



**FORTY EIGHT  
WALL STREET**

**SwigEquities**

Owner / Manager

As exclusive leasing agents, we are pleased to offer the following prime space for lease:

**Premises:** Part 7<sup>th</sup> Floor – 5,803 RSF

**Possession:** Space is vacant and ready for Tenant construction.

**Rental:** Upon Request

**Electric:** \$3.25/ RSF

**Landlord Work:**

Custom designed Turnkey – See attached potential layout.

**Building Improvements:**

- New ADA compliant bathrooms throughout
- Restored and expanded lobby
- New elevator cabs
- New fire/life safety systems
- New security systems
- Messenger Center

- Comments:**
- Easy access to all transportation, including 2, 3, 4, 5, J, M subways and NJ ferries.
  - 48 Wall Street qualifies for all lower Manhattan ICIP and LMEP incentive programs which include a \$2.50 PSF real estate tax abatement, discounted electricity and a commercial rent tax exemption.



FOR MORE INFORMATION AND INSPECTION, PLEASE CONTACT:

Jonathan J. Dean  
Senior Vice President  
Director of Leasing  
Swig Equities, LLC

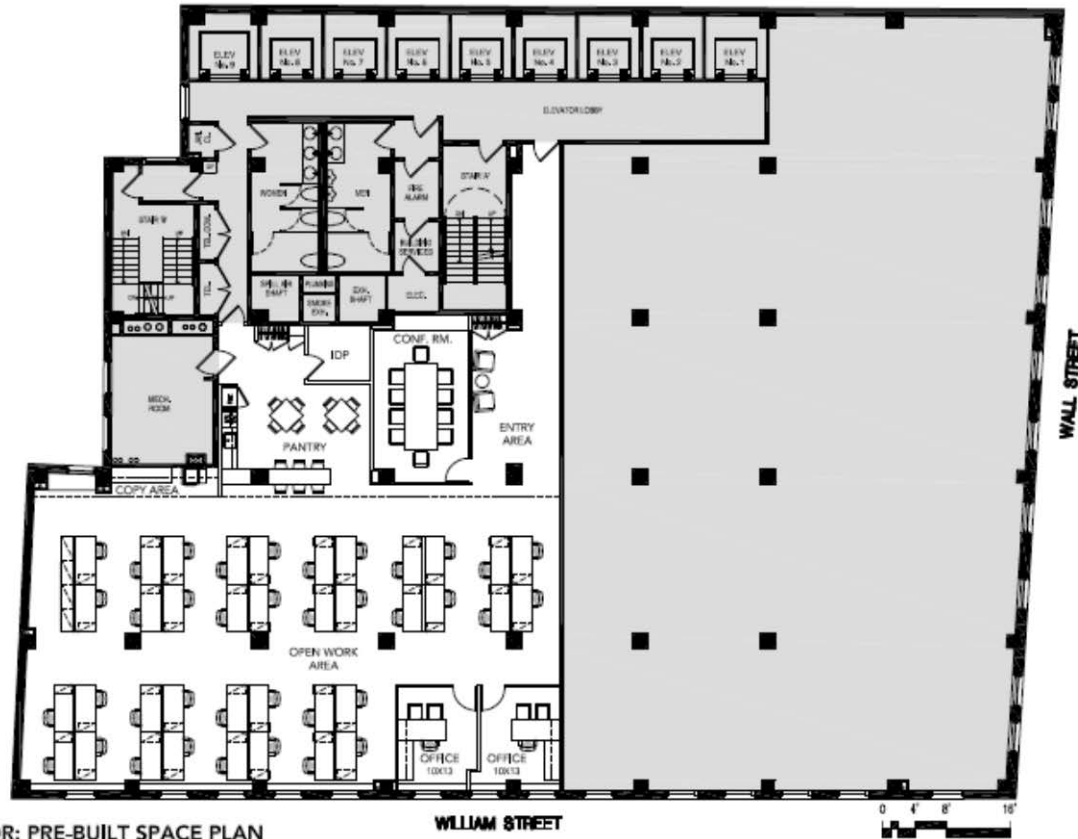
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# 48 WALL STREET

7<sup>th</sup> Floor



7TH FLOOR: PRE-BUILT SPACE PLAN

WILLIAM STREET

WALL STREET

## SPACE PLAN ACCOMMODATIONS

Entry Area/Reception (±250sf)	1
Conference Room (±250sf)	1
Pantry (±300sf)	1
Office (130sf)	2
Benching Stations	38
Copy Area (100sf)	1
IDP Closet (55sf)	1

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