



## AN ARCHITECTURAL ICON

Designed by Skidmore, Owings & Merrill

44-story, Class-A office building

Commanding side-street entrance

Soaring, airy, spacious lobby

Through-block, north/south interior walkway

Owner-managed

WiredScore Platinum





## **MOVE-IN READY PRE-BUILT SUITES**

Glass front conference rooms and offices,  
high-end finishes, sleek amenities and  
flexible opportunities

Full service, seamless process with a laser  
focus on tenant satisfaction from lease  
signing to occupancy

Opportunity for turn-key and  
furniture packages





FLOOR-TO-CEILING WINDOWS  
WITH NO CONVECTORS  
FLOOD THE SPACE WITH LIGHT

PRE-BUILT SUITES ARE COLUMN FREE  
AND FEATURE 13' CEILINGS  
ENHANCING THE OPEN, AIRY FEEL







## \$ 40 M EXTENSIVE CAPITAL PROGRAM

New 27,000 SF amenity floor designed by Gensler

New contemporary and sophisticated entrance and lobby

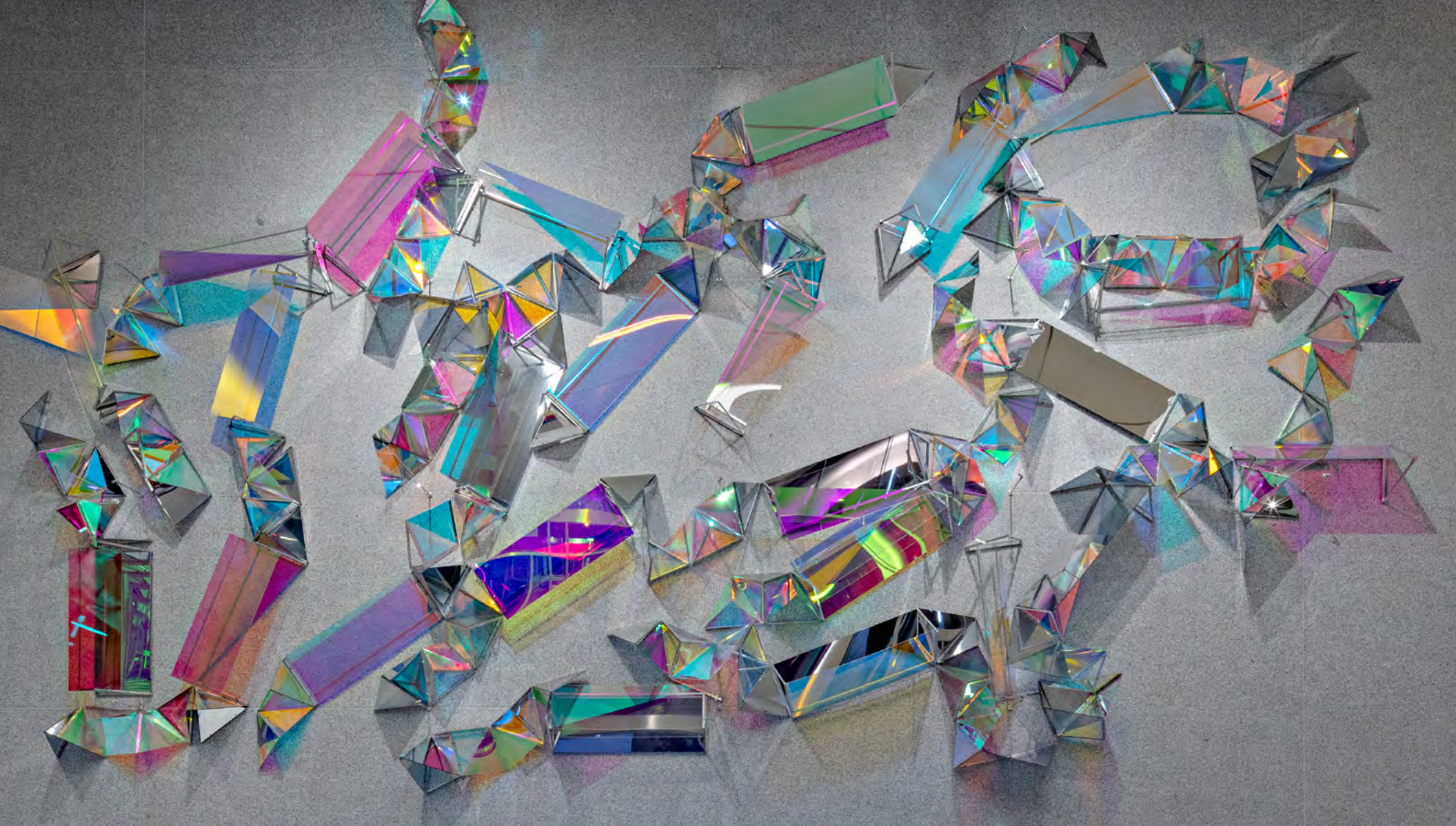
Destination dispatch elevator cabs

Smart Technology capability throughout - Bluetooth enabled turnstiles and app-powered amenities

New co-generation plant generating 70% of the building's energy on-site







## LOBBY ART

By Karen Lemmert of Baltimore, Maryland

## CORRIDOR ART

By Moffat Takadiwa of Harare, Zimbabwe







## NEW 27,000 SF GENSLER-DESIGNED AMENITY FLOOR

Direct access from every floor

Best-in-class amenities include food hall, barista bar, tenant lounge, fitness center, meeting spaces and a dedicated experience manager







## LOUNGE AND BARISTA BAR

Expansive yet cozy wi-fi enabled tenant lounge featuring a cafe and an array of solo, team and communal seating areas

## BUSTLE FOOD HALL

Micro Food Hall features a variety of rotating guest restaurants announced in advance





## HUSTLE FITNESS CENTER

Features boot camps, personal training, nutritionist and custom wellbeing options

Full complement of strength, cardio and core equipment – Peloton Bikes, TechnoGym Treadmills & Elliptical Trainers

New locker rooms and showers



## COMMUNITY

Welcome area with a full time, dedicated Experience Manager readily available for all tenant needs - including assisting with amenity activation, event planning and concierge services

## EVENT SPACES

Three multi-sized meeting rooms including 8- and 14-person conference rooms and a 128-person event space

State-of-the-art audio visual and video conferencing





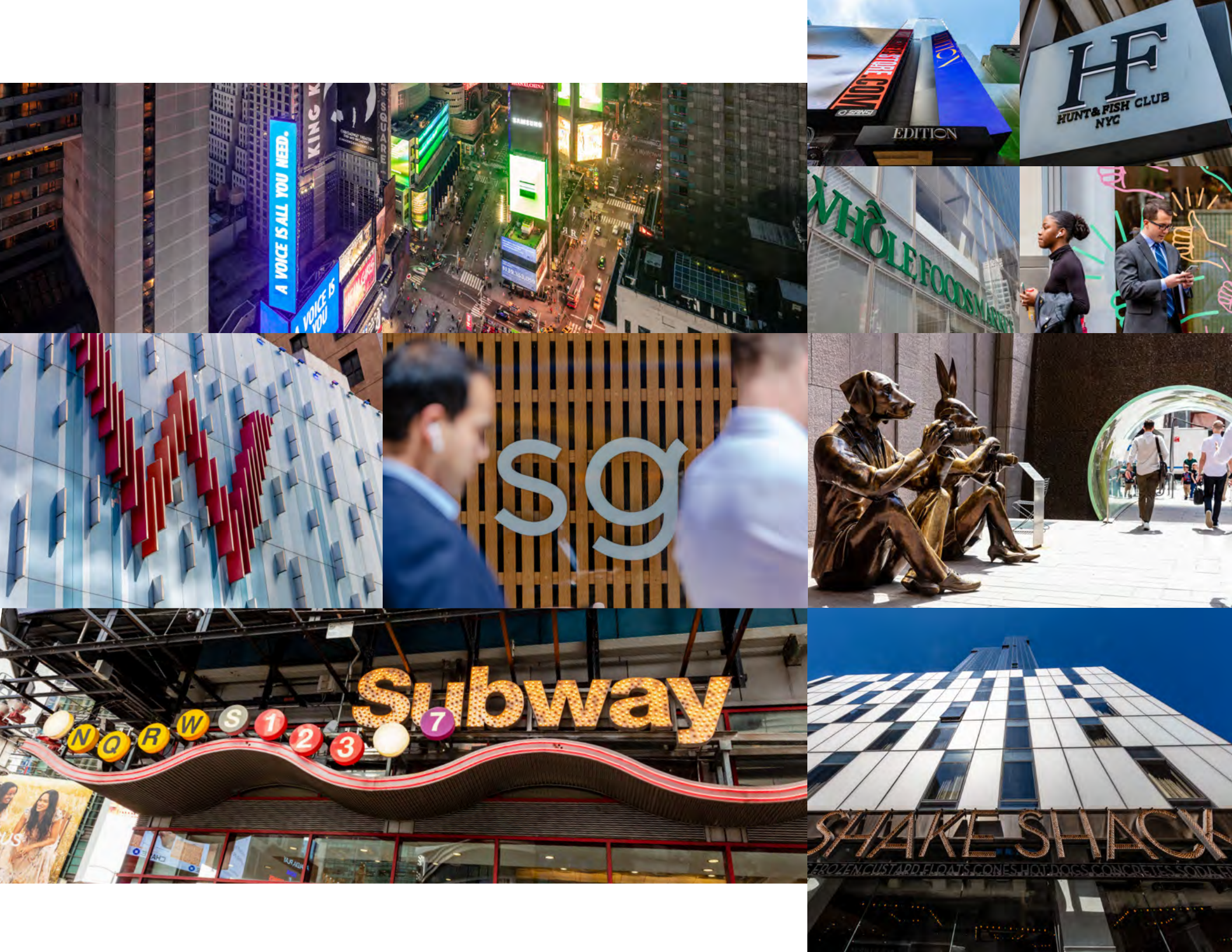
30TH FLOOR VIEW - NORTHEAST



30TH FLOOR VIEW - SOUTH







PREMIER ACCESS TO TOP TALENT

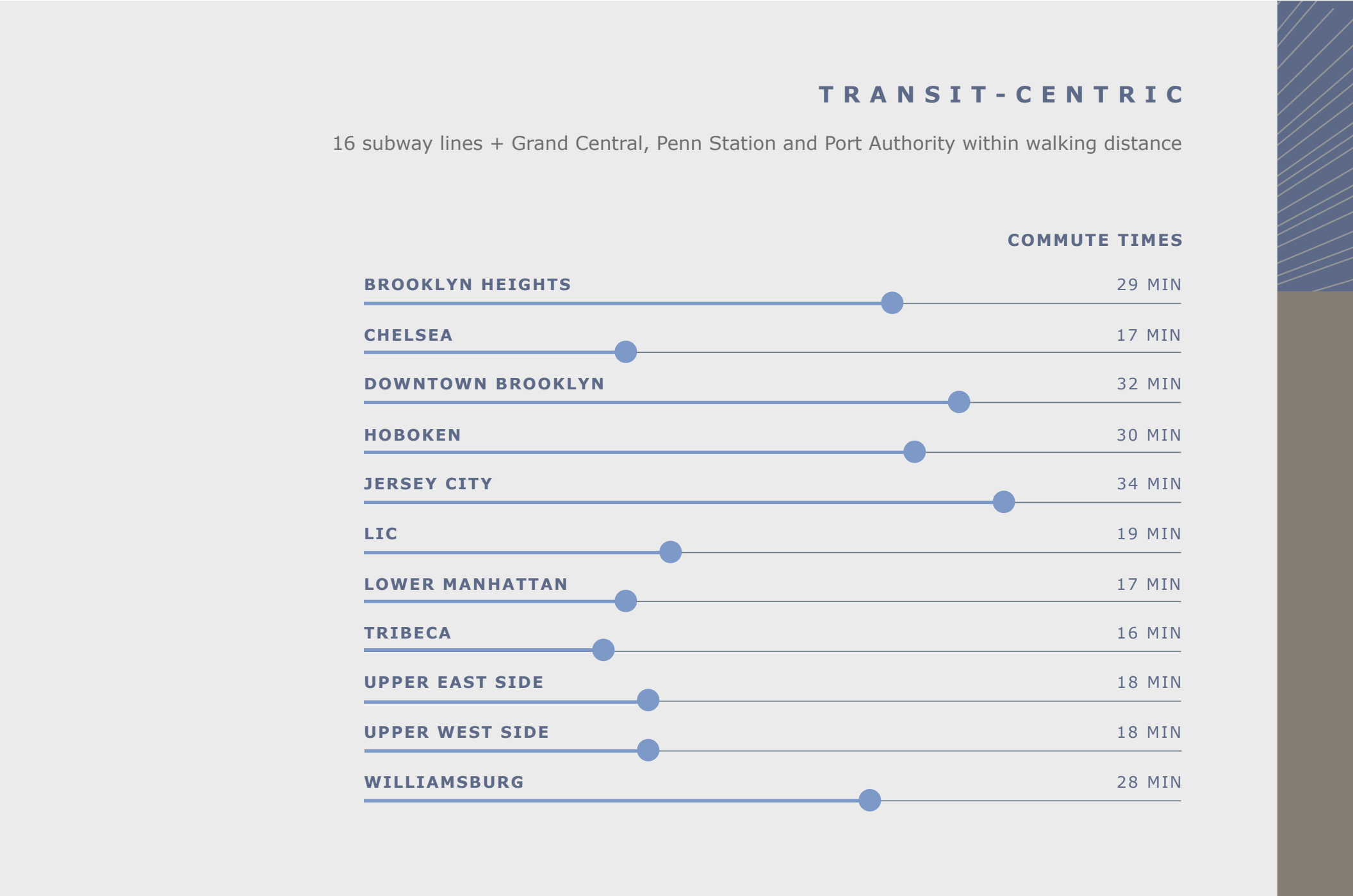
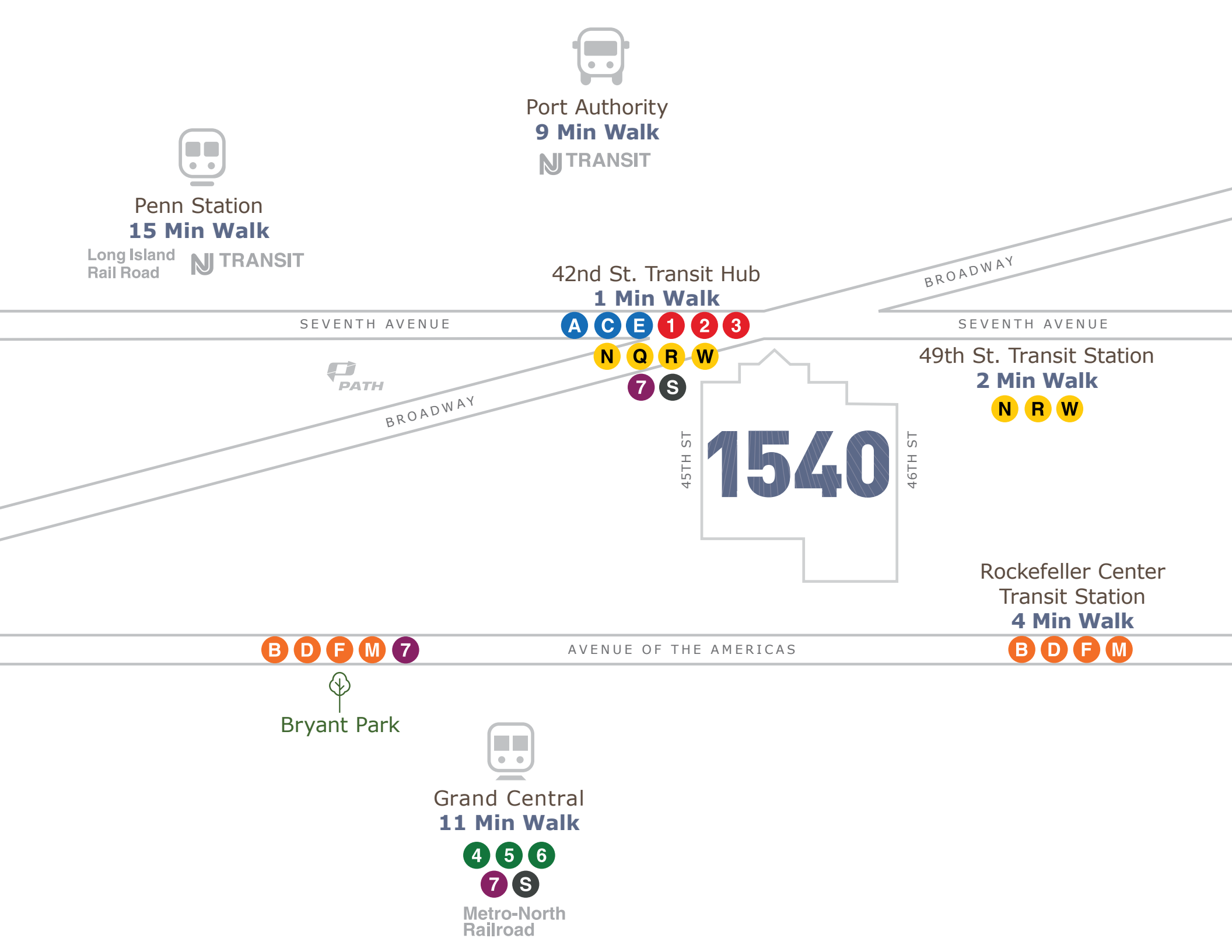
Amidst leading media, publishing, finance and technology companies

From City Hall to Central Park a Times Square location provides easy access

The breadth of Manhattan is reachable within 20 minutes









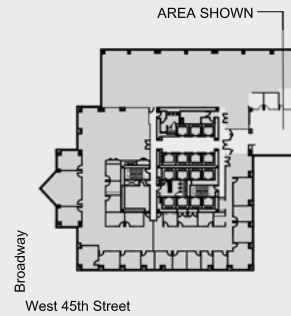
## FLOOR 15

SUITE 1530 - 3,183 RSF

Flexible occupancy; will build to new standard; test fit shown;  
adaptable to tenant's requirement



1530 - 3,183 RSF



### WORKSPACE

Private Offices	2
Benching	16
Reception	1
<b>TOTAL SEATS</b>	<b>19</b>

### COLLABORATIVE

Conference Room	1
Cafe	1

### SUPPORT

IT Closet	1
Copy Area	1
Coat Closet	1