



# 44 UNION SQUARE

A LANDMARK REIMAGINED

TAMMANY HALL



GEORGE COMFORT & SONS, INC.



READING INTERNATIONAL



SELF-CONTAINED BUILDING OFFERING UP TO 43,106 RSF

## AWARDS & ACCOLADES

ENR New York's 2020, Safety Best Project

ENR New York's 2020, Renovation/Restoration Best Project

AIA QUAD Design Award, Honor Award - Unbuilt, 2017

Architizer A+ Awards, Typology Finalist, Commercial - Unbuilt, 2017

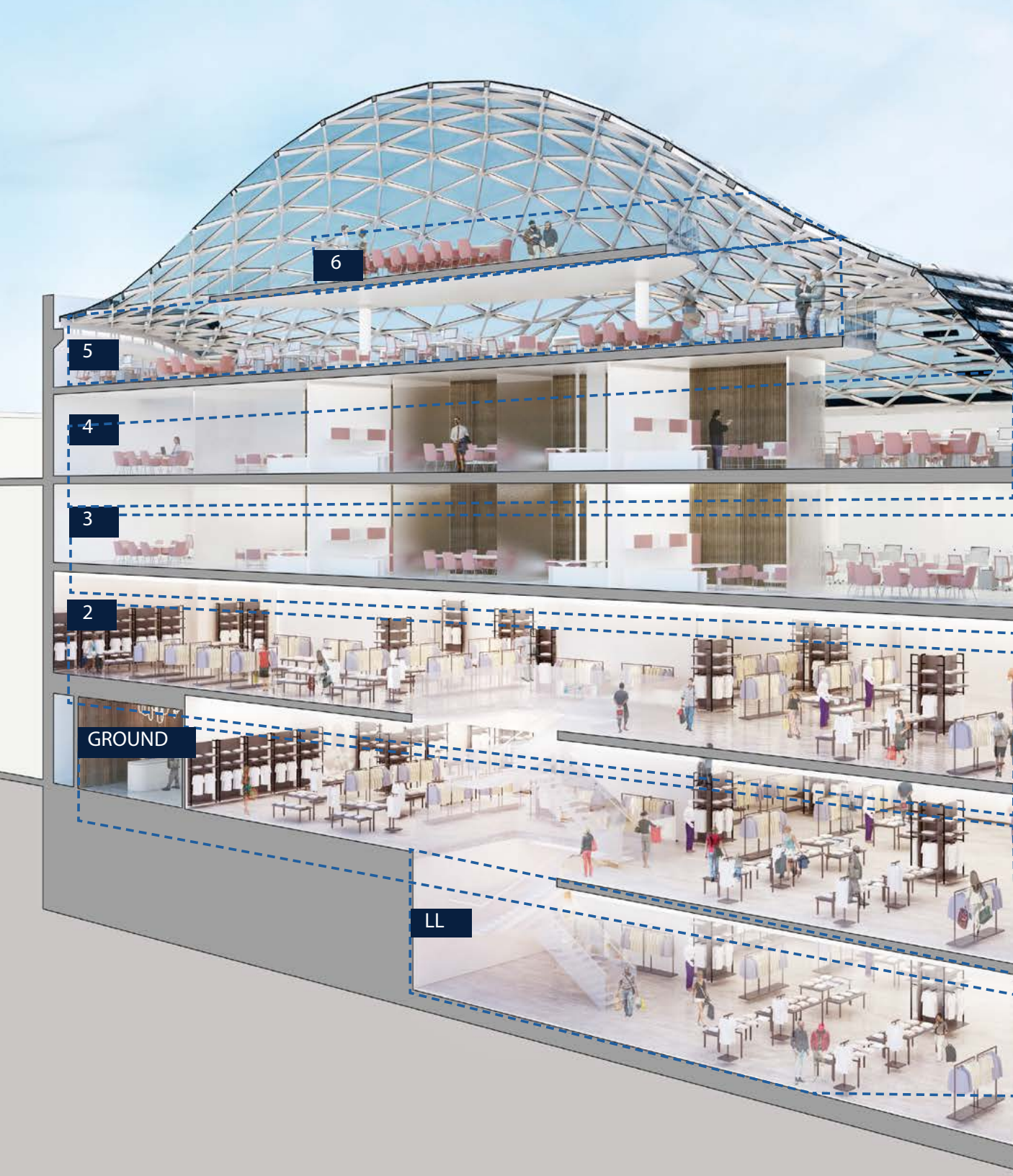
# HISTORY

The neo-Georgian building opened in Union Square in 1929 as the grand headquarters of Tammany Hall, the political organization associated with Boss Tweed and Al Smith.

The origins of the Tammany organization include its namesake Chief Tamanend – the leader of the Lenape People – who signed a treaty of peaceful coexistence with William Penn in 1680. Using symbolism from the Lenape creation story, a glass dome inspired by the form of a rising turtle shell has been added to the building bringing an additional 30,000 sf to the interior.

The dome features 19-foot ceilings and creates a unique, light-filled space with soaring views overlooking Union Square and beyond. BSK Architects designed a stunning and effective space, taking inspiration for the dome's design from the property's historical association with the Tammany Society, which was named after Chief Tamanend, the Leader of the Lenape People in the 17th century. The shell-like dome evokes the symbolic significance of a rising turtle shell in the Lenape creation story and is meant to pay homage to the building's and Chief Tamanend's place in New York history.





# NEW MODERN SPACE WITHIN AN HISTORIC BUILDING

FLOOR	SIZE	CEILING HEIGHT
6	4,444 RSF	19'
5	8,575 RSF	12' - 21'
4	15,058 RSF	12'
3	15,029 RSF	UP TO 12'6"
2	<b>LEASED</b>	
GROUND	<b>LEASED</b>	
LL	<b>LEASED</b>	
<b>TOTAL AVAILABLE 43,106 RSF</b>		



SIXTH FLOOR  
VIEW



FIFTH FLOOR  
VIEW



FIFTH FLOOR  
VIEW



FOURTH FLOOR  
VIEW



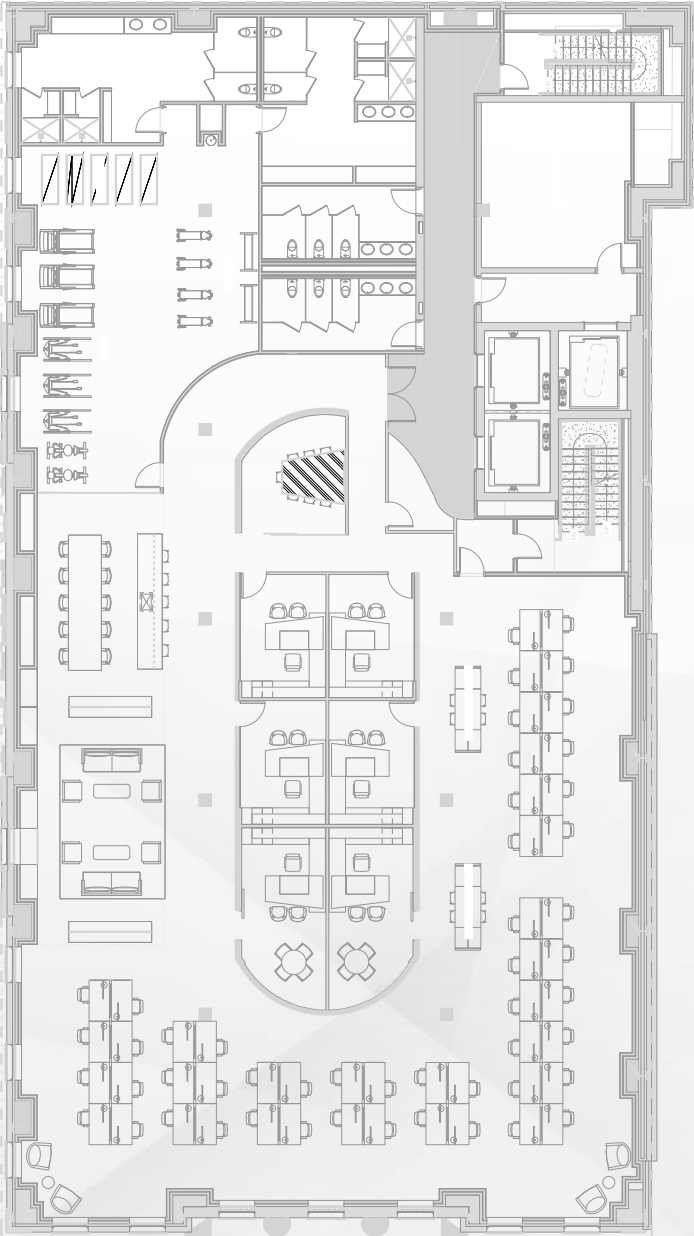
POSITIONED DIRECTLY IN FRONT  
OF UNION SQUARE PARK



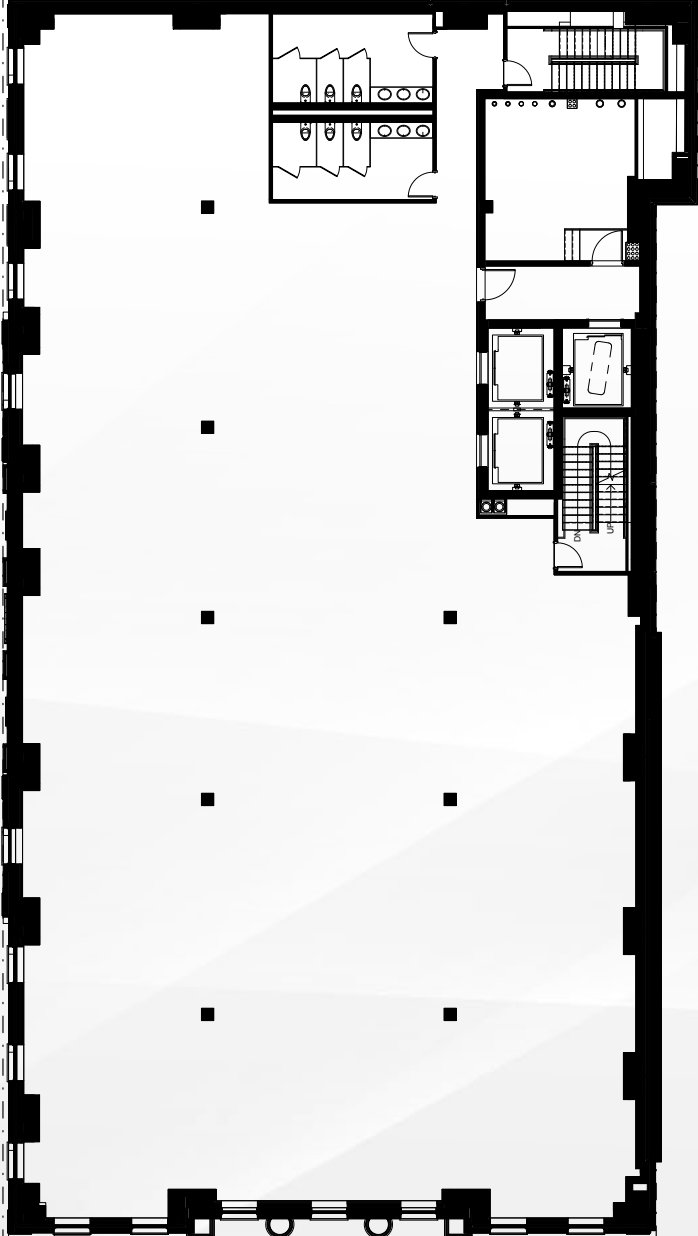
# OFFICE FLOOR PLAN

THIRD FLOOR 15,029 RSF

### TEST FIT FLOOR PLAN



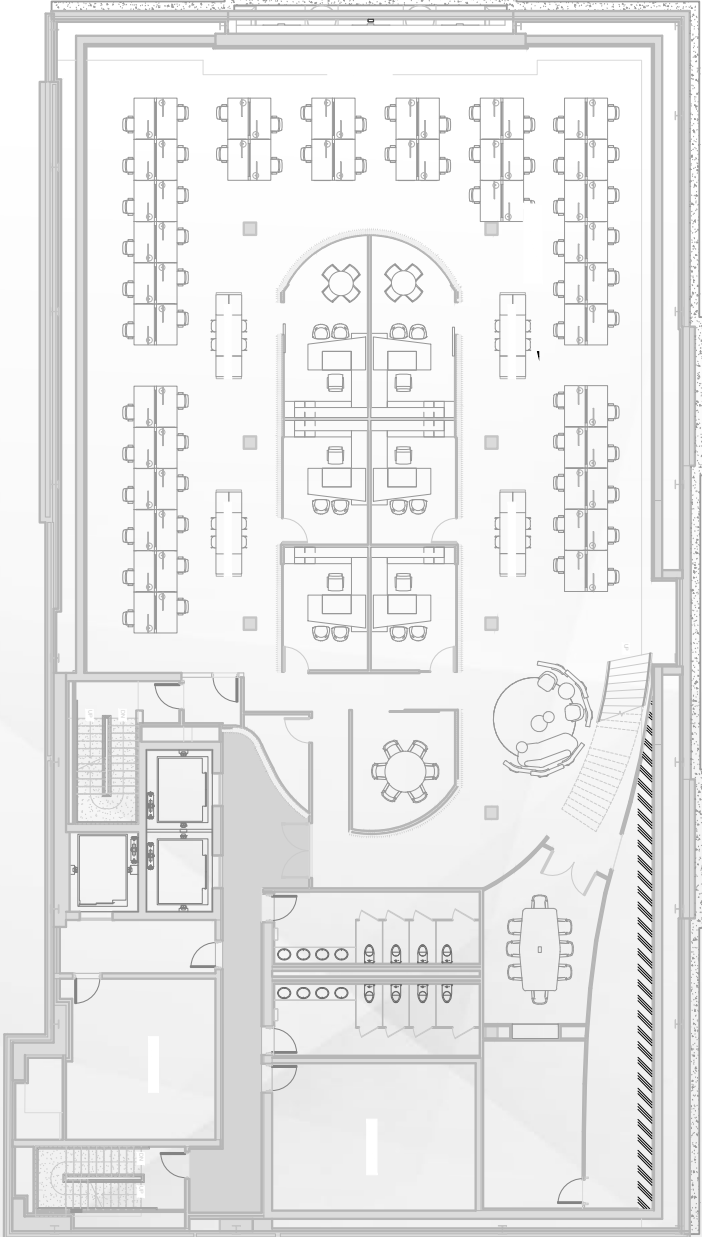
### CORE FLOOR PLAN



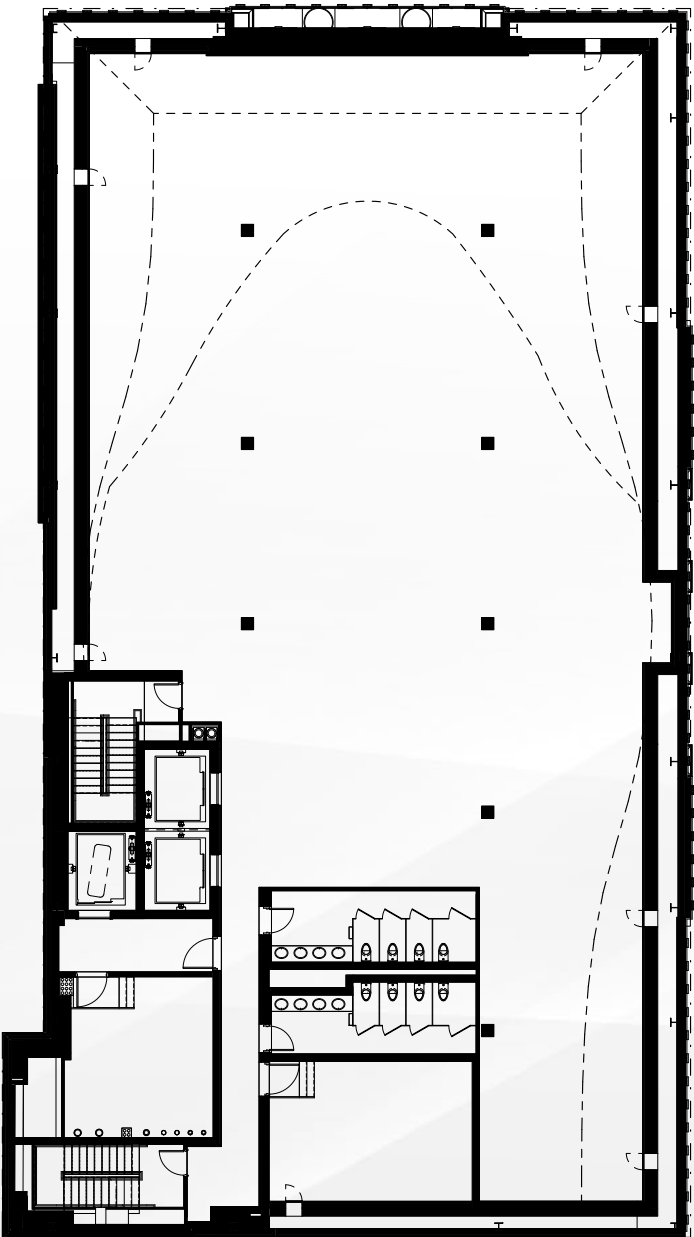
# OFFICE FLOOR PLAN

FOURTH FLOOR 15,058 RSF

## TEST FIT FLOOR PLAN



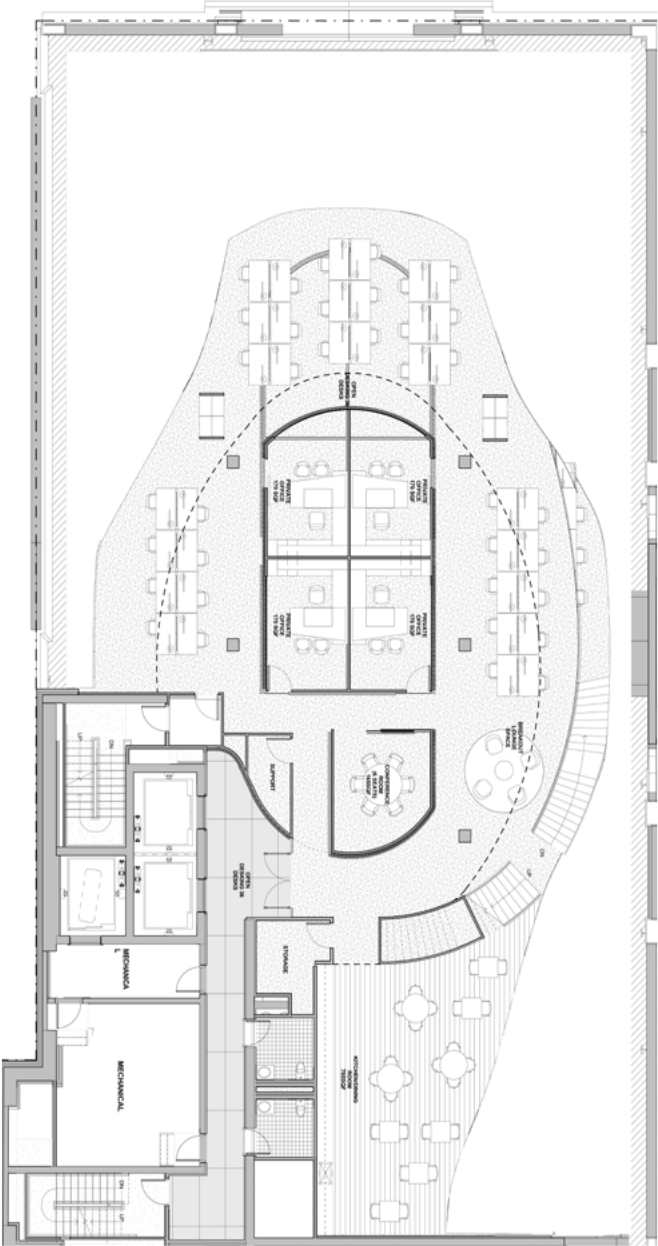
## CORE FLOOR PLAN



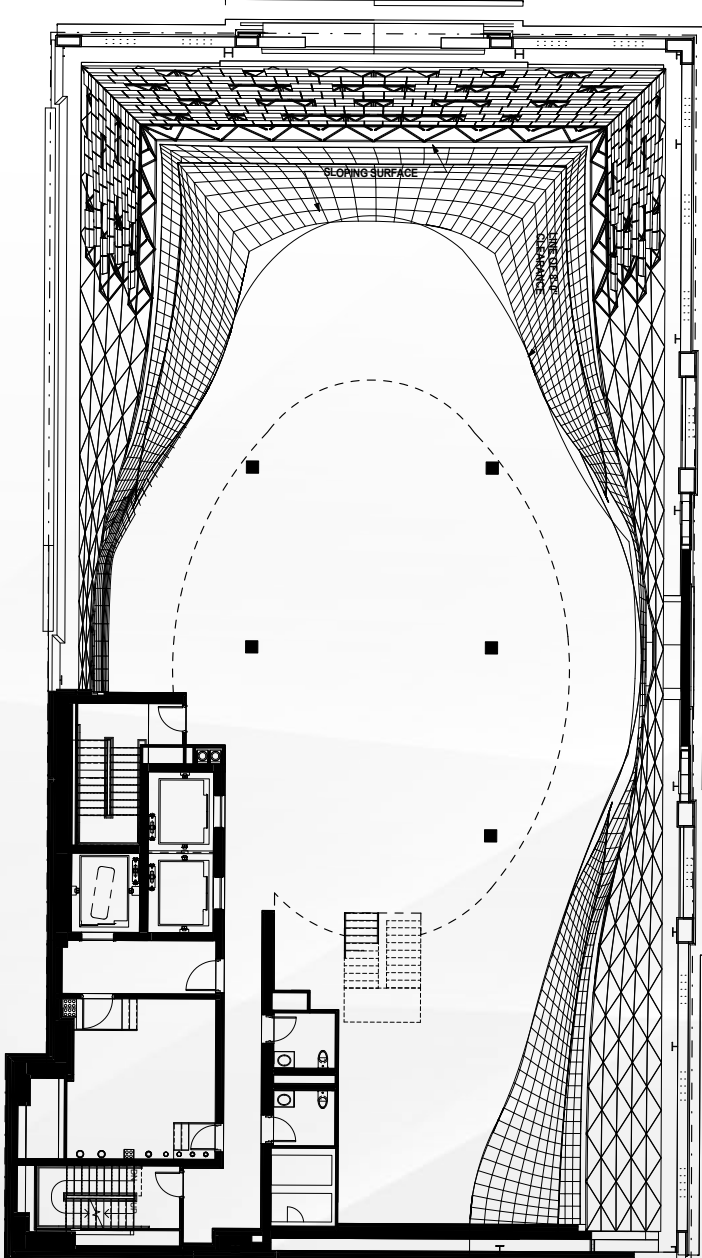
# OFFICE FLOOR PLAN

FIFTH FLOOR 8,575 RSF

## TEST FIT FLOOR PLAN



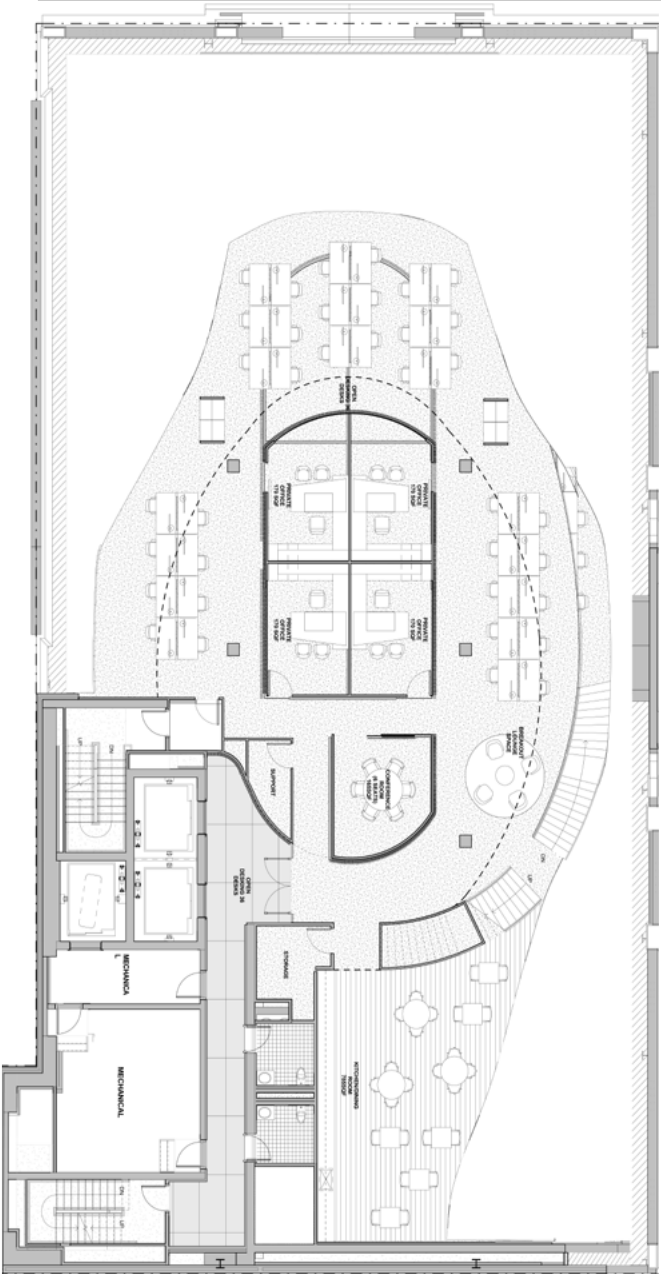
## CORE FLOOR PLAN



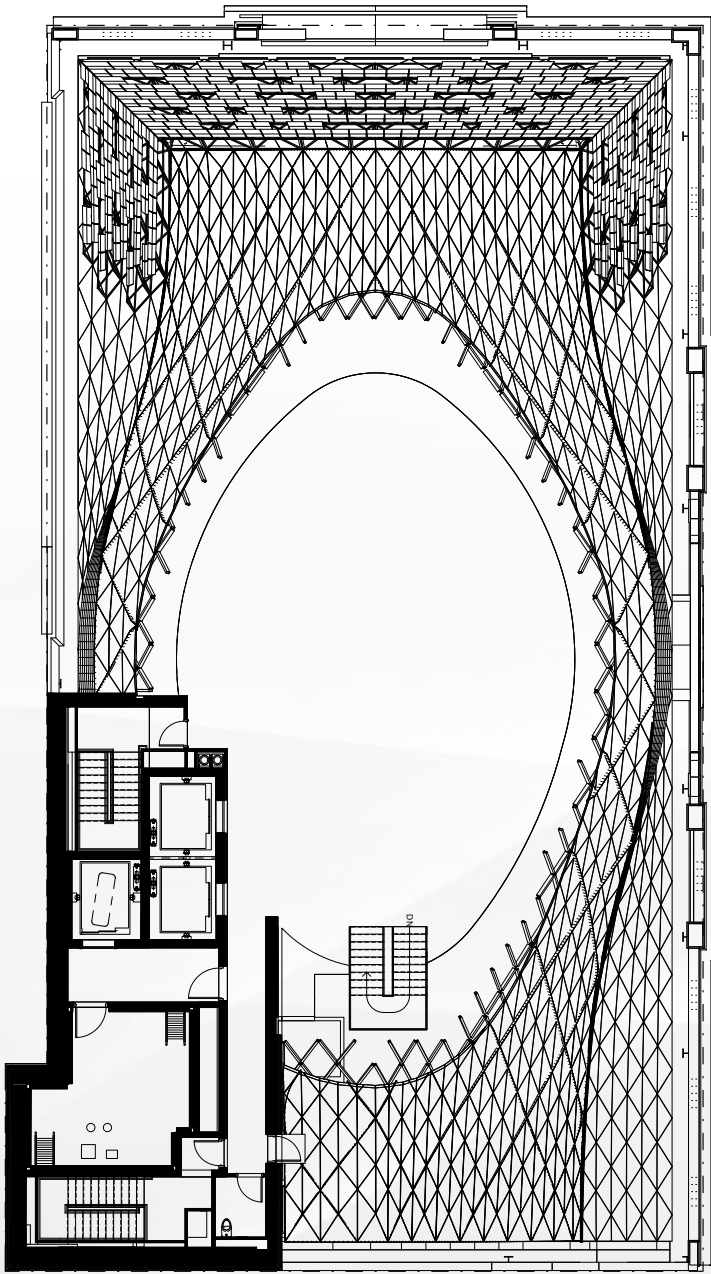
# OFFICE FLOOR PLAN

SIXTH FLOOR 4,444 RSF

## TEST FIT FLOOR PLAN

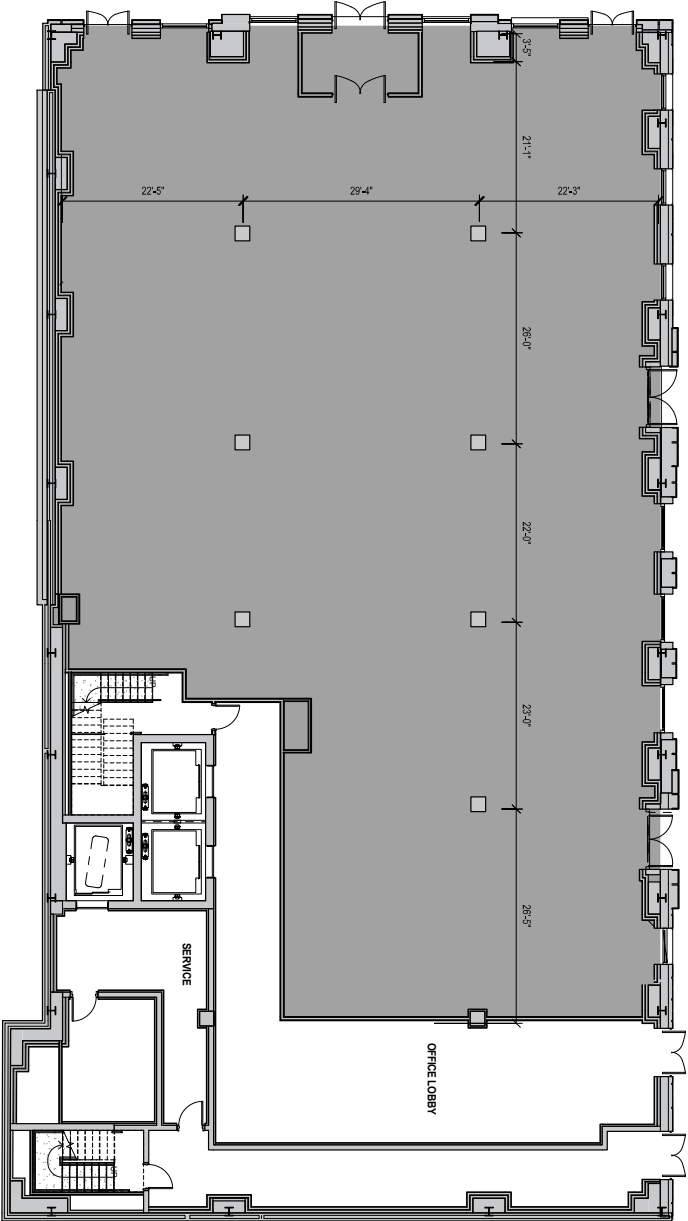


## CORE FLOOR PLAN



# FLOOR PLANS

## GROUND FLOOR - OFFICE LOBBY



# TRANSPORTATION

10 subway lines and a PATH station Citibike access connect 44 Union Square to destinations throughout the greater New York City area. Additionally, Union Square is one of the most accessible neighborhoods in all of NYC, not just by subway, but on foot or via Citibike. A short walk from surrounding residential neighborhoods including Flatiron, Gramercy, Murray Hill, East Village, Union Square and Greenwich Village.



Astoria	▣	33 min
Downtown Brooklyn	▣	23 min
Financial District	▣	17 min
Hoboken	▣	40 min
Jersey City	▣	40 min
Long Island City	▣	30 min
Lower East Side	▣	13 min
Midtown	▣	12 min
Upper East Side	▣	24 min
Upper West Side	▣	27 min
Williamsburg	▣	23 min



Astoria	▣	23 min
Downtown Brooklyn	▣	30 min
Financial District	▣	10 min
Hoboken	▣	20 min
Jersey City	▣	20 min
Long Island City	▣	30 min
Lower East Side	▣	30 min
Midtown	▣	15 min
Upper East Side	▣	20 min
Upper West Side	▣	25 min
Williamsburg	▣	10 min



Astoria	▣	30 min
Downtown Brooklyn	▣	18 min
Financial District	▣	15 min
Hoboken	▣	30 min
Jersey City	▣	42 min
Long Island City	▣	20 min
Lower East Side	▣	15 min
Midtown	▣	10 min
Upper East Side	▣	23 min
Upper West Side	▣	30 min
Williamsburg	▣	20 min



A nighttime photograph of a large, classical-style building with a prominent dome. The dome is illuminated with a vibrant blue light, while the base of the dome and the building's facade are lit with a pinkish-purple glow. The building has many windows, some of which are lit from within. In the foreground, a wet street reflects the lights, and several people are walking. A red car is visible in the middle ground. The overall scene is a city street at night.

**EXCLUSIVE LEASING AGENTS**  
**GEORGE COMFORT & SONS, INC.**

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A white wireframe dome logo, consisting of a grid of lines that form a dome shape, positioned above the address text.

**44 UNION SQUARE**