

# 156 WILLIAM

---

5,772-80,987 +/- RSF  
40,426 +/- CONTIGUOUS RSF

THE  
DOWNTOWN  
MEDICAL  
BUILDING

156

**156 WILLIAM STREET**

FINANCIAL DISTRICT | BETWEEN ANN STREET AND BEEKMAN STREET

# BUILDING LOBBY

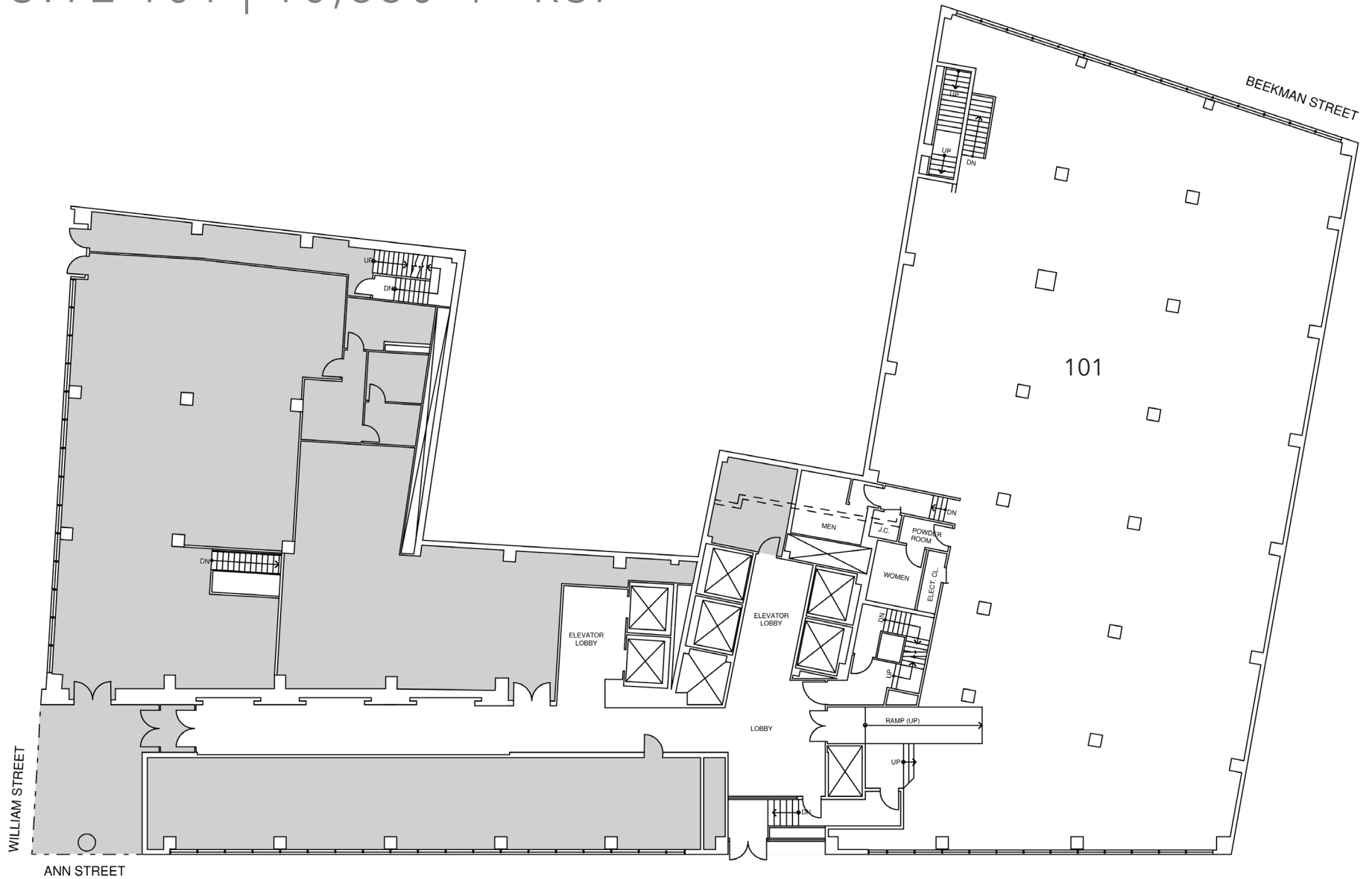
---

GROUND FLOOR



# FIRST FLOOR | CORE & SHELL

SUITE 101 | 10,830+/- RSF



All areas and dimensions are approximate. Field Verification is necessary.

# THIRD FLOOR | TEST FIT

SUITE 301 | 5,772+/- RSF

## LAYOUT

5 CONSULTS

11 EXAM ROOMS

ROOMS INCLUDED:  
PROCEDURE, RECOVERY, TREATMENT

2 NURSES STATION

LABORATORY

2 ADMIN OFFICES

RECEPTION

WAITING ROOM

BREAK ROOM

4 CLOSETS

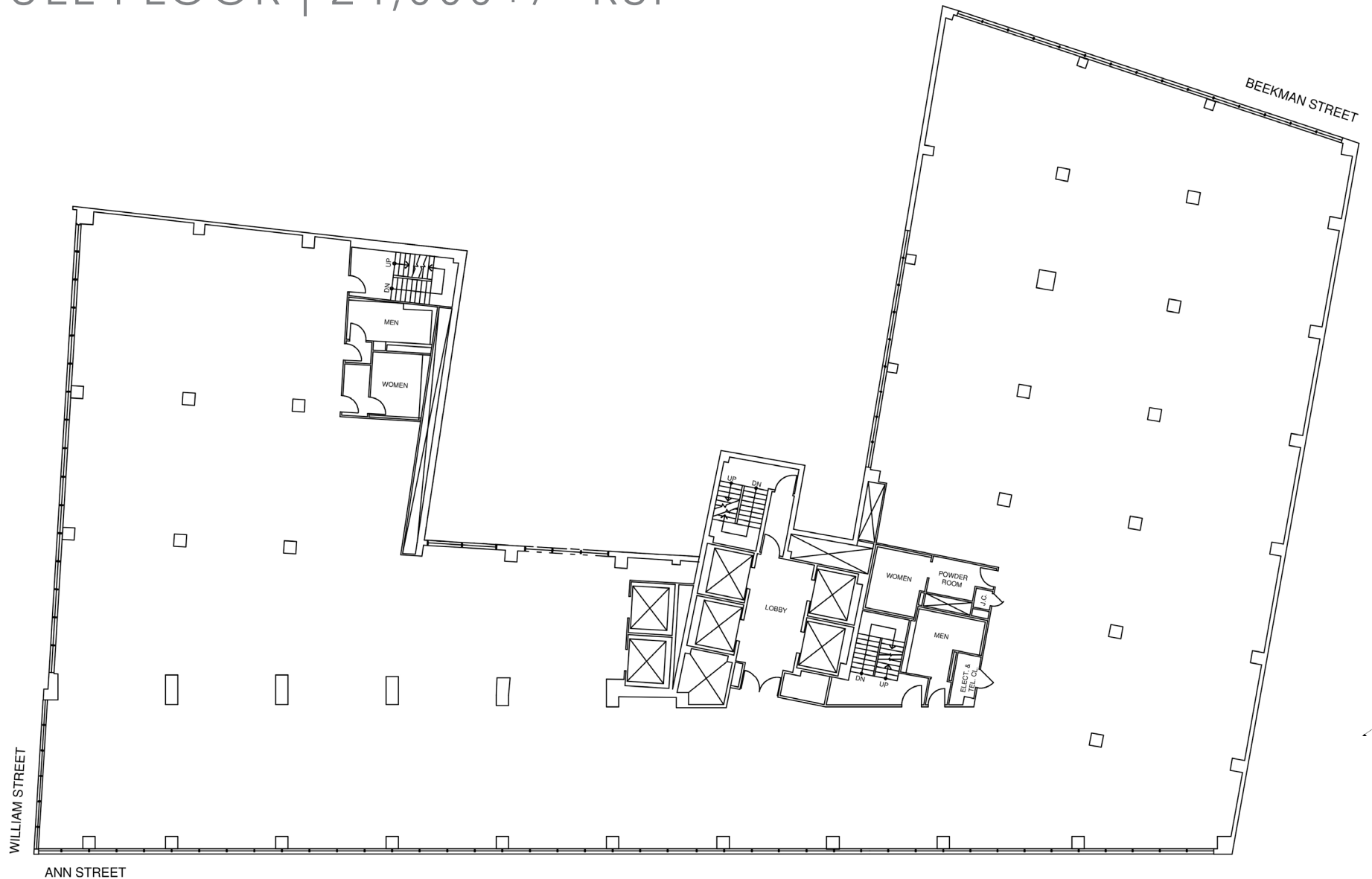
STORAGE ROOM

STAFF ENTRANCE



# FIFTH FLOOR | CORE & SHELL

FULL FLOOR | 24,000+/- RSF

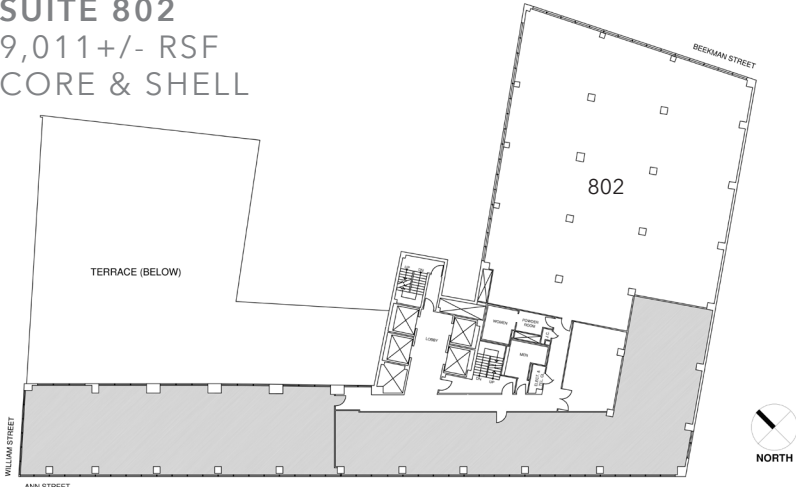


All areas and dimensions are approximate. Field Verification is necessary.

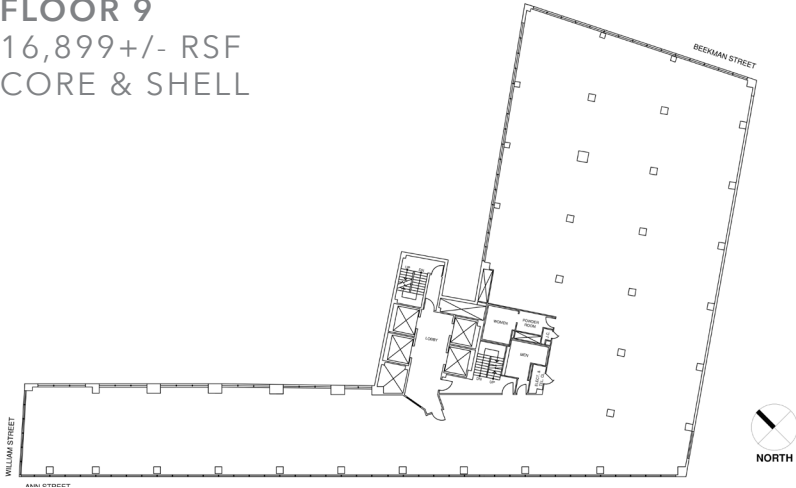
# CONTIGUOUS SPACE

40,426+/- RSF

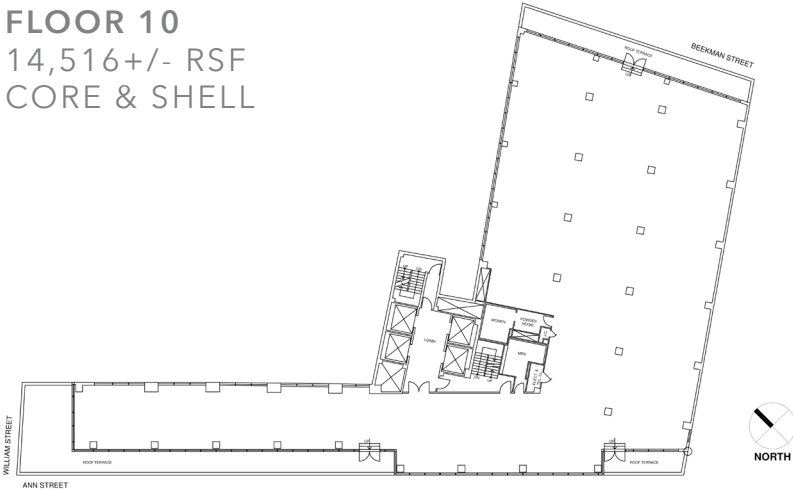
**SUITE 802**  
9,011+/- RSF  
CORE & SHELL



**FLOOR 9**  
16,899+/- RSF  
CORE & SHELL



**FLOOR 10**  
14,516+/- RSF  
CORE & SHELL



**FLOOR 10**  
MEDICAL TEST FIT  
SEE NEXT PAGE



All areas and dimensions are approximate. Field Verification is necessary.

# TENTH FLOOR | TEST FIT

ENTIRE FLOOR | 14,516+/- RSF

## LAYOUT

3 CONSULTS

11 EXAM ROOMS

*ROOMS INCLUDED: PROCEDURE, RECOVERY, TREATMENT*

2 NURSES STATION

4 OPERATING ROOMS

2 CHANGING ROOMS

7 PRE/POST-OP SPACES

3 ADMIN OFFICES

CLEAN ROOM

STERILIZATION ROOM

7 RESTROOMS

2 JANITOR CLOSETS

8 MISC./STORAGE ROOMS

STAFF BREAK ROOM/KITCHEN

2 LOCKER ROOMS

RECEPTION

WAITING ROOM



All areas and dimensions are approximate. Field Verification is necessary.

# 156WILLIAM

COMMITMENT + INVESTMENT = REINVENTED  
THIS IS: WORK. SHOP. LIVE.





# DOWNTOWN IS NOW

---

## **DYNAMIC DESTINATION FOR RESIDENTIAL, OFFICE AND RETAIL**

The 310,000 employees currently working in Lower Manhattan will grow as new and repositioned office space continues to come on-line.

The World Trade Center complex and Brookfield Place are now occupied.

61,000 people live in Lower Manhattan and more than 3,600 additional residential units are currently under construction or are scheduled for completion.

Nearly 2,000,000 square feet of new or repositioned retail space is or will be available in Lower Manhattan.

New, state-of-the-art transportation hubs account for 127 million riders in and out of Lower Manhattan each year.

## **156 WILLIAM STREET IS THE IDEAL MEDICAL LOCATION DOWNTOWN**

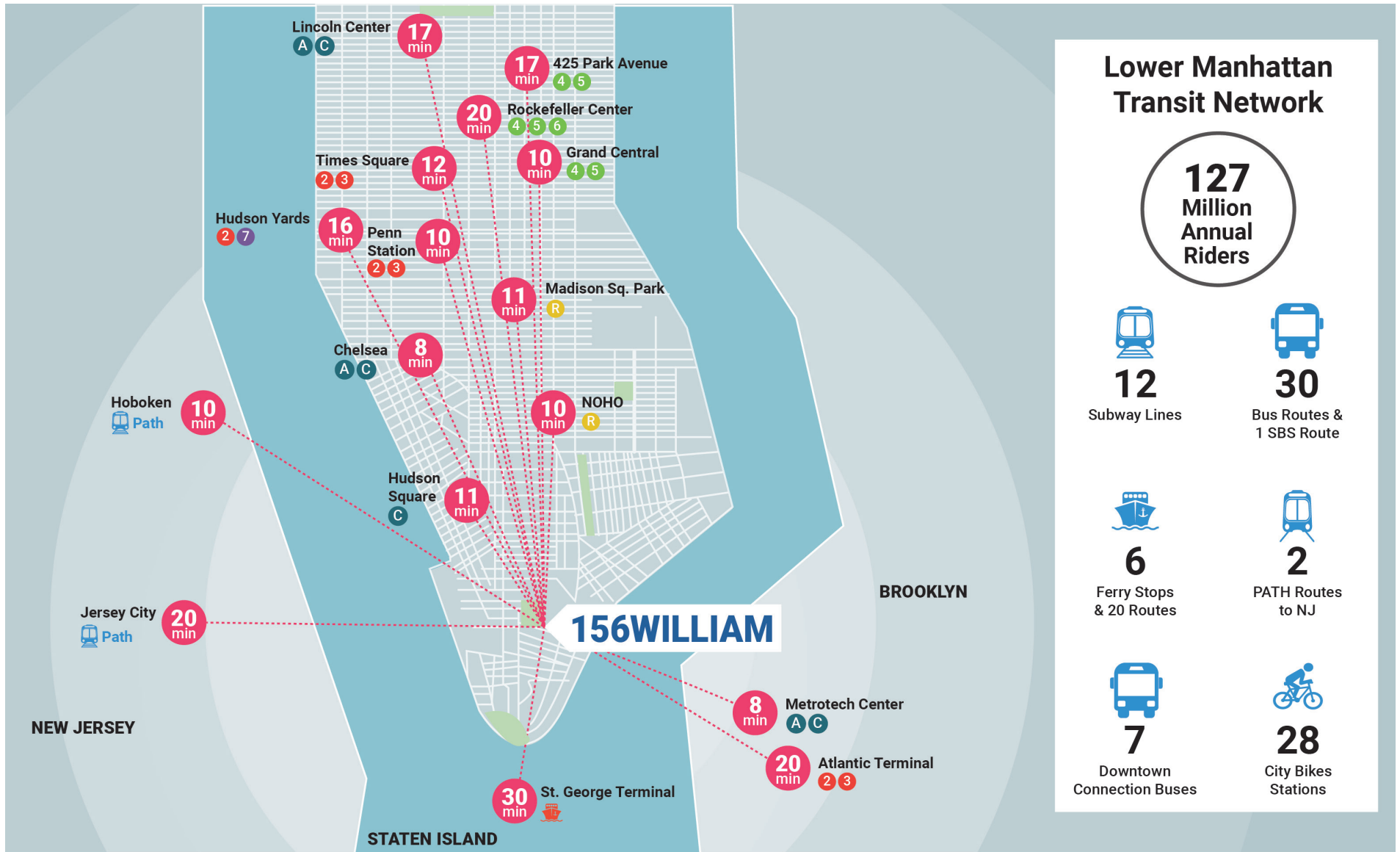
156 William Street is Lower Manhattan's only all-medical office building located directly across the street from New York-Presbyterian/ Lower Manhattan Hospital, providing the unique opportunity to create a downtown medical campus.

### **Notables**

- Ownership will build to suit
- Flexibility with respect to term and expansion
- Ambulatory Care/Surgery (Article 28 compliance)
- Opportunity for medical tenants to collaborate and exist in a healthcare campus environment
- Macklowe level of service

# 156WILLIAM

WE ARE  
ACCESSIBLE



# 156 WILLIAM

---

## THE DOWNTOWN MEDICAL BUILDING

---

### Paul L Wexler

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.836.1075  
E: PLW@corcoran.com

### Josef Yadgarov

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.836.1097  
E: josef.yadgarov@corcoran.com

### Alisia Ramlochan

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.893.1450  
E: alisia.ramlochan@corcoran.com

### Elliot Dennis

LICENSED REAL ESTATE  
SALESPERSON

P: 212.893.1746  
E: elliot.dennis@corcoran.com

### Kurt Herold

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.323.3817  
E: kherold@corcoran.com

### Cosmin Bitu

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 917.602.5754  
E: cosmin.bitu@corcoran.com