



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

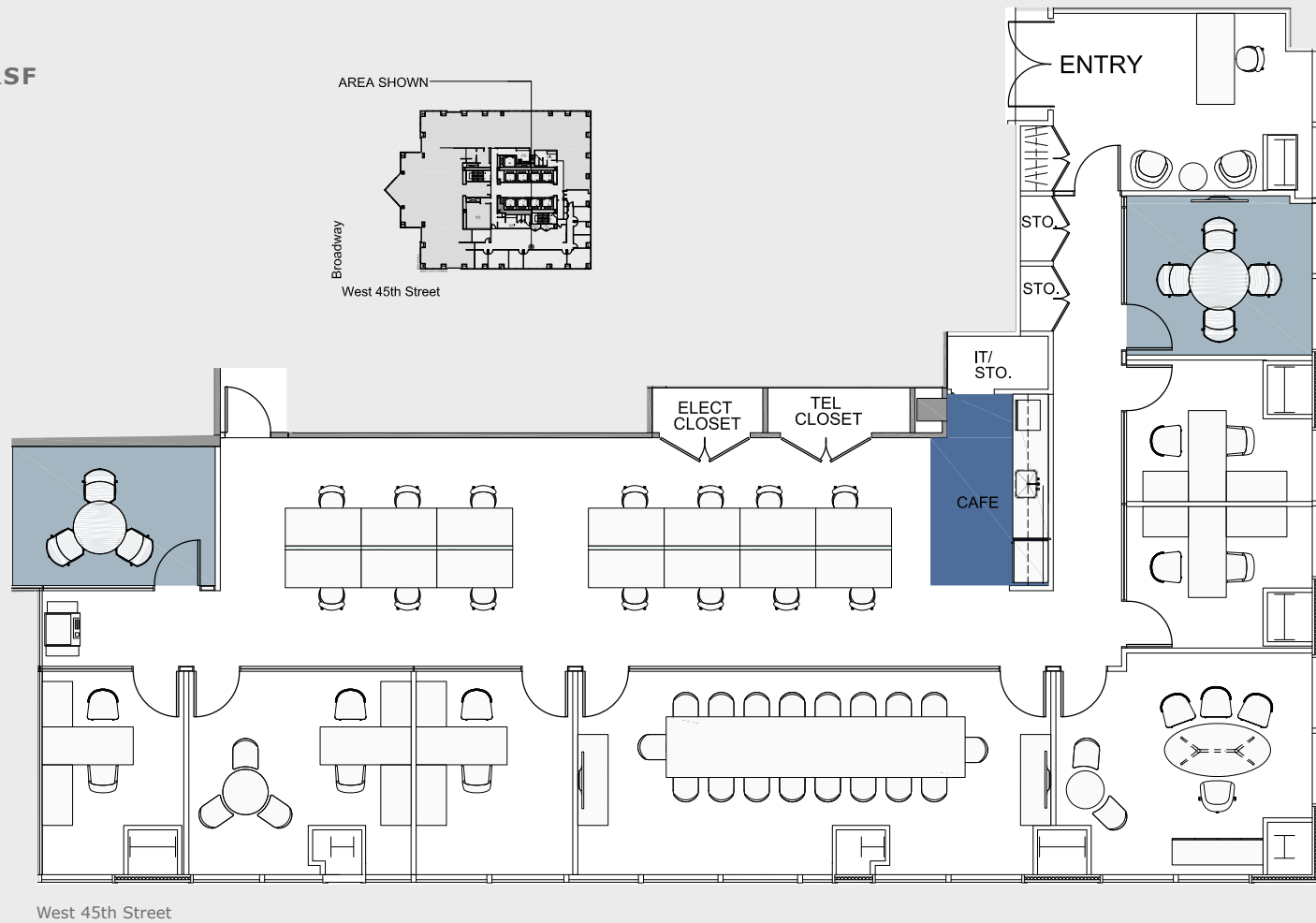
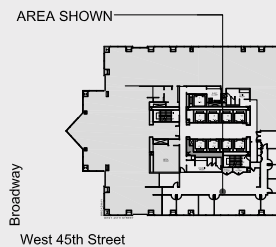
FLOOR 40

SUITE 4030 - 5,058 RSF

Available immediately as-is or tailored to tenant's requirement within 6-8 weeks



4030 - 5,000 RSF



WORKSPACE

Executive Office	1
Private Offices	5
Benching	14
Reception	1

TOTAL SEATS 21

COLLABORATIVE

Conference Room	1
Meeting Room	2
Cafe	1

SUPPORT

IT Room	1
Copy Room/Area	1
Coat Closet	1
Storage Closet	2



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

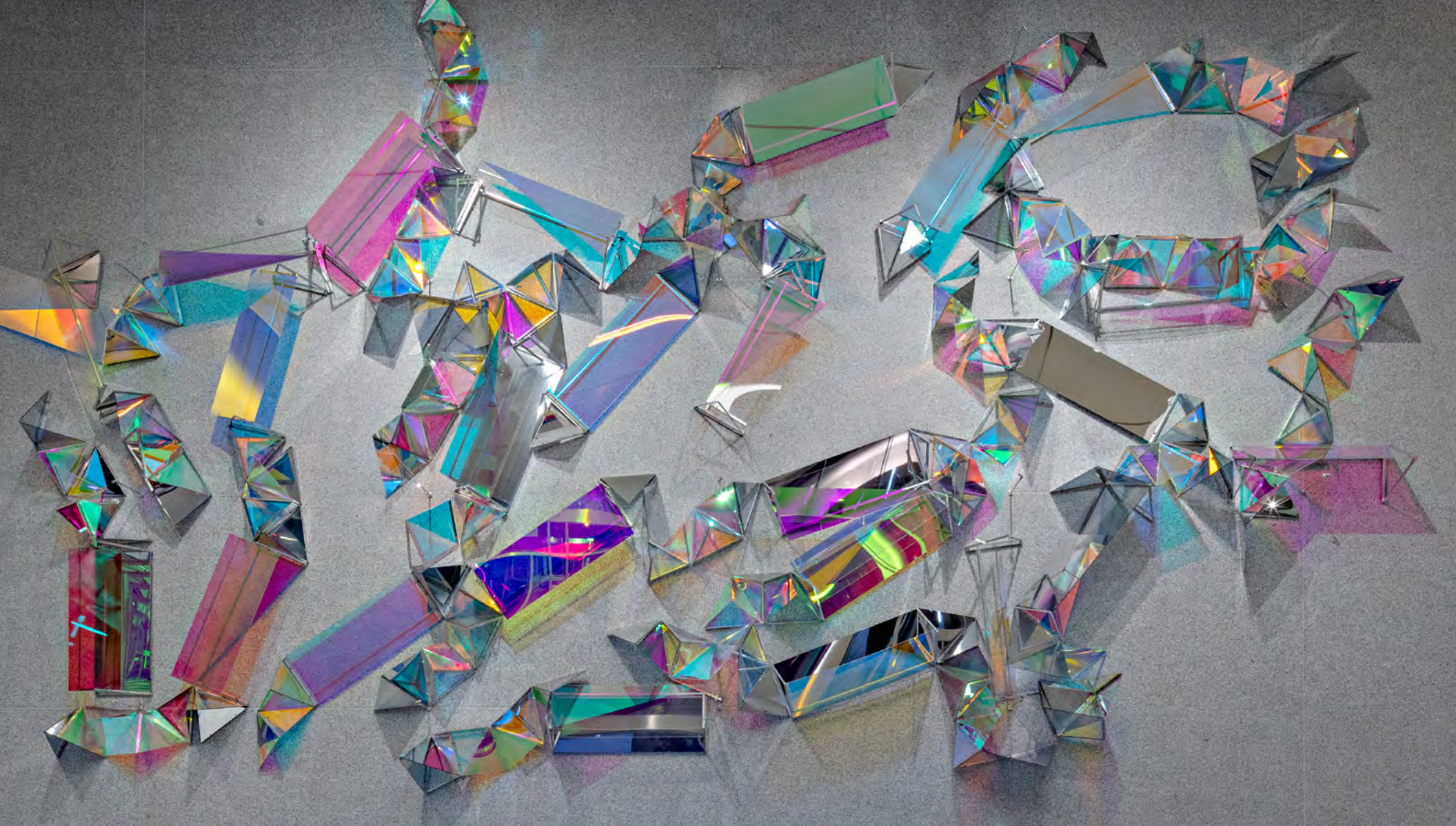
New contemporary and sophisticated entrance and lobby

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

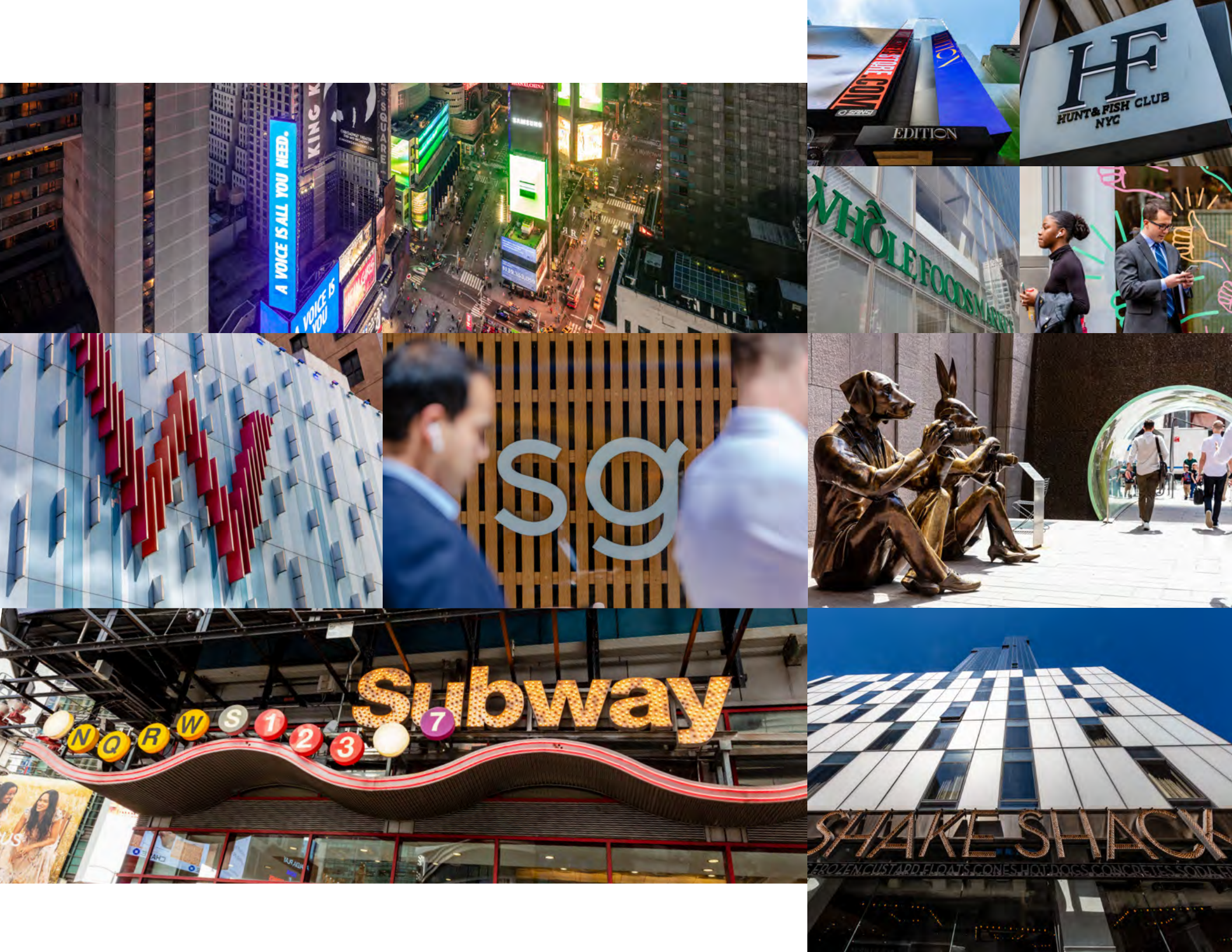


30TH FLOOR VIEW - NORTHEAST



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



