

FACT SHEET

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BUILDING ADDRESS:

40 Exchange Place

LOCATION:

Southwest Corner of Exchange Place and William Street

OWNERSHIP:

Newmark Holdings & Northwind Group

EXCLUSIVE LEASING AGENT:

Newmark Holdings

BUILT:

1893

RENOVATED:

2016 – 2017

CONSTRUCTION TYPE:

Steel framing structure with masonry, limestone and brick façade;
Terracotta flat arch floor

TYPICAL FLOOR SIZE:

Approx. 15,000 RSF

STORIES:

20

AVG. CEILING HEIGHTS:

Approx. 13' slab-to-slab

BUILDING AMENITIES:

Newly renovated lobby, elevators, common corridors and restrooms

DATA PROVIDERS:

Verizon FIOS, Time Warner Cable, Lightpath

WINDOWS:

Operable double hung aluminum framed windows

BUILDING ACCESS/SECURITY:

24/7 attended lobby with state-of-the-art building access/security monitoring and turnstile systems

HVAC:

AC is provided by 24/7 tenant controlled air cooled central AC units located within each tenant's space. Steam heating is provided by perimeter cast iron radiators circulated throughout the building during the heating season.

LIFE SAFETY SYSTEMS:

Fully addressable centrally monitored Class E Fire Alarm System;
Building fully sprinklered

ELEVATORS:

6 newly renovated passenger elevators and 1 freight elevator

TRANSPORTATION:

Broad St. Station (J, Z)

Wall St. Station (2, 3, 4, 5)

Rector St. Station (1, N, R, W)

Pier 11/Wall St. Ferry Terminal

COLUMN SPACING:

14' – 16'

FLOOR LOAD CAPACITY (LIVELOAD):

140 lbs. PSF

ELECTRICAL CAPACITY:

New York Energy Code Compliant. Up to 6 watts per RSF exclusive of HVAC can be provided.

CLEANING:

Cleaning provided by landlord Mon - Fri

STORAGE SPACE: Available**INCENTIVES:**

The building qualifies for Lower Manhattan incentives