ESSEX CROSSING OFFICE
WELCOME TO
ESSEX CROSSING

155
DELANCEY STREET
155 Delancey Street
5th Floor
With View of Williamsburg Bridge

Essex Crossing Office
155 Delancey Street

6th Floor Private Outdoor Terrace
ENDLESS POSSIBILITIES

Essex Crossing Office
155 Delancey Street

Exclusive Office Lobby

AND DELANCEY STREET PLAZA

YOUR BRAND HERE
THE MARKET LINE EVENT SPACE

ESSEX CROSSING

The HUB

Essex Crossing Office
Essex Crossing Office
350,000+ RSF

145 Delancey Street
177,969 RSF
Outdoor Terrace 2,231 SF

5/5 51,777 RSF Available
4/5 51,899 RSF Available
3/3 39,262 RSF Available
2/2 35,031 RSF Available

155 Delancey Street
173,075 RSF
Outdoor Terrace 3,456 SF

Verizon
2/3 34,071 RSF Available

NORFOLK STREET
SUFFOLK STREET
CLINTON STREET
BROOME STREET
155 DELANCEY STREET
FLOOR 2
RSF: 35,031

Core and Shell Floor Plan

Sample Creative Test Fit

Workstations 155
Reception 2
Total Headcount 157

Alternative Seats
(Meeting Rooms, Tech Hubs, Phone Rooms, Living Rooms, Collaborative areas, Cafe) 176

RSF/person 181

Core
Residential Elevators
Open Amenity Space
Meeting Rooms
Open Workstations
Broome St Gardens
155 DELANCEY STREET
FLOOR 3
RSF: 39,262

Core and Shell Floor Plan

Sample Creative Test Fit

Workstations 231
Reception 2
Total Headcount 233

Alternative Seats (Meeting Rooms, Tech Hubs, Phone Rooms, Living Rooms, Collaborative areas, Cafe) 196

RSF/person 181
155 DELANCEY STREET
FLOOR 4
RSF: 51,899

Workstations: 297
Reception: 2
Total Headcount: 299
Alternative Seats (Meeting Rooms, Tech Hubs, Phone Rooms, Living Rooms, Collaborative areas, Cafe): 340
RSF/person: 181
155 DELANCEY STREET

FACTS AND FIGURES

Office building size
178K RSF

Floor plate sizes
35K–52K RSF

Type of construction
CONCRETE

Office stories
6

Passenger Elevators
3

Freight Elevators
1

Office ceiling heights
12'
Slab-to-slab beam free

Column spacing
30’ – 35’ CENTER

Outdoor space
3,456 SF
Sixth floor outdoor terrace

Floor loads

HVAC
Water-cooled DX units

Heating
Hot water

Sustainability
LEED-ND

Telecom
WIRED Score: Platinum

Electrical Capacity
8 WT/SF

Supplemental Cooling
20 tons/floor

Bicycle storage with lockers and showers

Essex Crossing Office
THANK YOU

JOSH KURILOFF
212. 841. 7894
josh.kuriloff@cushwake.com

MATTHIAS LI
212. 841. 7712
matthias.li@cushwake.com

ANDREW BRAVER
212. 841. 5976
andrew.braver@cushwake.com

JOSEPH CIRONE
718.606.7038
joseph.cirone@cushwake.com