

## MASSIVE PRIVATE ROOF DECK + EXCELLENT VIEWS

### THE PENTHOUSE IN TIMES SQUARE SOUTH

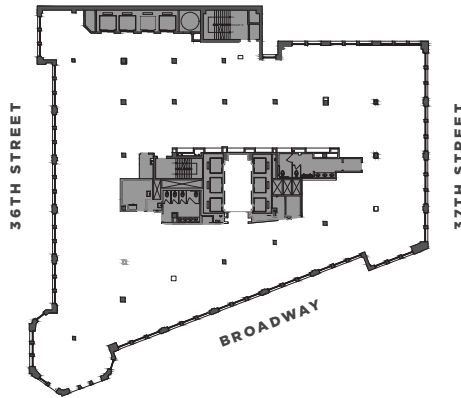
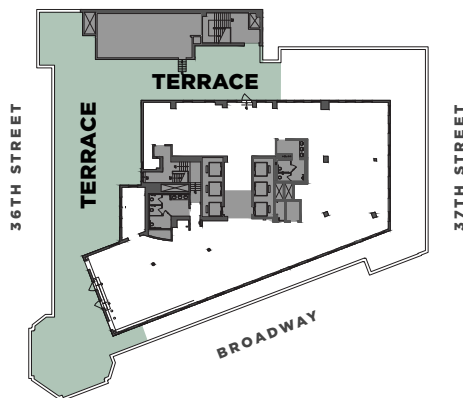


Empire State Building views



Hudson Yards views

**Entire Penthouse - 8,736 RSF    Entire 21st - 20,368 RSF**



- Total available space - 29,104 RSF
- Massive private roof deck
- Incredible CEO suite (can be a high end conference center)
- Sublease through May 30, 2025



**Executive Suite / Conference Center**



**SUBLEASE** 1359 Broadway, New York, NY 10018



**Empire State Building views**

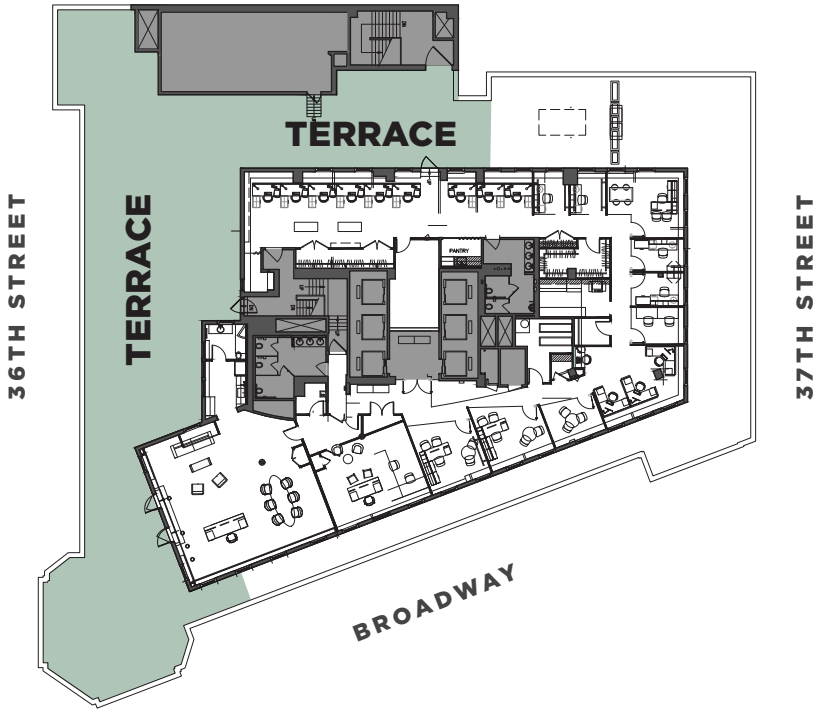


**Hudson Yards views**

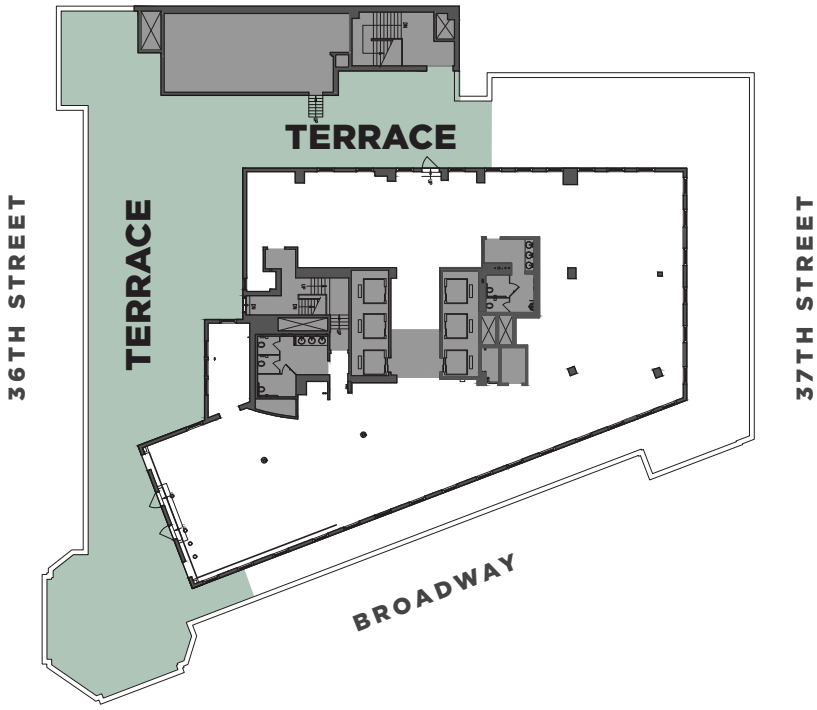
The Penthouse

Entire 22nd:  
8,736 RSF

Existing Condition

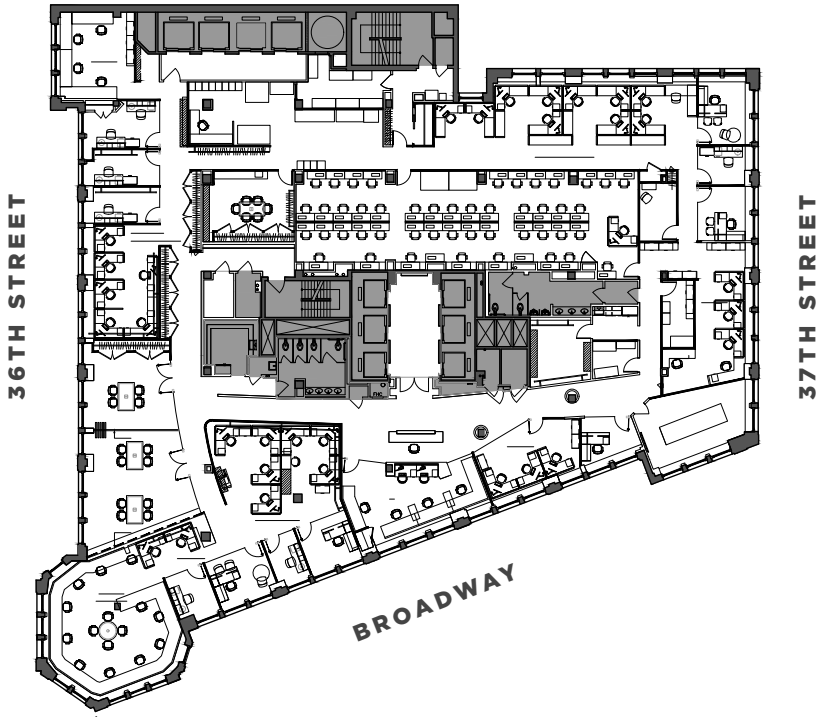


Core Plan

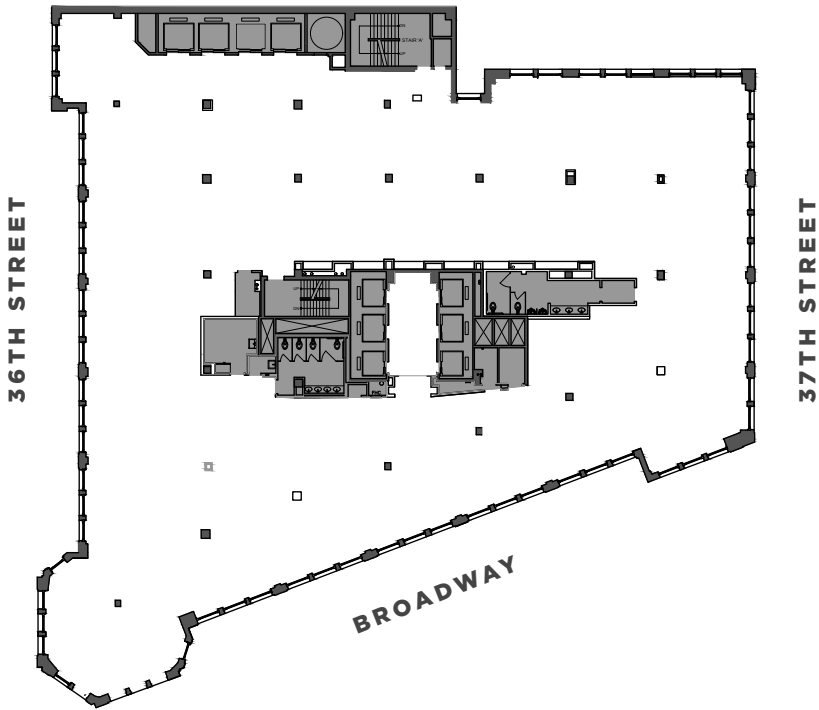


Entire 21st:  
20,368 RSF

Existing Condition



Core Plan





## Light Quality

### Natural Light with Views

78% of employees state access to natural light and views improves their wellbeing; 70% report improved work performance.

### Daylight Dimming

Workers in naturally lit offices report >50% reduction in eye strain, headaches, and drowsiness.



## Air Quality

### Bi-Polar Ionization

Neutralizes 99.92% of coronaviruses.

### CO2 Sensors

Workers with low levels of CO2 perform 50% better on cognitive tasks.

### MERV 13 Filters

Removes 85% of harmful air particles (e.g. allergens, viruses, and bacteria).

### Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans.



## Healthy Products

### Low/No VOC Materials and No Red List Materials

VOCs are typically 10x higher indoors, which has adverse effects on human health and the environment.

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Data provided by  
Microchem Laboratory,  
The Center For Disease Control,  
Harvard Business Review,  
World Health Organization.