

Westfield WORLD TRADE CENTER

185 GREENWICH STREET
NEW YORK, NY 10007

PREMIER
MEDICAL LEASING
OPPORTUNITIES

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP

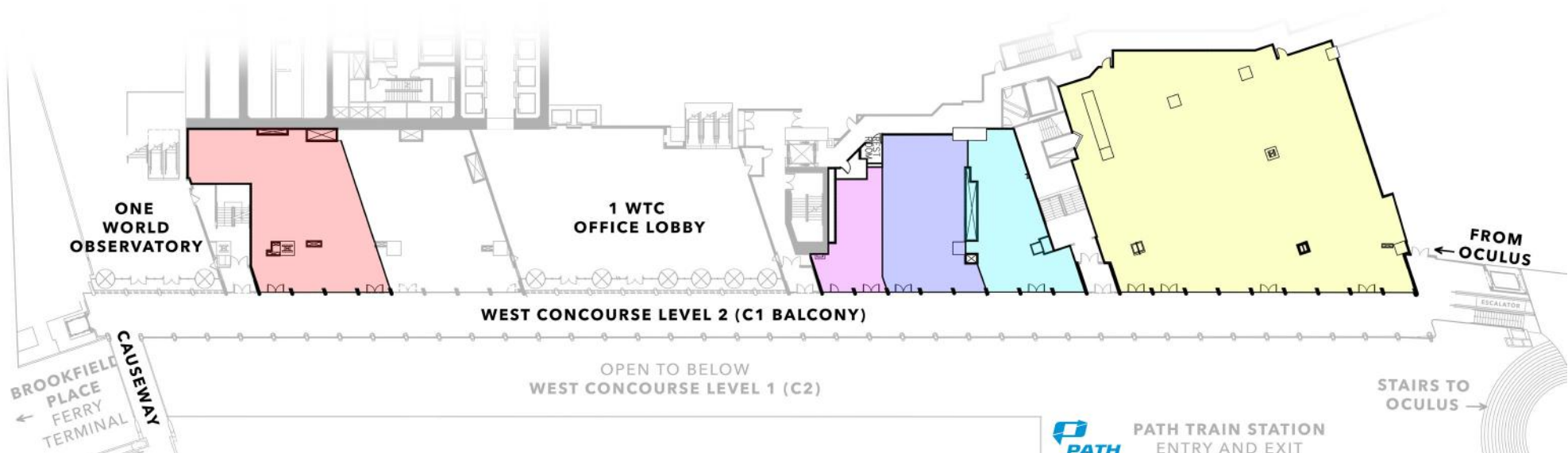


WESTFIELD WORLD TRADE CENTER

AVAILABILITIES - WEST CONCOURSE LEVEL 2 (C1)

SUITE	3100*	3110	3115	3120	3125*
USF	2,606	799	1,684	1,396	8,624
CONDITION	Raw	Built	Built	Raw	Raw
SLAB-TO-SLAB HEIGHT	TBD	TBD	TBD	15'	16'
FRONTAGE (APPROX.)	41' 8"	29' 10"	31' 3"	31' 3"	93' "9
POSSESSION	IMMEDIATE	1/1/27	2/1/27	IMMEDIATE	IMMEDIATE

*REASONABLE DIVISIONS CONSIDERED

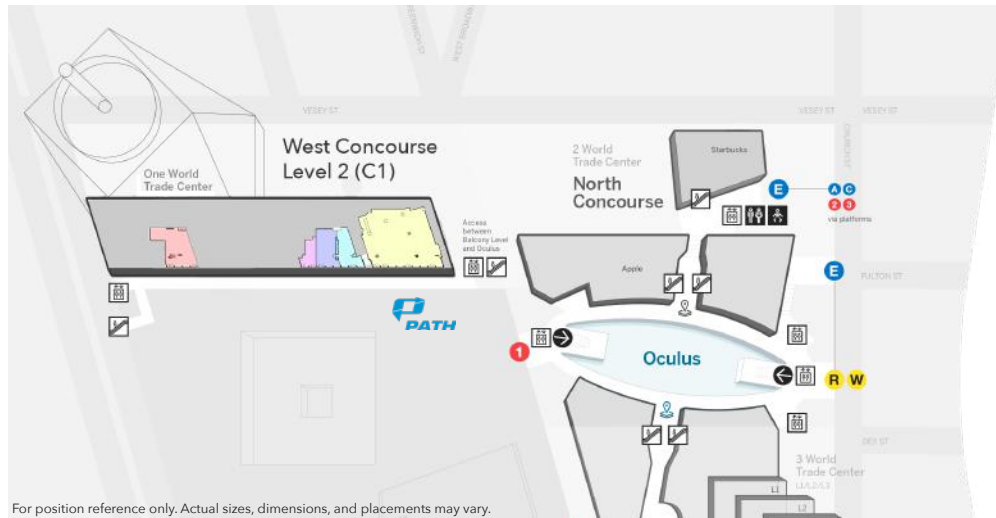


WESTFIELD WORLD TRADE CENTER

OVERVIEW

Located at the heart of Lower Manhattan, Westfield World Trade Center anchors the World Trade Center campus as a premier transit and retail hub, connecting the PATH Train, multiple subway lines, and surrounding office towers. It serves as both a commuter gateway and global destination with a constant, diverse flow of visitors.

Westfield World Trade Center draws approximately 200,000 people daily comprised of office workers, tourists visiting the World Trade Center and One World Observatory, and local residents. This built-in population supports steady, all-day foot traffic.



TRANSPORTATION



Direct Subway Connections



Subway via Fulton Center



PATH Train to New Jersey



Nearby Transportation

**LOWER
MANHATTAN'S
PREMIER TRANSIT
AND RETAIL HUB**



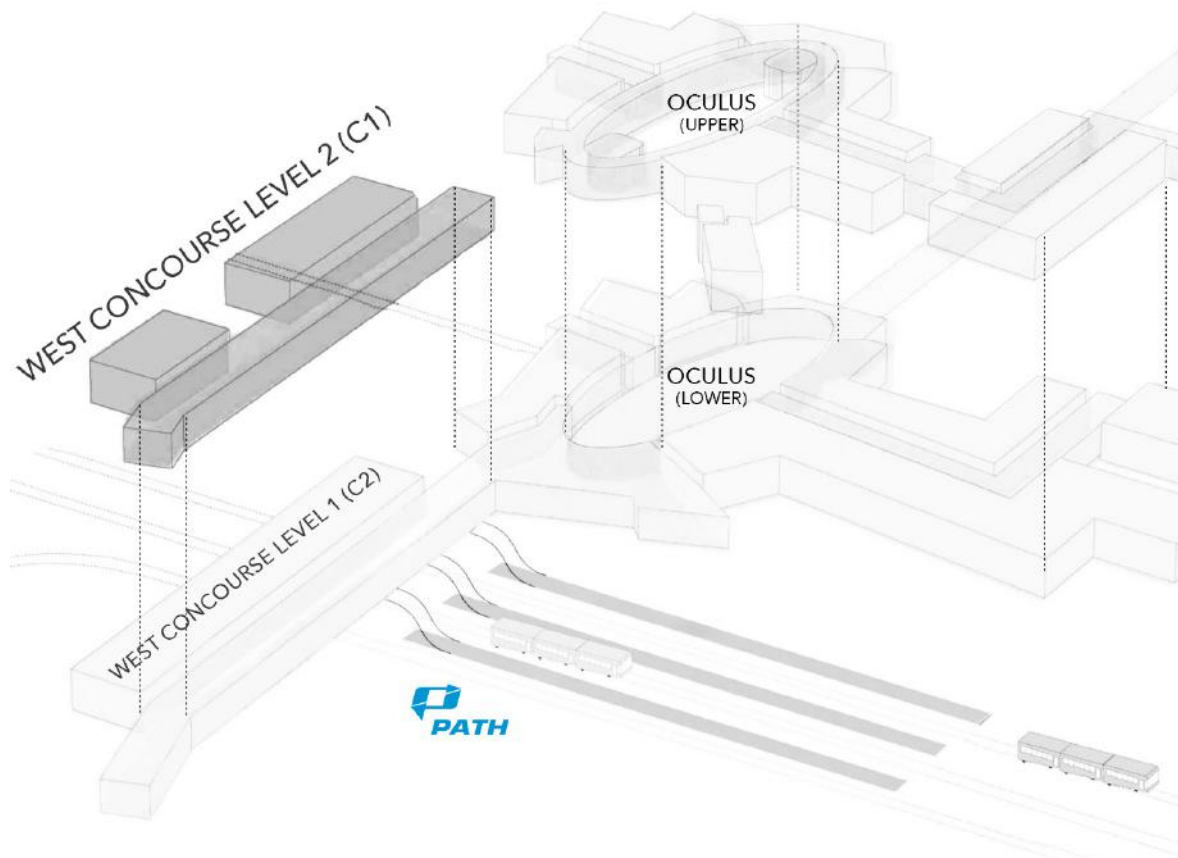
WESTFIELD WORLD TRADE CENTER

WEST CONCOURSE LEVEL 2 (C1 BALCONY)

West Concourse Level 2 sits along the primary pedestrian spine linking the 1 World Trade Center office lobby to the Oculus, PATH, and westward to the Brookfield Place Ferry Terminal. This high-traffic corridor captures continuous east-west commuter flow across rail, subway, and ferry connections.

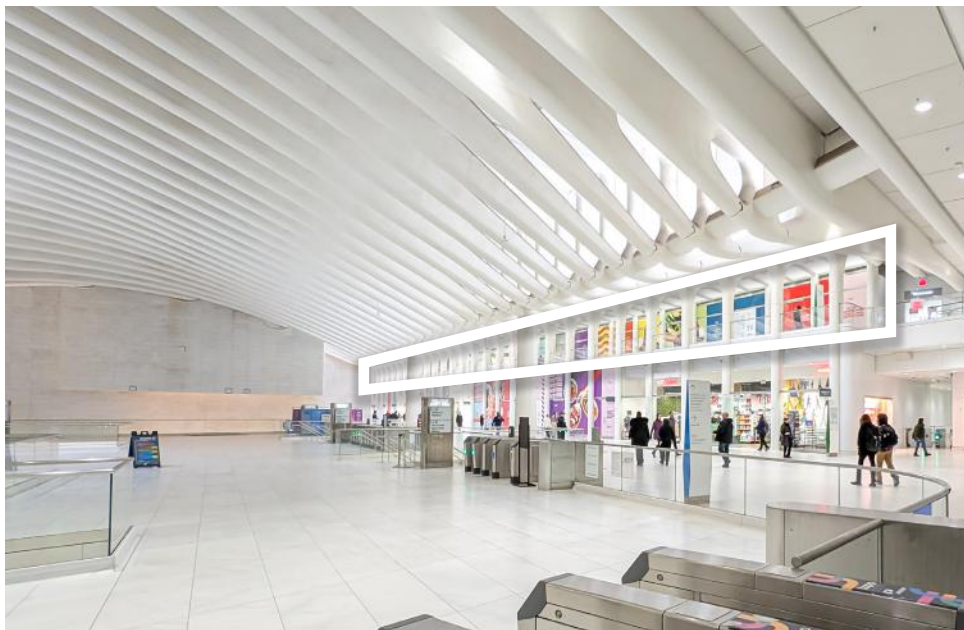
For healthcare users, the location offers immediate access to a dense patient base seeking convenient, time-efficient care near work and transit. The mix of commuters, residents, and tourists supports a wide range of practices, from urgent care to specialty services, aligning with today's accessibility-driven care model.

The space features strong linear frontage, multiple access points, and immediate proximity to major circulation nodes, ensuring maximum visibility and patient access. With a "short elevator ride" from thousands of office workers and direct connectivity to all transit modes, West Concourse Level 2 (Upper Level) offers one of the most efficient and visible healthcare placements within the World Trade Center campus.



WESTFIELD WORLD TRADE CENTER

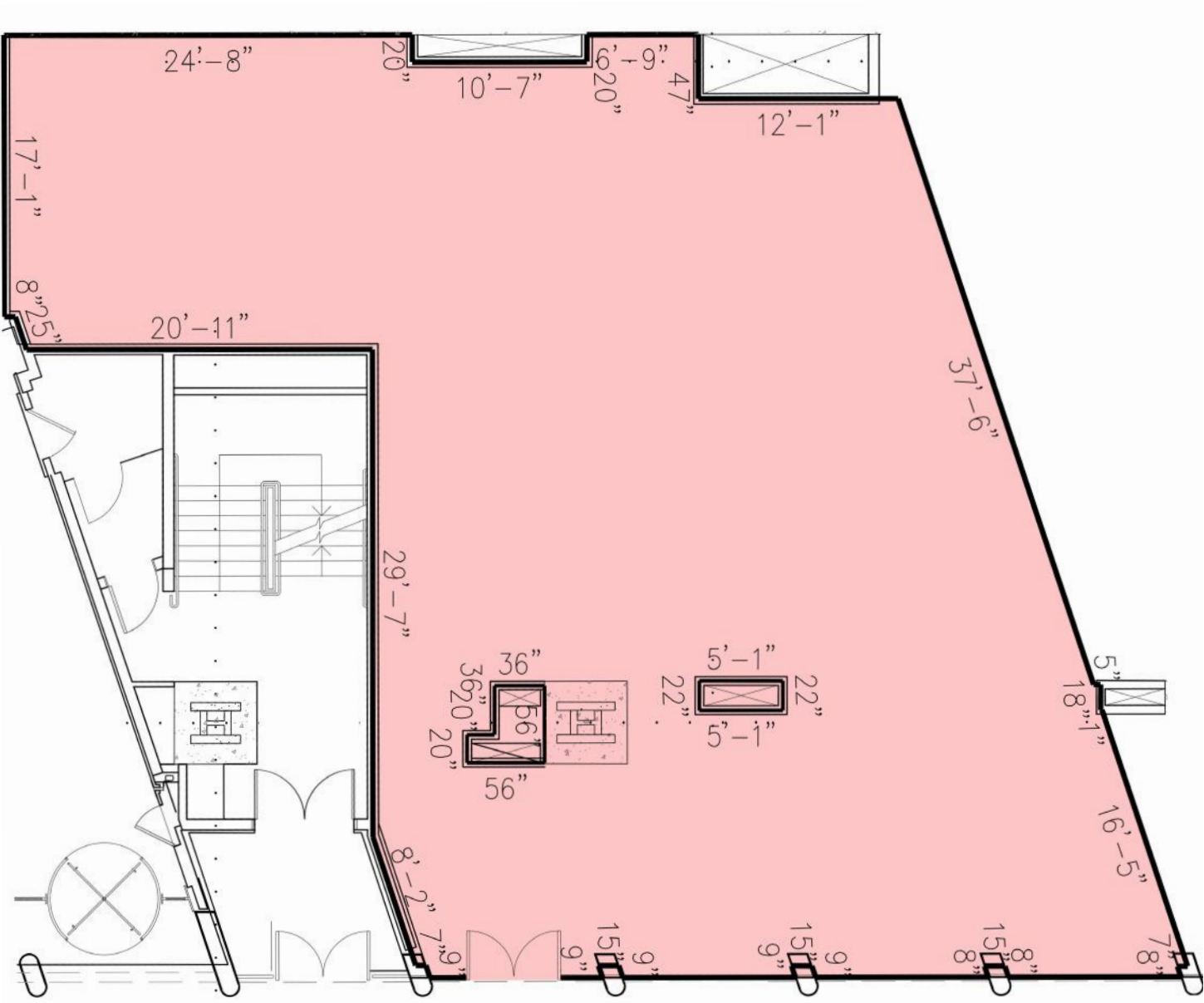
PATH TRAINS / WEST CONCOURSE



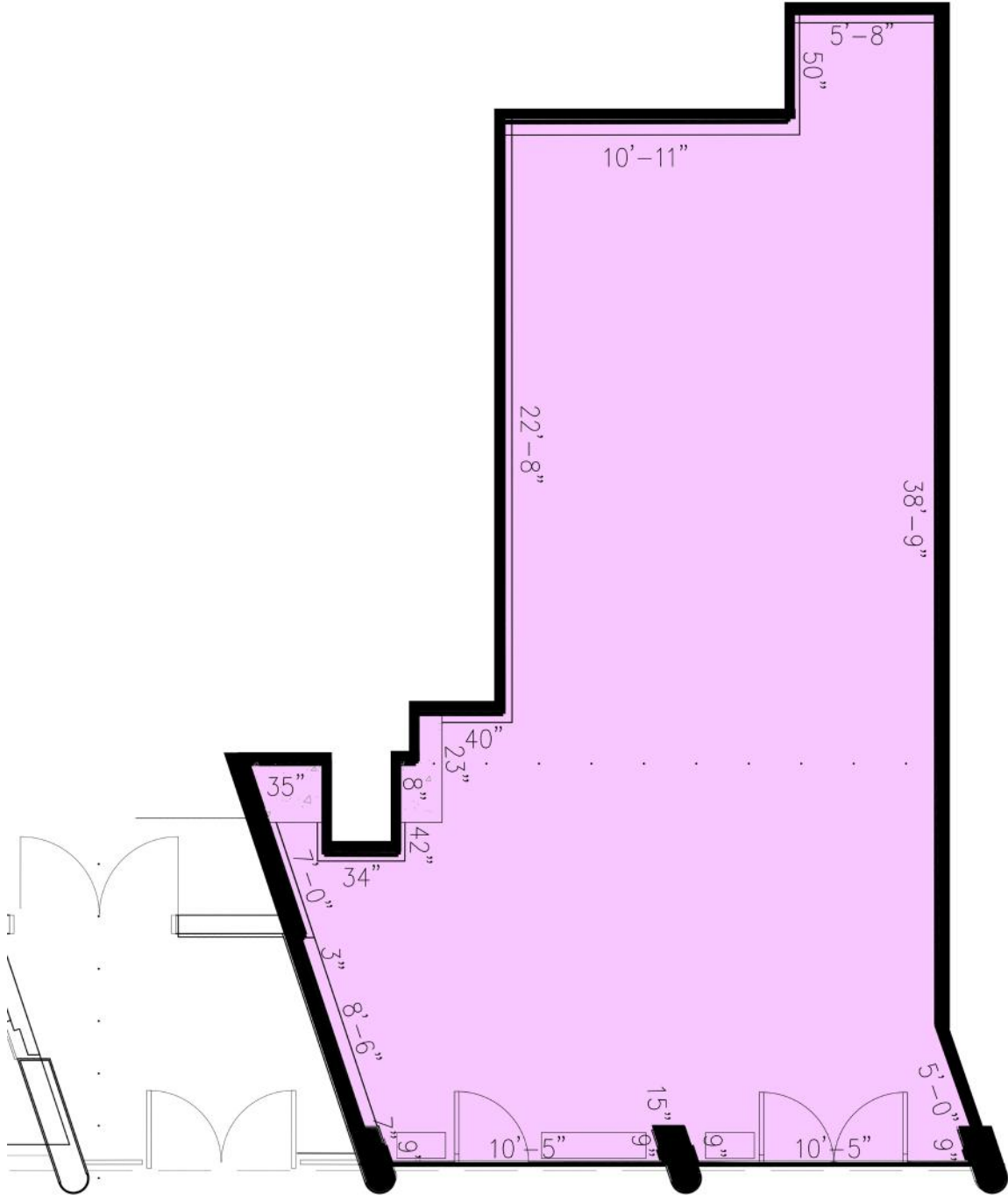
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FLOOR PLANS

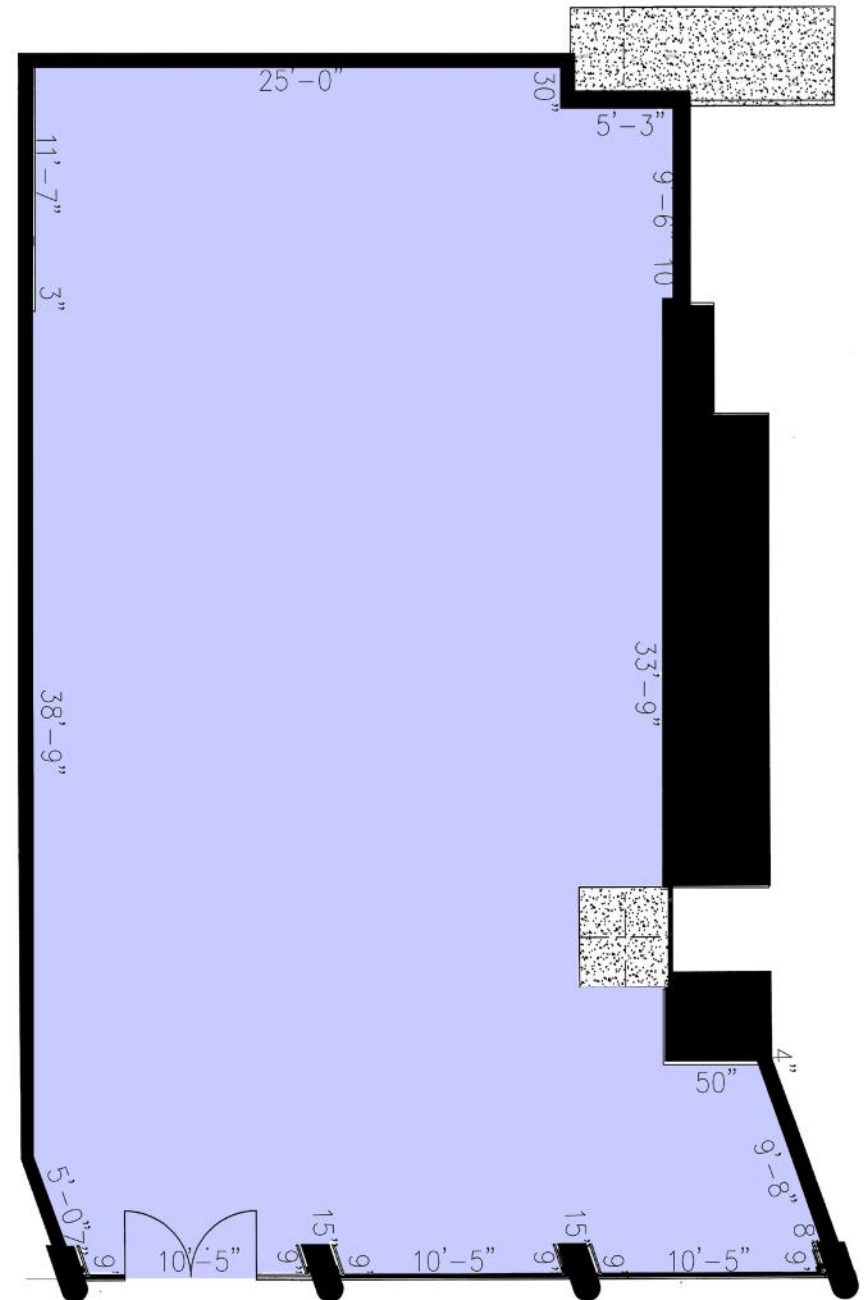
2,606 USF



799 USF



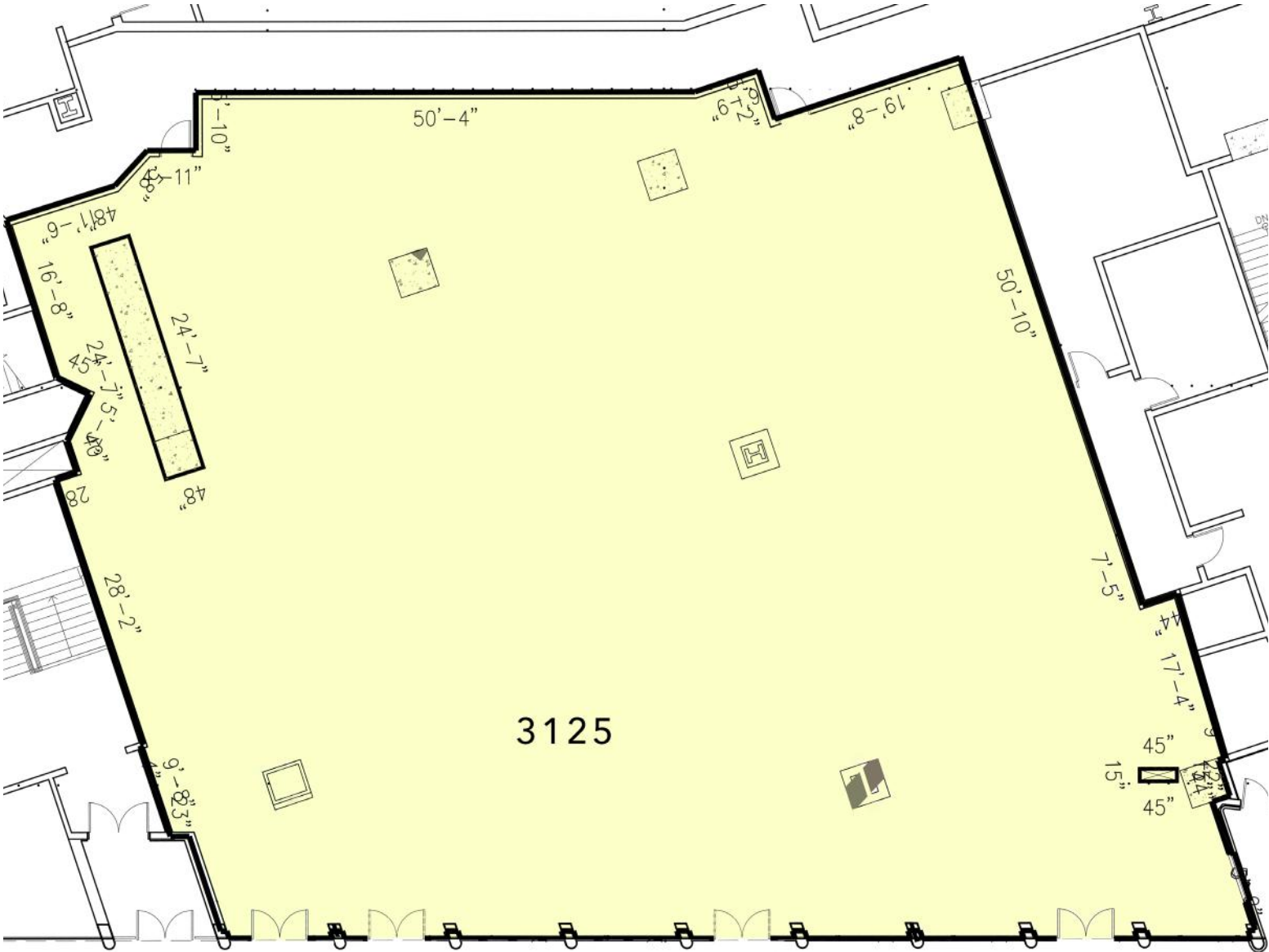
1,684 USF



1,396 USF



8,624 USF



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TEST-FITS

SUITE 3100 - SPORTS MEDICINE/PHYSICAL THERAPY

SUITE 3110 - OPHTHALMOLOGY

SUITE 3115 - STANDARD MEDICAL/URGENT CARE

SUITE 3120 - DENTAL

PHYSICAL THERAPY

2,606 USF



PROPOSED LAYOUT

- Waiting Area
- Reception
- Gym/Exercise Area
- Six Exam/Treatment Rooms
- Two Restrooms (One ADA)
- Kitchen/Pantry
- Five Offices/Consults
- X-Ray Room
- Seven Closets

OPHTHALMOLOGY

799 USF

PROPOSED LAYOUT

- Waiting Area
- Reception
- ADA Restroom
- Three Exam Rooms
- Lab
- Contact Lens Fit Area
- Two Offices/Consults
- Two Closets



WESTFIELD WORLD TRADE CENTER

SUITE 3115

STANDARD MEDICAL
/URGENT CARE

1,684 USF

PROPOSED LAYOUT

- Waiting Area
- Reception
- ADA Restroom
- Four Offices/Conults
- Six Exam Rooms
- Staff Kitchen/Pantry
- Admin Office
- Seven Closets



DENTAL

1,396 USF

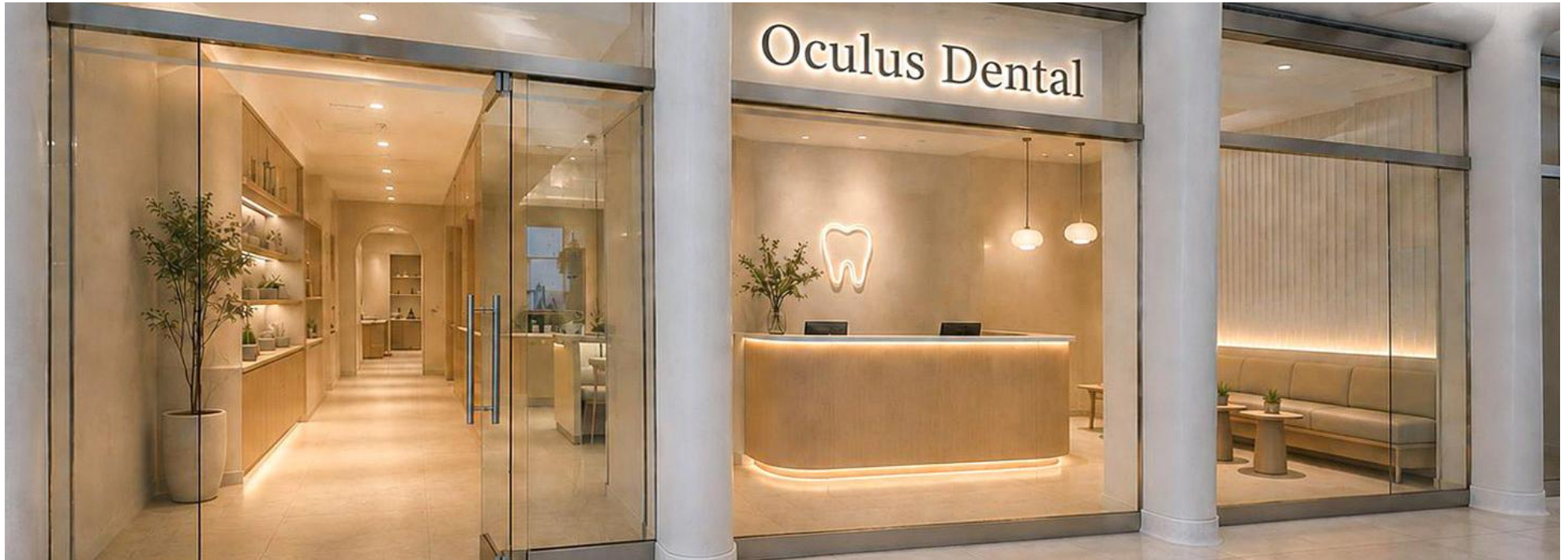
PROPOSED LAYOUT

- Waiting Area
- Reception
- Restroom
- Staff Restroom
- Six Dental Operatories/Exam Rooms
- X-Ray Room
- Two Consultation Offices
- Admin Office
- Lab
- Staff Kitchen/Pantry
- Dental Mechanicals Room
- Four Closets



WESTFIELD WORLD TRADE CENTER

TEST-FIT RENDERINGS GALLERY



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