

LIVE MONUMENTALLY IN A HISTORIC ART DECO MASTERPIECE REDESIGNED FOR A NEW ERA.

MORE THAN A BUILDING, IT'S A CITY WITHIN THE CITY. A PLACE FOR EVERY ASPECT OF LIFE.

ALL NEW CONSTRUCTION FROM LOBBY TO CROWN. MODERN CONDOMINIUMS DESIGNED FOR

EXCEPTIONAL LIVING. PERSONAL SERVICE FROM STAFF WHO KNOW YOU BY NAME. A PRIVATE

RESTAURANT AND BAR HIGH ABOVE THE CITY. FOUR FLOORS OF HEALTH AND WELLNESS.

ONE WALL STREET

A PARK-LIKE TERRACE WITH STUNNING NEW YORK HARBOR VIEWS. WORK ON-SITE IN THE

EXQUISITE ONE WORKS OFFICE AMENITY. FLOAT ABOVE THE FRAY IN THE 38TH FLOOR

OLYMPIC SKY POOL. ENJOY THE CONVENIENCE OF WORLD CLASS RETAIL, INCLUDING

WHOLE FOODS, FREE MEMBERSHIP TO THE 75,000 SQUARE FOOT LIFE TIME ATHLETIC

CLUB, AND A FLAGSHIP CONCEPT STORE BY PARIS-BASED LUXURY RETAILER, PRINTEMPS.

ALL ON THE MOST AWESOME CORNER IN THE WORLD — WALL STREET AND BROADWAY.

THE EPICENTER OF INTERNATIONAL FINANCE. THE ORIGINAL CAPITAL OF AMERICA.

THE MOST HISTORIC DISTRICT IN THE CITY IS NOW ONE OF THE MOST EXCITING NEW

RESIDENTIAL NEIGHBORHOODS IN MANHATTAN. WHERE ENERGY AND OPTIMISM ANIMATE

A NEW GENERATION OF NEW YORKERS AND THE ALLURE OF HISTORY FUELS THE FUTURE.

ONEWALLSTREET.COM
RESIDENTIAL CONDOMINIUMS



THE HARBOR COLLECTION

The Harbor Collection features enormous bay windows facing New York Harbor, with panoramic views extending to the Statue of Liberty and beyond.



The Heart of Every Home

The kitchens offer a rich mix of curated materials, artful fixtures, high performance appliances, precision craftsmanship and attention to detail. Residents can choose between two premium finish options — brilliant white with classic Calacatta marble, or warm-toned with honed Travertine stone.

Modern Homes in a 1930s Art Deco Masterpiece

In its storied 90-year incarnation as a House of Finance, no one has had the opportunity to call One Wall Street home — until now. From lobby to crown, every square inch of the interiors and residences at One Wall Street are all new design and construction. The residences offer the rare opportunity to live in a modern home in a landmarked building of impeccable architectural pedigree.



THE TERRACE COLLECTION

Limited to just 46 residences, the homes of the Terrace Collection blend indoor and outdoor living — with expansive views regardless of which direction they face.



THE LOFT COLLECTION

With floor-to-ceiling glass walls and open concept layouts, the residences of the Loft Collection embody the sleek clean lines that epitomize modern design.



The Most Important Rooms in the House

From the five-fixture en suite baths to the elegant powder rooms, no expense has been spared, no convenience denied, no design element overlooked—all in the service of elevating daily regimens to the level of art. Like the kitchens, residents opt for warm Travertine marble or brilliant Calacatta marble.

The One Club You Want To Belong To

Exclusively for residents and their guests, The One Club rivals the best private social clubs of London and New York City. Inspired by five-star hotel-style service, and

with 100,000-square-feet of amenities, The One Club offers a daily living experience that simply isn't available at any other condominium residence in the city.



Swim in the Skyline

Float above the fray in The One Club Sky Pool on the 38th floor. Seventy-five feet in length, the pool is perfect for swimming laps. Sunbathe on the furnished wraparound terrace or simply enjoy the panoramic cityscape and New York Harbor views. Adjacent to the pool area is a fully equipped Wellness and Fitness Center, with exercise machines, sauna and treatment rooms.



The Sky is the Limit

Perched on the 39th floor, the massive 4500-square-foot Terrace presents post card cityscape and New York Harbor views. Beautifully landscaped and elegantly furnished, the Terrace gives residents a spectacular setting for socializing with friends, unwinding with cocktails from the Craft Bar or dining al fresco with full service from The One Club restaurant. The Terrace can also be reserved for private parties and events.



LIVE THE RESORT LIFE Going on vacation is a daily ritual for those who live at One Wall Street. Enjoy the view with a drink from the One Club Bar and let your cares drift out with the tide.



Make Mine a One Wall Streeter

The One Club Craft Bar is a great place to have a drink at the end of the day, after dinner or whenever the spirits move you. In addition to our signature "One Wall Streeter" highball, our professional mixologists pour a full range of wines, beers, cocktails, mocktails, coffee drinks and fresh juices. Residents can enjoy their beverages at the bar, in the adjoining lounge or outside on the comfortably furnished terrace overlooking the city.



The Best Restaurant in Town is the One in Your Building

Located on the 39th floor, The One Club restaurant offers the luxury of fine dining without having to leave the building. Serving from breakfast to late supper and featuring a full menu that changes seasonally, residents and their guests can be served in the dining area or the landscaped terrace. Orders can also be ordered online for pickup or delivery to your home or to One Works, the building's residents-only office space amenity. The restaurant also includes a private dining room for parties and events.





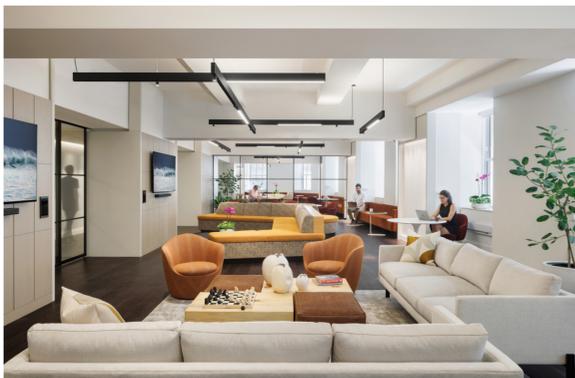
Fresh to Your Table

With a Whole Foods on the first floor of One Wall Street, residents can stock their kitchens on a moment's notice without having to travel more than a few feet from their front door. Forgot the marjoram? No problem. Want fresh food every time you make a meal—a cornucopia of fresh delights is just an elevator ride away. Tired of lugging your groceries for blocks? Never again. Plus, the continuously replenished prepared meals made at Whole Foods means a breakfast, lunch and dinner can be grabbed to go whenever you want. This level of convenience is not only a timesaver but the easiest possible upgrade to your diet and health.



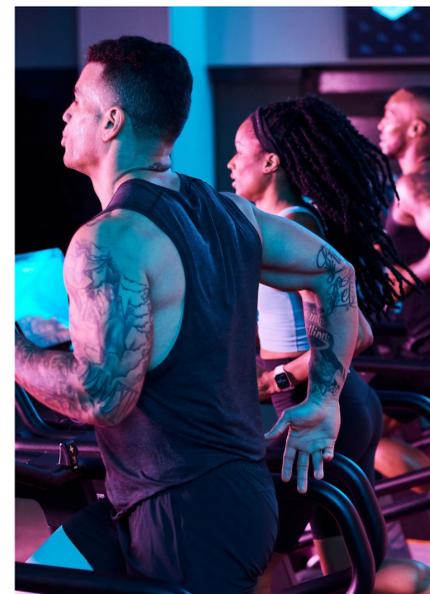
Commute by Elevator

One Works by One Wall Street is an enormous 6500-square-foot office amenity on the building's sixth floor. Exclusively for the use of One Wall Street residents, the space offers two full size conference rooms, private soundproofed phone rooms, podcasting with all the equipment needed upon request, a comfortable lounge for reading and relaxing and a sleek kitchen continuously stocked with artisanal snacks and beverages. Daily concierge service can help with any issues, including guiding guests to your conferences, ordering food and drinks, or assisting with printing. Open around the clock all year long, One Works is always at the ready.



Four Floors of Fitter

Life Time, the premier "country club of athletic fitness" has built its flagship in One Wall Street. Every resident of One Wall Street receives a complimentary, lifelong membership for the whole family (the membership is even transferable to renters or future buyers of your home). And there's more: a private elevator, exclusively for One Wall Street residents, opens directly onto the main floor of the facility so you can work out without having to leave the comfort of the building—especially helpful during the winter months or late nights. Spanning four floors, Life Time offers an exhaustive menu of classes, workouts, personal training sessions, physical therapies and spa treatments. There's even a Kids Academy where children can take classes that range from art and aerobics to cycling and yoga. To see class schedules and treatment options visit

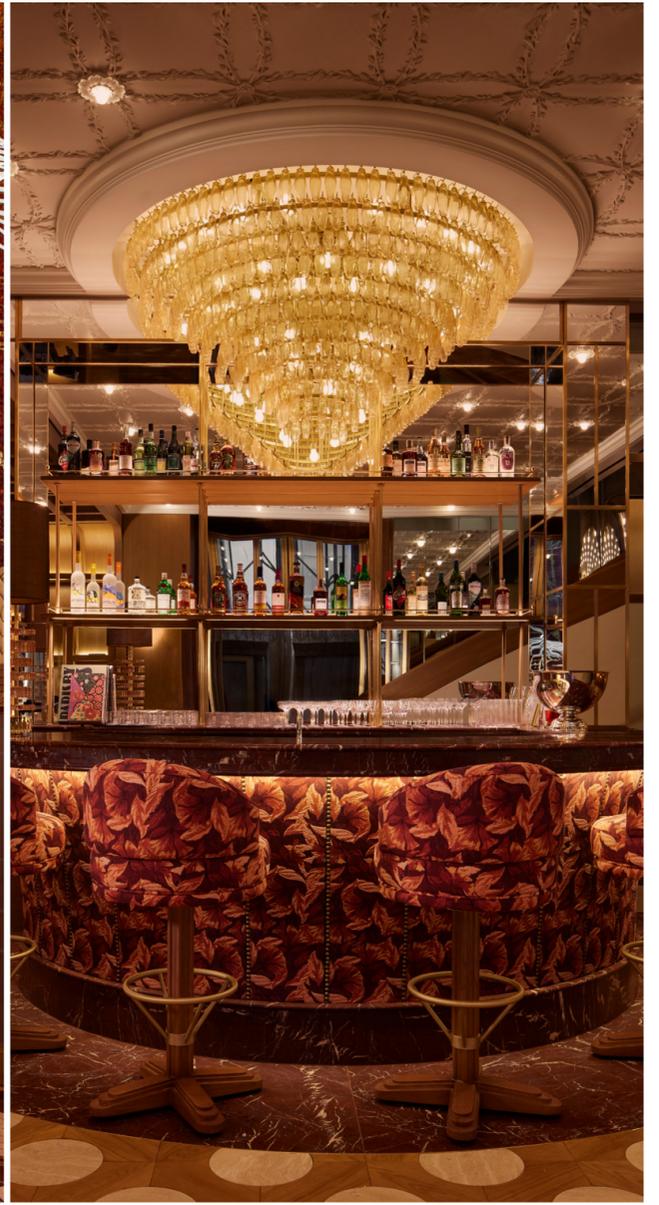


The Art of the Lobby

The lobby of One Wall Street is a "work of arts." From Italian ceramicists and Mexican weavers to journeymen woodworkers and stainless-steel fabricators, the artisans who contributed to its production and construction span generations, countries and disciplines. The fine artists whose work inspired the ideas that inform the lobby's designs reach from ancient Rome to painters and sculptors from the 1920s through today.

A Portal from the Past

When you enter One Wall Street, you pass through history into the present. Stately and elegant, the all-new Broadway entrance is constructed from plans created in 1928 by Ralph Walker, the building's original architect. As a thoughtful addition, the marquee that umbrellas above Broadway was appended during the building's transformation to provide pedestrian shelter and an extra dose of deco glamor. To recreate the opening for the entrance, the quarry in Indiana from which the limestone for the original façade was extracted, was reactivated from its decades-long hibernation—just for this job! Each new stone was subsequently cut and carved to perfectly match the missing stones.



SPRINGTIME ON ONE WALL STREET

A Flagship Store in America

From the City of Lights to the City that Never Sleeps comes Printemps, the world renowned 155-year-old Paris-based luxury retailer. A leading purveyor of fashion and beauty brands, Printemps is installing a new, experiential-focused retail concept that infuses shopping with entertainment within a "Paris meets New York" design.



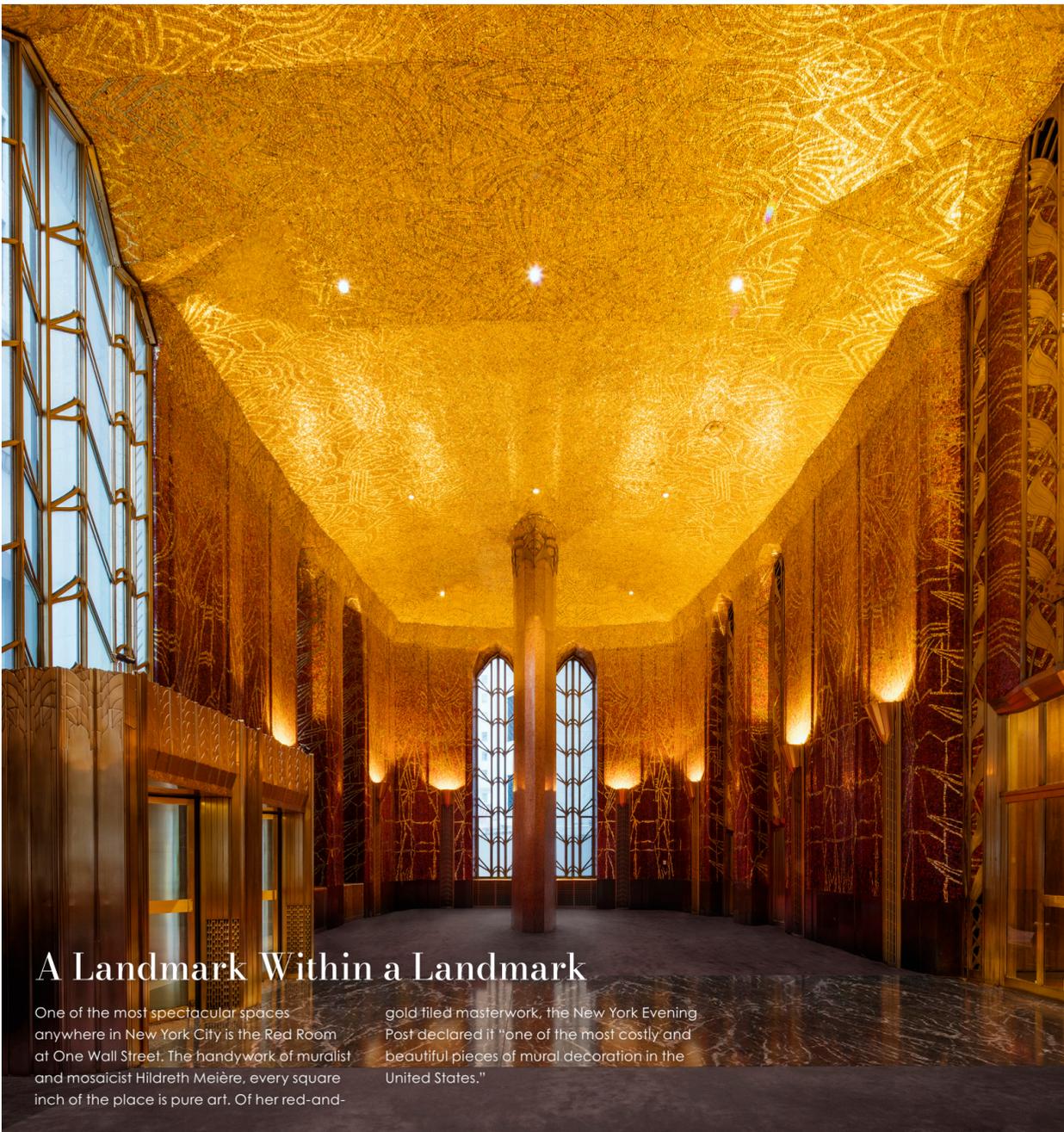
THE MAGIC OF MACKLOWE

From the Flagship Apple Cube to 432 Park Avenue to One Wall Street, Macklowe Properties Once Again Transforms New York City

Internationally renowned as a design innovator of premium real estate, Macklowe Properties has transformed One Wall Street into a downtown destination. One Wall Street is the result of a visionary plan that combines modern residences and one-of-a-kind amenities with world-class, in-building retail that enables residents to live, work, exercise, entertain, dine and shop without ever leaving the building. Completely reimagined and rearchitected from the inside-out, One Wall Street is an industry leading example of adaptive reuse at its very best, with all new construction residences, amenities and infrastructure.



432 Park Avenue



A Landmark Within a Landmark

One of the most spectacular spaces anywhere in New York City is the Red Room at One Wall Street. The handywork of muralist and mosaicist Hildreth Meière, every square inch of the place is pure art. Of her red-and-

gold filed masterwork, the New York Evening Post declared it "one of the most costly and beautiful pieces of mural decoration in the United States."



ONE WALL STREET

MOVE-IN READY LOFT TO FOUR BEDROOMS
100,000 SQUARE FEET OF AMENITIES

SCHEDULE A TOUR

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