

THE ASSOCIATION CENTER

120
WALL
STREET



STATUE OF LIBERTY

IN NEW YORK CITY, ADVERTISING HAS MADISON AVENUE, FASHION HAS SEVENTH AVENUE AND PRINTING HAS TRIBECA. NOW, NOT-FOR-PROFIT ORGANIZATIONS FINALLY HAVE A PLACE

LUXURY SPACE



NEW YORK STOCK EXCHANGE

TO CALL THEIR VERY OWN: THE ASSOCIATION CENTER. • DESIGNED ESPECIALLY FOR NOT-FOR-PROFITS, THE ASSOCIATION CENTER IS A PLACE WHERE YOU AND YOUR COL-

DYNAMIC NEIGHBORHOOD



DOWNTOWN HELIPORT

LEAGUES IN THE NOT-FOR-PROFIT INDUSTRY CAN WORK TOGETHER AND EXCHANGE IDEAS. AND IT'S A PLACE WITH THE RESOURCES TO HELP YOU AND OTHER NOT-FOR-PROFITS SIG-

ATTRACTIVE RENTS & INCENTIVES



SOUTH STREET SEAPORT'S PIER 17

NIFICANTLY REDUCE BUSINESS COSTS. • BUT IT'S MORE. IT'S A FIRST-CLASS FACILITY TOWERING 34 STORIES OVER LOWER MANHATTAN...WITH A GRACIOUS LOBBY AND CARPETED ELEVATORS

EXCEPTIONAL RIVER VIEWS



RIZZOLI BOOKSTORE AT THE WORLD FINANCIAL CENTER

TORS THAT WHISK YOU TO YOUR FLOOR...WHERE THE VIEW OF NEW YORK HARBOR IS SPECTACULAR. • AND IT'S IN THE HEART OF A CITY THAT'S SECOND TO NONE.



LUXURY OFFICE SPACE AND CENTRALIZED SERVICES, WITH A COMPETITIVE EDGE

Sponsored by the City of New York, in conjunction with Silverstein Properties, The Association Center offers not-for-profits all the advantages of a top-of-the-line building, without a top-of-the-line price-tag.

As a matter of fact, The Association Center is downright economical.

Located in the nucleus of bustling downtown Manhattan at 120 Wall Street, The Association Center offers 400,000 square feet of fully renovated, prime office space. The building features 24,000-square-foot floors with breathtaking river views, a beautiful art-deco lobby of polished marble complete with a newsstand, 15 passenger elevators, a restaurant and a manned security station making your daily comings and goings both convenient and pleasant.

These conveniences extend to your every business need. The Association Center offers a practical way to beat the high cost of office services. Planned, shared facilities and services include conference and mail rooms, and centralized printing and photocopying — even day care.

And to top it off, The Association Center is available at amazingly competitive rents with dramatic city-sponsored real estate tax incentives.

THE ULTIMATE IN ACCESS

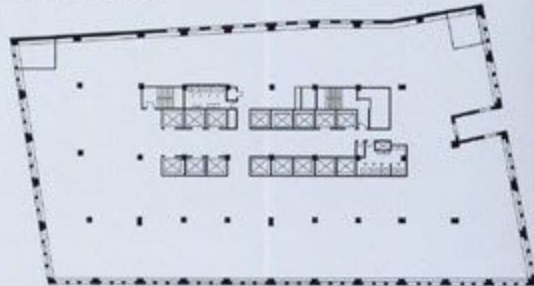
Proudly sitting at the foot of Wall Street, The Association Center is only steps from subway, bus, rail, helicopter, airplane or ferry transportation.

The 2, 3, 4, 5, J and M subways stop right on Wall Street, and a multitude of bus routes are close by. The PATH trains, the Staten Island Ferry and several ferries to New Jersey are also all within walking distance. And it's a quick trip to Penn Station, Grand Central Station and the Port Authority Bus Terminal.

Those traveling to or from Kennedy, La Guardia or Newark airports won't have to battle Midtown traffic. The Association Center is literally seconds from the city's two main arteries: the FDR Drive and the West Side Highway, offering exceptionally fast access to the rest of New York City, Westchester, New Jersey and points beyond. Convenient parking is just across the street.

Travelers who prefer an even quicker route to the airport can utilize the Downtown Heliport and the La Guardia Water Shuttle, both within two blocks of the building.

Yet once you discover all that a downtown Manhattan location has to offer, you may never want to leave.



THE ASSOCIATION CENTER FEATURES FLOORS THAT CAN BE FLEXIBLY SUBDIVIDED TO MEET A TENANT'S NEEDS. PICTURED ABOVE IS A PLAN FOR A TYPICAL 24,000-SQUARE-FOOT FLOOR.

PICTURED ABOVE: THE ASSOCIATION CENTER'S ELEGANT ART DECO ENTRANCE AT 120 WALL STREET. BELOW: WALL STREET BY DAY AND THE WORLD FINANCIAL CENTER AT NIGHT.





JUST A QUICK WALK FROM THE ASSOCIATION CENTER, YOU CAN TAKE IN THE SITES AT THE SOUTH STREET SEAPORT, ENJOY A PERFORMANCE AT THE WORLD FINANCIAL CENTER'S WINTER GARDEN OR WORK OUT AT THE VISTA INTERNATIONAL HOTEL'S EXECUTIVE FITNESS CENTER.

A PRESTIGIOUS AND PRACTICAL ADDRESS

The Association Center is in the heart of the very best of old and new New York. From the renowned New York Stock Exchange to the sparkling new World Financial Center, Lower Manhattan is a landmark neighborhood with all the amenities you need to do business.

There are more than 1,800 hotel rooms — including those at the Vista International Hotel, the New York Marriott Financial Center, the Hotel Millenium and the Manhattan Seaport Suites — within walking distance of the The Association Center. Downtown Manhattan also offers a wide variety of venues for meetings and conferences, not to mention easy access to the Jacob Javits Convention Center.

An unbelievable selection of gastronomic delights sits at your doorstep — world-famous Delmonico's, historic Fraunces Tavern, the catch of the day at the South Street Seaport, the trendiest Tribeca eateries, freshly made pasta in Little Italy and your favorite Chinatown haunts. Or just grab a hot dog and go people-watching in Battery Park.

Shop J. Crew, The Sharper Image, Coach Leatherware, Abercrombie & Fitch, The Gap and The Limited at the Seaport. Then head over to the World Financial Center, because you won't want to miss Barney's New York, Rizzoli Bookstore, Mark Cross, Ann Taylor and Tahari.

Unwind across the street at the New York Health & Raquet Club's tennis courts or at any of the many nearby athletic clubs. Take a tour of Soho's art galleries. Or if you're in the market for more relaxing pursuits, treat your business associates to cocktails and a bird's-eye view of New York at Windows of the World.

Whatever the activity, the options are vast and varied in Lower Manhattan.

A WORLD-CLASS CITY

You name it, New York has it. That's the reason some 2,000 not-for-profit associations have chosen New York City as their headquarters, and the place in which they will grow and prosper well into the next century.

As the world's business capital, New York City is a global center of ideas and information. It's the place where decision-makers check the pulse of international trends. It's the nation's connection to a newly unified Europe and a rapidly changing Asia.

And it's a hub of unparalleled resources and opportunities. Not-for-profit organizations have unmatched access to the nation's largest foundations — like the Ford Foundation, the Rockefeller Foundation and the New York Community Trust. Plus New York City is the headquarters to those businesses your association relies upon: advertising, law, finance, management consulting, professional services and the media.

What's more, New York has a top-notch workforce of nearly four million highly trained professionals and skilled workers...an unrivalled pool of academic and research institutions...more conferences, trade shows and meetings than any other city in the country...and the most advanced telecommunications network in the world.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

The New York City Economic Development Corporation (EDC), the city's lead agent for real estate development and financing, is spearheading The Association Center project on behalf of the City of New York.

EDC's team of real estate professionals will assist your organization through every stage of your move to The Association Center.

For more information or a tour of the building, call EDC representatives at 212.669.0855.



FRONT AND BACK COVER PHOTOS: EAST RIVER VIEWS OF THE ASSOCIATION CENTER

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