



SETTING A NEW STANDARD FOR BUSINESS

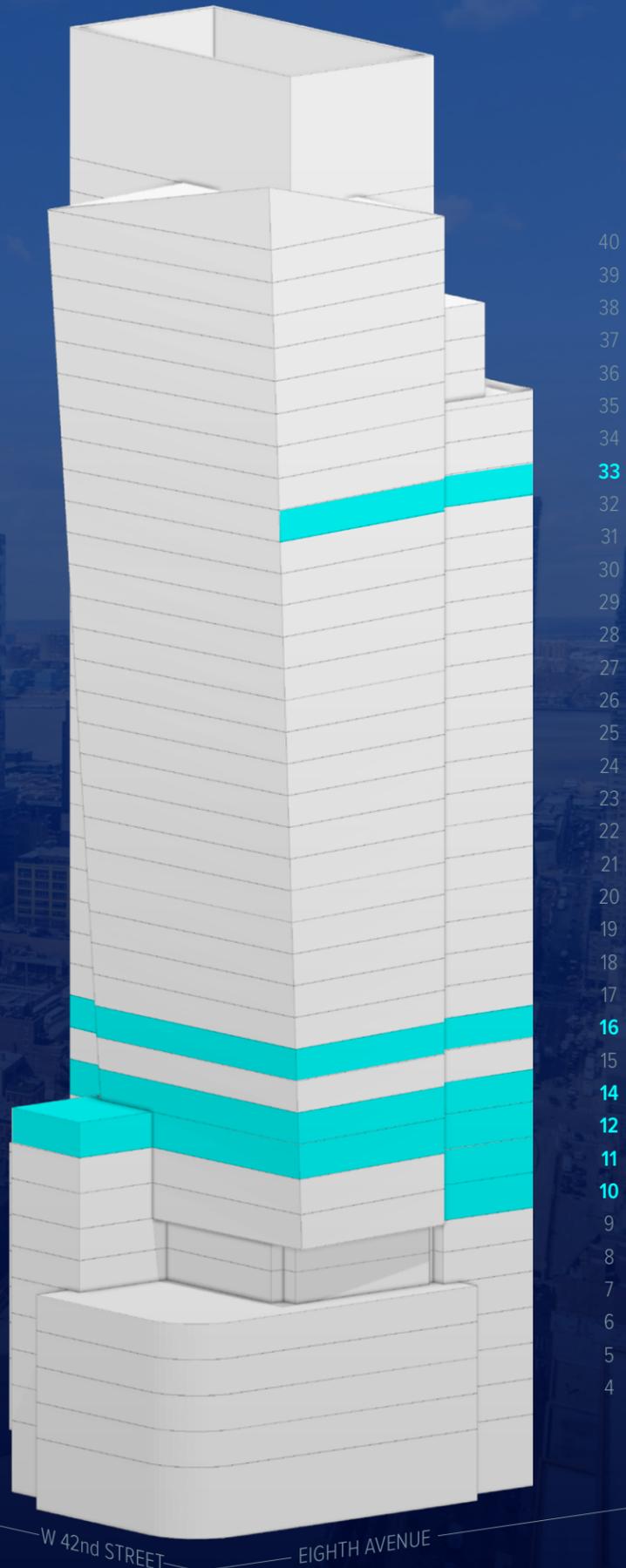


AVAILABILITIES

FLOOR	RSF	POSS.	CONDITION
Partial 11th	5,490	Immediate	Second generation prebuilt unit in great condition

FEATURES

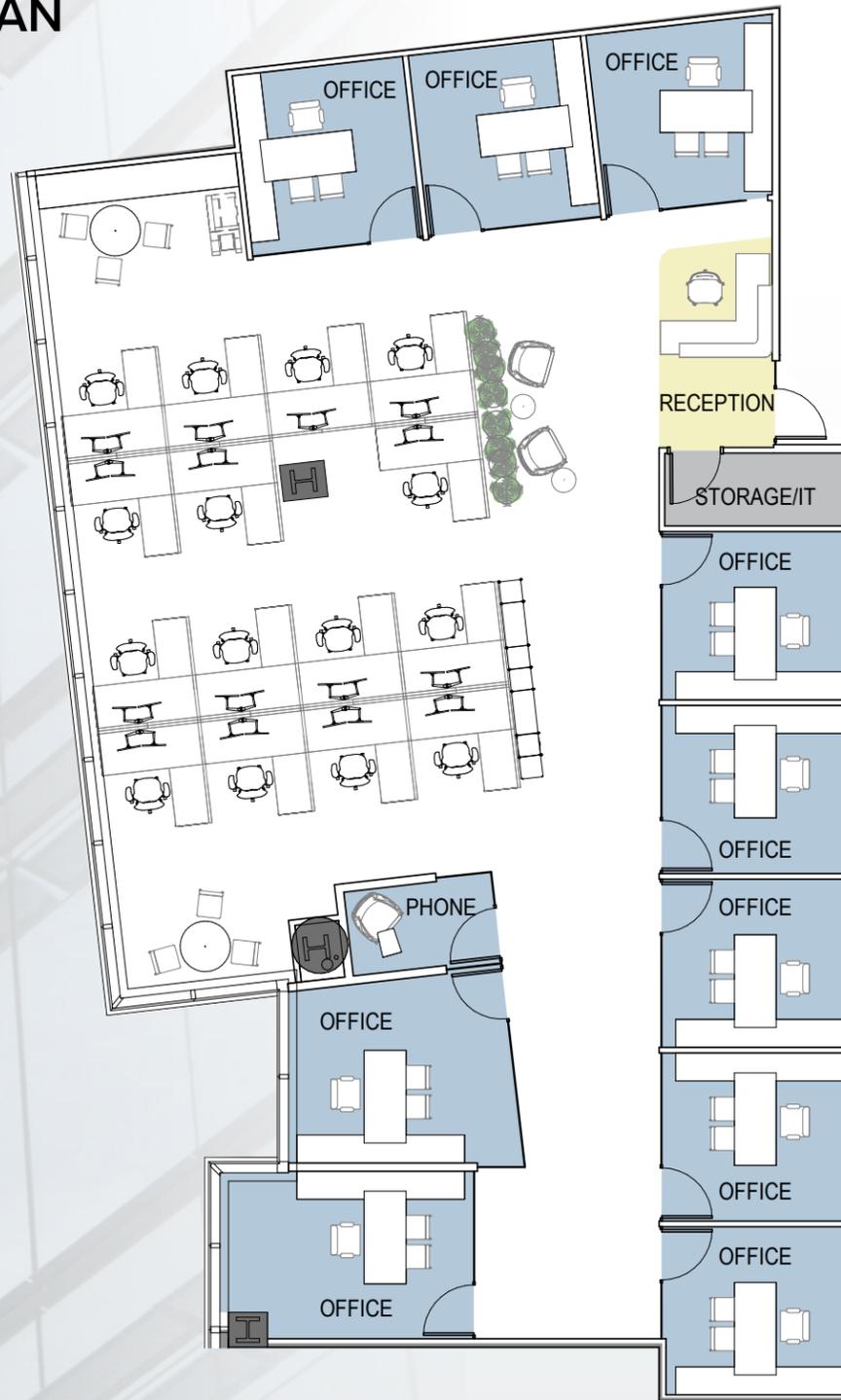
- HIGHLY FLEXIBLE & EFFICIENT FLOOR-PLATES
- FLOOR-TO-CEILING GLASS OFFERS SPECTACULAR VIEWS
- CONCRETE CORE PROVIDES UNPARALLELED SAFETY
- 14' SLAB-TO-SLAB HEIGHT
- LEED GOLD CERTIFIED WITH LEED PLATINUM AIR QUALITY
- OWNERSHIP PROVIDES EXCEPTIONAL WHITE-GLOVE SERVICE TO TENANTS, INCLUDING 24/7 ENGINEER AND SECURITY COVERAGE
- STEPS FROM THE PORT AUTHORITY BUS TERMINAL AND THE **A C E S N Q R W 1 2 3 7** SUBWAY LINES.



PARTIAL 11TH FLOOR

AS-BUILT PLAN

5,490 RSF

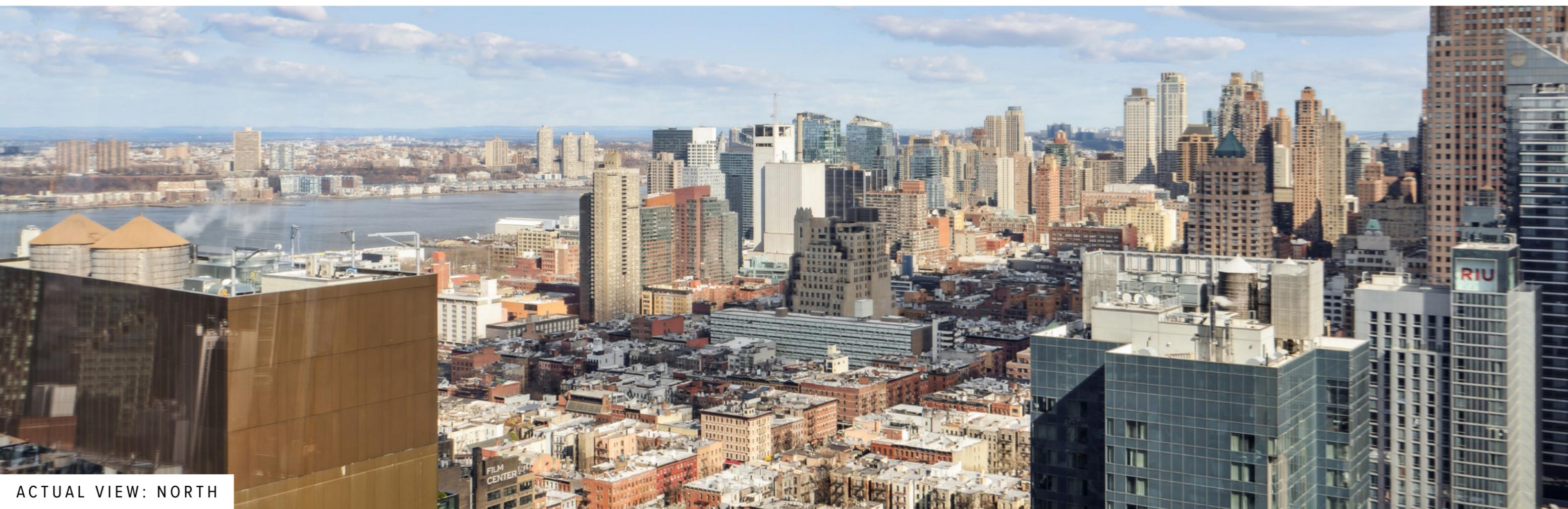


OFFICE SPACES	
PRIVATE OFFICES	10
SUPPORT SPACES	
RECEPTION	1
IDF CLOSET	1
COPY/STORAGE	1
OPEN WORK PLACE	
WORKSTATIONS	15
MEETING SPACES	
MEETING TABLE (3PPL)	1
PHONE ROOM	1

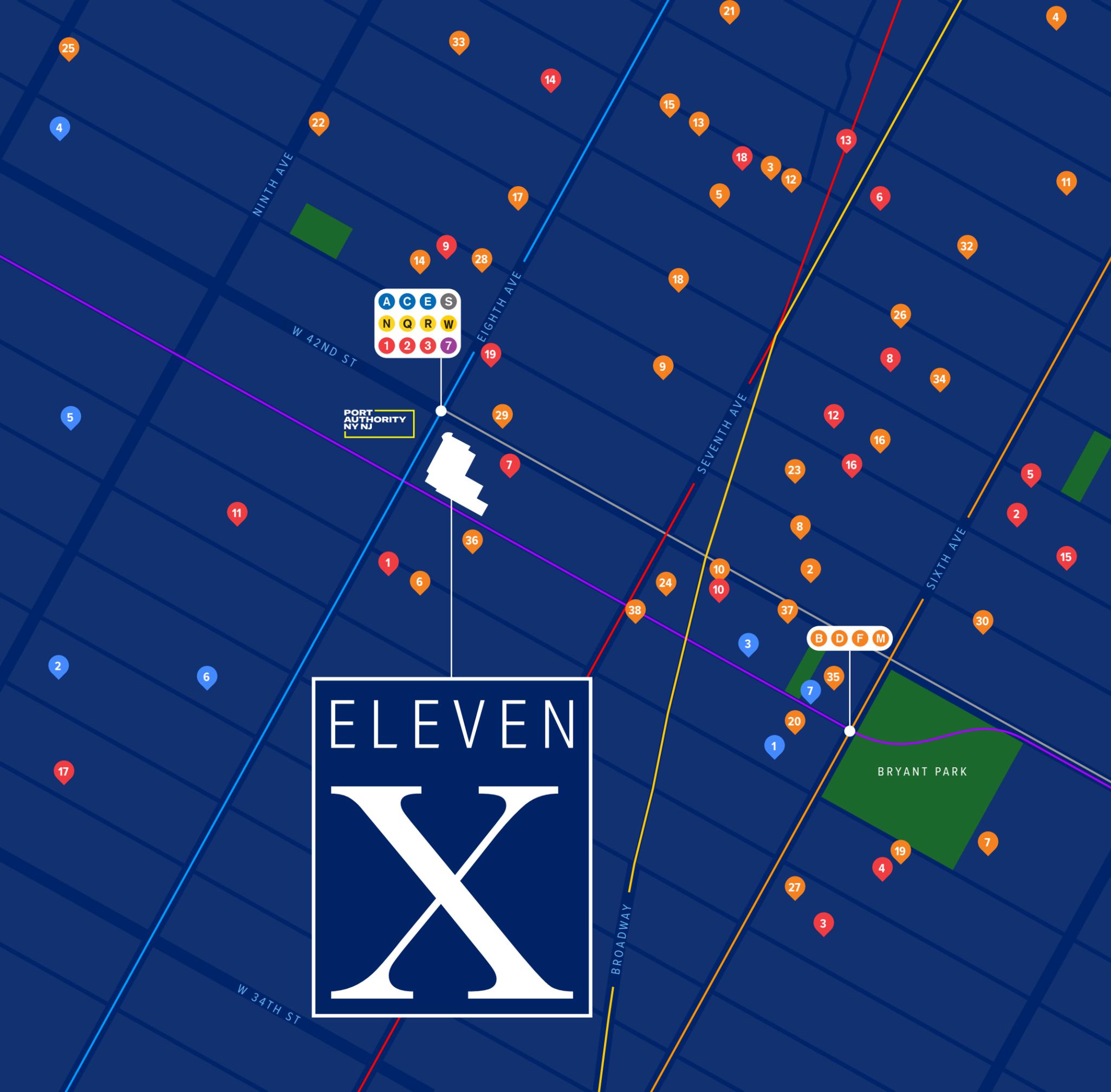




ACTUAL VIEW: WEST



ACTUAL VIEW: NORTH



● RESTAURANTS

- | | |
|-------------------------|--------------------------|
| 1 Añejo | 20 L'adresse |
| 2 Bea | 21 La Masseria |
| 3 Blue Fin | 22 Marseille |
| 4 Bobby Van's | 23 Mermaid Oyster Bar |
| 5 Bond 45 | 24 Pink Taco |
| 6 Boqueria | 25 Pio Pio |
| 7 Bryant Park Grill | 26 Prime Catch |
| 8 Burger & Lobster | 27 Refinery Rooftop |
| 9 Carmine's | 28 Shake Shack |
| 10 Charlie Palmer Steak | 29 Starbucks |
| 11 Del Frisco's | 30 Stk |
| 12 Dos Caminos | 31 Suram |
| 13 Friedman's | 32 Sushi by Bou |
| 14 Fushimi | 33 Sushi of Gari |
| 15 Glass House Tavern | 34 The Public House |
| 16 Hunt & Fish Club | 35 Whole Foods |
| 17 Il Forno | 36 Wolfgang's Steakhouse |
| 18 Junior's | 37 Valbella at the Park |
| 19 Koi | 38 Yard House |

● HOTELS

- | | |
|----------------------|--------------------|
| 1 AC Hotel Times Sq. | 11 Marriot Marquis |
| 2 Algonquin | 12 Millennium |
| 3 Archer | 13 Renaissance |
| 4 Bryant Park | 14 Riu Plaza |
| 5 Cassa Hotel | 15 Sofitel |
| 6 Edition Times Sq. | 16 The Chatwal |
| 7 Hilton Times Sq. | 17 Tryp |
| 8 Hyatt Centric | 18 W Hotel |
| 9 Intercontinental | 19 Westin |
| 10 Knickerbocker | |

● FITNESS

- | | |
|--------------------------|-----------------------|
| 1 Blink Fitness | 5 Mark Fisher Fitness |
| 2 Crossfit NYC | 6 Orange Theory |
| 3 Equinox | 7 Soulcycle |
| 4 Man. Plaza Health Club | |