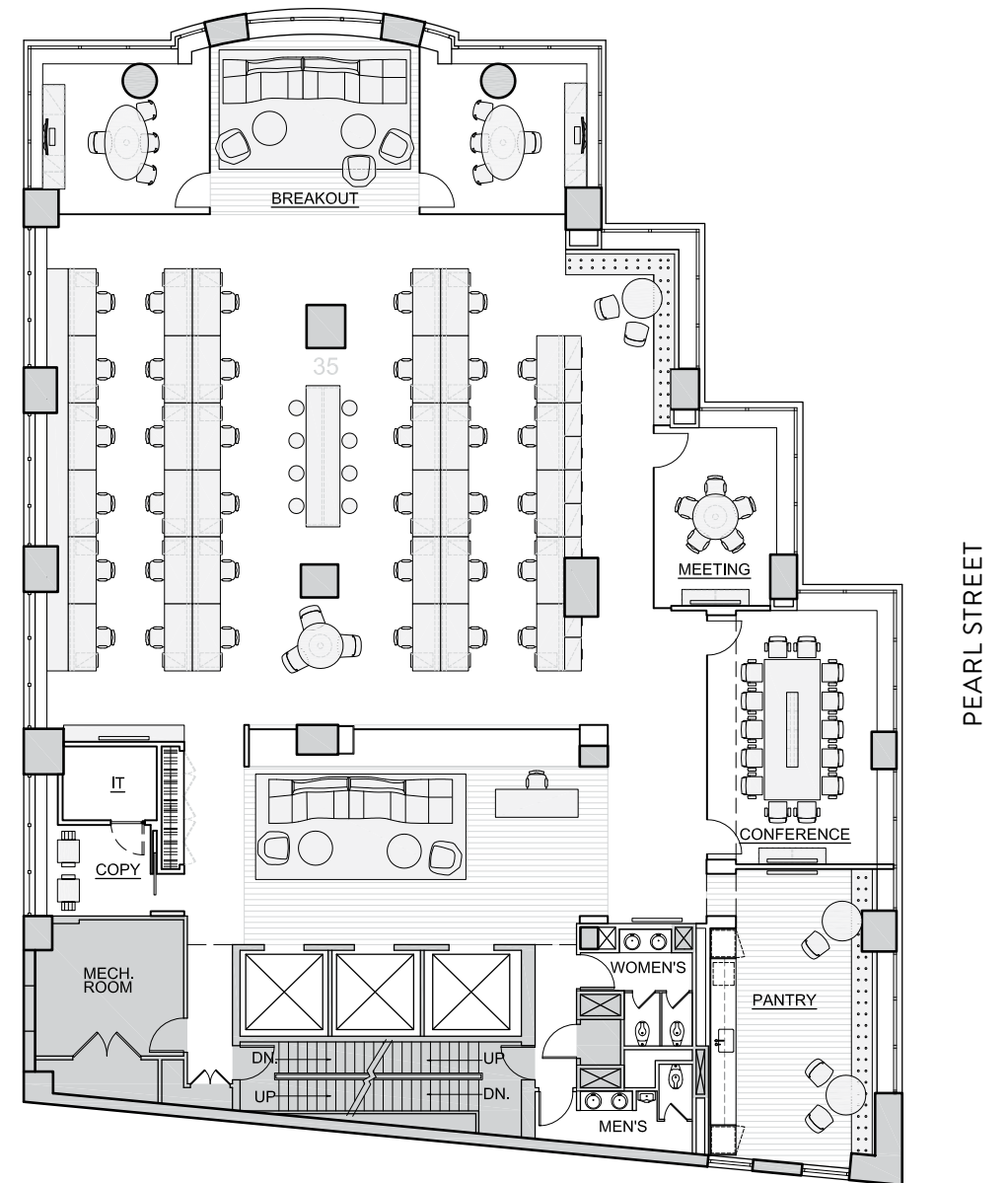
FULTON STREET





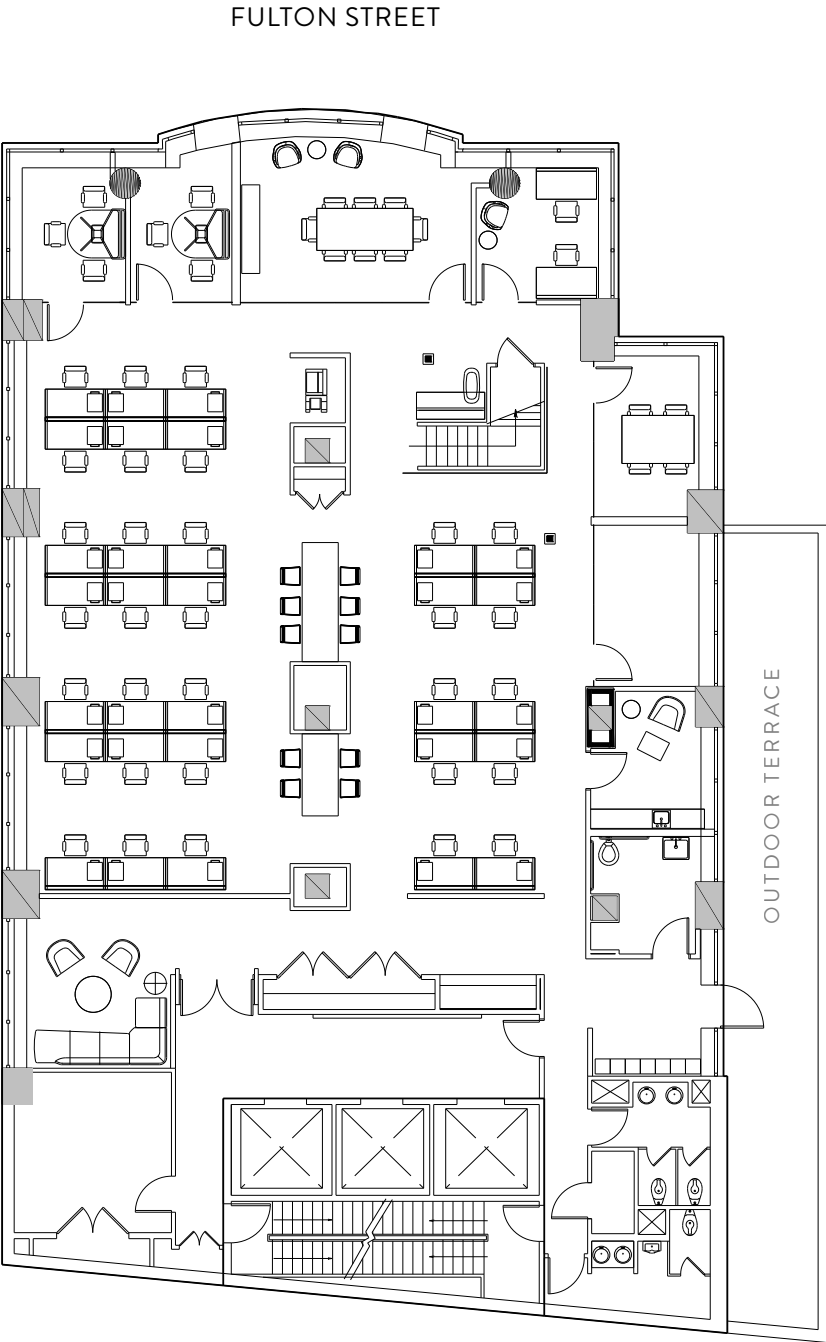
ENTIRE 24TH FLOOR | 8,561 SF
pre-built plan

FULTON STREET

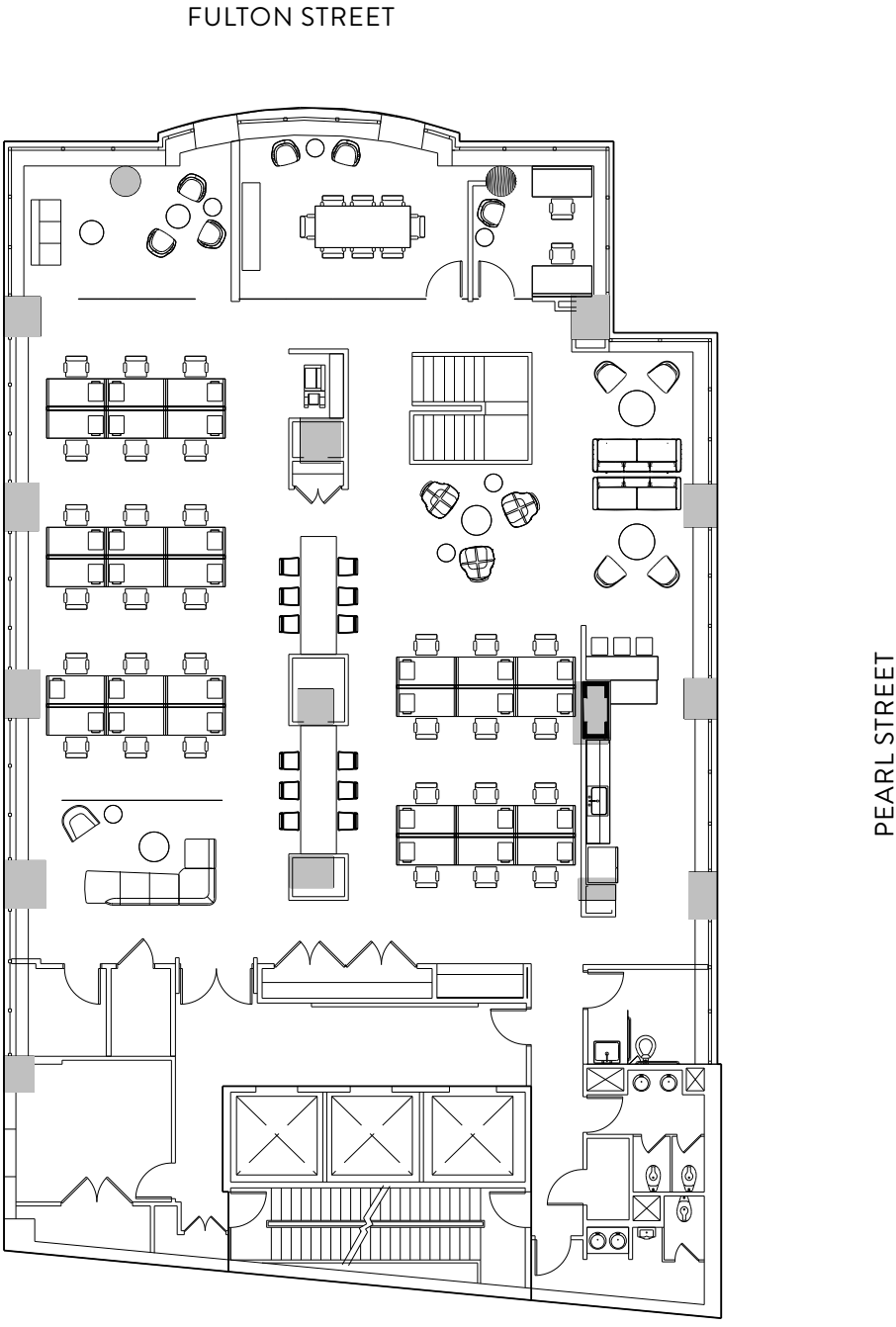




DUPLEX | ENTIRE 28TH FLOOR | 7,171 SF
as-built plan



DUPLEX | ENTIRE 29TH FLOOR | 7,194 SF
as-built plan



The Neighborhood

The historic Seaport District, with nearby access to Fulton Center and several transportation hubs, has become a popular stop for tourists and locals alike.

Cultural events, redevelopments, and popular retailers have transformed this area into a modern community center amidst the most original architecture in Manhattan. With the addition of a brand new marketplace bringing in some of the best names in shopping and dining, the Seaport is evolving into a cultural anchor for lower Manhattan.







On the Go

1. DIG INN
2. DOS TOROS
3. CHIPOTLE
4. JOE & THE JUICE
5. EL LUCHADOR
6. FLAVORS CAFE
7. CHOPT
8. HALE & HEARTY
9. JUICE GENERATION
10. PEARL DINER

Indulge

1. THE TUCK ROOM
2. THE KETCH BREWHOUSE
3. FRESH SALT
4. TRADING POST
5. FULL SHILLING
6. BARBALU
7. JEREMY'S ALE HOUSE
8. ACQUA RESTAURANT
9. COWGIRL SEAHORSE
10. THE FISHMARKET
11. GARDEN BAR

Break a Sweat

1. SOUL CYLE
2. PURE BARRE
3. COMPLETE BODY
4. EQUINOX
5. CRUNCH
6. CROSSFIT WALL STREET
7. BLINK FITNESS
8. THE PILATIUM
9. NEW YORK SPORTS CLUB

See & Do

1. IPIC THEATER
2. SOUTH STREET SEAPORT MUSEUM
3. TKTS SOUTH STREET SEAPORT
4. BROOKLYN BRIDGE
5. NEW YORK CITY HALL
6. ESPN STUDIOS



VORNADO REALTY TRUST is a preeminent owner, manager and developer of real estate with a portfolio including some of the world's most iconic properties. In Manhattan, Vornado has ownership and management interest in over 30 million square feet, including over 20 million square feet of office and over 3 million square feet of street retail, primarily located in the key retail corridors of Madison Avenue, Fifth Avenue, Times Square, Union Square, Penn Plaza/Herald Square and SoHo. Vornado takes pride in its longstanding relationships across a diverse tenant base that includes well-recognized industry leaders,

blue-chip financial institutions and the world's leading creative and technology companies. Vornado is the real estate industry leader in sustainability policy, programs and results, owning over 13 million square feet of LEED Certified space in Manhattan, with nearly 10 million square feet certified at the Gold level in 2017. Vornado commemorated 50 years on the NYSE in 2012 and has been a member of the S&P 500 since 2005. With its dominant market position, its superior operating platforms, and its strong financial position, Vornado is poised to continue building on its history of success.



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