



**175 GREENWICH STREET
ROGERS STIRK HARBOUR + PARTNERS*
ARCHITECTURAL FACT SHEET – SEPTEMBER 2007**

SITE INFORMATION 175 Greenwich Street (Tower 3) will be located on a site bounded by Greenwich Street to the west, Church Street to the east, Dey Street to the north and Cortlandt Street to the south. It will be opposite the proposed WTC Memorial and Cultural Center.

PROGRAM 175 Greenwich Street, a 71-story tower, is the third tallest building on the World Trade Center site. It will rise to 1,147 ft above Greenwich Street level, with the antennas reaching almost 1,240 ft. above street level.

With 54 office floors, 175 Greenwich Street includes 2.1 million sq ft of office space and five trading floors. The footprint of a typical floor is approximately 200 ft by 198 ft. At ground floor level, the footprint of the building is 50,000 sq ft. At trading floor level -- the widest level -- this increases to 55,000 sq ft.

175 Greenwich Street will have five retail levels -- the ground floor, two below grade levels and two levels above the ground floor -- that total 193,000 sq ft (of which 105,000 sq ft is at or above street level).

There are eight mechanical floors serving the office space and trading floors, five of which are located at the base of the office accommodation, three at the top of the tower. There is also one PATH mechanical floor.

175 Greenwich Street will incorporate 36 passenger elevators serving the main part of the tower plus five freight elevators. The trading floors will be served by eight separate passenger elevators. The retail floors will be served by two passenger and two freight elevators. In addition, there will be two principal stairwells in the main part of the tower, increasing to four stairwells in the lower part of the building.

DESIGN CONCEPT Designed by Rogers Stirk Harbour + Partners, 175 Greenwich Street is at the center of the various buildings around the WTC Memorial site. As a result, it stands centrally across Greenwich Street from the main axis formed by the two reflecting pools of the Memorial. The design of the tower addresses this central position and accentuates the building verticality relative to the Memorial site. As suggested in the World Trade Center Master Plan, this verticality -- relative to the adjacent and smaller building at 150 Greenwich Street -- is also accentuated by the stepped profile of 175 Greenwich Street and by the antennae.

The design uses a structural load-sharing system of diamond-shaped bracing which helps to articulate the building's east-west configuration. All corners of the tower are column free to ensure that occupiers of the office levels have unimpeded 360 degree panoramic views of New York.

The upper levels of the tower appear to straddle the lower levels -- the 'podium building' -- that help to reduce the impact of the building's high volume and emphasize the interlocking nature of the base with the upper part of the building.

The lobby -- three levels high -- is on Greenwich Street. This offers tenants and visitors a 'big picture window' onto the WTC Memorial.

175 Greenwich Street offers a strong interface with the public realm along Cortlandt and Dey Streets which will be redeveloped into pedestrian areas. This, in turn, will improve the accessibility of the retail space in the building, as well as helping it to integrate more completely with the Transportation Hub to the north of Dey Street.

ENVIRONMENTAL STANDARDS /

BUILDING SYSTEMS Designed to the highest energy efficiency ratings, 175 Greenwich Street will seek to achieve the Gold standard under the Leadership in Energy and Environmental Design (LEED) by the US Green Building Council. Among many building enhancements, the tower has a reinforced concrete core and columns with steel girders and beams. Safety systems exceed New York City building code and Port Authority requirements.

PROJECT SCHEDULE 175 Greenwich Street is expected to be completed by 2012 -- four years after the site is made available to Silverstein Properties.

OWNER/DEVELOPER

World Trade Center Properties, LLC
An affiliate of Silverstein Properties, Inc.
Larry A. Silverstein, President; Janno Lieber, Project Director; David Worsley, Construction Director; Mickey Kupperman, Director of Design; Guy Punzi, Tower 3 Design Manager; Serge Demerjian, Below-Grade and Podium Design Manager

LANDOWNER

Port Authority of New York and New Jersey
Anthony R. Coscia, Chairman; Anthony E. Shorris, Executive Director

ARCHITECT

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ARCHITECT OF RECORD

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MEP ENGINEERS

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SECURITY CONSULTANTS

Ducibella Venter & Santore
Robert Ducibella, Philip Santore

DYNAMIC LOADING CONSULTANTS

Weidlinger Associates Incorporated

DIGITAL VISUALIZATION

Team Macarie, dbox

MODEL MAKER

Kandor, Radii

MODEL PHOTOGRAPHY

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