

322,000 SF AVAILABLE



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

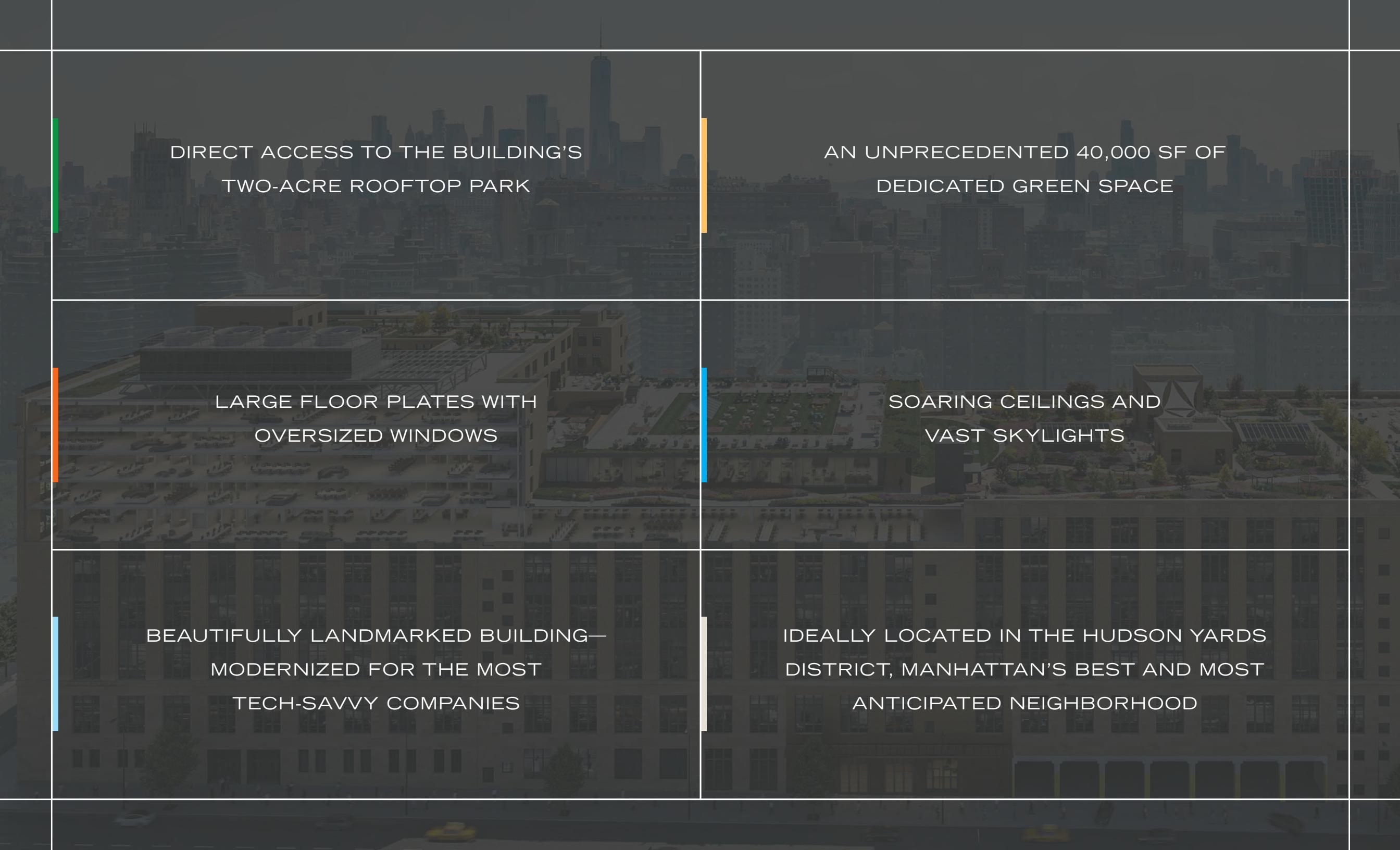
↑ CEILING HEIGHT

🌳 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



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

↑ H AVENUE

This architectural floor plan illustrates the layout of a modern office building, featuring multiple wings and a central atrium. The building is color-coded into several functional zones:

- North Wing:** Contains a large open-plan office area with multiple conference rooms (labeled 'MEET' and 'MEET 2'), a 'VENDING' area, a 'PANTRY', and a 'MAIL' room. A 'COPY/PRINT' station is located near the entrance. A large green area with a curved walkway and circular seating is labeled 'OPEN TO BELOW'.
- Central Atrium:** A large green space with a curved walkway and circular seating, labeled 'OPEN TO BELOW'.
- South Wing:** Features a 'COPY/PRINT' station, a 'WELLNESS' room, and a 'MOTHER'S ROOM'. It also contains several conference rooms and a 'MAIL' room.
- East Wing:** Includes a 'COPY/PRINT' station, an 'IDF' room, and a 'IT' room. It features a large green area with a curved walkway and circular seating.
- West Wing:** Contains a 'COPY/PRINT' station, an 'IDF' room, and an 'IT' room. It features a large green area with a curved walkway and circular seating.
- Ground Floor:** The ground floor is primarily a large open-plan office area with multiple conference rooms (labeled 'MEET' and 'MEET 2') and a 'MAIL' room. A 'COPY/PRINT' station is located near the entrance.

The plan also includes various support areas such as 'STORAGE' rooms, 'ELECTRICAL' rooms, and 'MAIL' rooms. The building is surrounded by a green landscape with a curved walkway and circular seating areas.

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

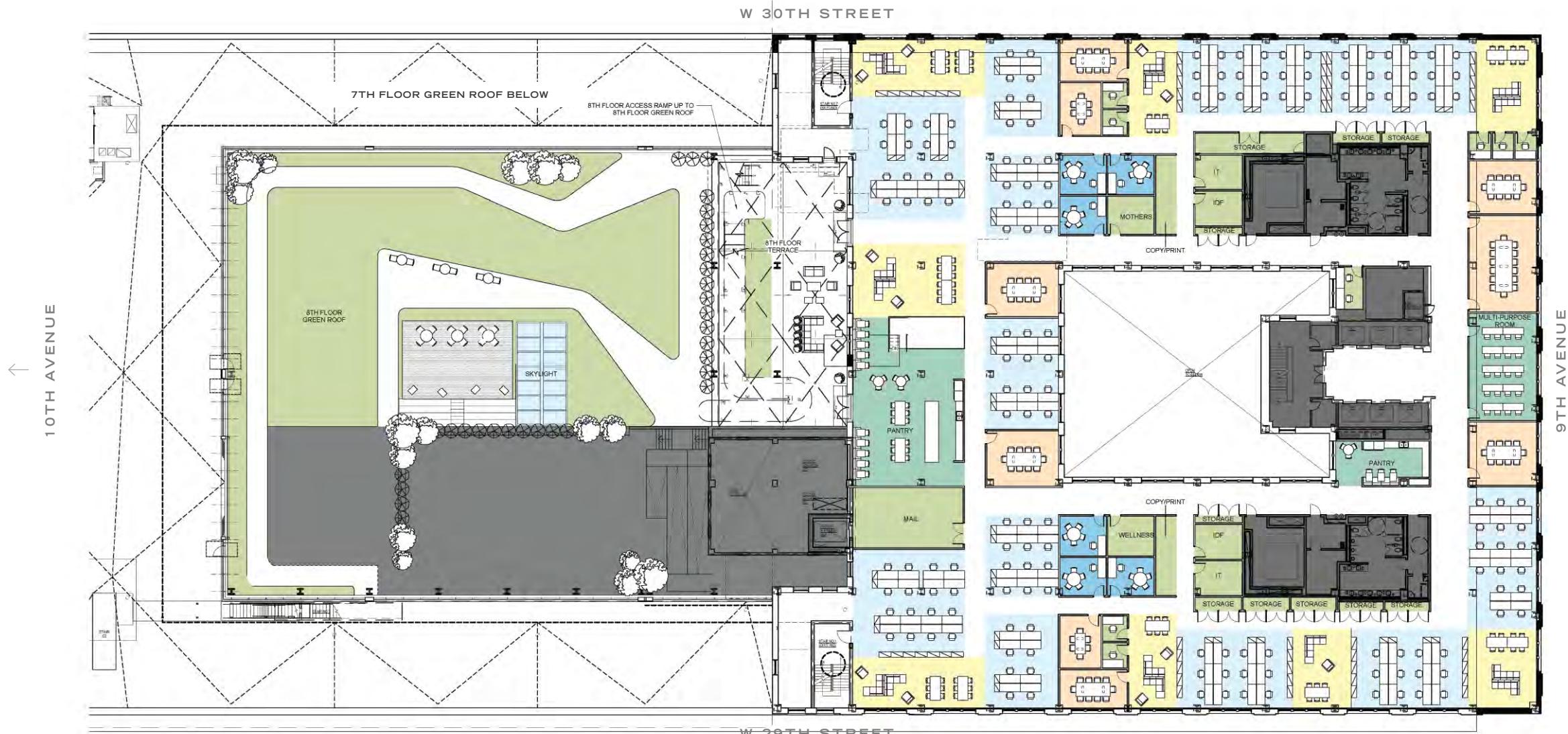
M CONFERENCE:	14
L CONFERENCE:	5
MULTI-PURPOSE ROOMS:	2
RECEPTION	1
PANTRY:	4

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



8TH FLOOR

MULTIPLE TENANT OCCUPANCY

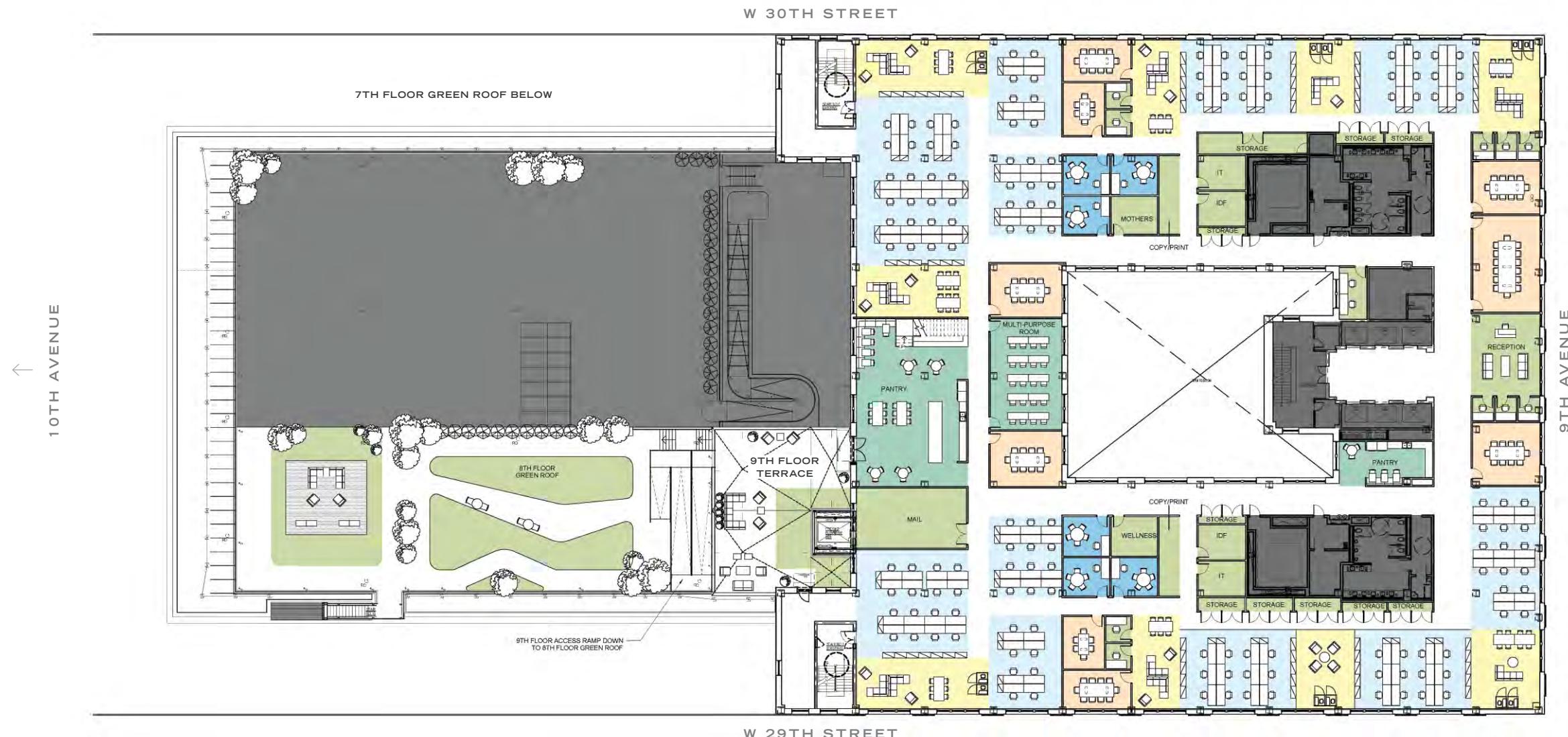


WORKSTATIONS:	452	M CONFERENCE:	14	WELLNESS ROOMS:	2	IDF:	4
OPEN COLLABORATION AREAS:	25	L CONFERENCE:	5	MOTHER'S ROOMS:	2	IT:	4
FOCUS / PHONE ROOMS:	35	MULTI-PURPOSE ROOMS:	2	COPY / PRINT:	5		
HUDDLE:	13	RECEPTION	1	STORAGE:	22		
S CONFERENCE:	4	PANTRY:	4	MAIL:	2		

N

9TH FLOOR

MULTIPLE TENANT OCCUPANCY



WORKSTATIONS: 300
 OPEN COLLABORATION AREAS: 21
 FOCUS / PHONE ROOMS: 32
 HUDDLE: 13
 S CONFERENCE: 9

M CONFERENCE: 8
 L CONFERENCE: 3
 MULTI-PURPOSE ROOMS: 2
 RECEPTION: 1
 PANTRY: 4

WELLNESS ROOMS: 2
 MOTHER'S ROOMS: 2
 COPY / PRINT: 4
 IDF: 4
 STORAGE: 20
 MAIL: 1

IDF: 4
 IT: 4

10TH FLOOR

MULTIPLE TENANT OCCUPANCY



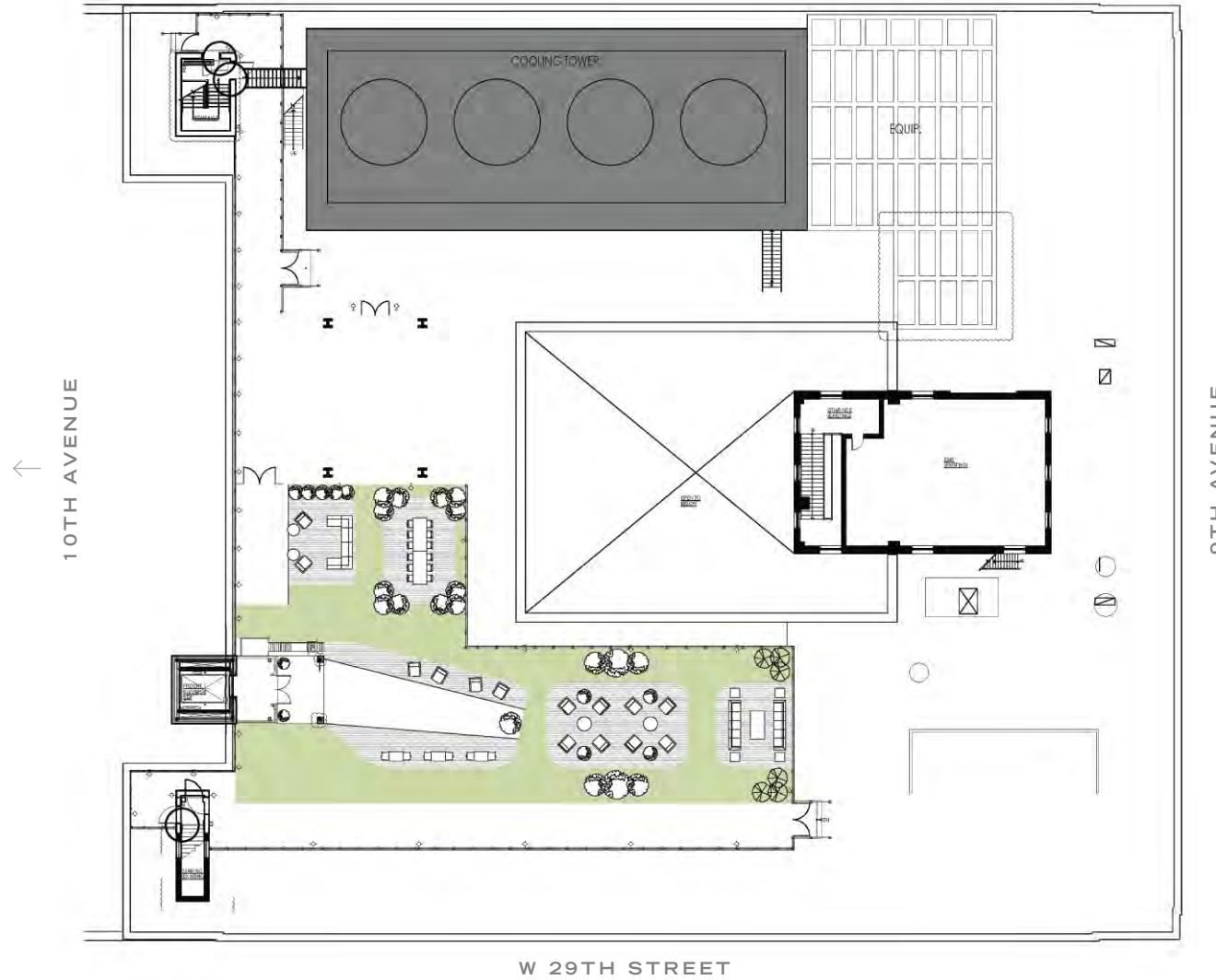
WORKSTATIONS:	300	M CONFERENCE:	8	WELLNESS ROOMS:	2	IDF:	4
OPEN COLLABORATION AREAS:	21	L CONFERENCE:	3	MOTHER'S ROOMS:	2	IT:	4
FOCUS / PHONE ROOMS:	32	MULTI-PURPOSE ROOMS:	2	COPY / PRINT:	4		
HUDDLE:	13	RECEPTION	1	STORAGE:	20		
S CONFERENCE:	9	PANTRY:	4	MAIL:	1		



ROOFTOP

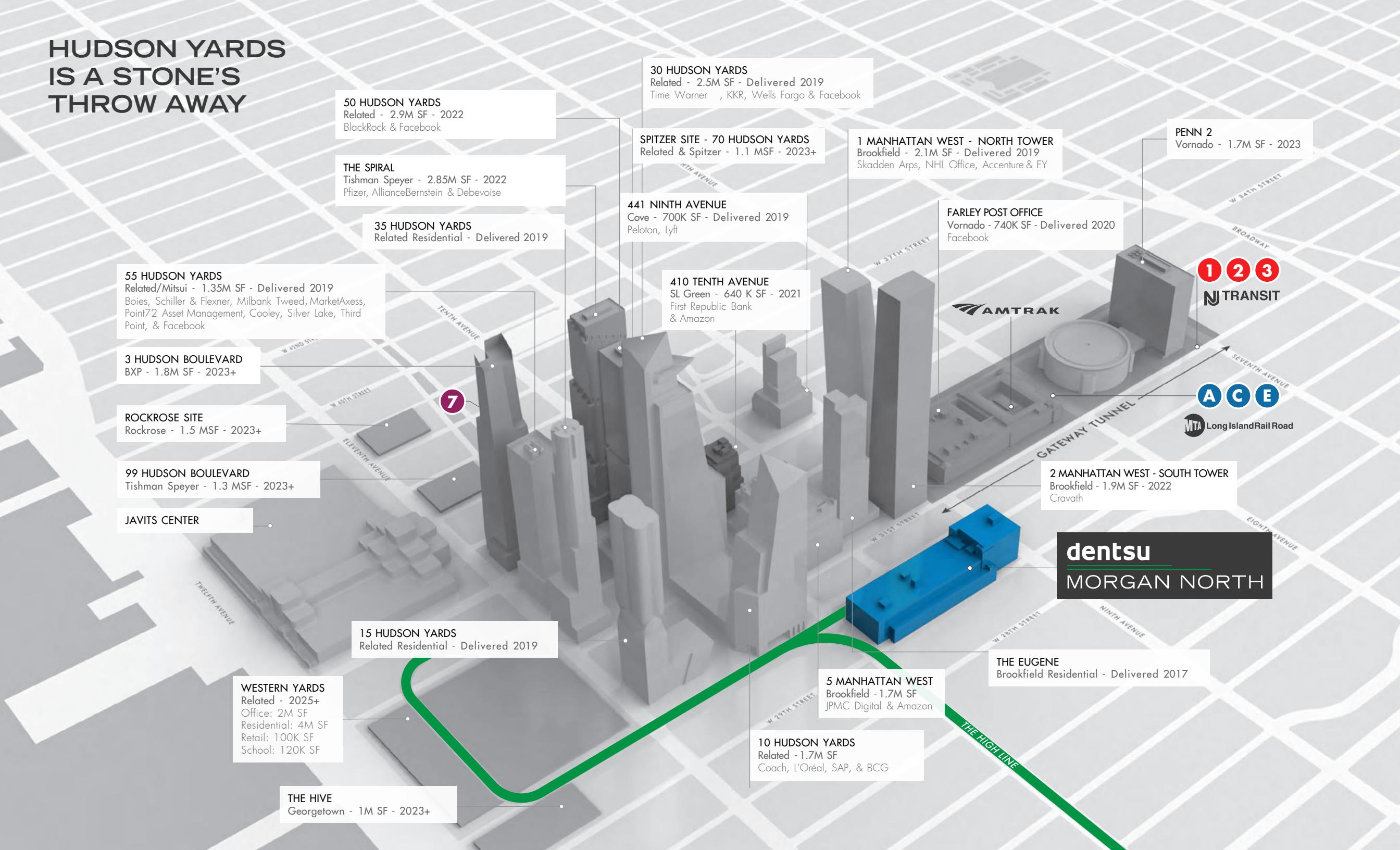
MULTIPLE TENANT OCCUPANCY

W 30TH STREET



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HUDSON YARDS IS A STONE'S THROW AWAY





dentsu
MORGAN NORTH

WHERE THEY WORK
AND WHY THEY SHOW UP



dentsu
MORGAN NORTH