

MEMORANDUM

WTC archives

PA 90-A
8-03

Edward Scriven

REFER		NOTED	
TO	DATE	BY	DATE
THE PORT OF NEW YORK AUTHORITY Gen. Mgr., D. & R. World Trade Center RECEIVED MAY 13 1964 RETURN TO _____ FILE _____			

TO: *E. Edward Scriven*, General Manager, Development & Rentals Div
 FROM: Richard C. Sullivan
 DATE: May 12, 1964
 SUBJECT: PLAZA BUILDINGS - RENTAL RATES

REFERENCE:

COPY TO: Messrs. Barfoed, Cavanna, Evans, Levy, McAvey, Melinette, Schachter, Schwarz, Tozzoli

Requests for quotation of rental rates have been received for general office and storage areas in the Plaza Building. As you know, the planning for the Plaza Building continues to be subject to substantial revisions. As a matter of policy we will not, at present, actively solicit tenants for these areas. The following rates are established to provide you with guidelines in the event a specific request is received.

1. General Office Areas - Elevation 342 and 385

<u>Rentable Area</u>	<u>Rate</u>
10,000 sq. ft. or more	\$5.85
5,000 to 9,999 sq. ft.	6.00

The present configuration of the space does not lend itself to the inclusion of tenants with small space requirements.

In computing rentable area for this space the Real Estate Board of New York standards for measuring rentable office area will be utilized. The Planning Division is computing the accessory areas to be included in this computation.

The existing terms regarding finishes, utilities provided the tenant and escalation provisions for office space in Tower A will apply to this space.

2. Storage Areas

At the present time, it is not possible to assign specific storage areas nor is it possible to estimate its value based on such factors as accessibility and demand. It is anticipated that storage areas will be utilized for a number of purposes - e.g. dead storage; archives; current files; building contractors; film development; etc. For the present time, prospective tenants inquiring about storage should be assured that such space will be available and that their requirements will be met at the time of actual lease negotiations. It is anticipated that this space will rent in the range of \$2.00 to \$4.00 per rentable square foot depending on location and use. If specific tenants require further information at this time, they should be discussed on an individual basis with the Supervisor, Financial Analysis.

Richard C. Sullivan
 Richard C. Sullivan
 Director

MEMORANDUM

M.P.
A-85182

PA 90-A
5-63

REFER		NOTED	
TO	DATE	BY	DATE
RETURN TO		FILE	

TO: Mr. Guy F. Tozzoli, Director, World Trade Department
 FROM: Richard C. Sullivan
 DATE: May 14, 1964
 SUBJECT: WORLD TRADE CENTER -- RENTAL RATES -- PERMANENT EXHIBIT AREAS

REFERENCE:

COPY TO: Messrs. Bach, Cavanna, Evans, Leslie, Levy, McAvey, Melinette, Schachter, Schwarz, Scriven, Simmons, VanderVliet

I recommend the following:

Annual rental rates for space in the permanent exhibit areas are established as follows:

<u>Ceiling Height</u>	<u>Rate per Square Foot</u>
15 feet	\$15.00
30 feet	22.00
41 feet	22.00

The rentable area shall be measured to the inside surface of exterior walls, the finished surface on the corridor side of corridor walls and the center of walls separating the premises from adjoining rentable area.

These rates do not include the use of service and storage areas except for the normal movement of exhibits into or out of The World Trade Center. Separate arrangements will be made for the use of such service and storage areas for extended periods.

The Port Authority will be responsible for structural maintenance, for providing heat, air-conditioning, window washing, relamping, and power for normal illumination on Monday to Saturday (nationally recognized holidays excluded) during the hours 9:00 A.M. to 9:00 P. M. The Port Authority shall also be responsible for cleaning primary corridors and lavatories.

The leases shall contain appropriate provision for increase in these rates based on appropriate escalation procedures.

Richard C. Sullivan
Director
The World Trade Center

RCS:ad

APPROVED: Signed 5/14/64
 Guy F. Tozzoli, Director
 World Trade Department

THE WORLD TRADE CENTER
OFFICE AND EXHIBIT SPACE IN NORTH TOWER A
RATES PER RENTABLE SQUARE FOOT *

<u>FLOORS</u>	<u>FULL FLOOR</u>	<u>HALF FLOOR</u>	<u>QUARTER FLOOR</u>	<u>5,000 SQ. FT. TO QUARTER FLOOR</u>	<u>UNDER 5,000 SQ. FT.</u>
9- 16	(A)	-	-	-	-
17- 28	(A)	-	-	-	-
29- 32**	4.60	4.83	5.06	5.29	5.75
33- 36**	4.75	4.99	5.23	5.47	5.94
37- 39**	4.85	5.10	5.34	5.58	6.07
40	(A)	-	-	-	-
41- 42	(B)	-	-	-	-
43- 45	(C)	-	-	-	-
46- 54	5.85	6.15	6.44	6.73	7.32
55- 74	(A)	-	-	-	-
75- 76	(B)	-	-	-	-
77- 79	(C)	-	-	-	-
80-100	6.75	7.09	7.43	7.77	8.44
101-104	(C) 6.75	7.09	7.43	7.77	8.44
105-107	(D)	-	-	-	-
108-110	(B)	-	-	-	-

The Port Authority will perform structural maintenance and will furnish without extra charge heat, air conditioning and electricity for normal office use all during regular business hours and days. All other costs including but not limited to cleaning will be the responsibility of the tenant.

* The rentable area will be computed in accordance with the Real Estate Board of New York, Inc. standard method of floor measurement for office buildings, dated January 1, 1964. Full floors range from 36,000 to 42,000 rentable square feet.

** Limited space available.

- (A) Reserved Floors
- (B) Machinery Floors
- (C) Available only by special arrangement
- (D) Reserved for Club, Restaurant and other facilities.

THE WORLD TRADE CENTER

<u>FLOOR</u>	<u>NET RENTABLE AREA</u>
29	38,531
30	38,531
31	38,531
32	38,531
33	38,031
34	38,135
35	39,093
36	39,126
37	39,126
38	39,126
39	39,126
43	33,415
44	36,355
61	39,062
62	39,062
63	39,945
64	39,945
65	39,945
66	39,945
67	39,945
68	39,542
69	39,542
70	40,447
71	40,447
72	40,447
73	40,447
74	40,447
77	34,758
78	37,384
81	38,135
82	39,602
83	40,759
84	40,790
85	40,790
86	40,790
87	40,425

THE WORLD TRADE CENTER

<u>FLOOR</u>	<u>NET RENTABLE AREA</u>
88	40,425
89	41,310
90	41,310
91	41,310
92	41,310
93	41,310
94	41,310
95	40,915
96	40,915
97	41,790
98	41,790
99	41,790
100	41,790
101	41,436
102	41,436
103	42,250
104	42,250
105	42,030
106	41,801

THE WORLD TRADE CENTER
OFFICE AND EXHIBIT SPACE IN NORTH TOWER A
RENTAL RATES FOR FULL-FLOOR OCCUPANCY

<u>FLOOR</u>	<u>RATE PER RENTABLE SQUARE FOOT*</u>
106	\$ 9.00
81-105	6.75
61-74	5.85
37-39	4.85
33-36	4.75
29-32	4.60

Sky Lobby floors 43 and 77, and the floors immediately above them (44 and 78) are available only by special arrangement at rates to be determined.

The foregoing represents 2,200,000 rentable square feet based on full floor occupancies. The remaining floors are reserved for occupancy by the United States Government, the Port Authority, other Government Agencies, freight forwarders, custom brokers, restaurant, mechanical, air conditioning, electrical and elevator equipment.

The Port Authority will perform structural maintenance and will furnish without extra charge heat, air conditioning and electricity for normal office use all during regular business hours and days. All other costs including but not limited to cleaning will be the responsibility of the tenant.

* The rentable area will be computed in accordance with the Real Estate Board of New York, Inc. standard method of floor measurement for office buildings, dated January 1, 1964. It ranges from 36,000 to 42,000 rentable square feet per floor.