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TOWER 49®



TOWER 49®

## A premier business hub in the Heart of NYC

Tower 49® is a trophy Class A office tower designed to deliver a premium workplace experience through best-in-class infrastructure and a distinguished tenant roster. The building supports businesses of all sizes with an emphasis on efficiency, collaboration, and day-to-day convenience, offering an environment suited for modern corporate headquarters.

Featuring a high-quality arrival experience and seamless connectivity, Tower 49® combines sophisticated design with the practical amenities today's tenants expect. Its Midtown East setting provides easy access to transit and nearby services, while the building itself offers a refined balance of performance, comfort, and prestige.



### BUILDING HIGHLIGHTS

- 45-story, Class A building
- On-site owner management
- Tower 49® Gallery
- Modernized lobby and elevators
- 24/7 concierge and security
- 360° views of Manhattan
- North & South outdoor plazas
- On-site bike storage
- Emergency power system
- Joe's Home of Soup Dumplings

### COMING SOON

High-end conference center with best-in-class technology and audio-visual services that accommodates up to ~120 people. Skylobby with wellness area, restaurant, and bar.

TOWER 49® BY INDUSTRIOUS

## Conveniently located in Midtown East

### TRANSIT

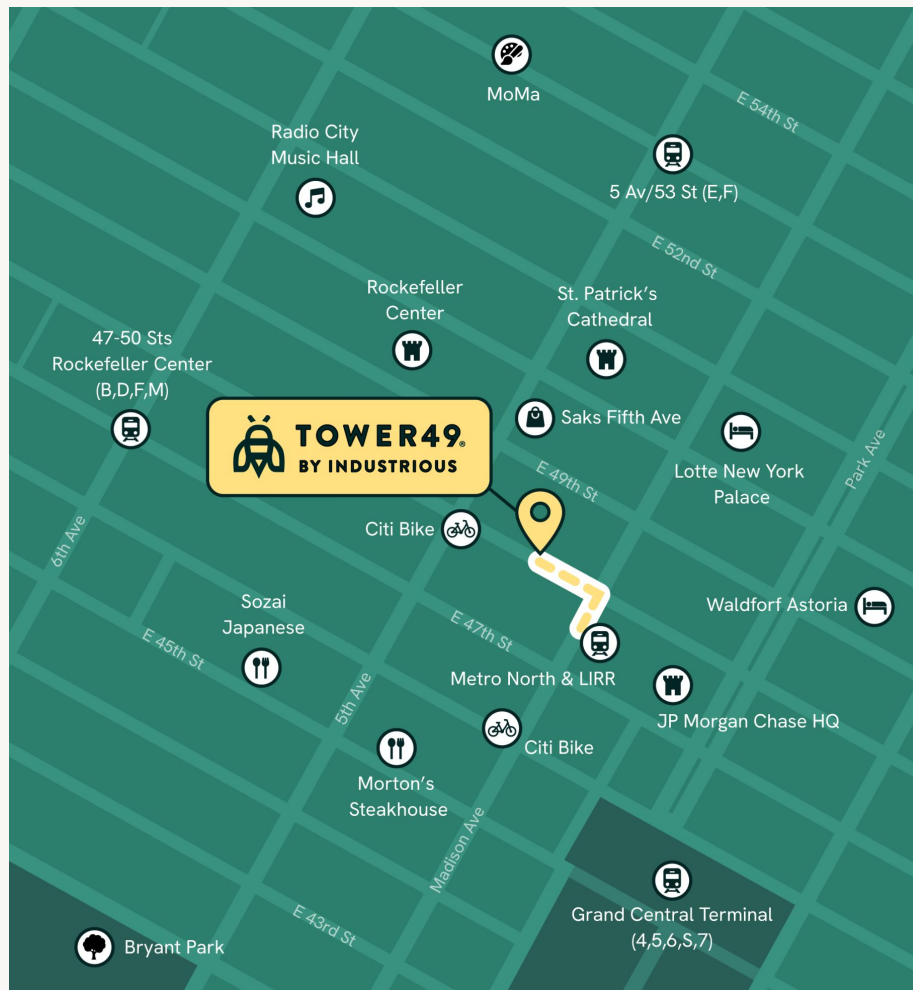
- Easy access to Metro North and LIRR
- Steps from the B, D, F, M, E, 4, 5, 6
- Numerous bus routes nearby

### LANDMARKS

- Grand Central Terminal
- Rockefeller Center
- St. Patrick's Cathedral
- Saks Fifth Avenue
- Bryant Park
- Radio City Music Hall
- JP Morgan Chase HQ
- MoMa

### & MORE

Theaters, diverse dining options, well-known retailers,  
and 5-star hotels all within walking distance



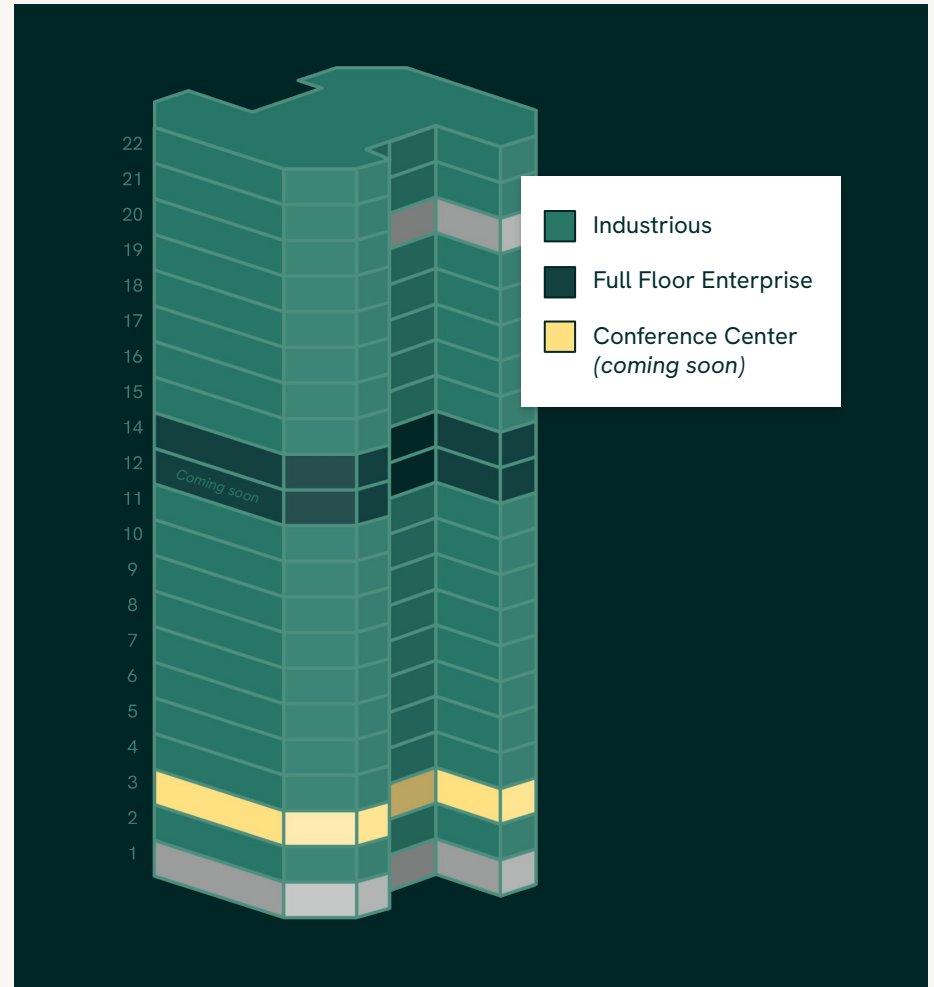
## TOWER 49® BY INDUSTRIOUS

# Workspace to support companies of all stages

Spanning over 275,000 RSF (16,200 per floor), Tower 49® by Industrious offers the scale and flexibility to serve as a true long-term home— supporting everything from single-person offices to multi-floor occupancies. Whether you need short-term flexibility or a long-term headquarters, Tower 49® by Industrious is built to adapt with you.

### INDUSTRIOUS HIGHLIGHTS

- Small & medium offices for teams 1-20
- Large offices & suites for teams 21-100+
- Full floor & multi-floor occupancies
- Coworking memberships & day passes
- 45 on-demand meeting rooms
- 3rd floor conference center (coming soon)



TOWER 49®



Financial District  
Toronto



70 St. Mary Axe  
London



Atrium Tower  
Berlin



Tower 49®  
New York City

United Kingdom

Germany

Belgium



Park Silom  
Bangkok



One Taikoo Place  
Quarry Bay



EU District  
Brussels

Hong Kong

Thailand

Singapore

Singapore



South Bridge



85 Castlereagh  
Sydney

Australia

## Your membership, worldwide

LOCATIONS

250+

CITIES

80+

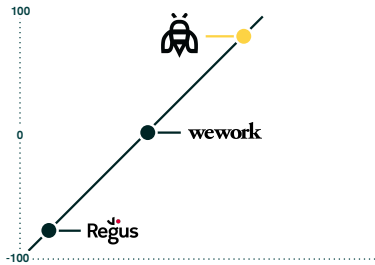
COUNTRIES

10+

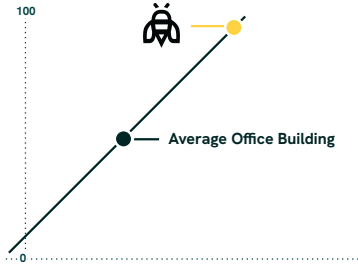
TOWER 49® BY INDUSTRIOUS

# The highest-rated in customer satisfaction

**82** Net Promoter Score



**92%** Average daily attendance vs. pre-Covid



Trusted by top-tier clients

JPMORGAN CHASE & CO.



SIEMENS

Goldman Sachs

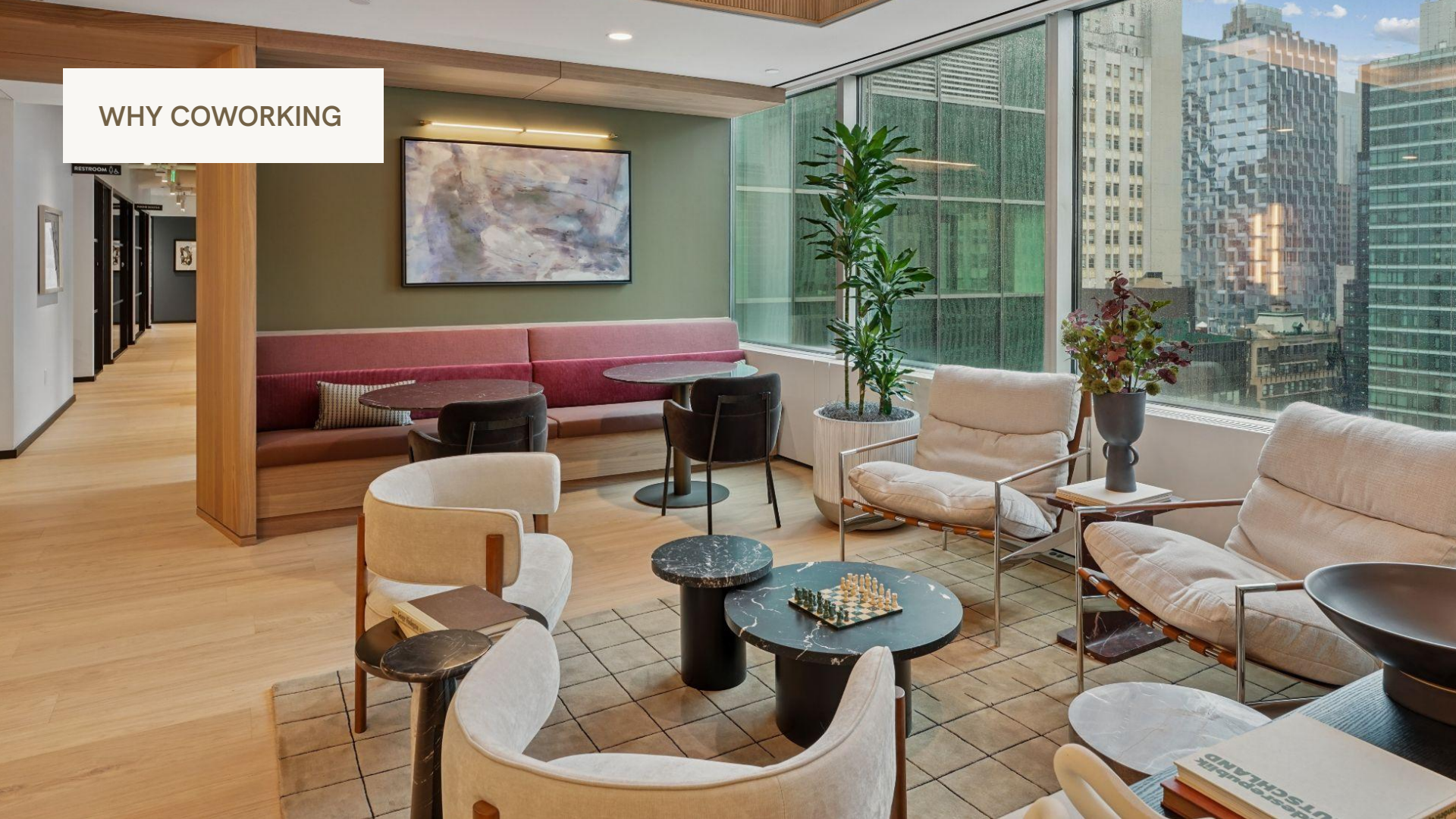


ROKU



COMPASS

## WHY COWORKING



## WHY COWORKING

# Coworking 101

### Lower Upfront Costs & Reduced Tax Implications

- No need for capital investment in build-out, furniture, IT infrastructure, or design — it's all included.
- License agreement not subject to NYC commercial rent tax of up to 3.9%

### Support for All Stages

- Spanning over 275,000 RSF, Tower 49 offers the scale and flexibility to serve as a true long-term home—supporting everything from single-person offices to 100-person suites, full floors, and multi-floor occupancies. Whether the need is short-term flexibility or a long-term headquarters solution, the space is built to adapt.

### Flexibility in Term Length

- Industrious offers short-term agreements (monthly to a few years) vs. the 5–10+ year commitment of traditional leases.
- This allows businesses to scale up or down quickly based on headcount, market conditions, or strategy shifts.

### Speed to Occupancy

- Move-in timelines are typically much faster— often immediate— which is valuable for project teams, M&A transitions, or new market entries.

### Operational Simplicity

- Industrious manages all daily operations—including cleaning, IT, maintenance, reception, and hospitality services—eliminating the need for members to hire on-site staff or coordinate facilities management.
- Businesses can focus on core operations, not facilities management.

### Access to Amenitized Space

- High-quality design, shared conference rooms, lounges, and wellness features without having to build or maintain them independently.
- Helps attract and retain talent with better employee experience.

### De-Risking Uncertainty

- Especially relevant in today's hybrid/remote-first world — companies may not know their long-term space needs.
- Flex space allows testing of hub-and-spoke or regional access models without long-term lock-in. Single and multiple full floor options always offer the opportunity to grow.

### Geographic Reach

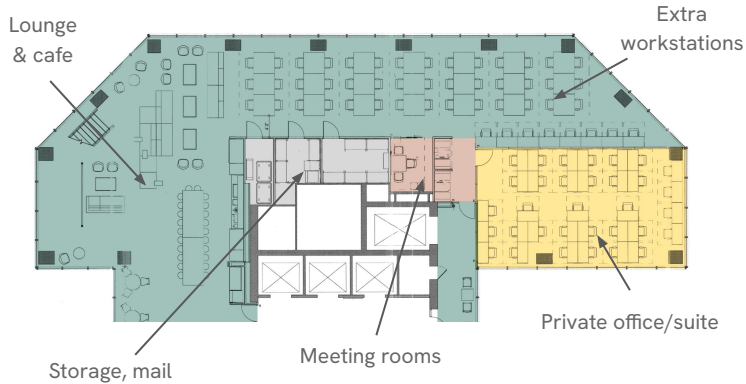
- Companies can tap into Industrious' global office network with flexible options like day passes and daily rentals—pay only for what you need.
- With 27 (and growing) NYC locations, teams can drop into any office between meetings to stay productive—no commuting detours or coffee shop juggling.

## WHY COWORKING

# Coworking vs. Traditional Office

Coworking offers everything a traditional office does, without the excess footprint. Built-in shared amenities, like lounges, cafes, meeting rooms, mail rooms, and storage, mean companies can reduce their rentable square footage requirements by 25-30%, lowering overall costs.

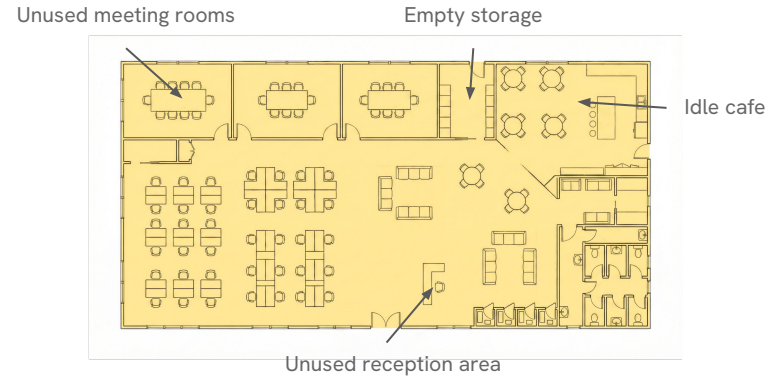
### Your Paid Footprint



**Coworking:** Pay for essential space

LOWER TOTAL COST, MORE EFFICIENT

### Your Paid Footprint



**Traditional Office:** Pay for everything

HIGHER TOTAL COST, WASTED SPACE

## Coworking vs. Traditional Office (cont.)

Example cost comparison:

	Traditional Office	Coworking
Year 1	\$601,735.09	\$458,133.06
Year 2	\$636,164.18	\$499,781.52
Year 3	\$636,165.14	\$499,781.52
Year 4	\$53,013.84	\$41,648.46
Total	\$1,955,927.05	\$1,499,344.56
Monthly Avg	\$52,862.89	\$40,522.83
<b>Total Savings</b>	<b>\$456,582.49</b>	

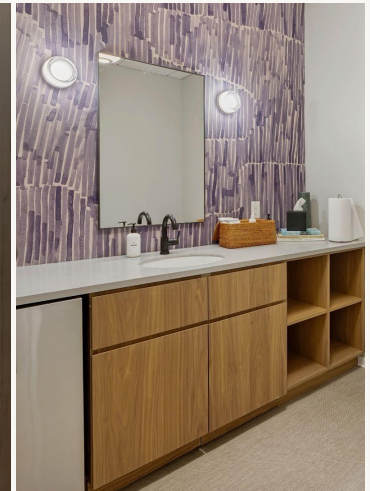
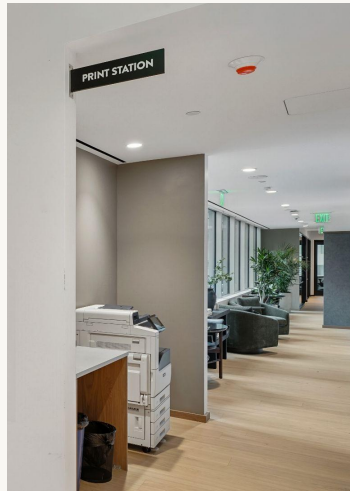
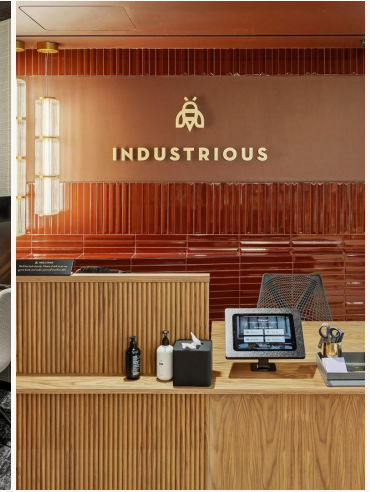
## WHY COWORKING

# “The Gain Factor”

The built-in advantage of coworking: one private office unlocks access to an entire workplace ecosystem.

The result is more space, more flexibility, and more value from a single commitment. You're not just leasing square footage—you're gaining a network of spaces that adapt to how work actually happens.

- Cafes & Lounges
- Meeting Rooms
- Phone Booths
- Focus Rooms
- Wellness Room
- Reception
- Print & Copy Stations
- Mail & Package Room
- Bathrooms
- Building Amenities



## WHY COWORKING

# The \$4B Workplace, Without the \$4B Price Tag

### The Future of Work:

Amenitized. Hospitality-led. Built to attract and retain top talent. JPMorgan Chase invested \$4B in a headquarters designed like a premium coworking environment, because they know great workplaces drive great work. Most companies don't have a \$4B budget. **Tower 49® by Industrious delivers the same benefits—instantly.**

### Why Tower 49® by Industrious:

- Trophy Midtown location across from JPMorgan Chase HQ, steps from Grand Central
- Best-in-class coworking operated by Industrious
- Hospitality-driven amenities: all-day coffee & tea, daily breakfast and snacks, weekly hosted happy hours
- Customizable suites through direct partnership with ownership
- Scales from private offices to 100+ person suites and full-floor HQs
- Flexible terms—short-term or long-term, without capital investment

**Tower 49® by Industrious delivers what companies spend millions to build—instantly.**












## SERVICES & AMENITIES

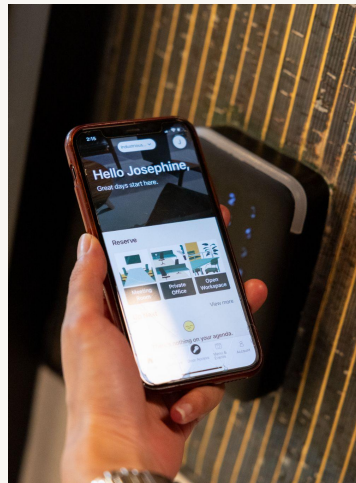


## Industrious' all-inclusive benefits












### Included perks that add up

-  Dedicated onsite staff
-  Daily breakfast & snacks
-  Coffee, tea & soft drinks
-  Weekly happy hours
-  Community events
-  Networking opportunities
-  Guests are welcome
-  24/7 access to home location
-  Global network access



### Core office costs, covered

-  Conferencing
-  Wellness rooms
-  Fast, secure Wi-Fi
-  Unlimited color printing & copying
-  Mail & packaging
-  Office furniture & supplies
-  [Professional-grade cleaning](#)
-  Access control
-  [IT services](#)

### No surprises, just savings

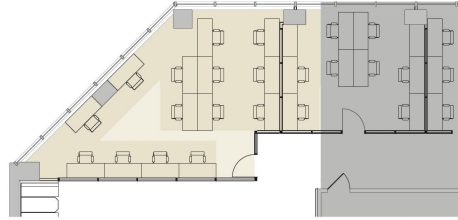
- Reduced insurance requirements, lease negotiation, legal fees
- Financial statement benefits, short-term lease commitment
- 20-25% footprint reduction (reception, meeting rooms, copy station, etc)
- Flexibility for hybrid and remote workers with global network access
- No commercial rent tax

## SERVICES & AMENITIES

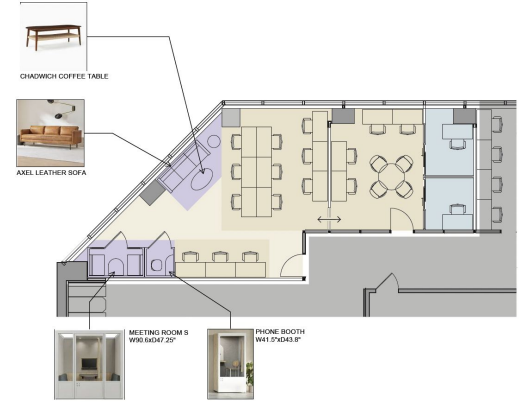
# Workspace designed around your team

At Tower 49, the owner will consider layout and furnishing upgrades and complimentary design and space-planning support is available onsite.

### Example: Northwest Corner

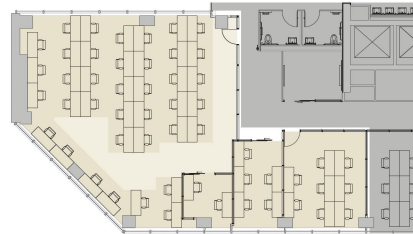


Existing conditions

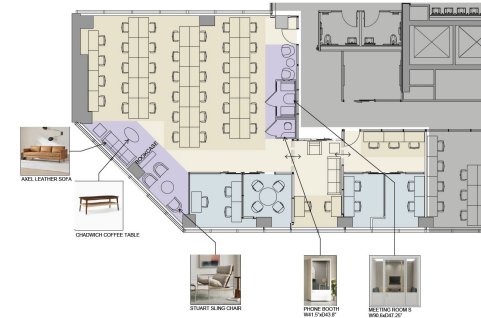


With customization

### Example: Southwest Corner



Existing conditions



With customization

## A closer look at Tower 49®

**In-depth building features and operational capabilities that distinguish Tower 49® and may be relevant depending on tenant needs.**

### Emergency Power

- 500 kW of emergency power available
- Tenants are responsible for:
  - Connecting to the building's disconnect panel
  - Installing and maintaining their own transfer switch
- Annual cost to connect: TBD
- Generator: \$800 per kW / year

### Condenser Water (Supplemental AC)

- Building offers abundant condenser water capacity for supplemental air
- If a tenant opts in, pricing is as follows:
  - Condenser Water: \$2,000 per ton / year

### Enhanced Cleaning Specifications

- Enhanced cleaning services— often an add-on cost in traditional office buildings or flexible workspace providers— are included in pricing at Tower 49®
- This supports a consistently elevated, hospitality-forward workplace experience
- Detailed cleaning scope, linked here.

### Security & Lockout Features

- 24/7 concierge services monitor elevators and public areas.
- Lockout functionality available via elevator destination dispatch panel (keycard or code)



