

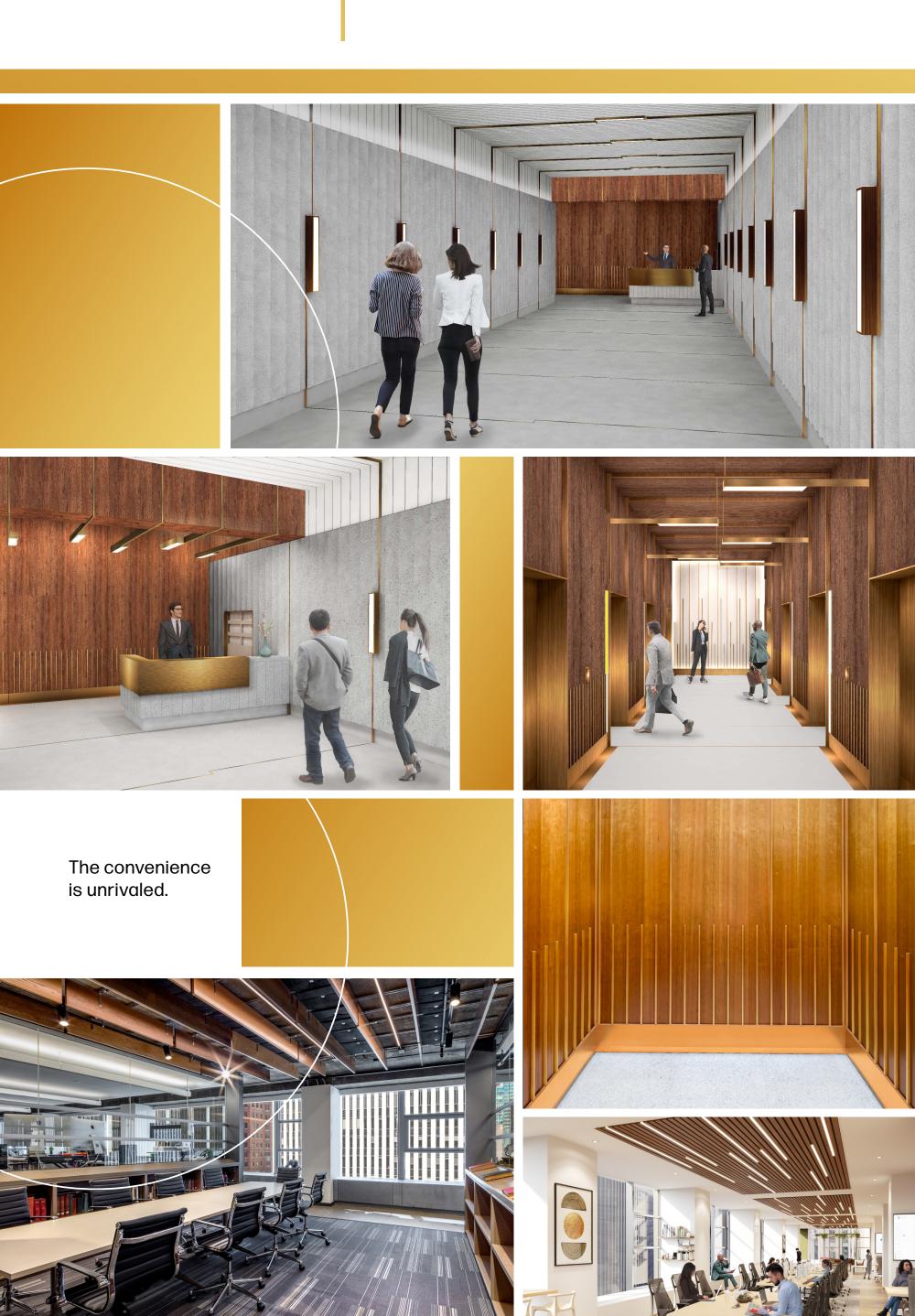


New Lobby, Entrance and Elevators

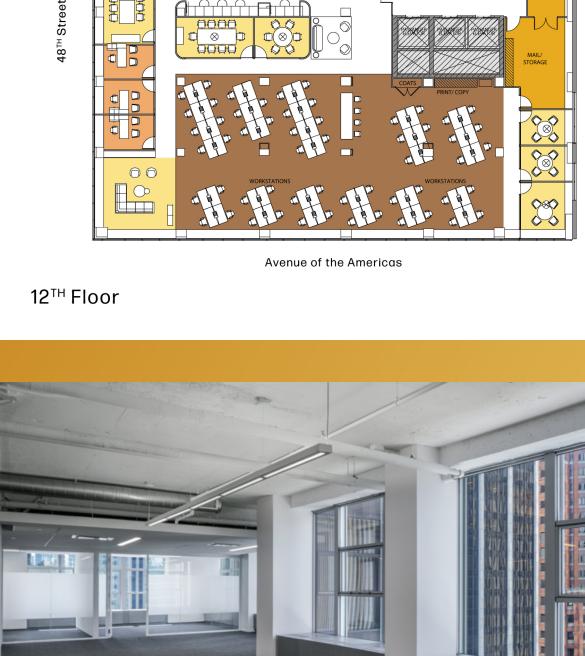
Fully Renovated Building

- Fully Upgraded HVAC
 - Infrastructure Availability from 2,437 - 39,877 RSF

Full floor identity opportunities







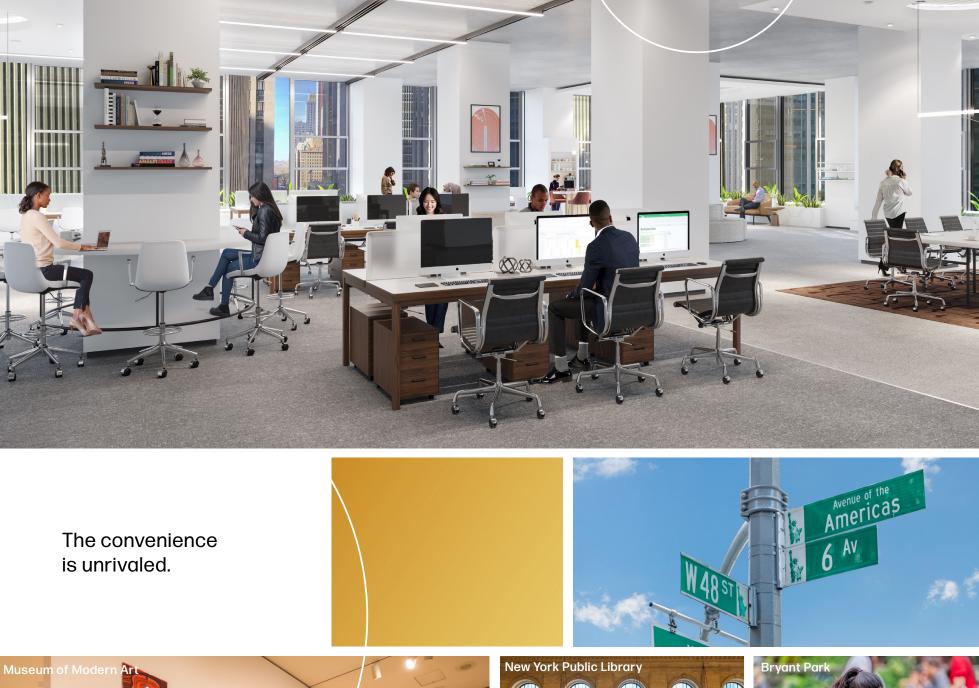
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PHONE ROOMS

AMENITIES

Floor 17





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with MERV 16 air filtration system

24/7 condenser water for tenants' supplemental A/C units New emergency generator for all life

safety systems New Building Management System (BMS) Terrace and setback enhancements

Upgraded common corridors

TAOT

LA GRENOUILLE

ZIRA

HILLSTONE

GC

GRAND CENTRAL

SAKS FIFTH AVENUE

BLUE BOTTLE

New telecom room with dedicated riser and conduits New cellular distributed antenna system

(DAS) that provides ubiquitous coverage