



HEDGE FUND SPACES

Space Report of Select Relocation Alternatives

February 13, 2013

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250 West 55th Street

Location: BETWEEN BROADWAY AND EIGHTH AVENUE



AVAILABLE SPACE

<u><i>Floor</i></u>	<u><i>Rentable Area</i></u> (in square feet)	<u><i>Asking Rental</i></u> (per square foot)
Multiple floors available in the base and tower of the building.	Roughly 24,000 rsf each	\$80's - \$90's

- COMMENTS:**
- Brand new LEED Gold construction. All floors feature oversized windows, 10' finished ceilings, column free floorplates and minimal core penetrations.
 - Tower floors have incredible Southern, Western and Northern Views.

ELECTRICITY: Submetered

LANDLORD'S WORK: Build-to-suit

POSSESSION: June 1, 2013

TERM: 10 years minimum

BUILDING PROFILE

OWNERSHIP: Boston Properties, Inc.

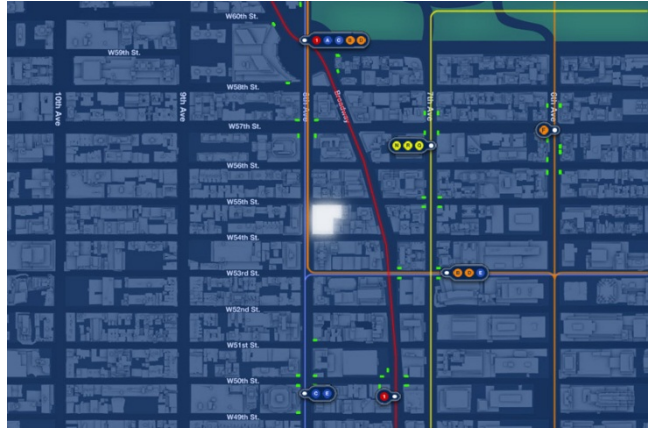
YEAR BUILT: 2013

BUILDING AREA: 1,052,150 square feet

NUMBER OF FLOORS: 38

250 West 55th Street

Actual Photos and Renderings



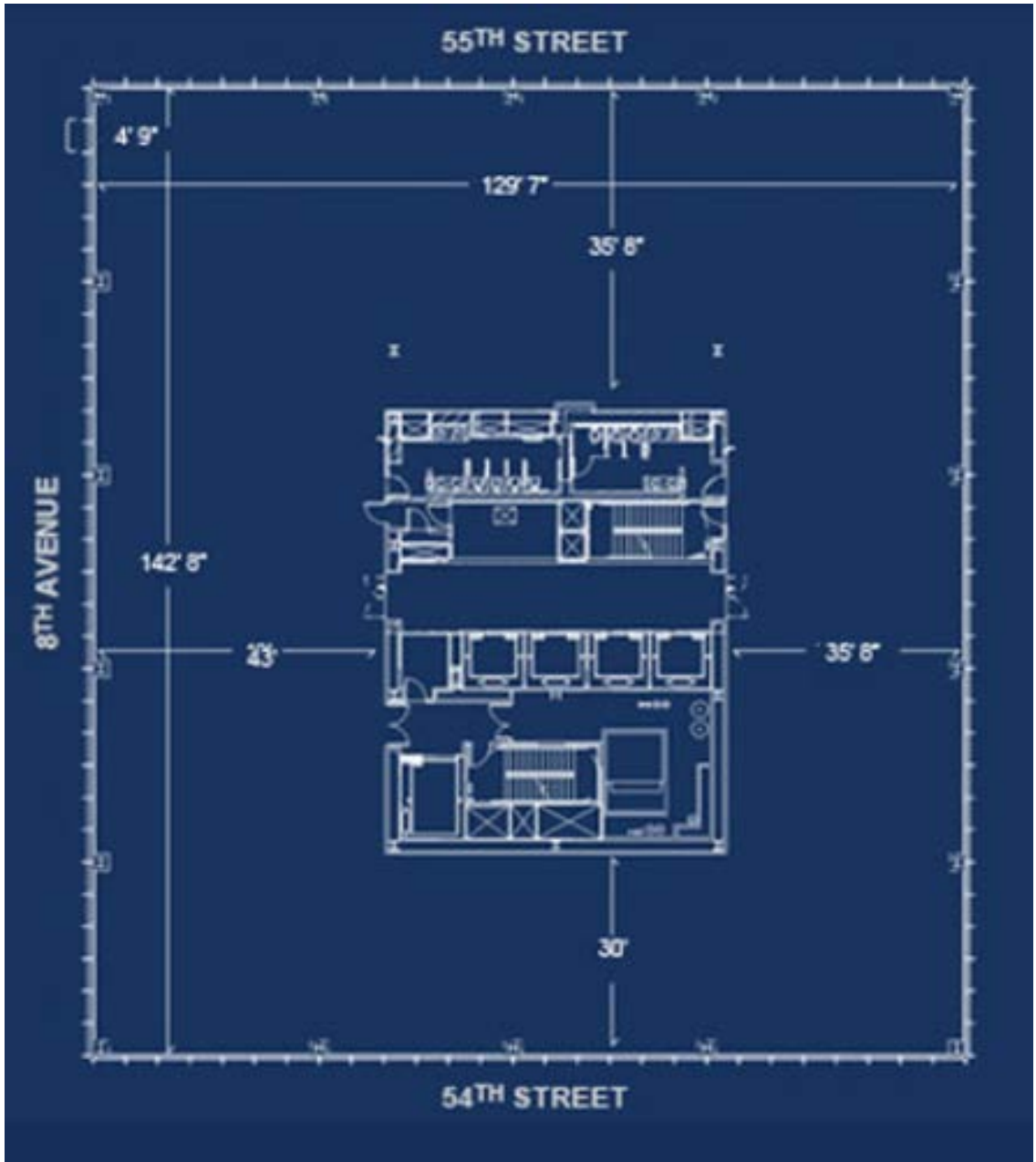
250 West 55th Street

Actual Photos and Renderings



250 West 55th Street

Typical Core and Shell Plan – Tower Floors



9 West 57th Street Solow Building

Location: BETWEEN FIFTH & SIXTH AVENUES



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 30 th – 49 th	Approximately 31,000 rsf Each (divisible)	\$165 - \$200

COMMENTS: • Partial 30th – 49th Floors: Pricing reflects units to be built on the north side of the building with unobstructed views of Central Park.

ELECTRICITY: \$3.50 per rentable square foot

LANDLORD'S WORK: Negotiable

POSSESSION: Immediate

TERM: 10 years minimum

BUILDING PROFILE

OWNERSHIP: Solow Building Company, LLC

YEAR BUILT: 1972

BUILDING AREA: 1,393,200 square feet

NUMBER OF FLOORS: 50

9 West 57th Street

Actual Views from the building



681 Fifth Avenue

Location: BETWEEN 53RD & 54TH STREETS



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 18 th Floor/ Penthouse Duplex	7,636	\$105.00

- COMMENTS:**
- Entire 18th Floor/Penthouse Duplex: Space features 14' slab heights, extra large windows and is currently in raw condition. Unit features two extra large useable terraces and Central Park Views. Landlord will build-to-suit an incoming tenant's needs.
 - Building recently went extensive renovations to the elevator cabs, façade, windows and building systems.
 - Unique opportunity to occupy an entire floor.

ELECTRICITY: \$3.25 per rentable square foot

LANDLORD'S WORK: Build-to-suit

POSSESSION: Immediate

TERM: 7-10 years

BUILDING PROFILE

OWNERSHIP: Metropole Realty Advisors, Inc.

YEAR BUILT: 1912

BUILDING AREA: 95,074 square feet

NUMBER OF FLOORS: 18

681 Fifth Avenue

Actual Photos / Typical Finishes



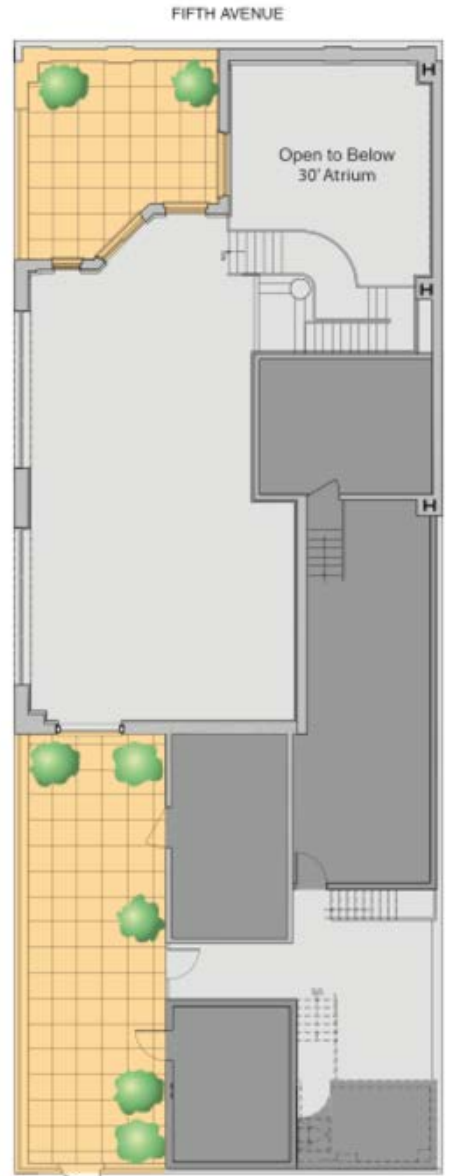
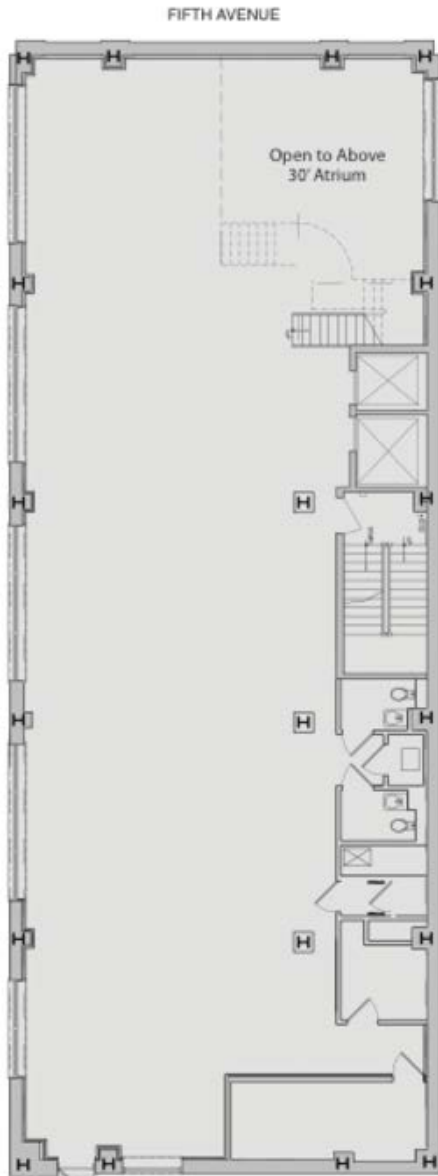
681 Fifth Avenue

Actual Photos / Outdoor Space - Entire 18th Floor / Penthouse Duplex



681 Fifth Avenue

Typical Core and Shell Plan - Entire 18th Floor / Penthouse Duplex



712 Fifth Avenue

Location: SOUTHWEST CORNER OF WEST 56TH STREET



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 51 st	9,124	\$140.00
Partial 41 st	5,427	\$120.00

- COMMENTS:**
- Entire 51st Floor: Landlord will demolish the existing installation and build-to-suit an incoming tenants needs.
 - Unique opportunity to occupy an entire floor.
 - Partial 41st Floor: Landlord will combine two adjacent units and modify the existing installations to suit an incoming tenant's needs.
 - Both floors have incredible views of Central Park.

ELECTRICITY: Submetered

LANDLORD'S WORK: Build-to-suit

POSSESSION: Entire 51st Floor: June 1, 2013
Partial 41st Floor: Immediate

TERM: 10 years minimum

BUILDING PROFILE

OWNERSHIP: Paramount Group, Inc.

YEAR BUILT: 1990

BUILDING AREA: 543,000 square feet

NUMBER OF FLOORS: 52

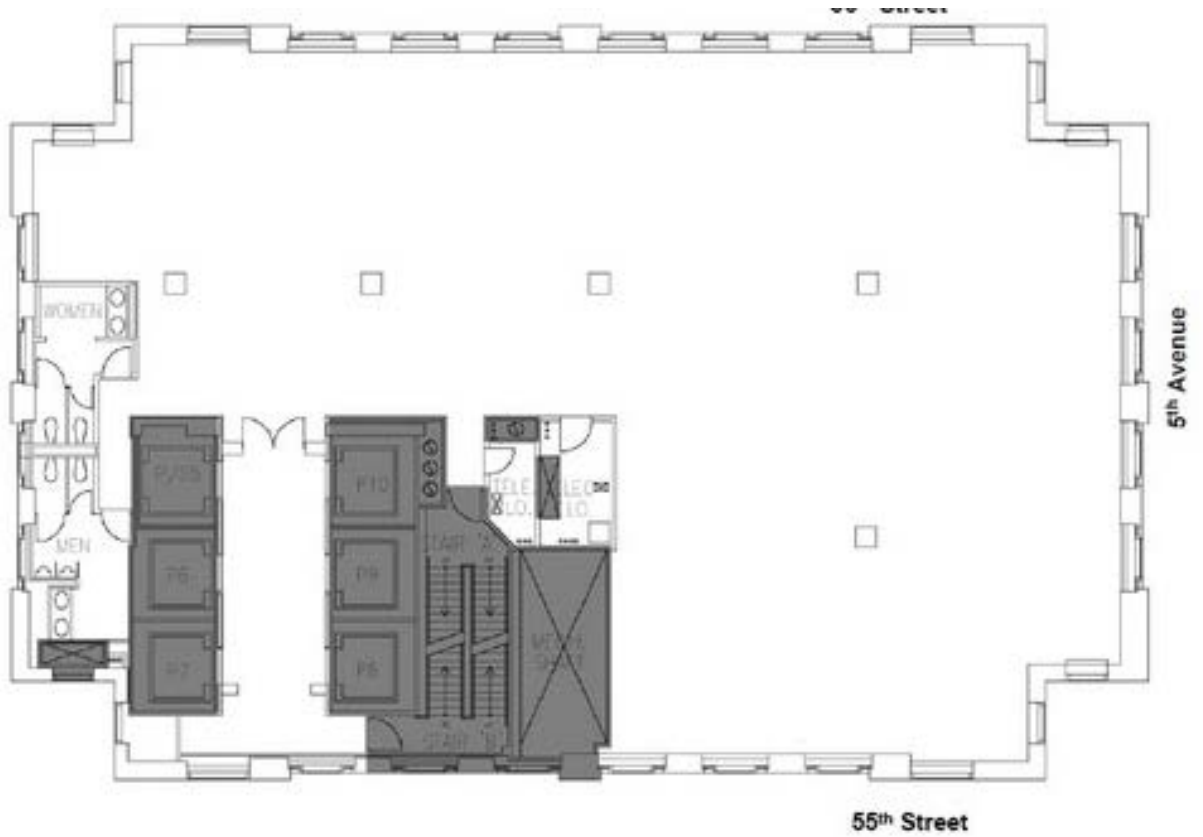
712 Fifth Avenue

Actual Photos



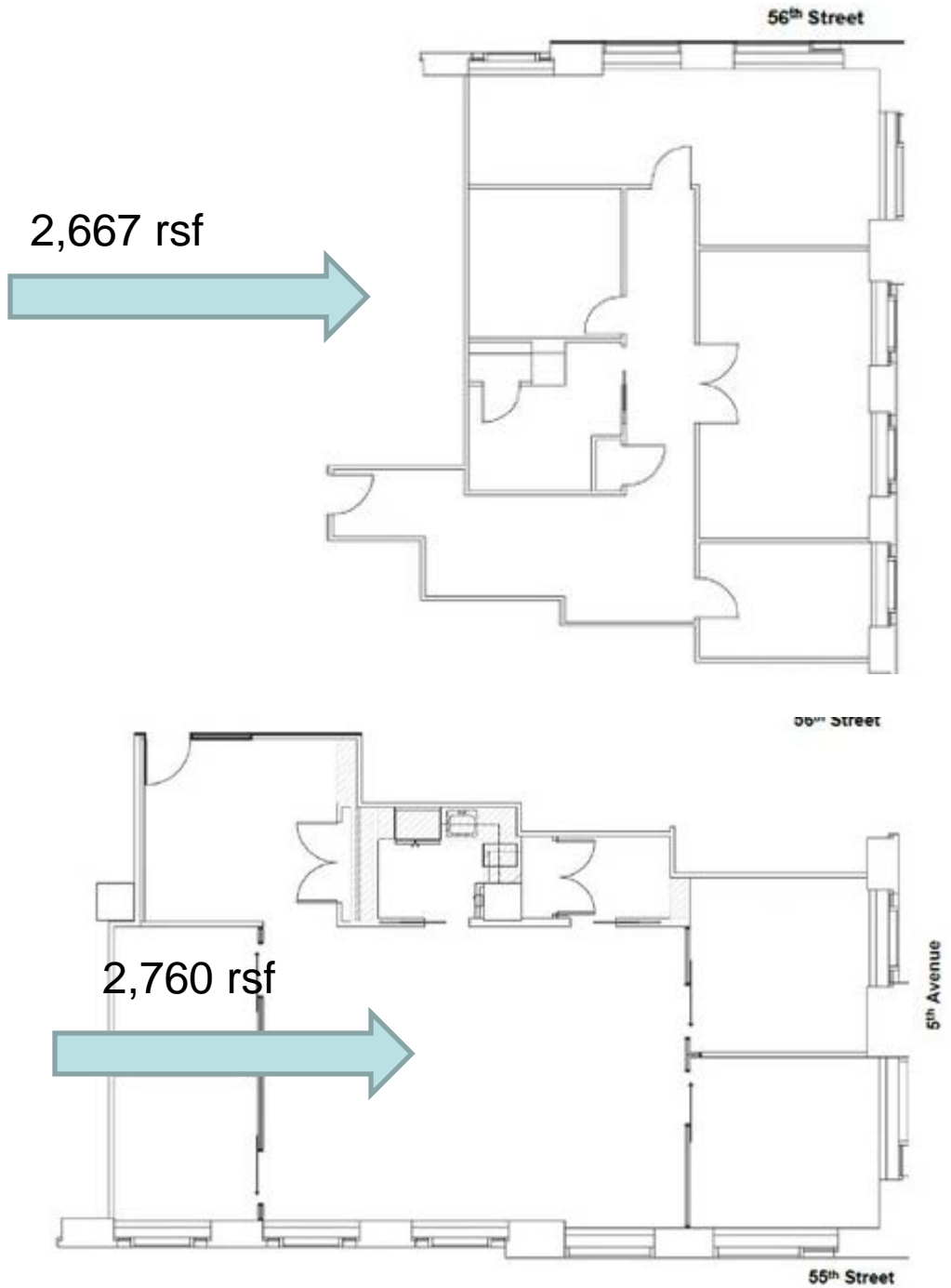
712 Fifth Avenue

Typical Core and Shell Plan - Entire 51st Floor



712 Fifth Avenue

Partial 41st Floor



717 Fifth Avenue

Location: SOUTHEAST CORNER OF EAST 56TH STREET



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 25 th	8,334	\$115.00
Entire 22 nd	8,334	\$100.00

- COMMENTS:**
- Entire 25th and 22nd Floors: Both floors are currently in raw condition and landlord will build-to-suit an incoming tenant's needs.
 - Unique opportunity to occupy an entire floor.
 - Both floors have incredible views of Central Park.

ELECTRICITY: Submetered

LANDLORD'S WORK: Build-to-suit

POSSESSION: Immediate

TERM: 7-10 years

BUILDING PROFILE

OWNERSHIP: The Blackstone Group

YEAR BUILT: 1958

BUILDING AREA: 468,000 square feet

NUMBER OF FLOORS: 26

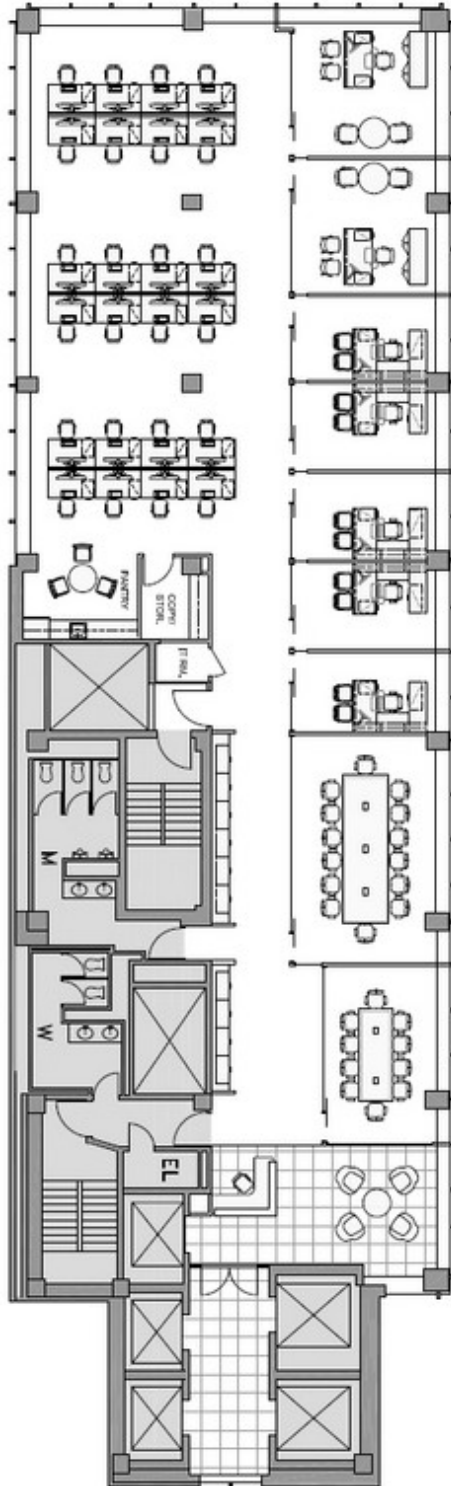
717 Fifth Avenue

Typical Finishes / Actual Photos



717 Fifth Avenue

Proposed Trading Layout - Entire 25th and 22nd Floors



745 Fifth Avenue

Location: SOUTHEAST CORNER OF EAST 58TH STREET



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 27 th	10,408	\$115.00

- COMMENTS:**
- Landlord will demolish the existing installation and build-to-suit an incoming tenant's needs.
 - Unique opportunity to occupy an entire floor.
 - Unit features unobstructed views of Central Park.

ELECTRICITY: Submetered

LANDLORD'S WORK: Build-to-suit

POSSESSION: Immediate

TERM: 7-10 years

BUILDING PROFILE

OWNERSHIP: Paramount Group, Inc.

YEAR BUILT: 1929

BUILDING AREA: 565,064 square feet

NUMBER OF FLOORS: 35

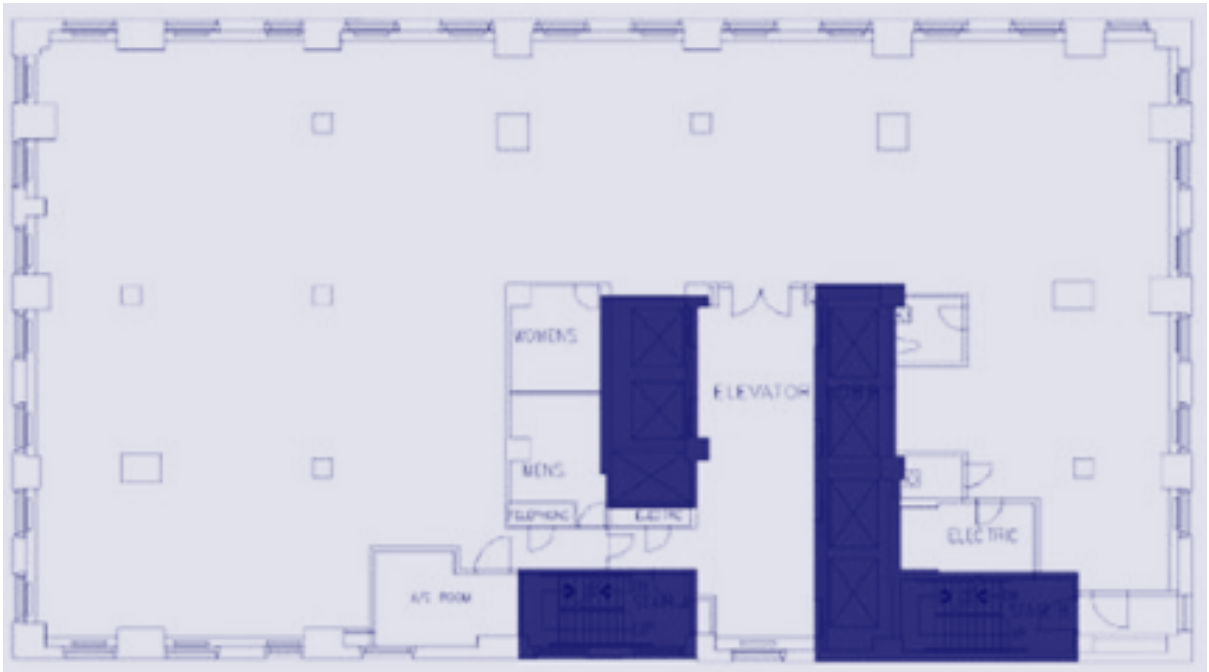
745 Fifth Avenue

Actual Photos



745 Fifth Avenue

Typical Core and Shell Plan - Entire 27th Floor



540 Madison Avenue

Location: SOUTHWEST CORNER OF EAST 55TH STREET



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 36 th	7,050	\$105.00

- COMMENTS:**
- Space is currently in raw condition and landlord will build-to-suit an incoming tenant's needs.
 - Unique opportunity to occupy an entire floor.
 - Unit has incredible views of Central Park.

ELECTRICITY: Submetered

LANDLORD'S WORK: Build-to-suit

POSSESSION: Immediate

TERM: 7-10 years

BUILDING PROFILE

OWNERSHIP: Boston Properties, Inc.

YEAR BUILT: 1970

BUILDING AREA: 292,000 square feet

NUMBER OF FLOORS: 39

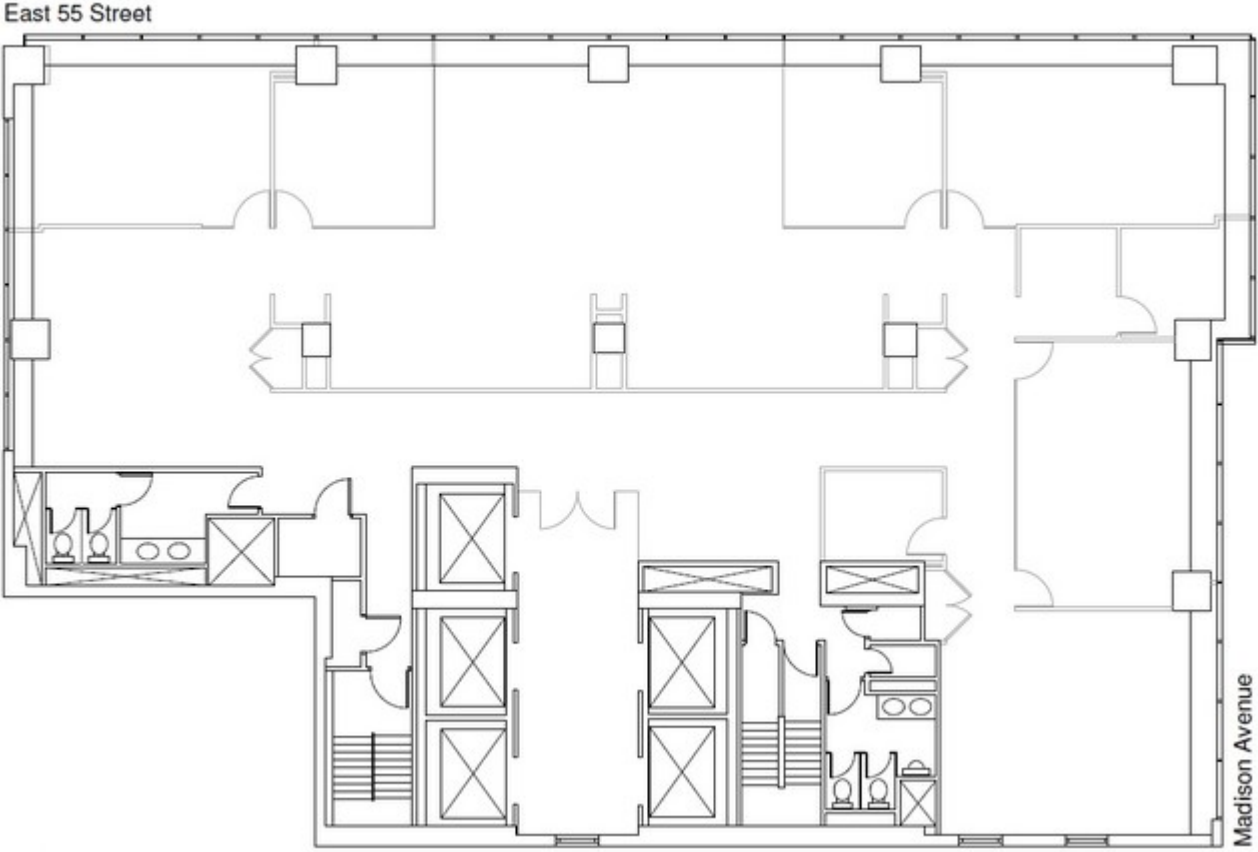
540 Madison Avenue

Actual Photos



540 Madison Avenue

Existing Conditions - Entire 36th Floor



660 Madison Avenue

Location: SOUTHWEST CORNER OF EAST 61ST STREET



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 18 th	8,021	\$125.00

- COMMENTS:**
- Space is currently in raw condition and landlord will build-to-suit an incoming tenant's needs. Unit features floor to ceiling windows.
 - Building recently underwent major renovations to the lobby, elevator cabs, windows and common corridors.
 - Unit features incredible views of Central Park.

ELECTRICITY: Submetered

LANDLORD'S WORK: Build-to-suit

POSSESSION: Immediate

TERM: 7-10 years

BUILDING PROFILE

OWNERSHIP: The Safra Organization

YEAR BUILT: 1958

BUILDING AREA: 527,000 square feet

NUMBER OF FLOORS: 23

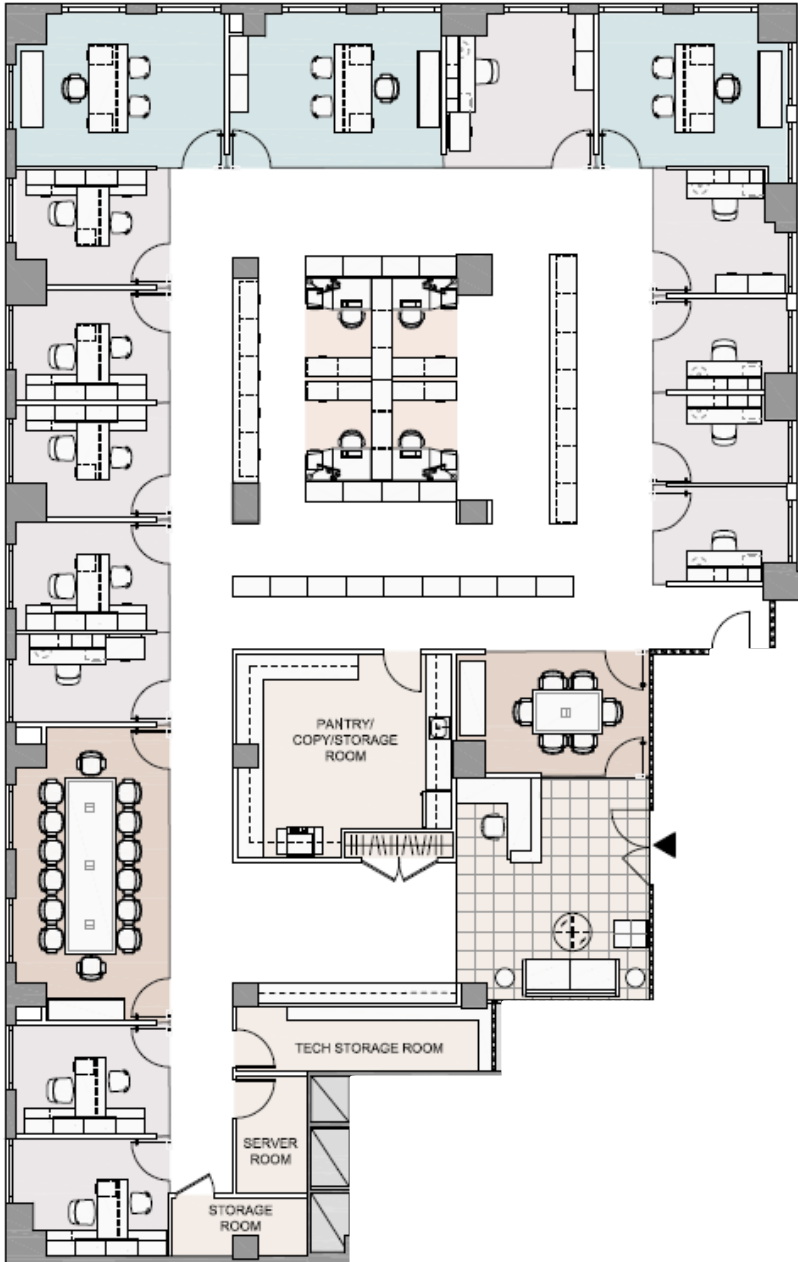
660 Madison Avenue

Actual Photos – Partial 18th Floor

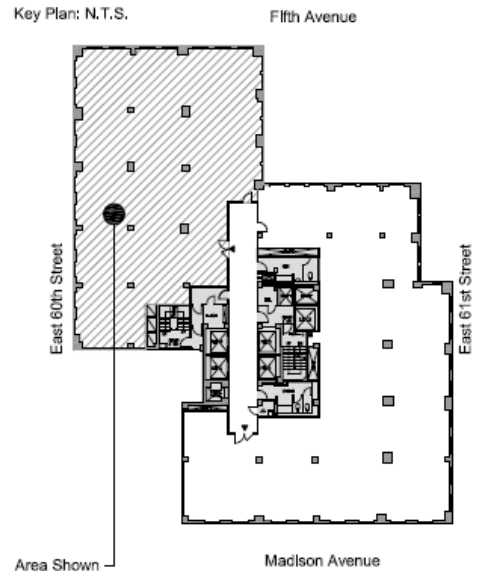


660 Madison Avenue

Proposed Layout – Partial 18th Floor



Key Plan: N.T.S.



1370 Avenue of the Americas

Location: SOUTHEAST CORNER OF WEST 56TH STREET



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 34 th	10,743	\$98.00
Part 33 rd	7,545	\$98.00

- COMMENTS:**
- Entire 34th & Partial 33rd Floors: Both spaces are currently in raw condition and landlord will build-to-suit an incoming tenant's needs.
 - Building recently underwent extensive renovations to the lobby, plaza and elevator cabs.
 - Both units have incredible views of Central Park.

ELECTRICITY: Submetered

LANDLORD'S WORK: Negotiable

POSSESSION: Immediate

TERM: 7-10 years

BUILDING PROFILE

OWNERSHIP: Principal Financial Group, Inc.

YEAR BUILT: 1971

BUILDING AREA: 332,955 square feet

NUMBER OF FLOORS: 35

1370 Avenue of the Americas

Actual Photos



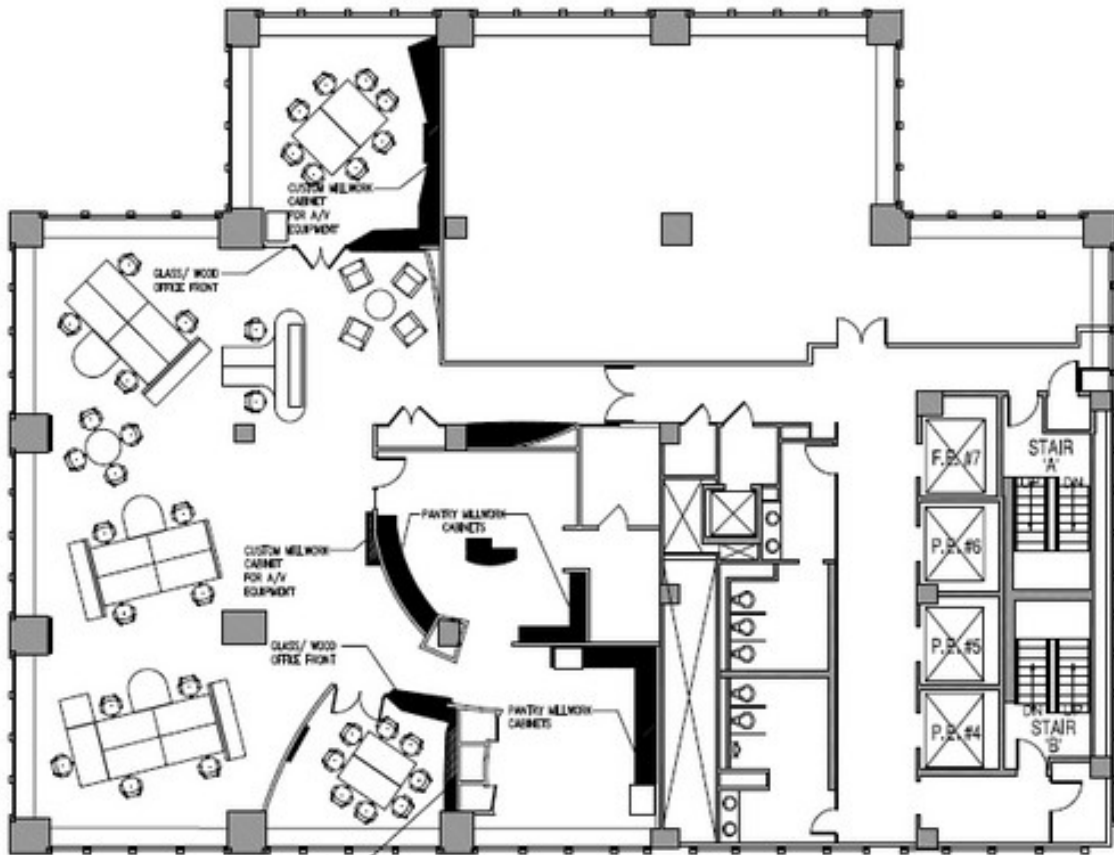
1370 Avenue of the Americas

Proposed Layout – Entire 34th Floor



1370 Avenue of the Americas

Proposed Layout – Partial 33rd Floor



888 Seventh Avenue

Location: NORTHWEST CORNER OF WEST 56TH STREET



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 45 th	5,998	\$145.00
Partial 29 th	9,272	\$108.00

- COMMENTS:**
- Partial 43rd Floor: **ONE OF THE MOST COVETED SPACES WITH VIEWS AND A HIDDEN OPPORTUNITY THAT IS NOT ON THE MARKET!** Space is currently occupied by Consonance Capital and built with a mixture of offices and open area. Landlord will modify the existing installation for an incoming tenants needs. Unit is on the northwest corner and features unobstructed views of Central Park.
 - Partial 29th Floor: Landlord will demolish the existing installation and build-to-suit an incoming tenant's needs.
 - Unit features incredible views of Central Park.

ELECTRICITY: Submetered

LANDLORD'S WORK: Partial 43rd Floor: Negotiable
Partial 29th Floor: Build-to-suit

POSSESSION: Partial 43rd Floor: July 1, 2013
Partial 29th Floor: March 1, 2013

TERM: 7-10 years

BUILDING PROFILE

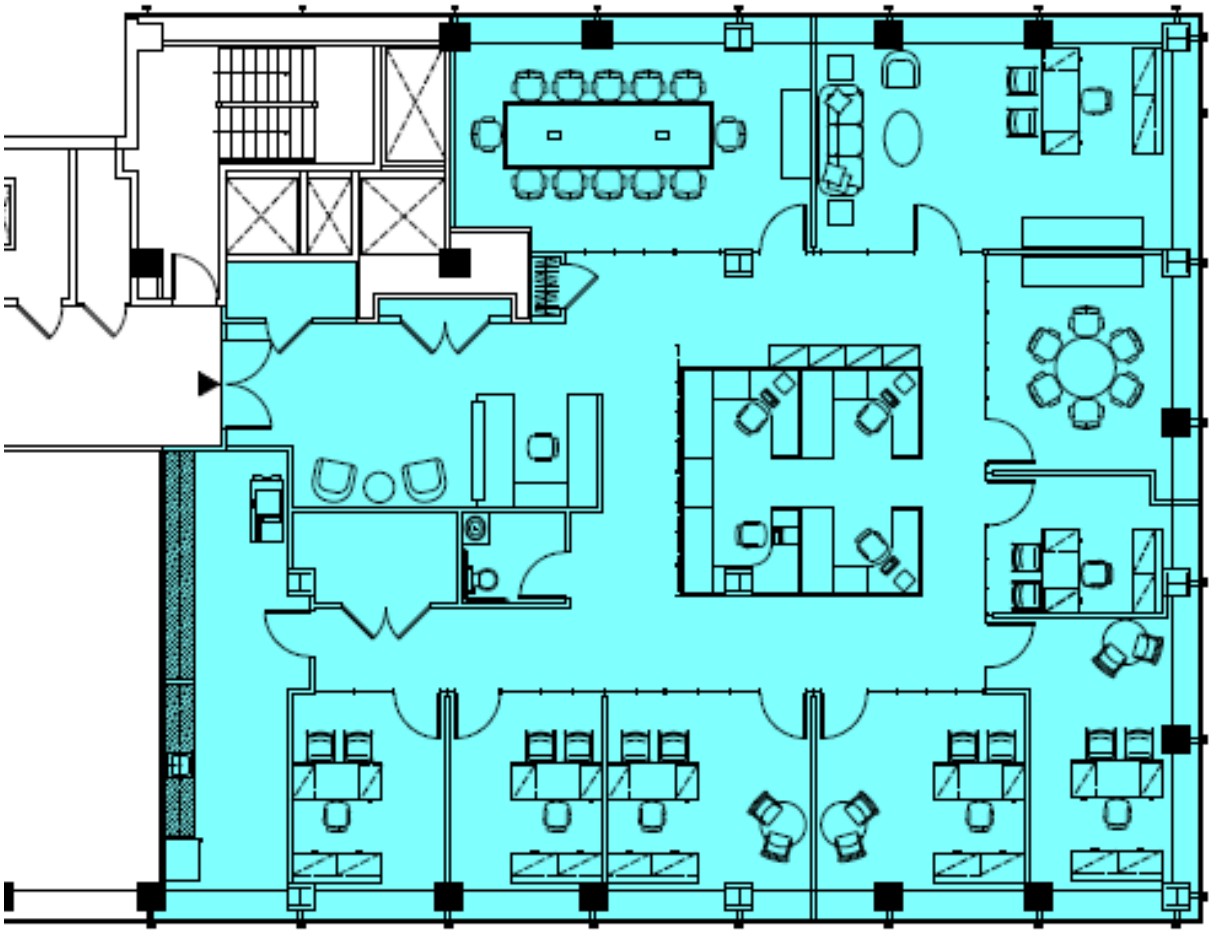
OWNERSHIP: Vornado Realty Trust

YEAR BUILT: 1969

BUILDING AREA: 841,000 square feet

NUMBER OF FLOORS: 46

888 Seventh Avenue
Existing Conditions – Partial 43rd Floor



888 Seventh Avenue
Existing Conditions – Partial 29th Floor

