

Building Address			Cross Street		Building Name		Verified	W/D
Floor	Sq.Ft.	Rental	Term	Possession	Installation	S/D Comments		
1 1 Liberty Plaza New York, NY								
					Btw Liberty & Cortlandt Streets	165 Broadway		
P 52	8,120	\$ 34,000	7/31/2000	Immediate	As Is	S	16 Offices, 2 Conference Rooms, Views Of NY Harbor	05/27/97
P 51	1,950	\$ 30,000	7/30/2000	Immediate	As Is	S	Move-In Condition	05/28/97
P 51	7,234		Arranged	08/01/1997		D		05/07/97
P 36	3,648		Arranged	Immediate	Negotiable	D		05/07/97
E 34	41,779		08/30/2004	Arranged		S	Double Height Reception Area, Mahogany Milwork,	05/06/97
E 33	41,779		08/30/2004	Arranged		S	Double Height Reception Area, Mahogany Milwork,	05/06/97
P 28	5,827		Arranged	Immediate		D	Internal Staircase	05/07/97
P 27	5,144	\$ 34,005-10	Years	Immediate	Cash Cont	S	Move-In Condition	05/15/97
P 23	35,000	\$ 34,005-10	Years	Immediate	Cash Cont	S	Move-In Condition	05/15/97
P 6	17,265	\$ 25,000	3/20/2004	Immediate	NBI	S	Can Extend To 12/31/07, Credit Suisse Space, Ideal	05/06/97
							For Trading, Investment Banking, Lease Pending	10,0

100 Church Street
Btw Barclay St & Park Place

Building Size..... 1,100,000 Sq.Ft.

No. of Floors..... 20

Year Built/Renovated 1958

Floor Sizes..... 40,000 to 59,500

Architect..... Emery Roth & Sons

Elevators..... 19 Pass, 1 Frt

Major Tenants Mayor's Office Of Operations
Corporation Counsel
Merrill Lynch
American Express Company
U.S. Attorney's Office

Vacancies	Number	Sq.Ft.	Pct.	Avge.\$
Direct	9	278,480	25%	28.00
Sublet				
Retail	2	4,788	0%	40.00
Total	11	283,268	26%	28.20

Comments..... Attended Lobby, Security Service, Freight Entrance With
1 Loading Dock, Indoor Plaza With Atrium

Escalations..... Direct Oper., RE Tax

Electric..... Submetered

AVAILABLE SPACE						
FLOOR #	SQ. FT.	RENTAL	WORK	TERM	POSSESSION	DIRECT/SUBLET
Entire 17	43,200	\$28.00	NBI	Arranged	Immediate	Direct
Part of 15	32,024	\$28.00	NBI	Arranged	Immediate	Direct
Part of 15	20,813	\$28.00	NBI	Arranged	Immediate	Direct
Entire 9	60,371	\$28.00	NBI	Arranged	Immediate	Direct
Entire 8	59,748	\$28.00	NBI	Arranged	Immediate	Direct
Entire 7	43,096	\$28.00	NBI	Arranged	Immediate	Direct

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A T & T Co. Building
195 Broadway
 Btw Dey & Fulton Streets

Building Size..... 875,000 Sq.Ft.

No. of Floors..... 29

Year Built/Renovated 1916

Floor Sizes..... 32,600 to 35,600

Architect..... William Welles Bosworth

Elevators..... 28 Pass, 2 Frt

Major Tenants Cigna Insurance Of North Amer.
 Atlantic Mutual Co.
 Toplis & Harding
 Haight, Gardner, Poor & ...
 St. Paul Reinsurance

Vacancies	Number	Sq.Ft.	Pct.	Avg.\$
Direct	6	162,241	19%	24.00
Sublet	2	68,484	8%	24.00
Retail	1	13,375	2%	20.00
Total	9	244,100	28%	23.78

Comments..... Newly Restored Building, Attended Lobby, Security Service
 Emergency Generator 750 KVA, Subway Entrance
 Tenant Cafeteria In Building

Escalations..... Direct Operating

Electric..... Submetered

AVAILABLE SPACE

FLOOR #	SQ. FT.	RENTAL	WORK	TERM	POSSESSION	DIRECT/SUBLET
<i>Entire 18</i>	<i>35,584</i>	<i>\$24.00</i>	<i>Negotiable</i>	<i>10 Years</i>	<i>Immediate</i>	<i>Direct</i>
<i>Entire 17</i>	<i>34,107</i>	<i>\$24.00</i>	<i>Negotiable</i>	<i>10 Years</i>	<i>Immediate</i>	<i>Direct</i>
<i>Entire 16</i>	<i>35,347</i>	<i>\$24.00</i>	<i>Negotiable</i>	<i>Arranged</i>	<i>Immediate</i>	<i>Direct</i>
<i>Entire 15</i>	<i>35,920</i>	<i>\$24.00</i>	<i>Negotiable</i>	<i>Arranged</i>	<i>Immediate</i>	<i>Direct</i>
<i>Entire 14</i>	<i>35,920</i>	<i>\$24.00</i>	<i>Cash Cont</i>	<i>04/29/2000</i>	<i>Immediate</i>	<i>Sublet</i>
<i>Entire 5</i>	<i>32,564</i>	<i>\$24.00</i>	<i>As Is</i>	<i>04/29/2000</i>	<i>Immediate</i>	<i>Sublet</i>

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