



A Building Overview of

40 Wall Street

90 Church Street

Prepared for



Office of Management & Budget

September 16, 1997





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Section 1



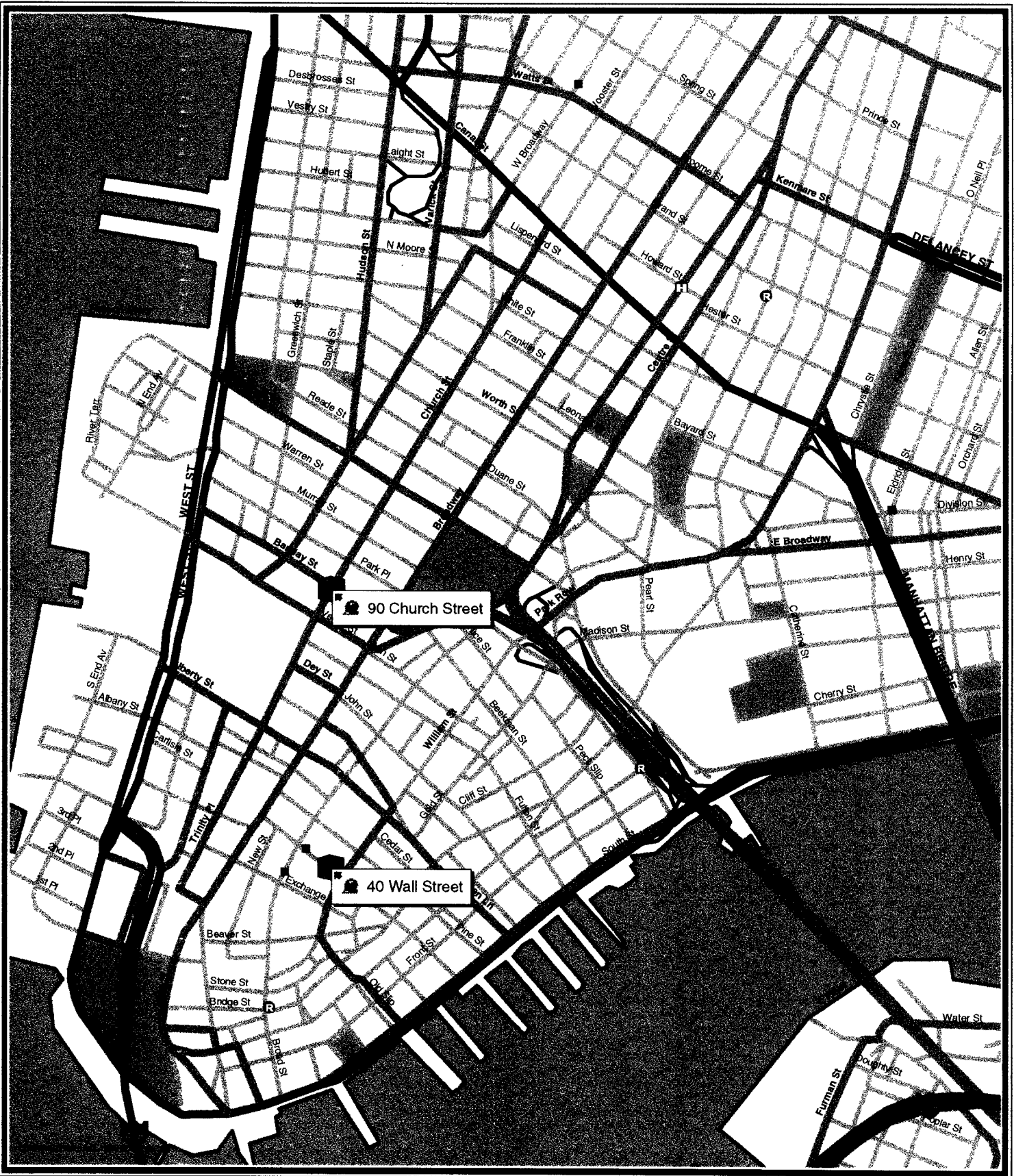
Project Description

The following survey has been prepared for the City of New York Office of Management & Budget to identify two potential buildings in the Downtown Manhattan area which can accommodate 180,000 square feet of office space.

Detailed information such as building data sheets and typical floor plans have been enclosed.

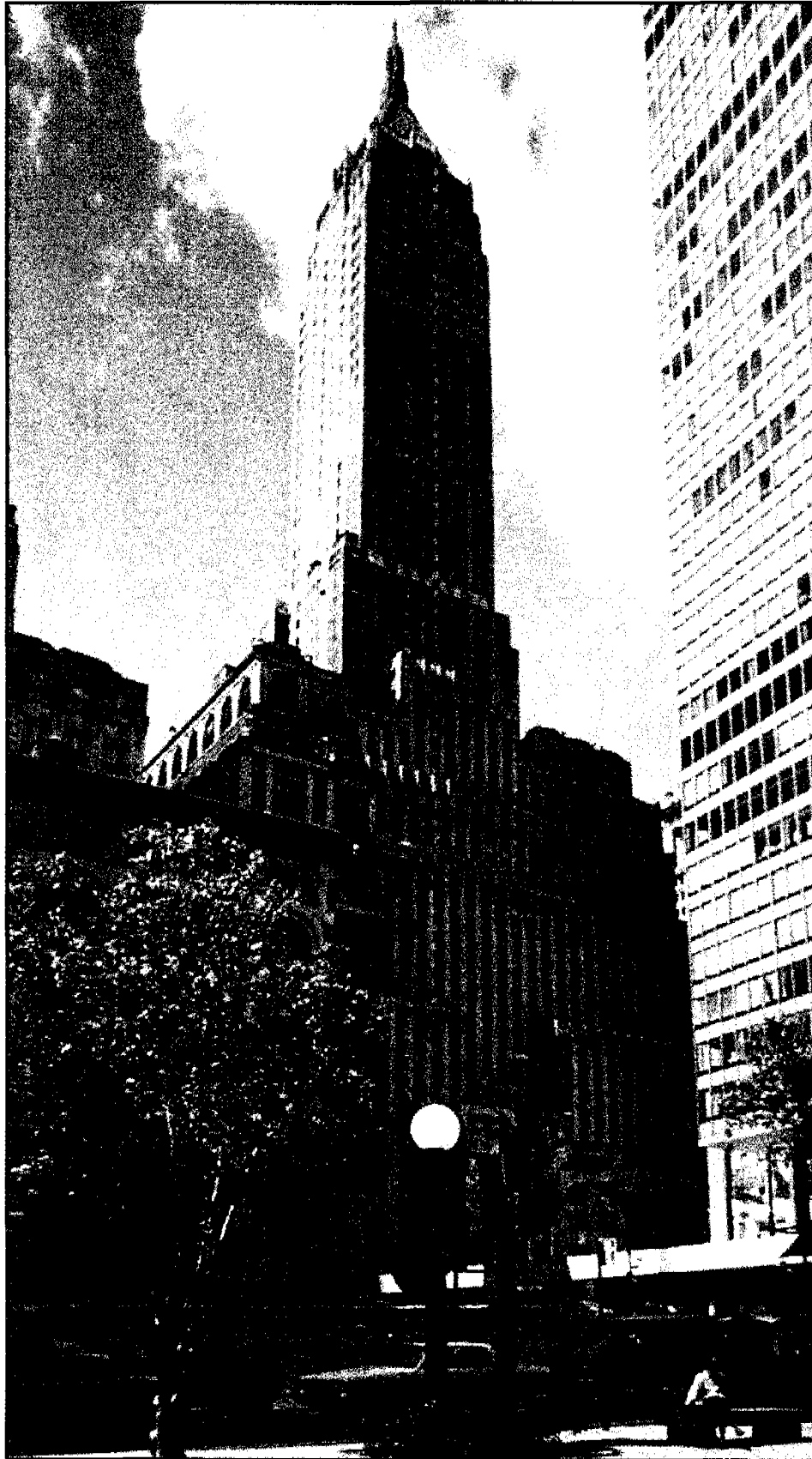
Section 2

Current Map



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Section 3



40 Wall St
The Trump Bldg

40 Wall Street
Between Nassau & William Street

OWNER:	Donald Trump	YEAR BUILT:	1931 (Renovated 1997)
ARCHITECT:	H. Craig Severance	LOT SIZE:	34,032 S.F.
BUILDER:	George Onstrom	HEIGHT:	70 Stories
AGENT:	Cushman & Wakefield	BUILDING AREA:	1,061,266 R.S.F.

AVAILABLE SPACE:	Direct	886,903 S.F.
	Sublease	<u>0 S.F.</u>
	Total:	886,903 S.F.

FLOOR SIZES:	Min. 4,513	Max. 36,756	ACCESS:	24 Hours/7 Days
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ELEVATORS:	4 Elevator Banks 34 Passenger 1 Freight	WINDOWS:	Operable
		HVAC:	Central System

CONSTRUCTION:	Steel frame	PARKING:	N/A
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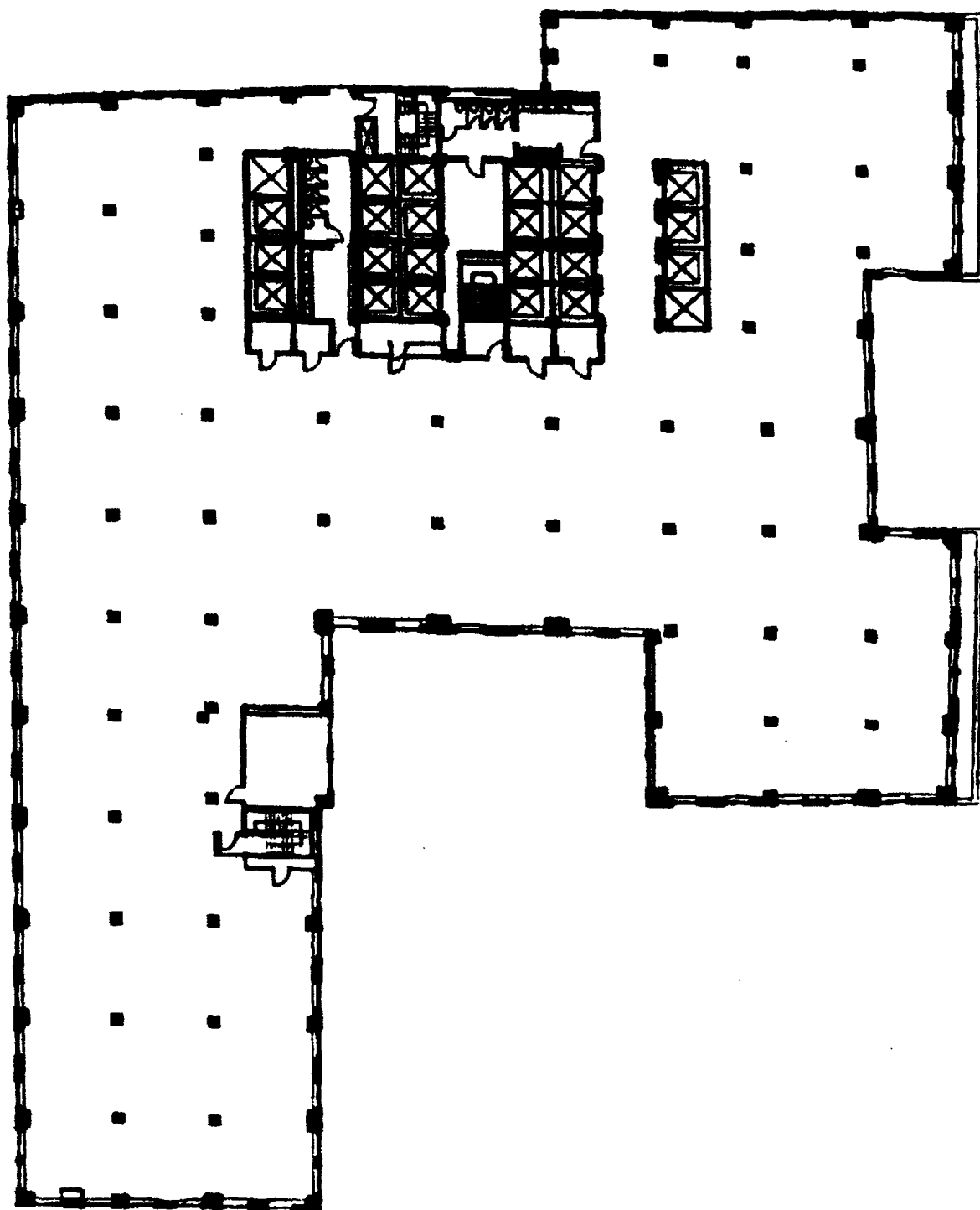
BUILDING SERVICES:	24 Hour Security Freight Entrance Emergency Generator Building Attendant	LOBBY FEATURES:	Concierge Desk Restaurant
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MAJOR TENANTS:	Herzfeld & Rubin Tandem Computers
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COMMENTS:	40 Wall was purchased by Donald Trump in November 1995. The building is undergoing a \$400 million renovation which includes a new lobby, new elevators, upgraded HVAC and electrical systems.
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\$25 (Avg) on
10 yrs
\$35 Wakefield

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40 WALL STREET-17TH FLOOR-30,300 SQUARE FEET



90 Church St
Federal Office Bldg

90 Church Street
Between Vessey & Barclay

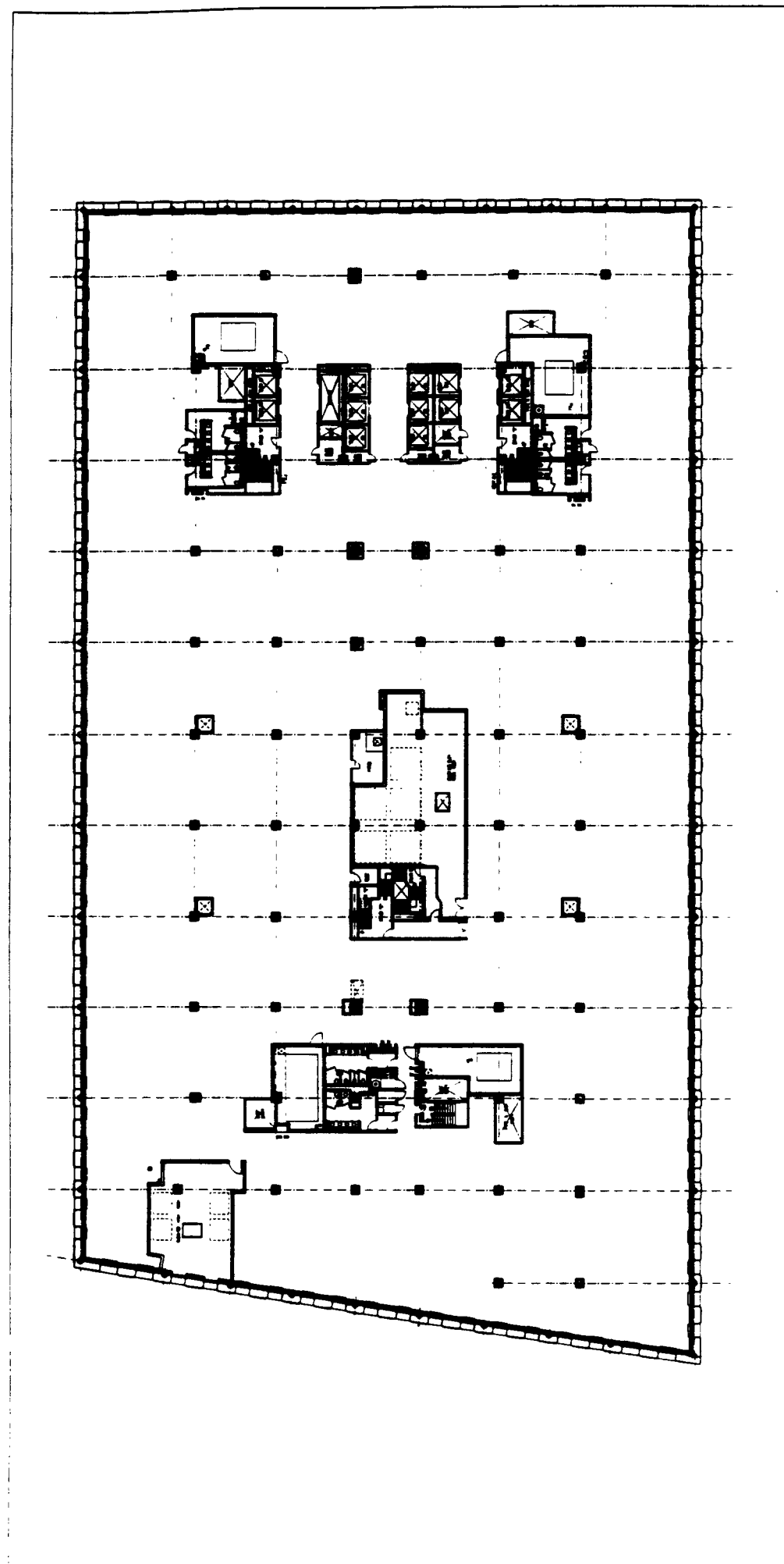
OWNER:	US Postal Service	YEAR BUILT:	1935 (Renovated 1997)
ARCHITECT:	Cross & Cross	LOT SIZE:	N/A
BUILDER:	GSA	HEIGHT:	15 Stories
AGENT:	Boston Properties	BUILDING AREA:	950,000 R.S.F.

AVAILABLE SPACE:	Direct	446,000 S.F.
	Sublease	<u>0 S.F.</u>
	Total:	446,000 S.F.

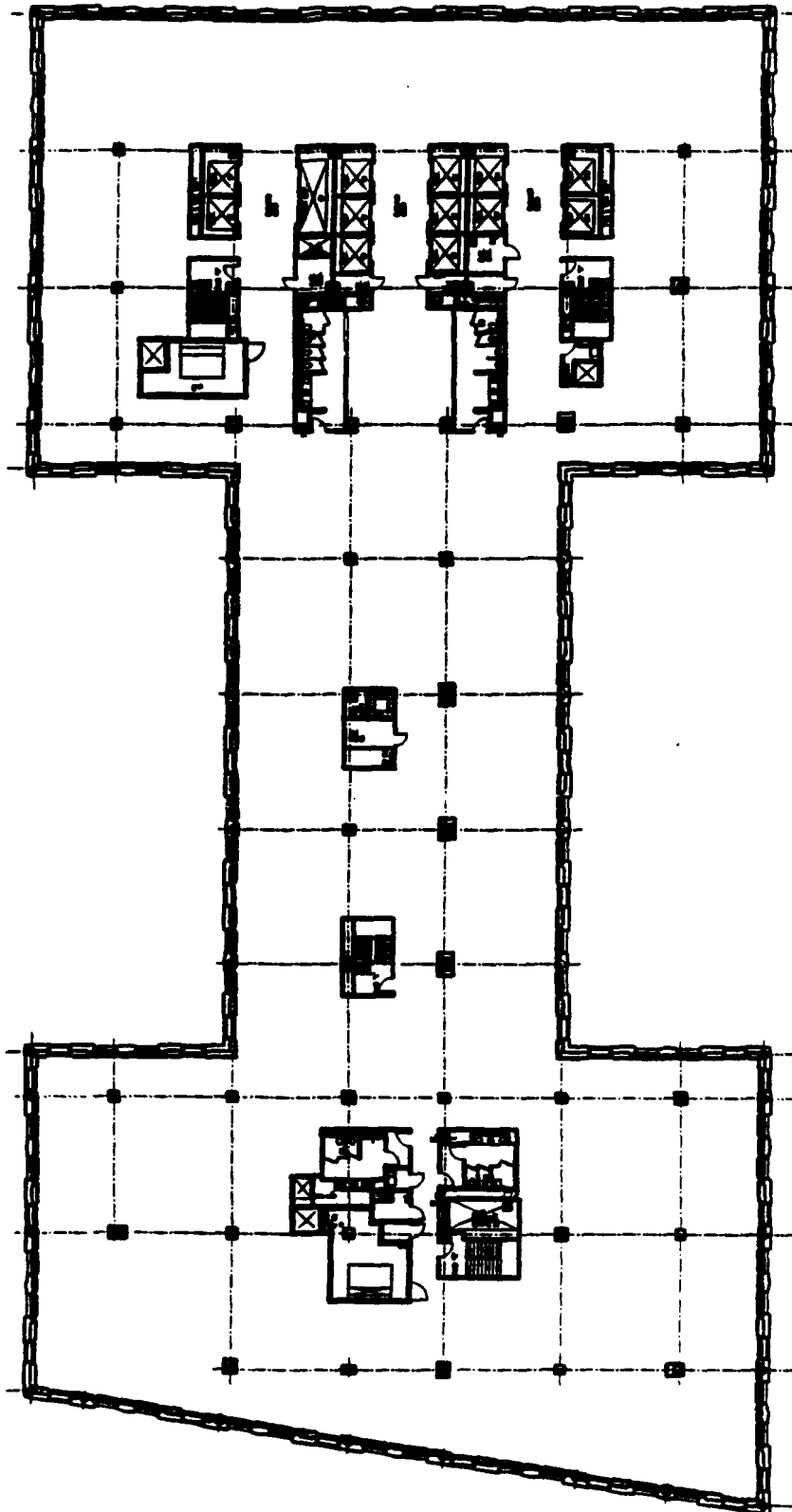
FLOOR SIZES:	Min. 51,800	Max. 94,400	ACCESS:	24 Hours/7 Days
ELEVATORS:	3 Elevator Banks 14 Passenger 1 Freight		WINDOWS:	Operable
			HVAC:	Floor by Floor Water Cooled
CONSTRUCTION:	Steel & Concrete		PARKING:	N/A
BUILDING SERVICES:	Card Key Access 24 Hour Security		LOBBY FEATURES:	Concierge Desk News stand
MAJOR TENANTS:	US Postal Service Legal Aid Society			

COMMENTS: 90 Church Street is a fifteen-story, one million square foot building located to the north of and directly across the street from the World Trade Center in lower Manhattan. Built in the mid-1930's, the building features a handsome limestone facade and outstanding marbled interior public spaces which are superb examples of a Classical Revival style of architecture with Art Deco influences. 90 Church Street is listed on the National Register of Historic Places.

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6TH FLOOR PLAN
90 CHURCH ST



10TH-12TH FLOOR PLAN
90 CHURCH ST