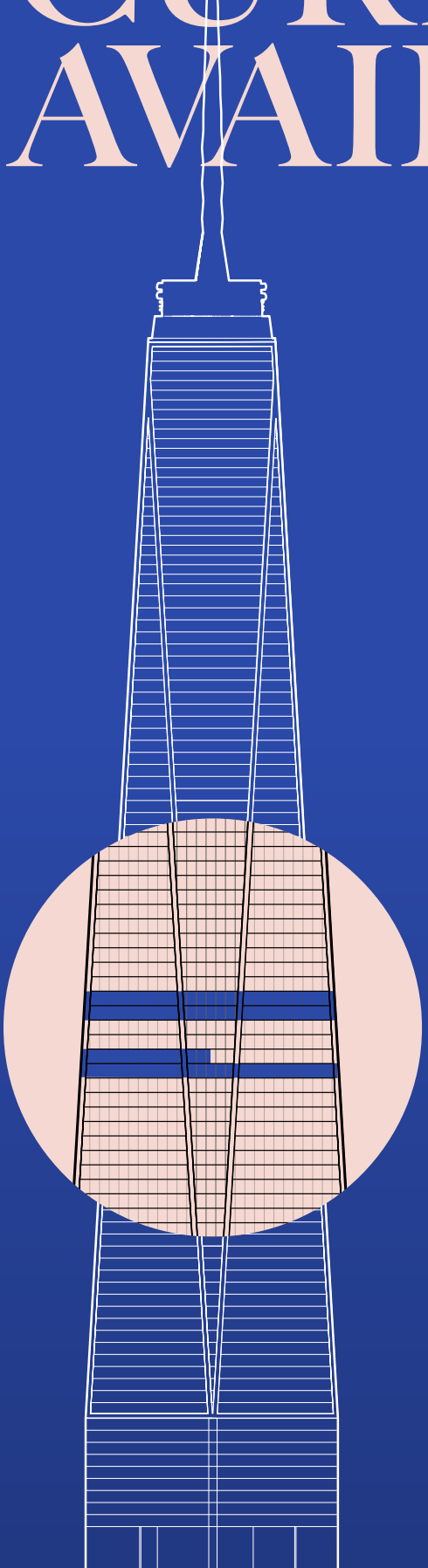


AN ICONIC SUB- LEASE



CURRENT AVAILABILITY



Floor	RSF	Existing Installation
42	46,995	61 workstations 15 offices 9 conference rooms
41	46,927	127 workstations 38 offices 9 conference rooms
93,922 RSF Block		
38	23,321	35 workstations 29 offices 3 conference rooms
37	46,653	123 workstations 35 offices 10 conference rooms
		Can be Densified to: 236 workstations
69,974 RSF Block		

Fully Furnished
sublease space for
immediate occupancy

Flexible
term lengths through
December 2039

Iconic
address with best-in-class
infrastructure and
panoramic views

Single and Multi Floor
requirements

Stable
and committed landlord &
sublandlord

Direct Access
to 12 subway lines and
PATH train

Amenity Center
access on 64th floor
(café, conference facility,
tenant lounge)

FLOOR 37

46,653 RSF

Existing Installation

WORKPLACE

Conference Rooms 10

Collaboration Areas 17

Private Offices 35

Workstations 123

AMENITY

Elevator Lobby 1

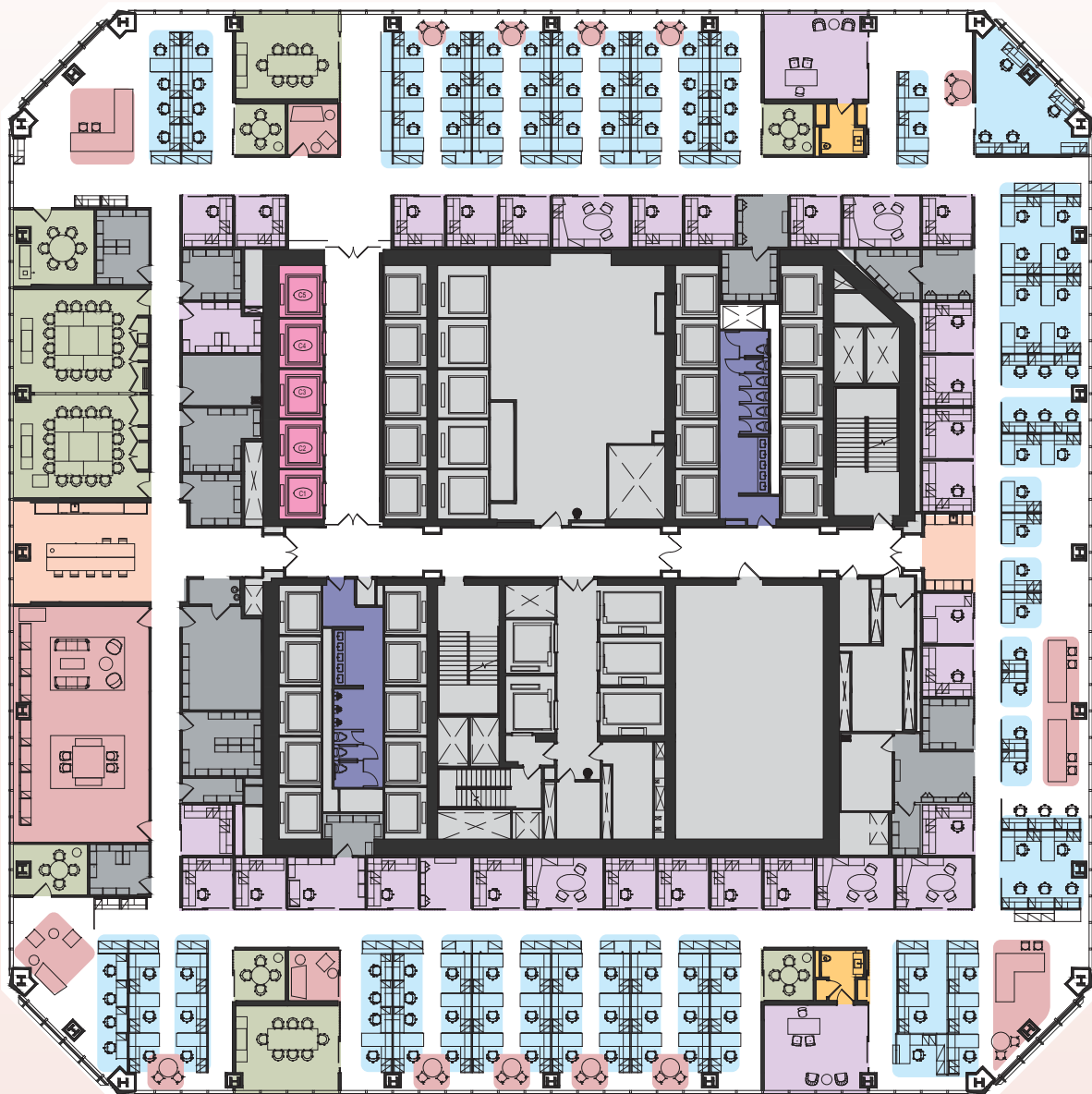
Café / Pantry 2

SUPPORT

Storage / Copy Room 17

Wellness / ADA Restroom 2

Core Restrooms 2



FLOOR 37

46,653 RSF

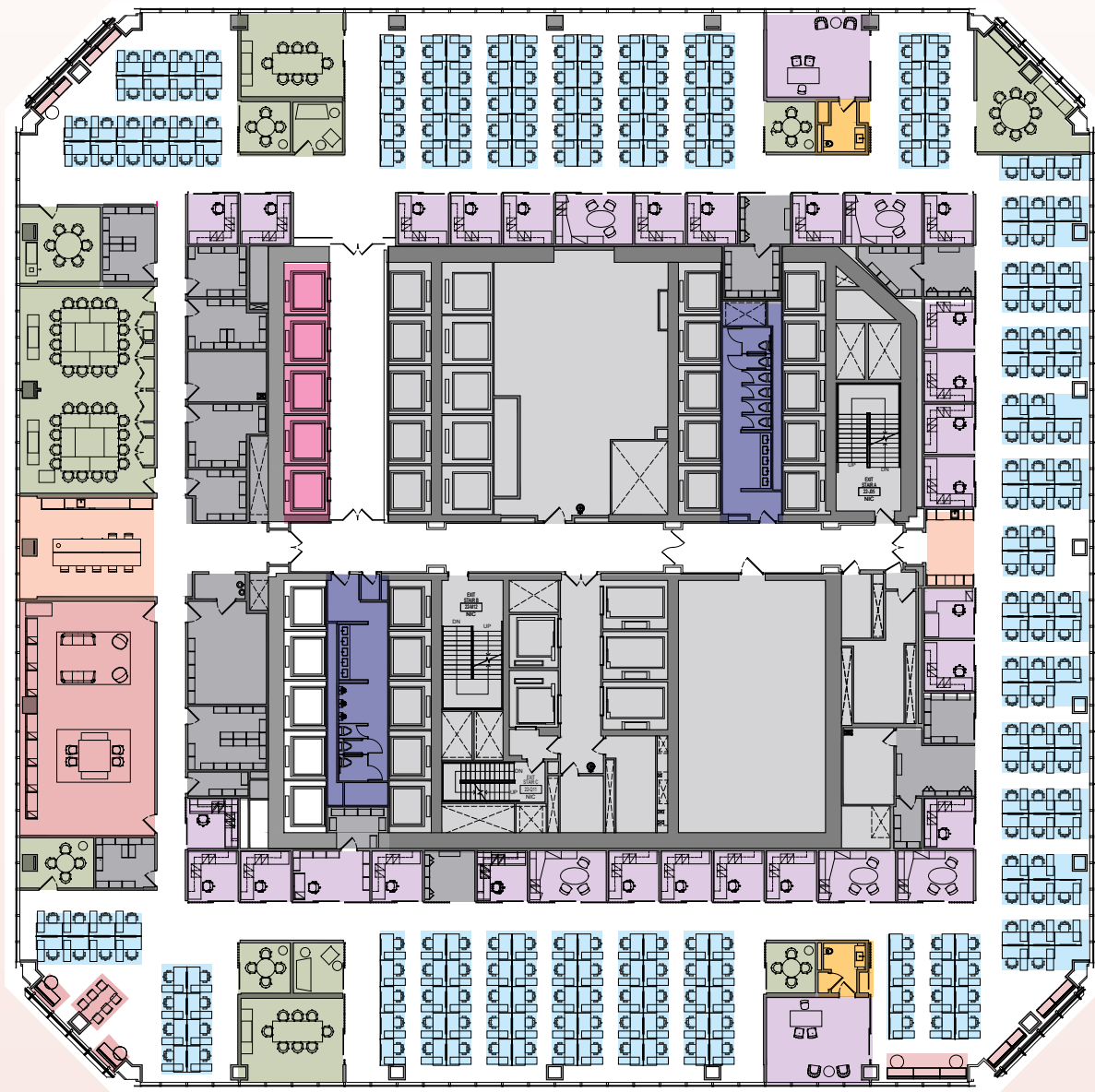
Densified Test Fit

WORKPLACE

Conference Rooms	11
Multipurpose Room	1
Private Offices/Breakout Rooms	33
Workstations	236

SUPPORT

Executive Restrooms	2
Café / Pantry	2
Storage / Copy Room	15
Core Restrooms	2



37TH FLOOR – DENSIFIED TEST FIT RENDERINGS



FLOOR 38

23,321 RSF

Floor plan reflects proposed modifications to allow for partial floor tenancy

WORKPLACE

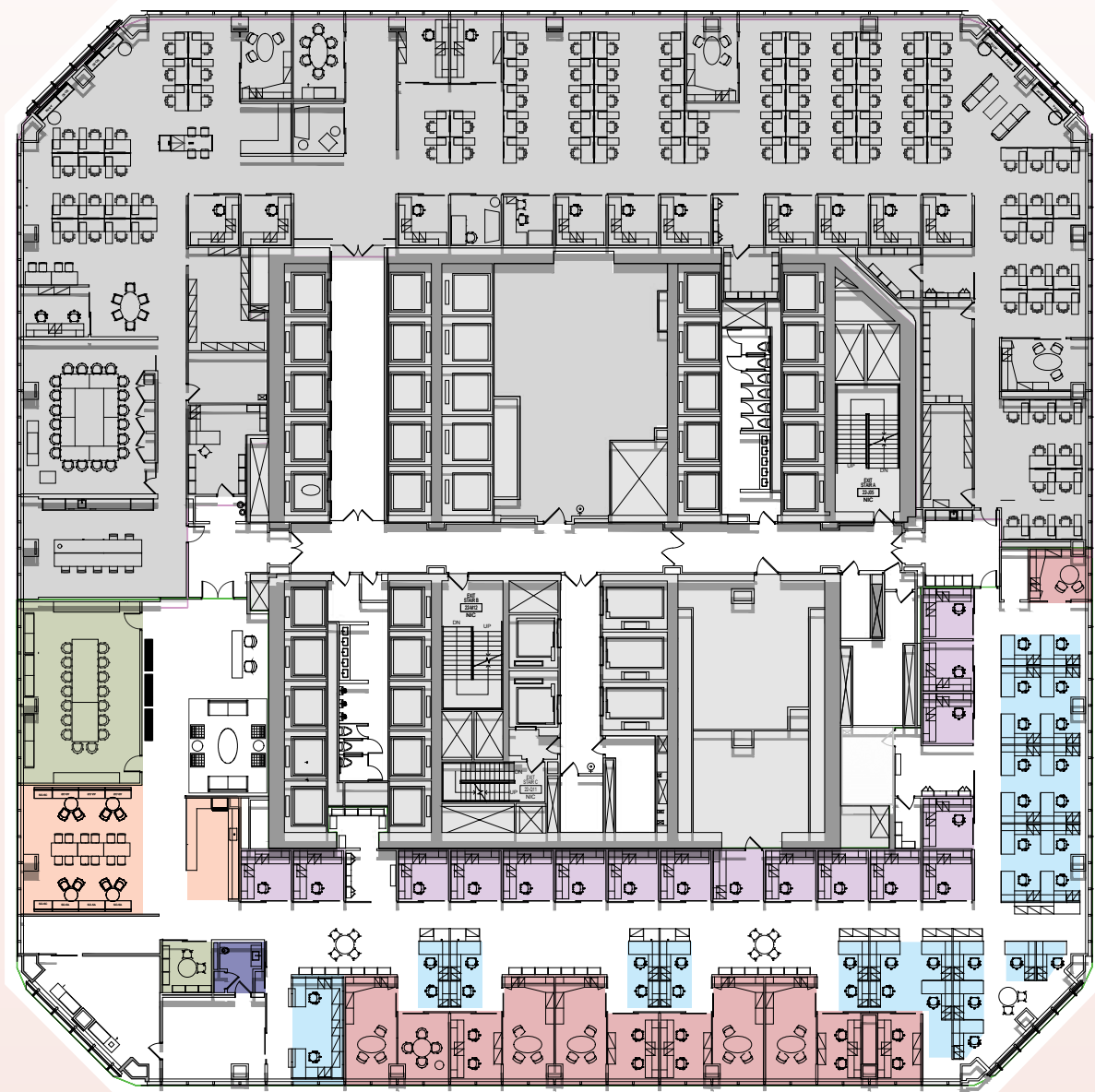
Conference Rooms	3
Exterior Office/Meeting Rooms	12
Interior Offices/Meeting Rooms	17
Workstations	35

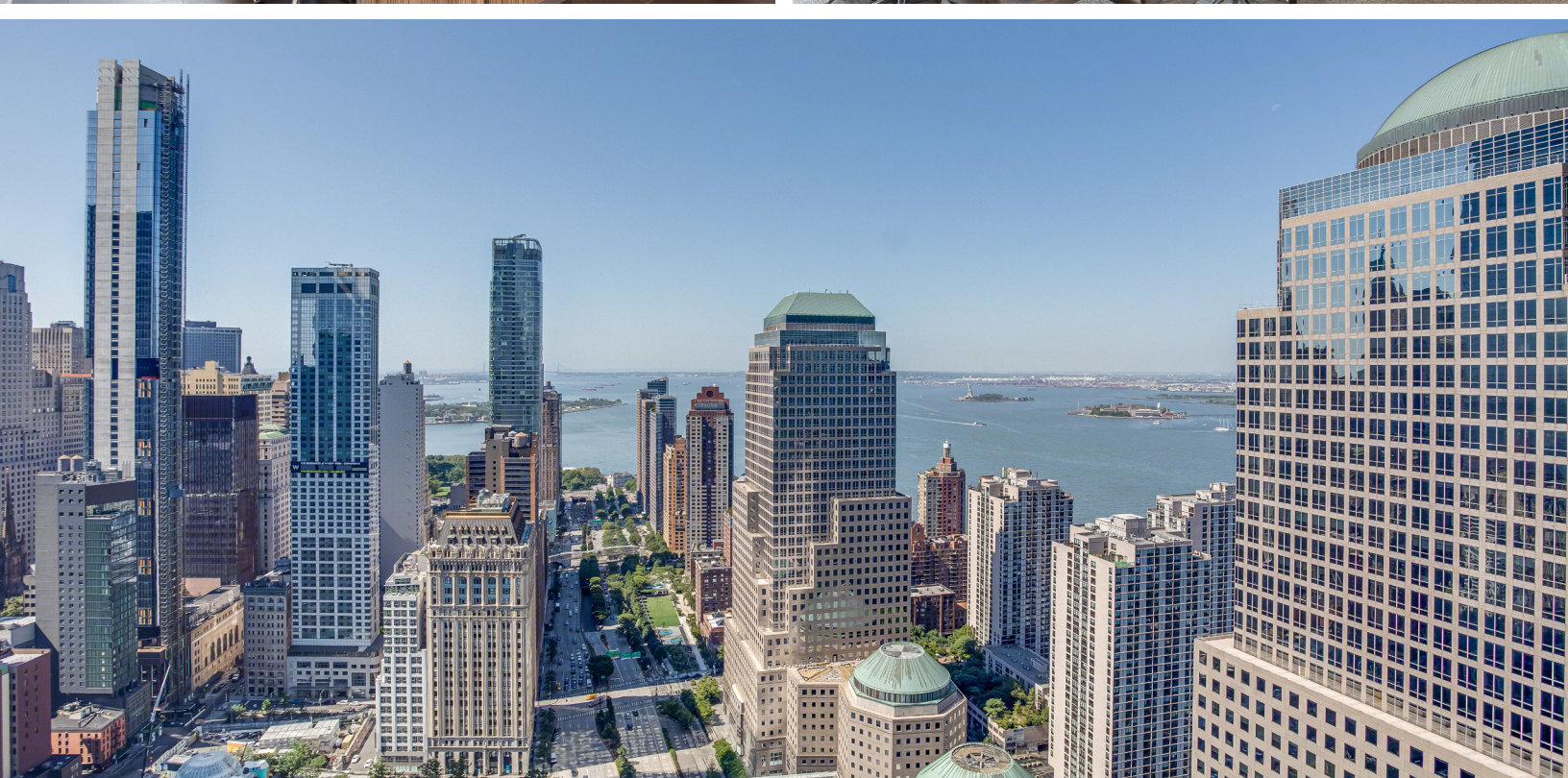
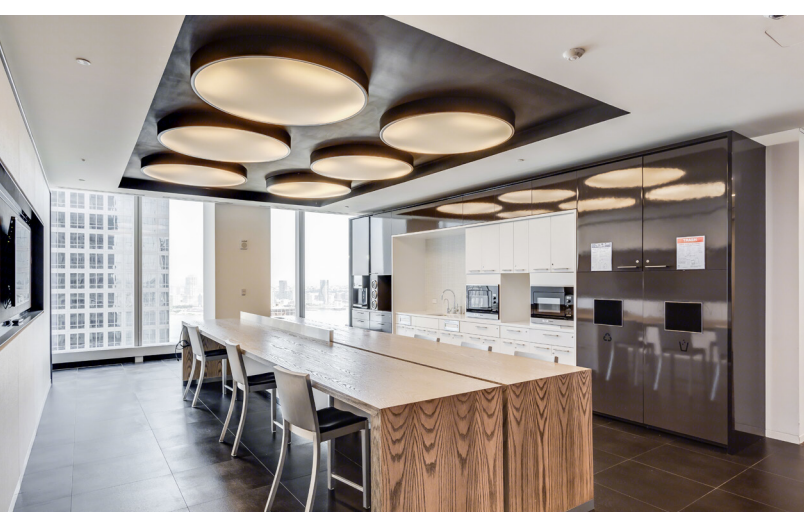
AMENITY

Reception	1
Café / Pantry	2

SUPPORT

Private Bathroom	1
Storage/Copy Room	1





FLOOR 41

46,927 RSF

WORKPLACE

Conference Rooms	11
Informal Collaboration Areas	16
Private Offices	37
Workstations	127

AMENITY

Elevator Lobby	1
Café / Pantry	3
Reception	2

SUPPORT

Storage / Copy Room	8
Wellness / ADA Restroom	3
Core Restrooms	2
Private Office Restrooms	1





FLOOR 42

46,995 RSF

WORKPLACE

Conference Rooms	9
Informal Collaboration Areas	8
Private Offices	15
Workstations	61

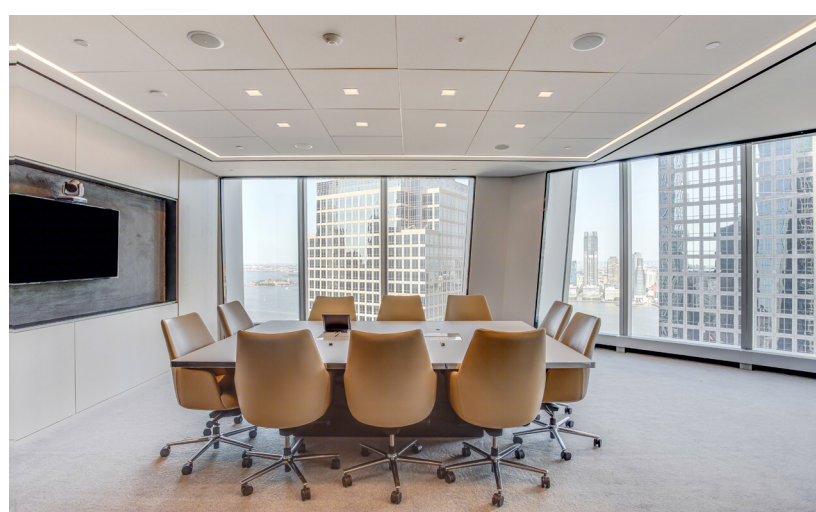
AMENITY

Elevator Lobby	1
Café / Pantry	2
Reception	1

SUPPORT

Storage / Copy Room	18
Wellness / ADA Restroom	8
Core Restrooms	2





UNPARALLELED ACCESS TO TRANSPORTATION

The Fulton Center and The Oculus provide underground connectivity to 12 subway lines and the Path Train.

Within a 5-Minute Walk:

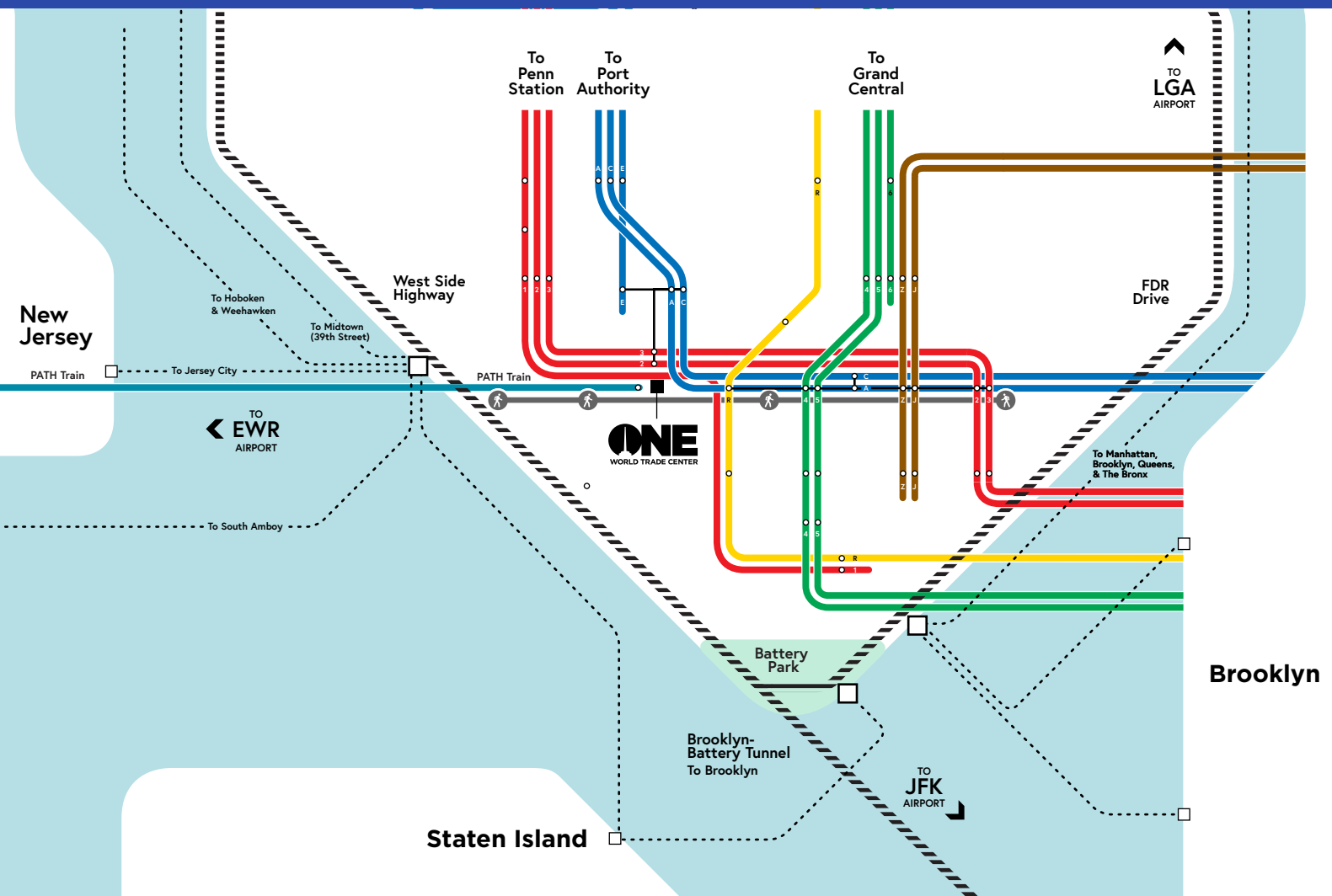
12
Subway Lines



30
Bus Routes

11
Ferry Routes

20
Citibike Stations



14 MINUTES
to Grand Central

15 MINUTES
to Port Authority

14 MINUTES
to Penn Station

10 MINUTES
to Hoboken

7 MINUTES
to Jersey City

14 MINUTES
to Downtown
Brooklyn

20 MINUTES
to Williamsburg

12 MINUTES
to DUMBO

18 MINUTES
to Staten Island