

322,000 SF
AVAILABLE

10

9

8

7

6

OVERBUILD

10TH FLOOR

- ⊠ 48,238 RSF
- ↑ 16' slab-to-slab
- ☁ Exclusive 12,000 SF outdoor rooftop with 360-degree views

9TH FLOOR

- ⊠ 48,155 RSF
- ↑ 12' slab-to-slab
- ☁ Exclusive access to the 8th floor rooftop (if leased with 8) and private 1,833 SF terrace

8TH FLOOR

- ⊠ 48,155 RSF
- ↑ 12' slab-to-slab
- ☁ Exclusive 21,246 SF outdoor space on top of the overbuild

7TH FLOOR

- ⊠ 47,915 RSF
- ↑ 12' slab-to-slab
- ☁ 5,000 SF dedicated atrium space and direct access to building's 2-acre rooftop park

7TH FLOOR
"OVERBUILD"

- ⊠ 29,797 RSF
- ↑ 17' slab-to-slab
- ☁ Dedicated outdoor space with direct access to building's 2-acre rooftop park

6TH FLOOR

- ⊠ 100,000 RSF
- ↑ 17' 6" slab-to-slab
- ☁ 12' x 12' oversized windows and access to building's 2-acre rooftop park on 7th floor

← (7th floor total 77,712 RSF) →

⊠ SIZE


↑ CEILING HEIGHT

☁ OUTDOOR SPACE



OUR BACK YARD IS BETTER THAN YOURS

The fundamental shift in how people view their workplace and access to green space is at the forefront of every company's conversation as they navigate their office space requirements.



DIRECT ACCESS TO THE BUILDING'S
TWO-ACRE ROOFTOP PARK



AN UNPRECEDENTED 40,000 SF OF
DEDICATED GREEN SPACE



LARGE FLOOR PLATES WITH
OVERSIZED WINDOWS



SOARING CEILINGS AND
VAST SKYLIGHTS



BEAUTIFULLY LANDMARKED BUILDING—
MODERNIZED FOR THE MOST
TECH-SAVVY COMPANIES



IDEALLY LOCATED IN THE HUDSON YARDS
DISTRICT, MANHATTAN'S BEST AND MOST
ANTICIPATED NEIGHBORHOOD



6TH FLOOR

FEATURING 12'X12' OVERSIZED WINDOWS
WITH 17' 6" SLAB-TO-SLAB



7TH FLOOR OVERBUILD

30,000 SF OF NEW CONSTRUCTION FEATURING
17' FLOOR-TO-CEILING WINDOWS ON THREE SIDES



SPACE THAT BLURS THE LINE
BETWEEN INSIDE AND OUT

10TH FLOOR

16' LIGHT-FILLED PANTRY & COLLABORATION SPACE





10TH FLOOR PRIVATE ROOFTOP

12,000 SF WITH 360° VIEWS

6TH FLOOR

MULTIPLE TENANT OCCUPANCY

W 30TH STREET



WORKSTATIONS:	326
OPEN COLLABORATION AREAS:	17
FOCUS / PHONE ROOMS:	30
HUDDLE:	26
S CONFERENCE:	9

M CONFERENCE:	14
L CONFERENCE:	5
MULTI-PURPOSE ROOMS:	1
RECEPTION	1
PANTRY:	3

WELLNESS ROOMS:	8
MOTHER'S ROOMS:	5
COPY / PRINT:	6
STORAGE:	7
MAIL:	1
IDF:	5
IT:	1



7TH FLOOR

MULTIPLE TENANT OCCUPANCY

W 30TH STREET

W 29TH STREET

10TH AVENUE

9TH AVENUE



WORKSTATIONS: 452
OPEN COLLABORATION AREAS: 25
FOCUS / PHONE ROOMS: 35
HUDDLE: 13
S CONFERENCE: 4

M CONFERENCE: 14
L CONFERENCE: 5
MULTI-PURPOSE ROOMS: 2
RECEPTION: 1
PANTRY: 4

WELLNESS ROOMS: 2
MOTHER'S ROOMS: 2
COPY / PRINT: 5
STORAGE: 22
MAIL: 2
IDF: 4
IT: 4



MULTIPLE TENANT OCCUPANCY

7TH FLOOR GREEN ROOF BELOW

8TH FLOOR ACCESS RAMP UP TO
8TH FLOOR GREEN ROOF

8TH FLOOR
GREEN ROOF

SKYLIGHT	
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8TH FLOOR
TERRACE

PANTRY

COPY/PRINT

COPY/PRINT

W 29TH STREET

M CONFERENCE:	14
L CONFERENCE:	5
MULTI-PURPOSE ROOMS:	2
RECEPTION	1
PANTRY:	4

WELLNESS ROOMS:	2	IDF:	4
MOTHER'S ROOMS:	2	IT:	4
COPY / PRINT:	5		
STORAGE:	22		
MAIL:	2		

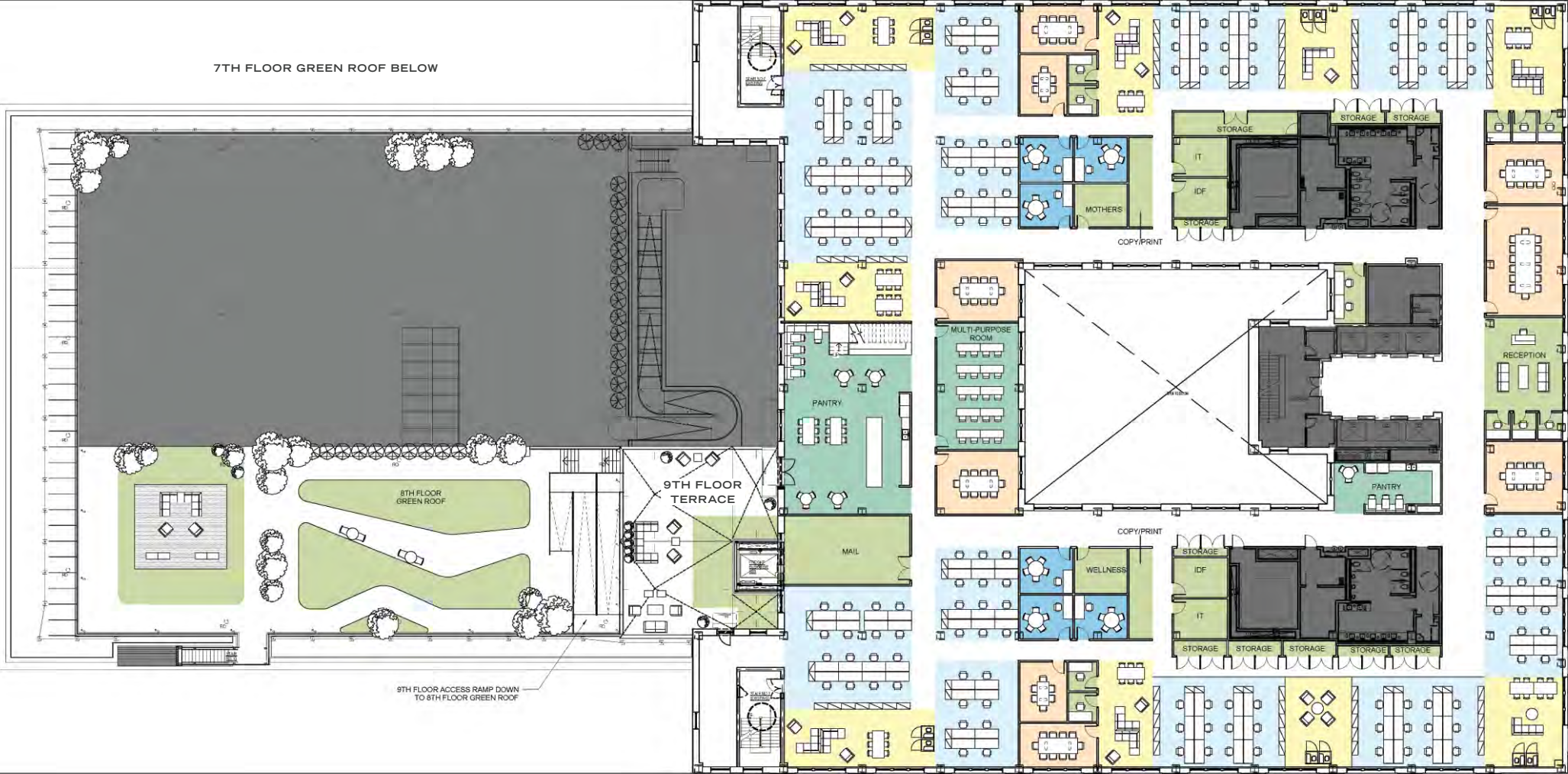


9TH FLOOR

MULTIPLE TENANT OCCUPANCY

W 30TH STREET

7TH FLOOR GREEN ROOF BELOW



W 29TH STREET

WORKSTATIONS:	300	M CONFERENCE:	8	WELLNESS ROOMS:	2	IDF:	4
OPEN COLLABORATION AREAS:	21	L CONFERENCE:	3	MOTHER'S ROOMS:	2	IT:	4
FOCUS / PHONE ROOMS:	32	MULTI-PURPOSE ROOMS:	2	COPY / PRINT:	4		
HUDDLE:	13	RECEPTION	1	STORAGE:	20		
S CONFERENCE:	9	PANTRY:	4	MAIL:	1		



10TH FLOOR

MULTIPLE TENANT OCCUPANCY

W 30TH STREET

7TH FLOOR GREEN ROOF BELOW

8TH FLOOR GREEN ROOF BELOW

8TH FLOOR TERRACE BELOW

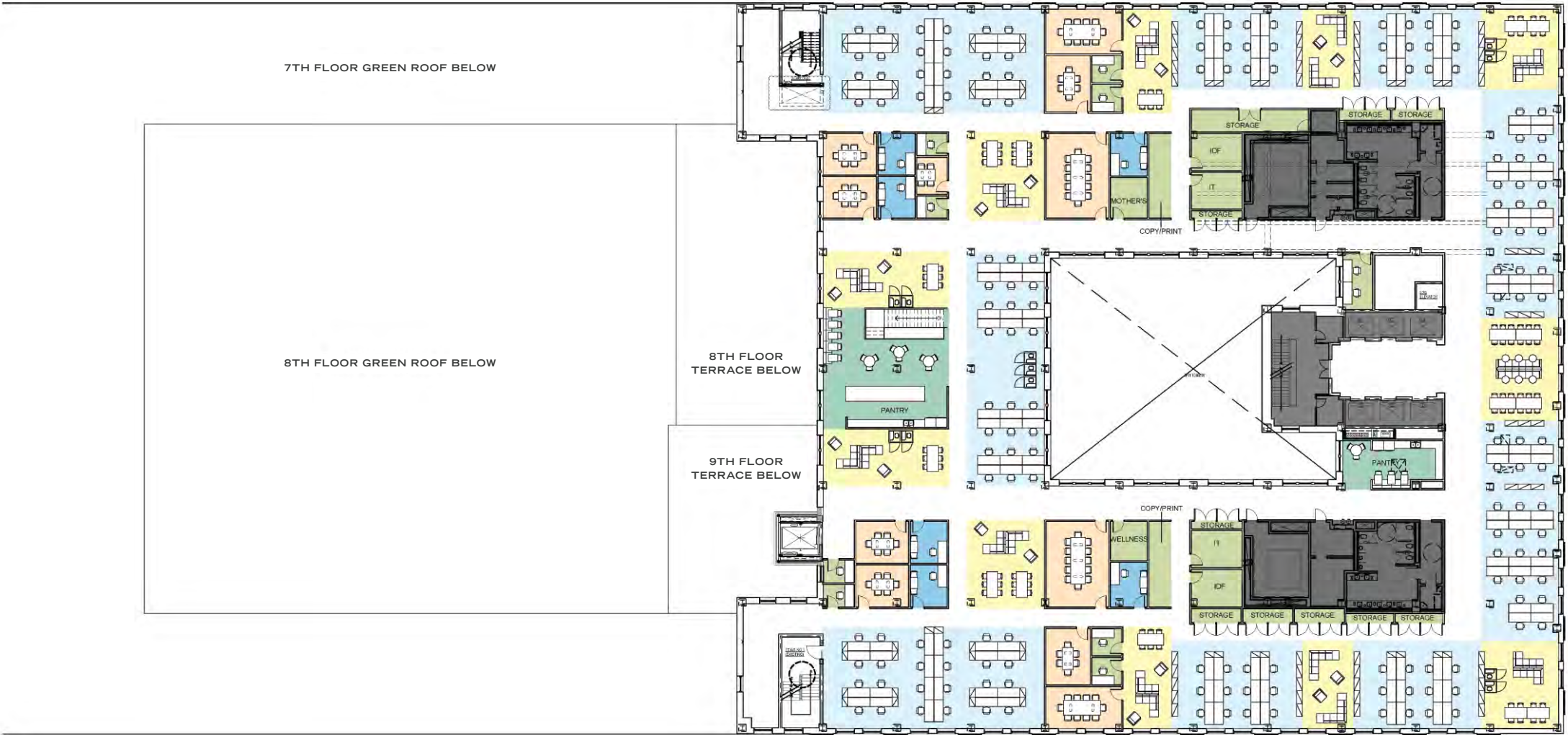
9TH FLOOR TERRACE BELOW

W 29TH STREET

9TH AVENUE

10TH AVENUE

WORKSTATIONS:	300	M CONFERENCE:	8	WELLNESS ROOMS:	2	IDF:	4
OPEN COLLABORATION AREAS:	21	L CONFERENCE:	3	MOTHER'S ROOMS:	2	IT:	4
FOCUS / PHONE ROOMS:	32	MULTI-PURPOSE ROOMS:	2	COPY / PRINT:	4		
HUDDLE:	13	RECEPTION	1	STORAGE:	20		
S CONFERENCE:	9	PANTRY:	4	MAIL:	1		

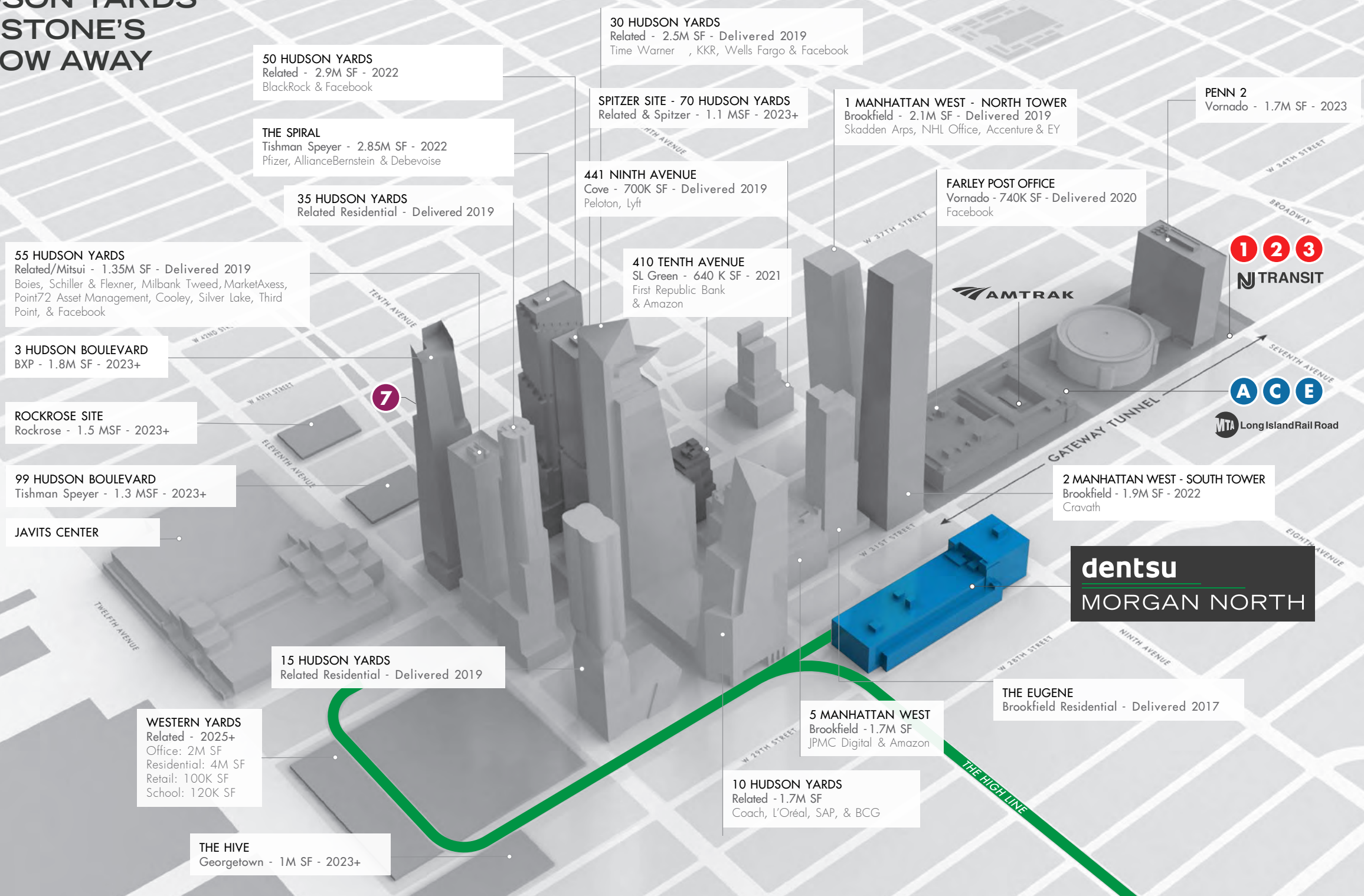


MULTIPLE TENANT OCCUPANCY

W 30TH STREET



HUDSON YARDS IS A STONE'S THROW AWAY





dentsu
MORGAN NORTH

WHERE THEY WORK
AND WHY THEY SHOW UP



dentsu

MORGAN NORTH