

# Sample Space Report of Select Relocation Alternatives

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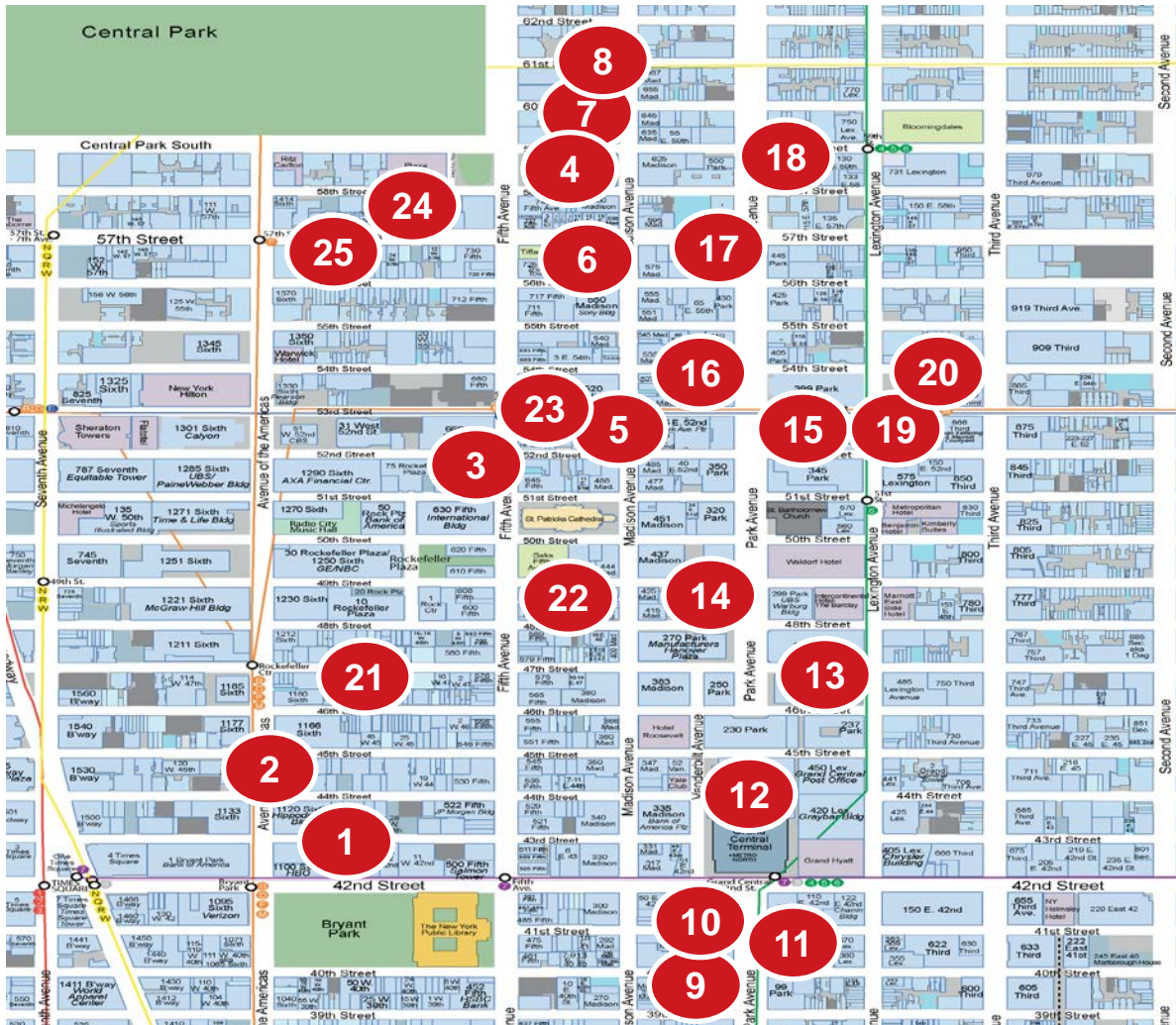
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# Map of Locations



1. 1114 Avenue of the Americas
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9. 90 Park Avenue
10. 100 Park Avenue
11. 101 Park Avenue
12. 200 Park Avenue
13. 245 Park Avenue
14. 280 Park Avenue
15. 375 Park Avenue
16. 390 Park Avenue
17. 450 Park Avenue
18. 499 Park Avenue
19. 599 Lexington Avenue
20. 601 Lexington Avenue
21. 55 West 46th Street
22. 12 East 49th Street
23. 10 East 53rd Street
24. 9 West 57th Street
25. 40 West 57th Street

# 1114 Avenue of the Americas

## Grace Building

**Location:** Northeast Corner of 42<sup>nd</sup> Street



### Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 38 <sup>th</sup>	9,069	\$125.00
Partial 31 <sup>st</sup>	13,821	\$105.00
Partial 28 <sup>th</sup>	11,501	\$105.00

- Comments:**
- Partial 38<sup>th</sup> Floor: Unit was built less than two years ago with a mixture of offices and open area by EQT who spent +/- \$200 psf on the installation. Unit has southern exposures.
  - Partial 31<sup>st</sup> Floor: Unit is currently in raw condition and ready for tenant's construction. Unit has northwestern exposures.
  - Partial 28<sup>th</sup> Floor: Landlord will demolish the existing installation and make a cash contribution towards tenant's initial buildout. Unit has southern exposures.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Partial 38<sup>th</sup> Floor: September 1, 2015  
Partial 31<sup>st</sup> Floor: Immediate  
Partial 28<sup>th</sup> Floor: April 1, 2015

**Term:** 7-10 years

### Building Profile

**Ownership:** Brookfield Office Properties, Inc.

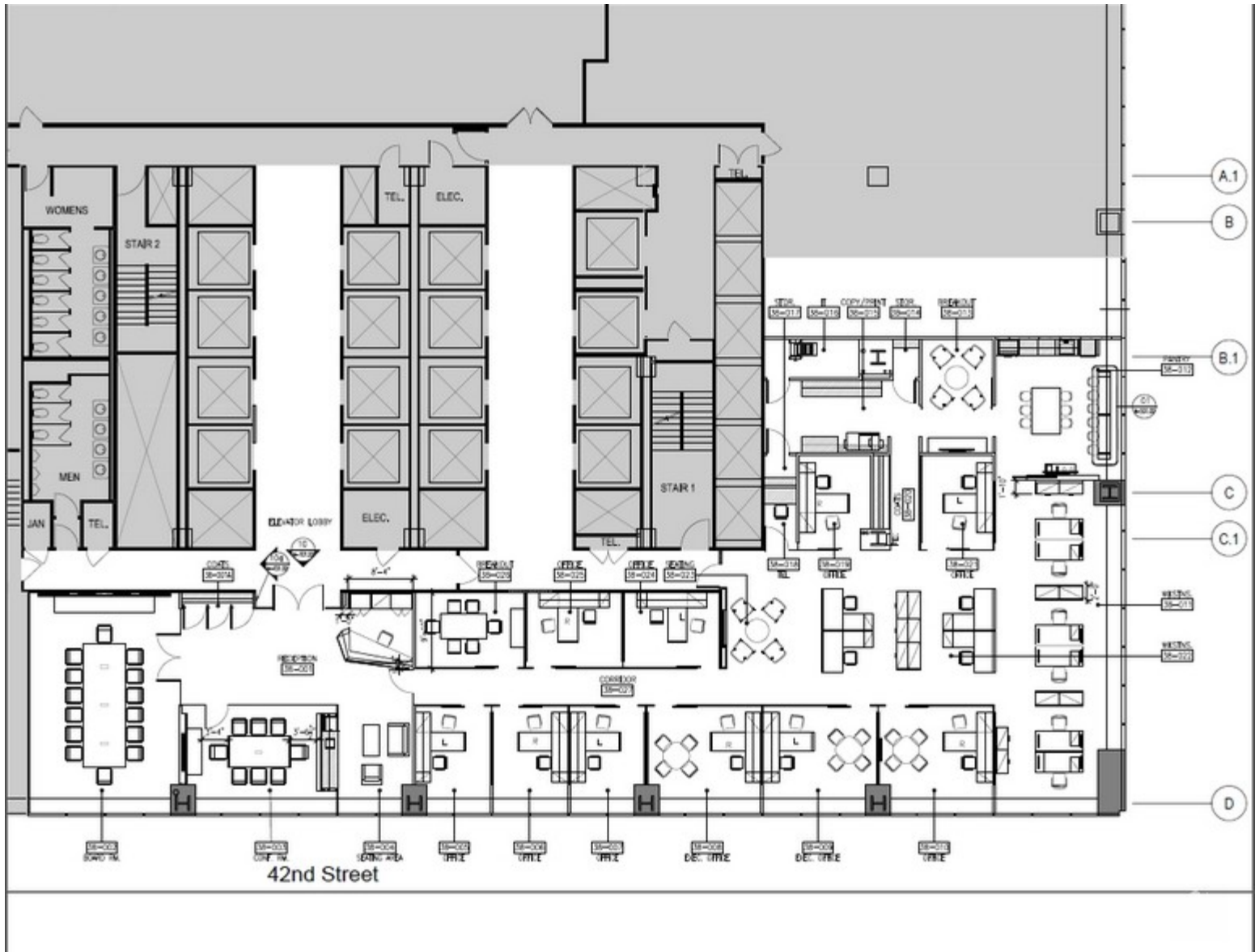
**Year Built:** 1971

**Building Area:** 1,577,112 square feet

**Number of Floors:** 49

# 1114 Avenue of the Americas

## Existing Conditions – Partial 38<sup>th</sup> Floor

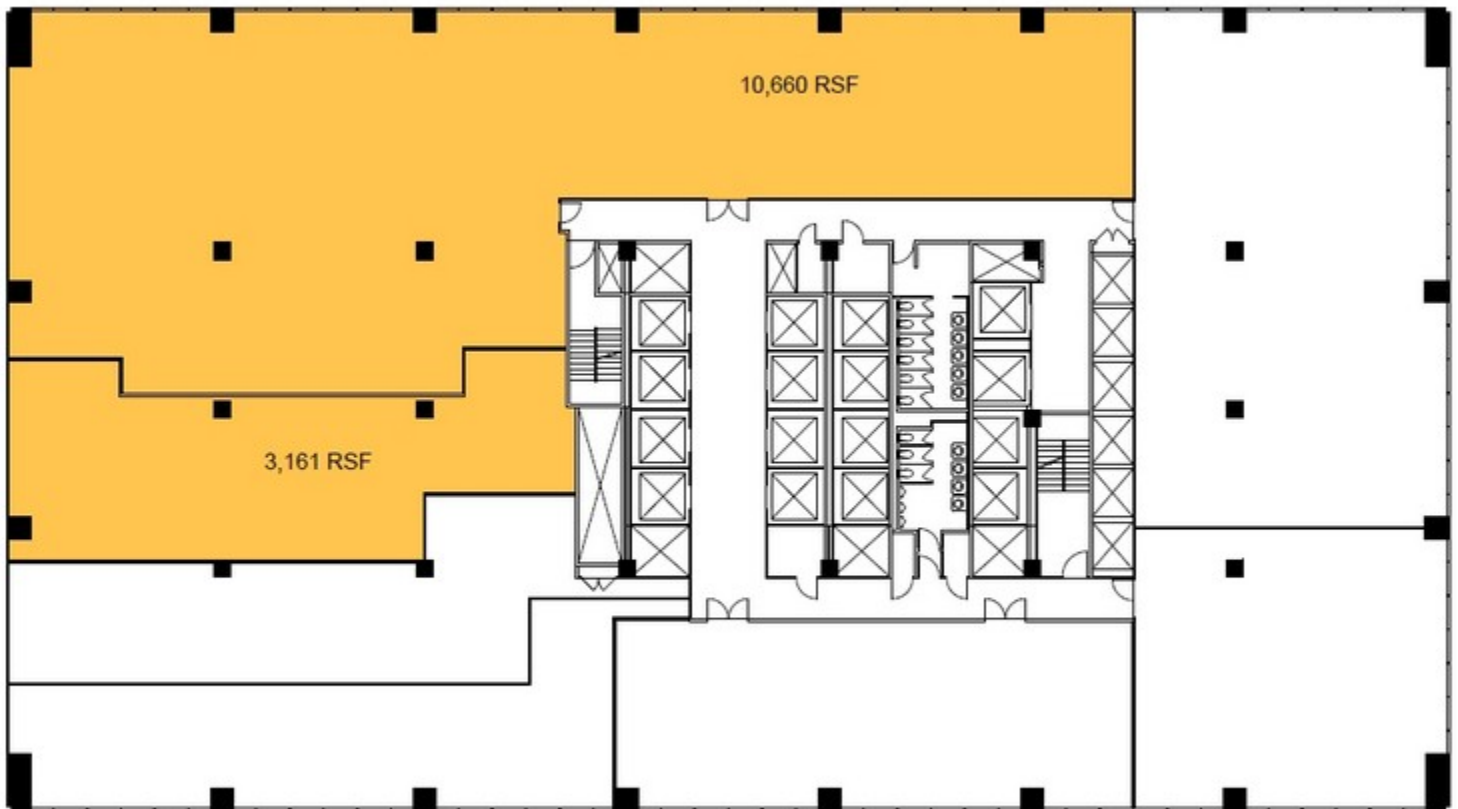




# 1114 Avenue of the Americas

## Demising Plan – Partial 31<sup>st</sup> Floor

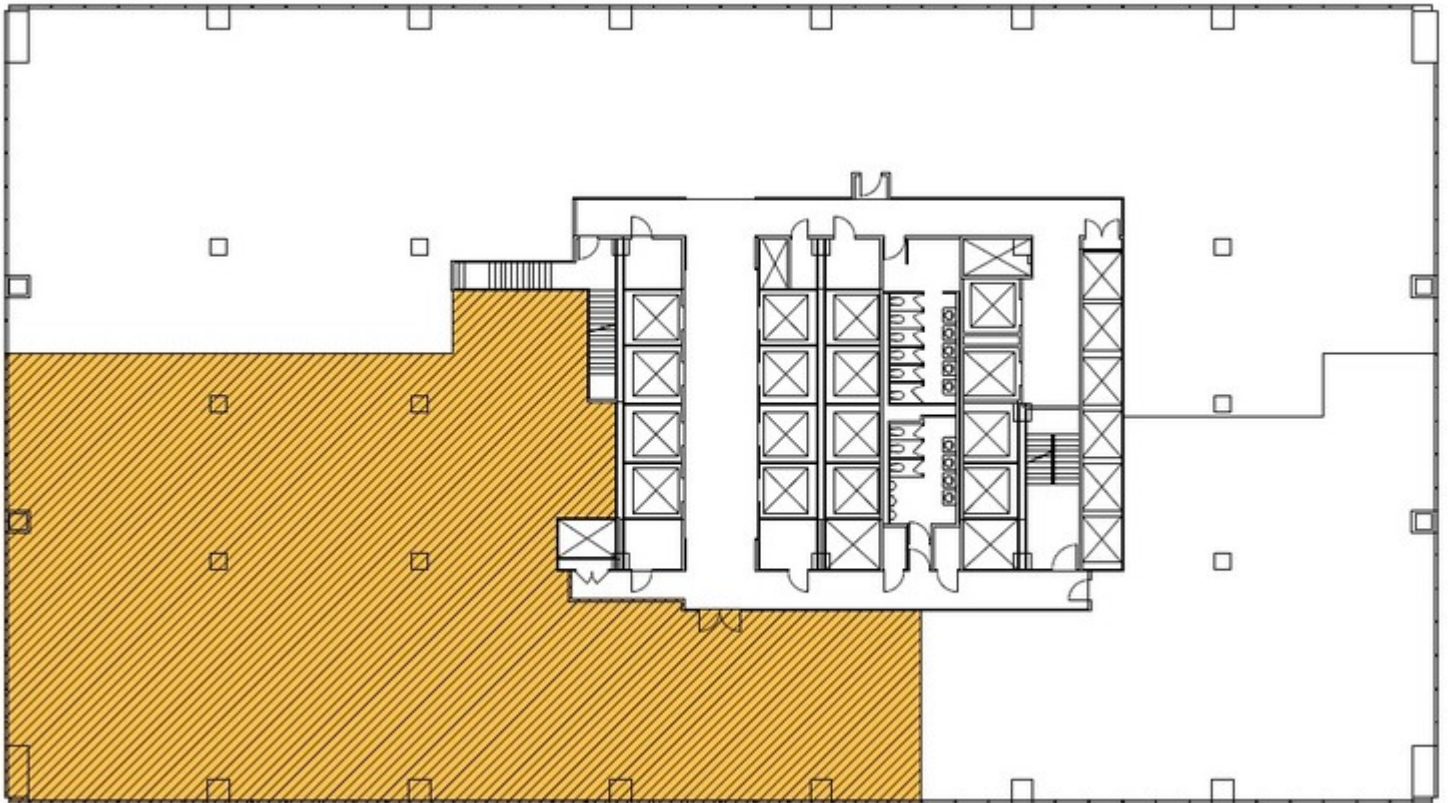
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# 1114 Avenue of the Americas

## Demising Plan – Partial 28<sup>th</sup> Floor

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# 1140 Avenue of the Americas

**Location:** Northeast Corner of 44<sup>th</sup> Street



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 19 <sup>th</sup>	10,000	\$125.00

- Comments:**
- Extremely high-end pre-built unit with a mixture of offices and open area. Landlord will reasonably modify the existing installation to suit an incoming tenant's needs.
  - Unit features an extra-large usable terrace on Sixth Avenue.
  - Opportunity to occupy an entire floor.
  - Building recently underwent extensive renovations to the lobby, plaza, elevator cabs, façade and mechanical systems.

**Electricity:** Submetered

**Landlord's Work:** Pre-built

**Possession:** Immediate

**Term:** 5 years minimum

## Building Profile

**Ownership:** The Blackstone Group LP

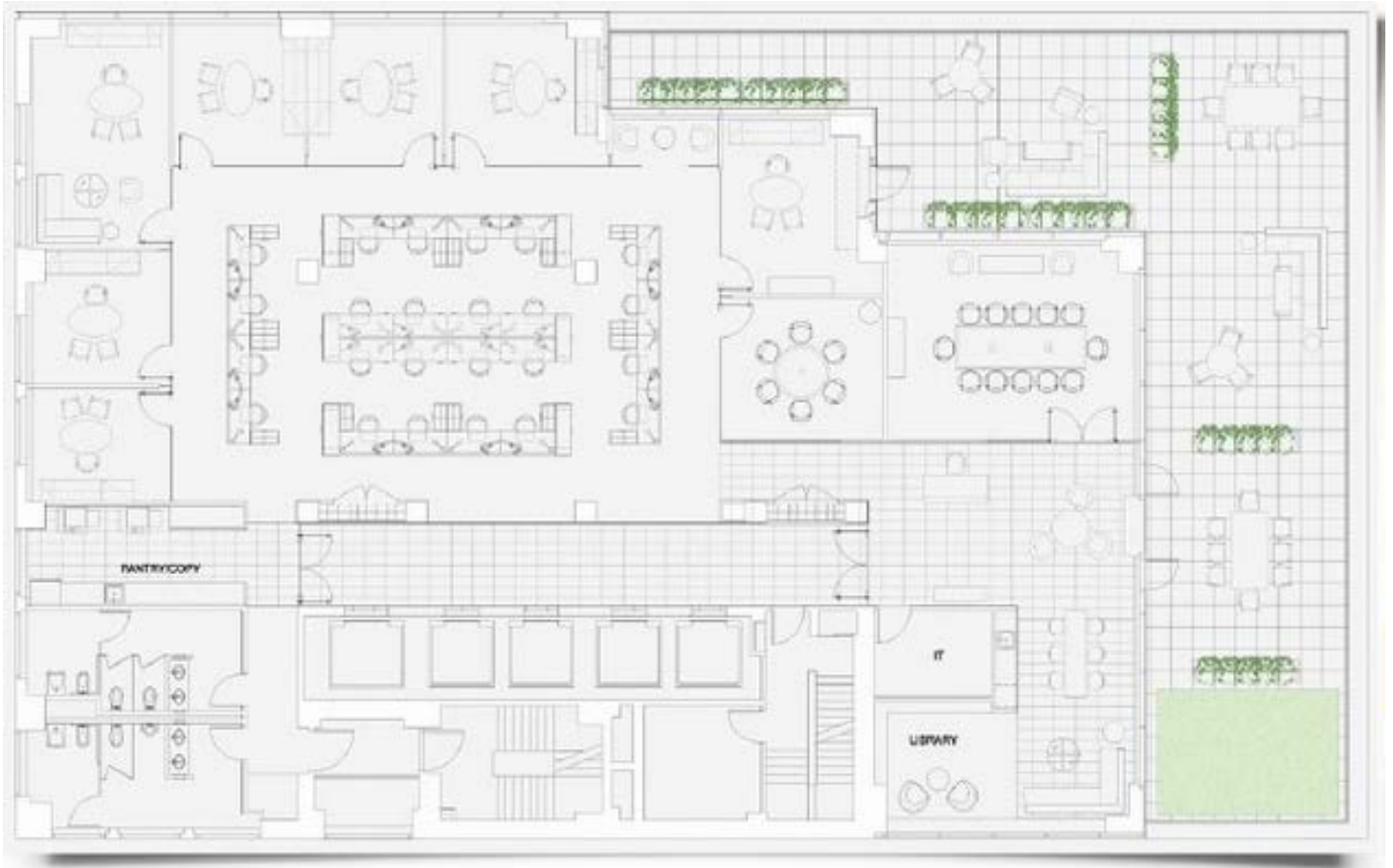
**Year Built:** 1926

**Building Area:** 237,115 square feet

**Number of Floors:** 22

# 1140 Avenue of the Americas

## Existing Conditions – Entire 19<sup>th</sup> Floor





# 1140 Avenue of the Americas

## Renderings – Entire 19<sup>th</sup> Floor





# 640 Fifth Avenue

**Location:** Northwest Corner of 51<sup>st</sup> Street



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 19 <sup>th</sup> , 18 <sup>th</sup> , 17 <sup>th</sup>	10,500 each	\$110.00
Entire 10 <sup>th</sup>	10,500	\$110.00

- Comments:**
- Entire 19<sup>th</sup>, 18<sup>th</sup> & 17<sup>th</sup> Floors: **Not yet on the market.** All units will be delivered raw and ready for tenant's construction.
  - Entire 10<sup>th</sup> Floor: Landlord will demolish the existing installation and make a cash contribution towards tenant's initial buildout.
    - Floor features an extra-large wraparound terrace.
  - Opportunity to occupy an entire floor.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Entire 19<sup>th</sup>, 18<sup>th</sup>, 17<sup>th</sup> Floors: October 1, 2015  
Entire 10<sup>th</sup> Floor: Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** Vornado Realty Trust

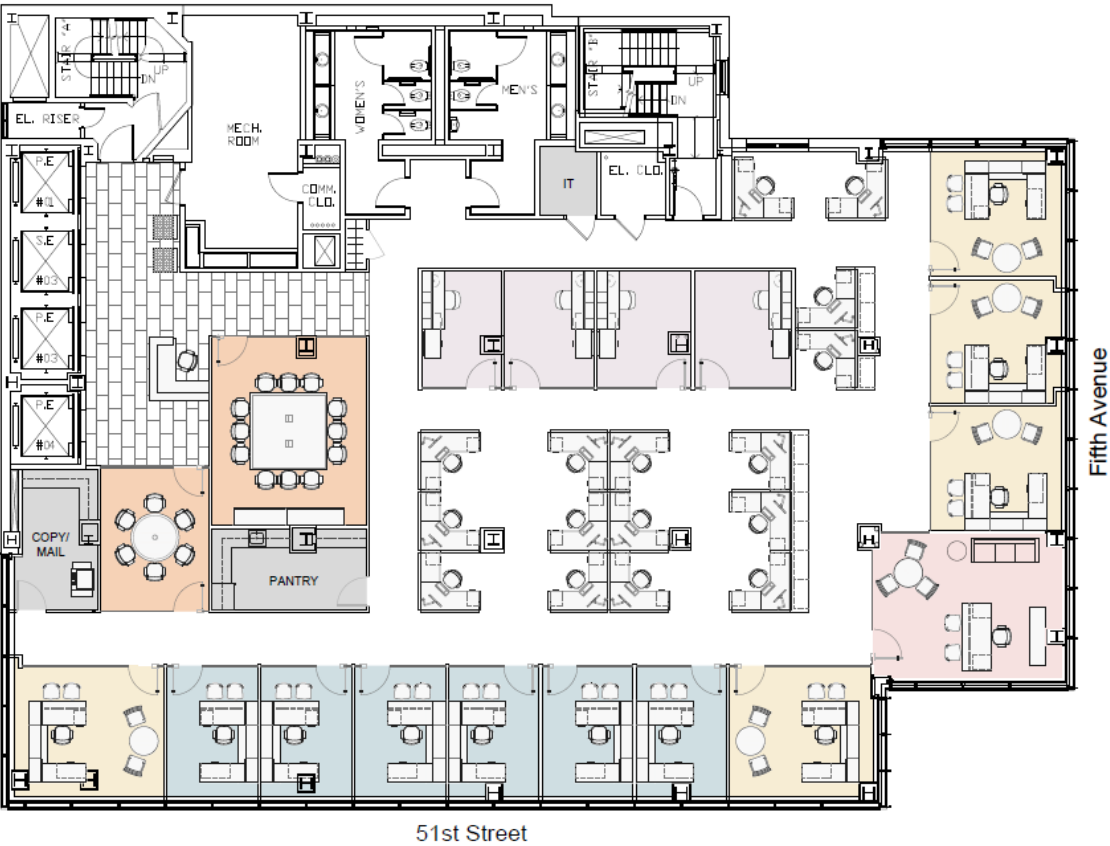
**Year Built:** 1949

**Building Area:** 325,000 square feet

**Number of Floors:** 22

# 640 Fifth Avenue

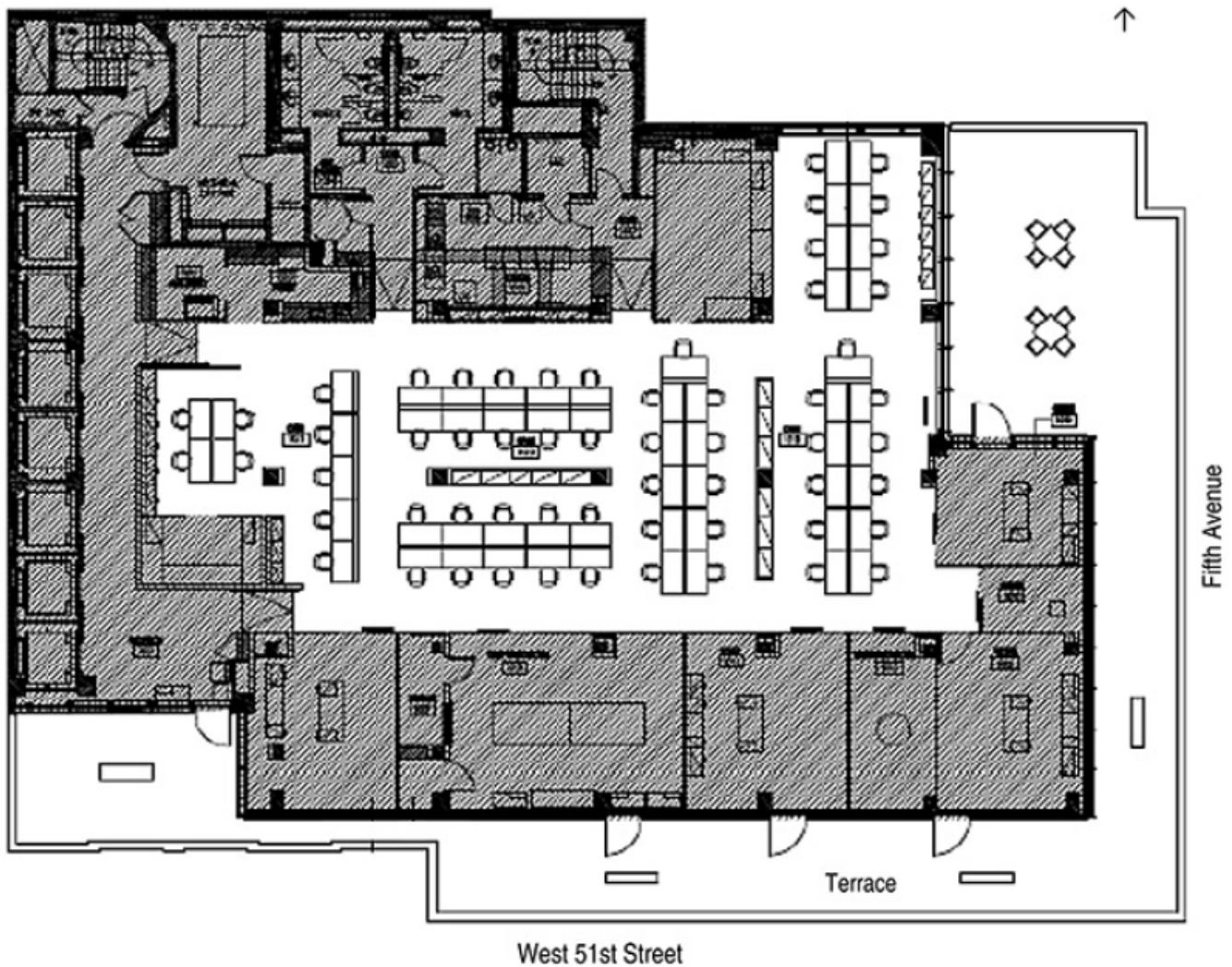
## Proposed Layout – Entire 19<sup>th</sup>, 18<sup>th</sup>, & 17<sup>th</sup> Floors



LEGEND	
PRIVATE OFFICE A+	1
PRIVATE OFFICE A	5
PRIVATE OFFICE B	6
PRIVATE OFFICE C	4
WORKSTATION	16
RECEPTIONIST	1
TOTAL HEADCOUNT	33
CONFERENCE ROOM	2
PANTRY	1
COPY/MAIL	1
IT ROOM	1

## 640 Fifth Avenue

Existing Conditions – Entire 10<sup>th</sup> Floor



# 767 Fifth Avenue

## The GM Building

**Location:** Between 58<sup>th</sup> & 59<sup>th</sup> Streets

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### Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 46 <sup>th</sup>	10,652	+/- \$200.00

- Comments:**
- Unit is currently being offered for sublease from Citi through March 30, 2016.
  - A direct deal is possible today and landlord will demolish the existing installation and make a cash contribution towards tenant's initial buildout.
  - Northwest corner of the building with unobstructed views of Central Park.
  - Unit features a double door entrance directly off of the elevator.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** TBD

**Term:** 7-10 years

### Building Profile

**Ownership:** Boston Properties, Inc.

**Year Built:** 1968

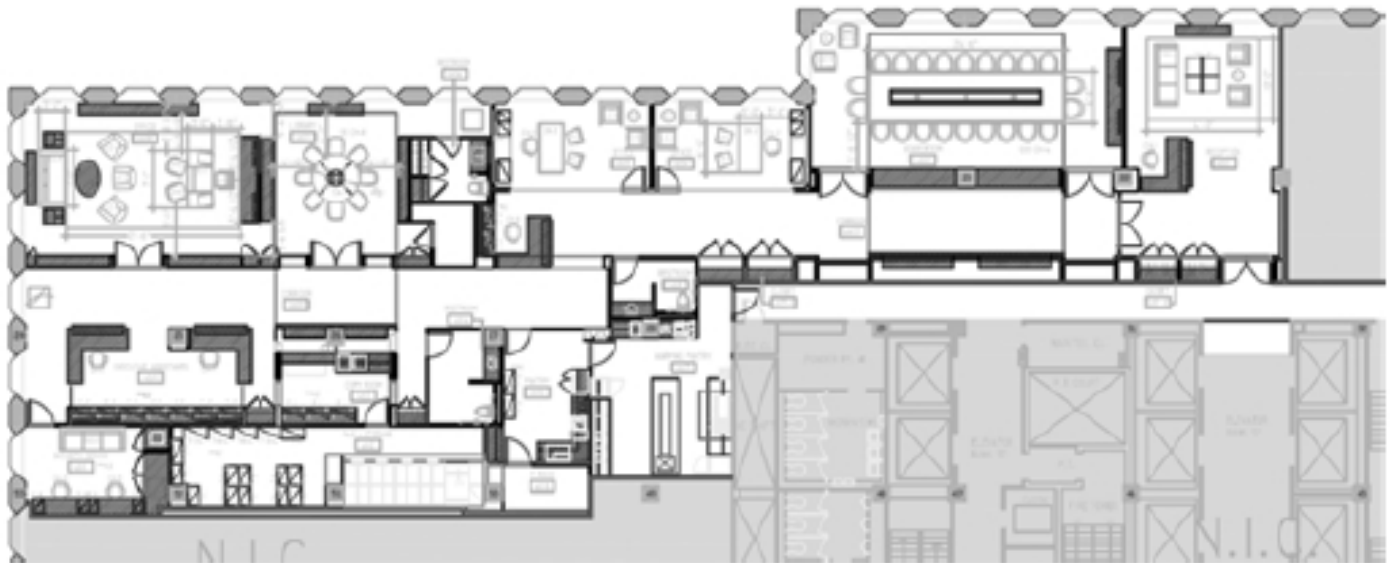
**Building Area:** 1,818,168 square feet

**Number of Floors:** 50

## 767 Fifth Avenue

### Existing Conditions – Partial 46<sup>th</sup> Floor

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# 510 Madison Avenue

**Location:** Southwest Corner of 53<sup>rd</sup> Street

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## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 9 <sup>th</sup>	11,500	\$95.00

- Comments:**
- Offered for sublease from World Gold Council. Unit was recently built to a very high standard with a mixture of offices and open area.
  - Furniture can remain in place for an incoming subtenant's needs.
  - Brand new building features 11' finished ceilings, floor-to-ceiling windows, and column-free floorplates.
  - Private 5,000sf health club, lap pool, outdoor deck for tenant's use and LEED Gold Certification.

**Electricity:** Submetered

**Sublandlord's Work:** As-is

**Possession:** 60-90 days

**Term:** Through January 30, 2022

## Building Profile

**Ownership:** Boston Properties, Inc.

**Year Built:** 2009

**Building Area:** 352,374 square feet

**Number of Floors:** 30

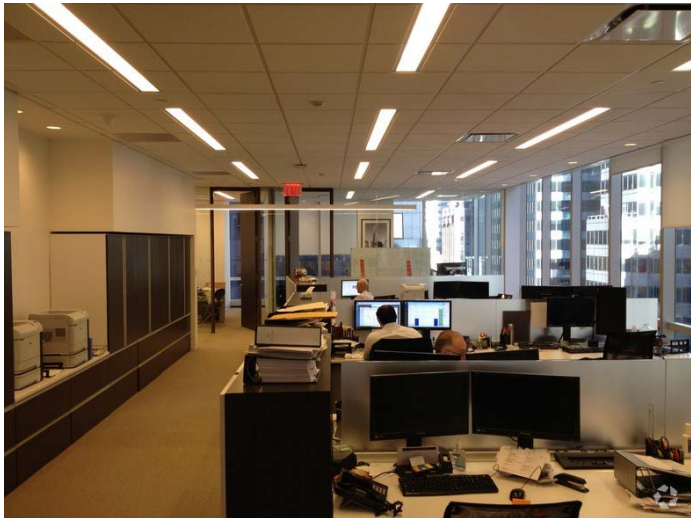
# 510 Madison Avenue

## Existing Conditions – Entire 9<sup>th</sup> Floor



## 510 Madison Avenue

Actual Photos – Entire 9<sup>th</sup> Floor



# 590 Madison Avenue

## IBM Bldg

**Location:** Southwest Corner of 57<sup>th</sup> Street



### Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 39 <sup>th</sup>	11,057	\$150.00
Partial 37 <sup>th</sup>	7,417 & 4,381 *can be combined	\$140.00
Entire 28 <sup>th</sup>	25,499 (divisible)	\$125.00
Partial 24 <sup>th</sup>	18,473	\$125.00

- Comments:**
- Partial 39<sup>th</sup> & 24<sup>th</sup> Floors: Both units will be delivered in raw condition and ready for tenant's construction.
  - Partial 37<sup>th</sup> Floor: Landlord will combine and modify the existing installations to suit an incoming tenant's needs or make a cash contribution.
  - Entire 28<sup>th</sup> Floor: Unit is currently in raw condition and landlord will divide the premises and deliver it ready for tenant's construction.

**Electricity:** Submetered

**Landlord's Work:** Partial 39<sup>th</sup>, 37<sup>th</sup> & 24<sup>th</sup> / Entire 28<sup>th</sup> Floors: Negotiable

**Possession:** Immediate

**Term:** 7-10 years

### Building Profile

**Ownership:** State Teachers Retirement System of Ohio

**Year Built:** 1981

**Building Area:** 1,030,000 square feet

**Number of Floors:** 43

# 590 Madison Avenue

## Core and Shell Plan – Partial 39<sup>th</sup> Floor





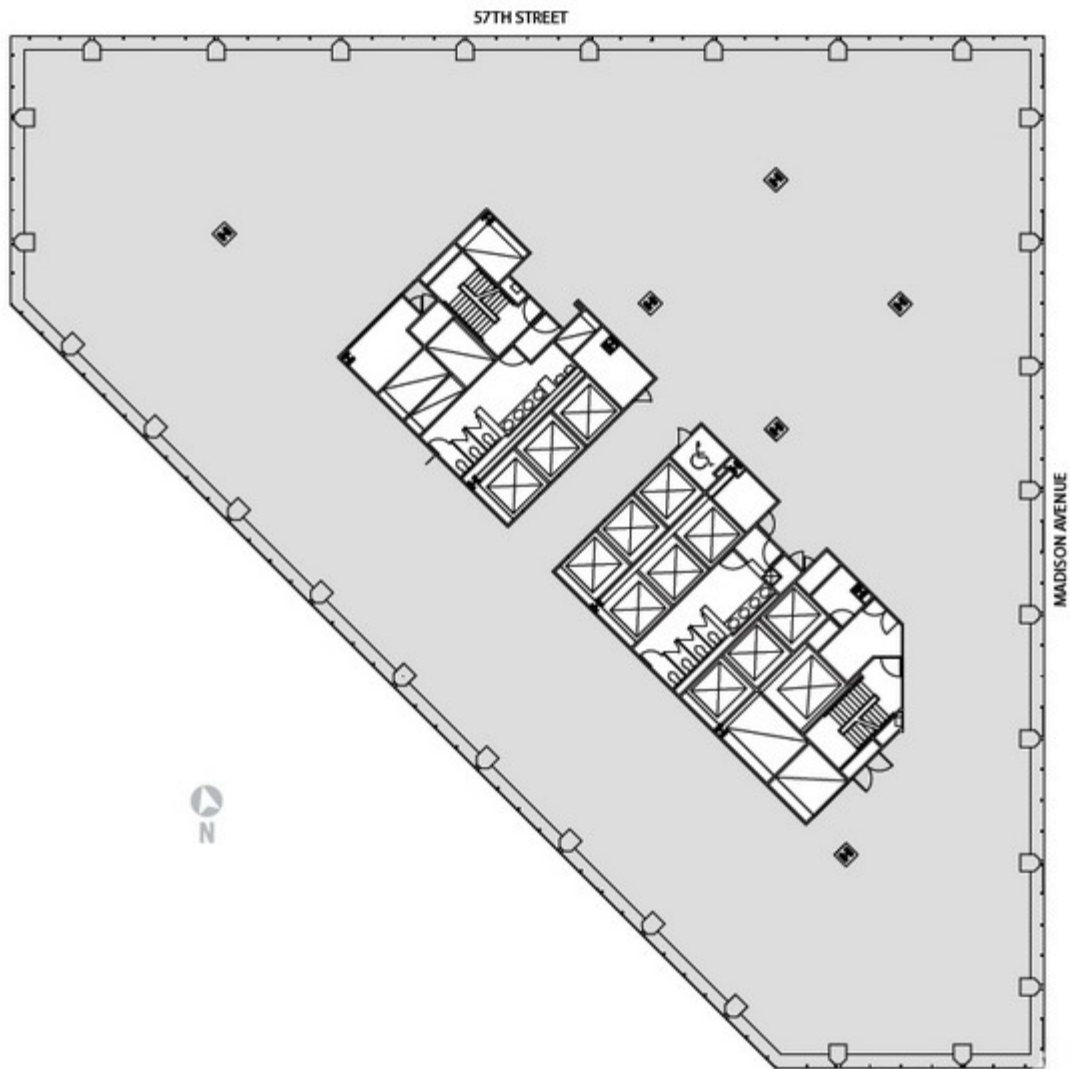
# 590 Madison Avenue

## Proposed Layout – Partial 37<sup>th</sup> Floor



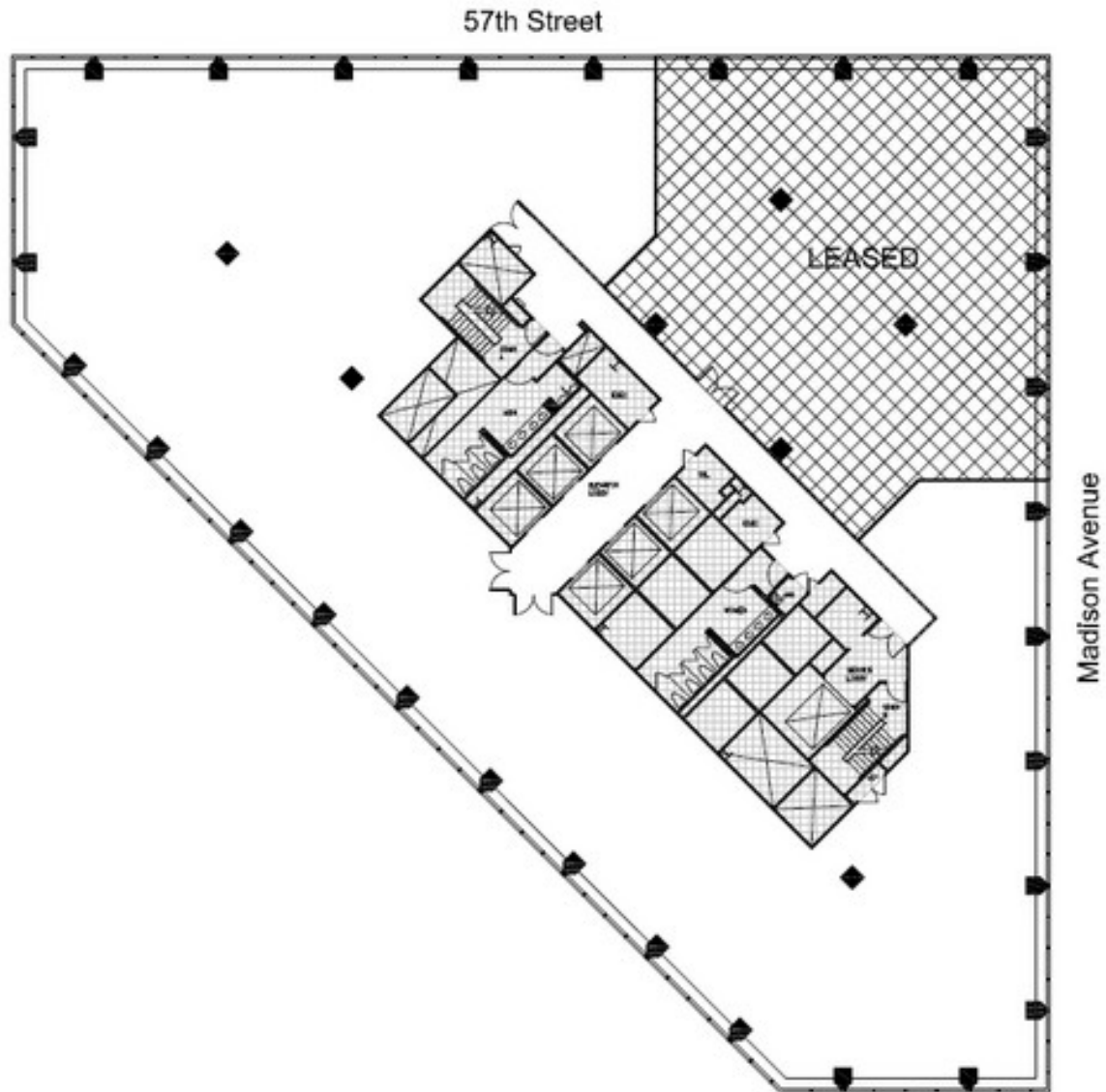
# 590 Madison Avenue

## Core and Shell Plan – Entire 28<sup>th</sup> Floor



# 590 Madison Avenue

## Demising Plan – Partial 24<sup>th</sup> Floor



# 650 Madison Avenue

**Location:** Between 59<sup>th</sup> & 60<sup>th</sup> Streets



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 26 <sup>th</sup> / Penthouse	10,649	\$160.00
Entire 24 <sup>th</sup>	10,649	\$155.00
Entire 23 <sup>rd</sup>	12,866	\$150.00
Entire 22 <sup>nd</sup>	12,866	\$150.00
Partial 18 <sup>th</sup>	10,221	\$145.00

- Comments:**
- Entire 26<sup>th</sup>, 24<sup>th</sup>, 23<sup>rd</sup>, 22<sup>nd</sup> Floors: All floors will be delivered in raw condition and ready for tenant's construction. All units feature views of Central Park.
    - Opportunity to occupy an entire floor.
    - The 24<sup>th</sup> Floor has a large usable terrace.
  - Partial 18<sup>th</sup> Floor: Extremely high-end pre-built unit with a mixture of offices and open area. Landlord will consider reasonably modifying the existing installation to suit an incoming tenant's needs.
  - Building recently underwent extensive renovations to the lobby, plaza, elevator cabs, and mechanical systems.

**Electricity:** Submetered

**Landlord's Work:** Entire 26<sup>th</sup>, 24<sup>th</sup>, 23<sup>rd</sup>, & 22<sup>nd</sup> Floors: Negotiable  
Partial 18<sup>th</sup> Floor: Pre-built

**Possession:** Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** Highgate Holdings LLC / Vornado Realty Trust

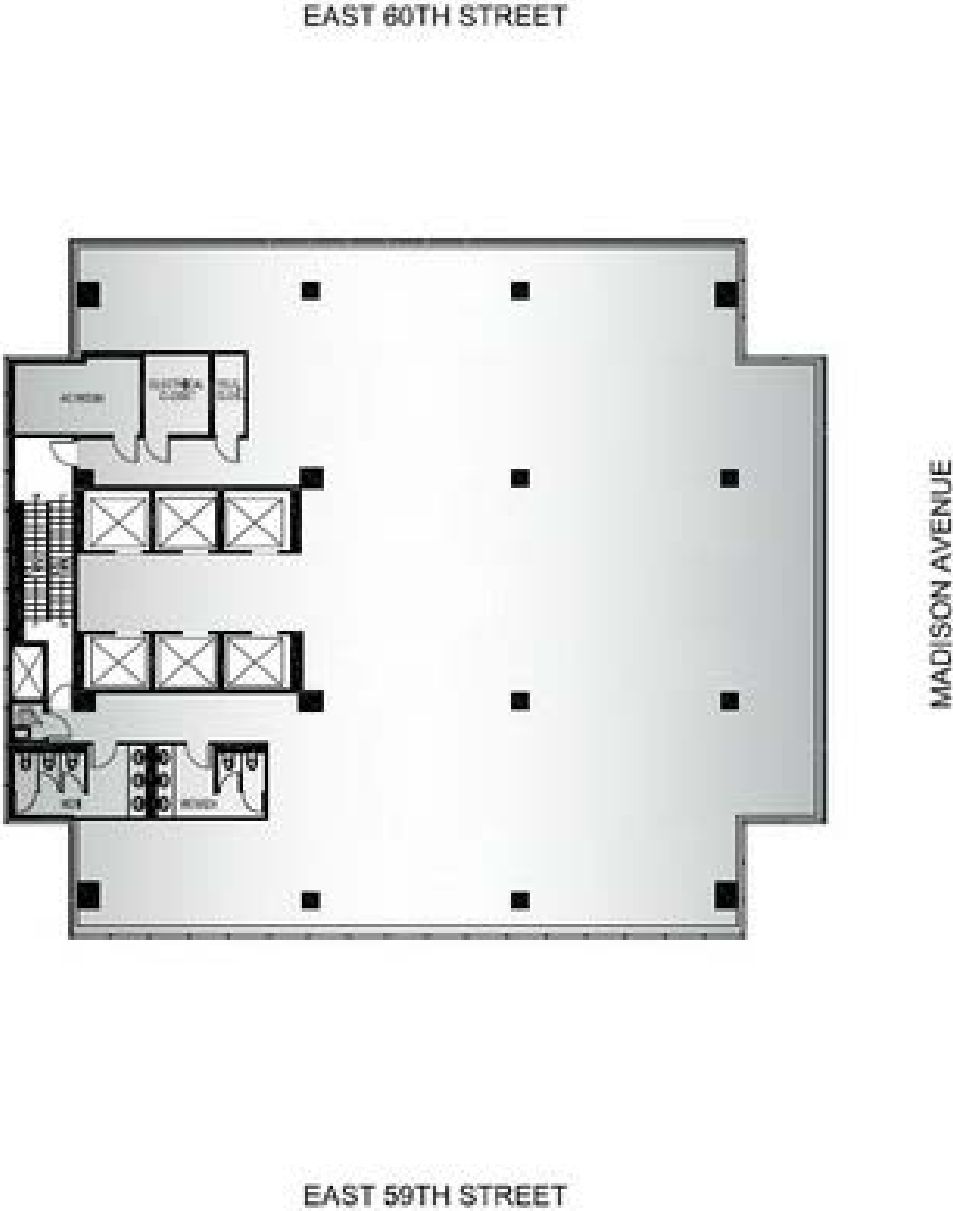
**Year Built:** 1956

**Building Area:** 594,470 square feet

**Number of Floors:** 27

**650 Madison Avenue**  
Core and Shell Plan – Entire 26<sup>th</sup> & 24<sup>th</sup> Floors

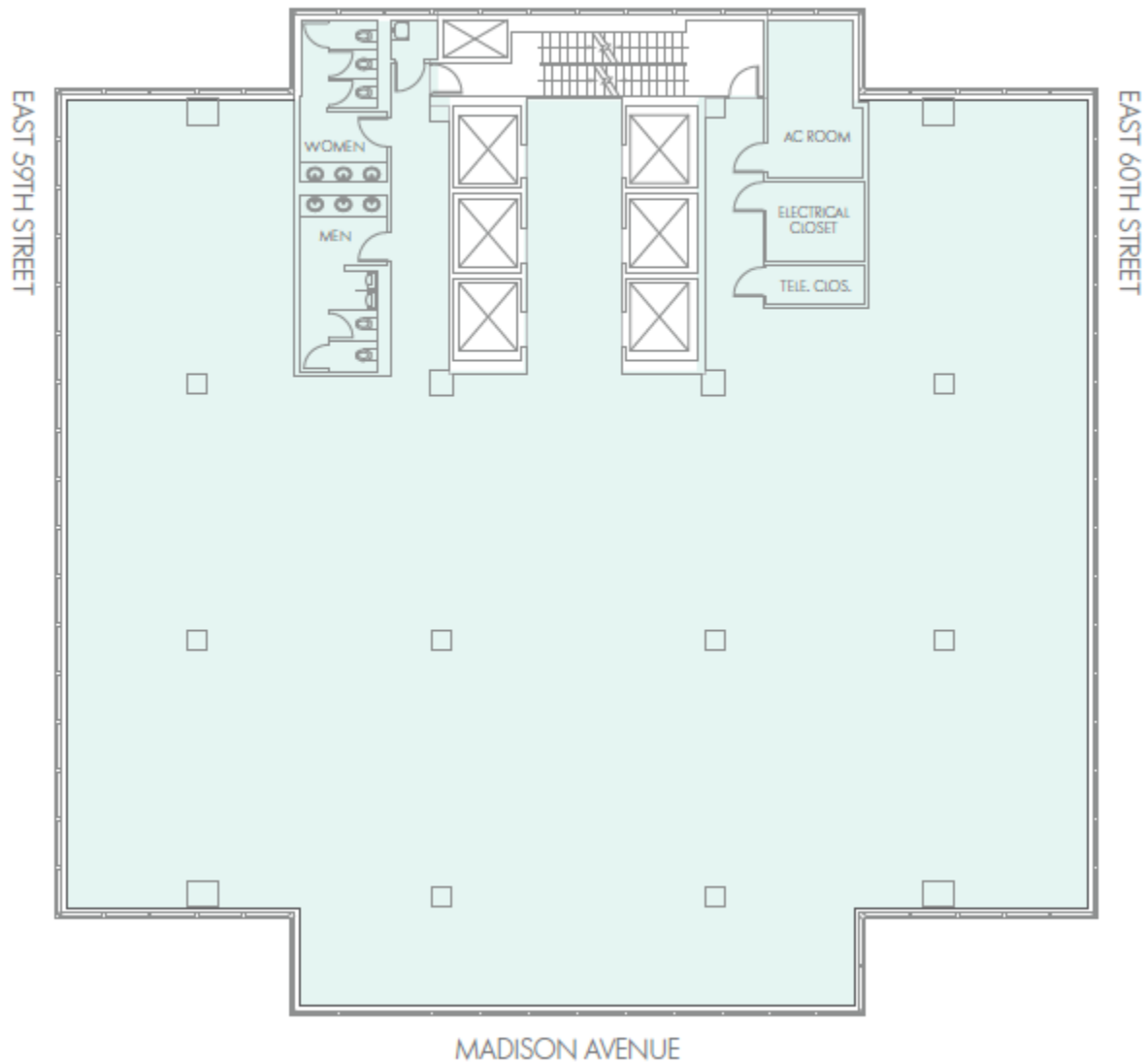
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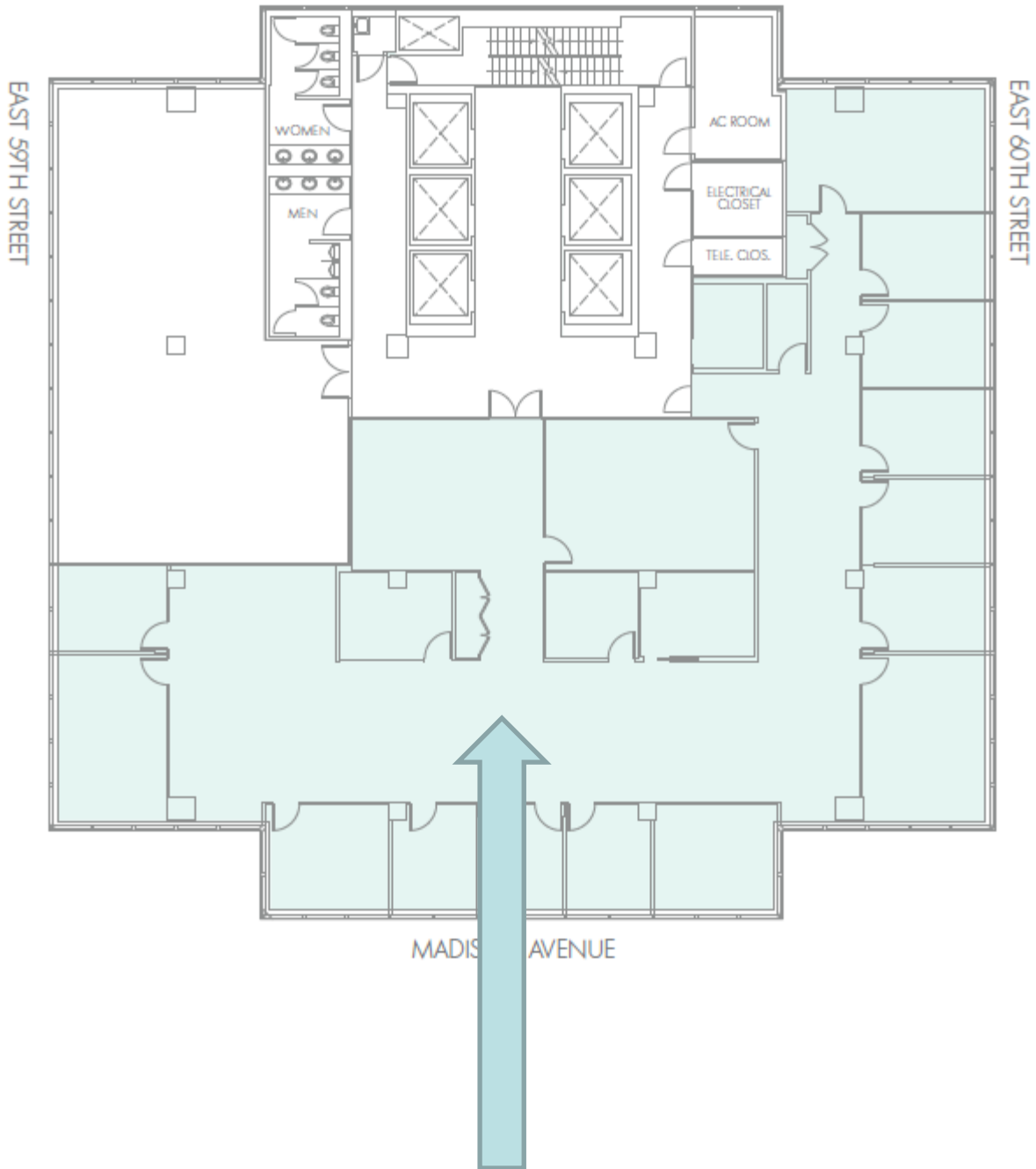
# 650 Madison Avenue

## Core and Shell Plan – Entire 23<sup>rd</sup> & 22<sup>nd</sup> Floors



## 650 Madison Avenue

### Existing Conditions – Partial 18<sup>th</sup> Floor



10,221 square feet

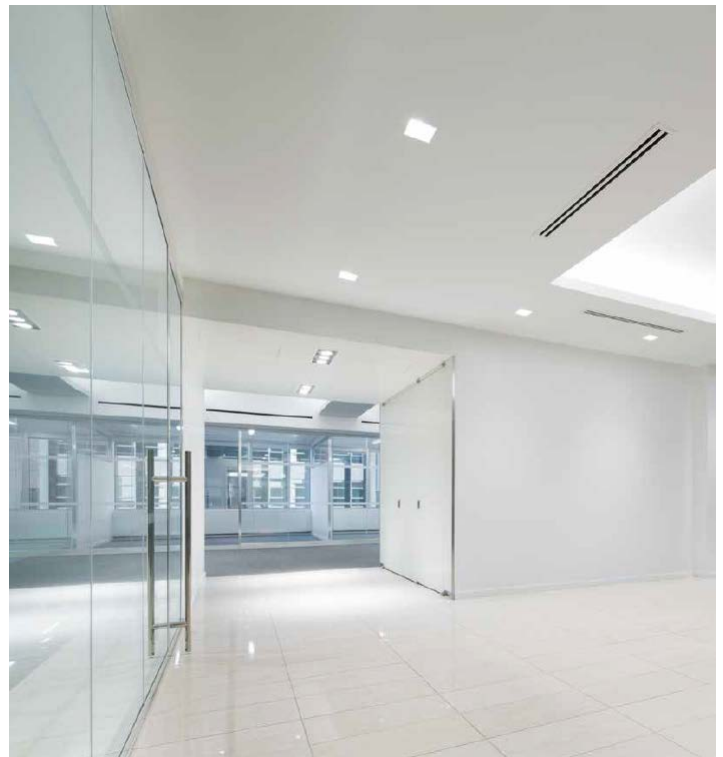
# 650 Madison Avenue

## Renderings



## 650 Madison Avenue

Actual Photos – Partial 18<sup>th</sup> Floor



# 660 Madison Avenue

**Location:** Southwest Corner of 61<sup>st</sup> Street



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 12 <sup>th</sup>	10,683	\$110.00

- Comments:**
- Offered for sublease from Tamara Mellon Brand. Unit was recently built and furnished with a mixture of offices and open area.
  - Unit features Central Park views and a large usable terrace.
  - Building recently underwent extensive renovations to the lobby, elevator cabs, mechanical systems and common corridors.

**Electricity:** Submetered

**Sublandlord's Work:** As-is

**Possession:** 90 days

**Term:** Through July 30, 2023

## Building Profile

**Ownership:** The Safra Organization

**Year Built:** 1958

**Building Area:** 527,000 square feet

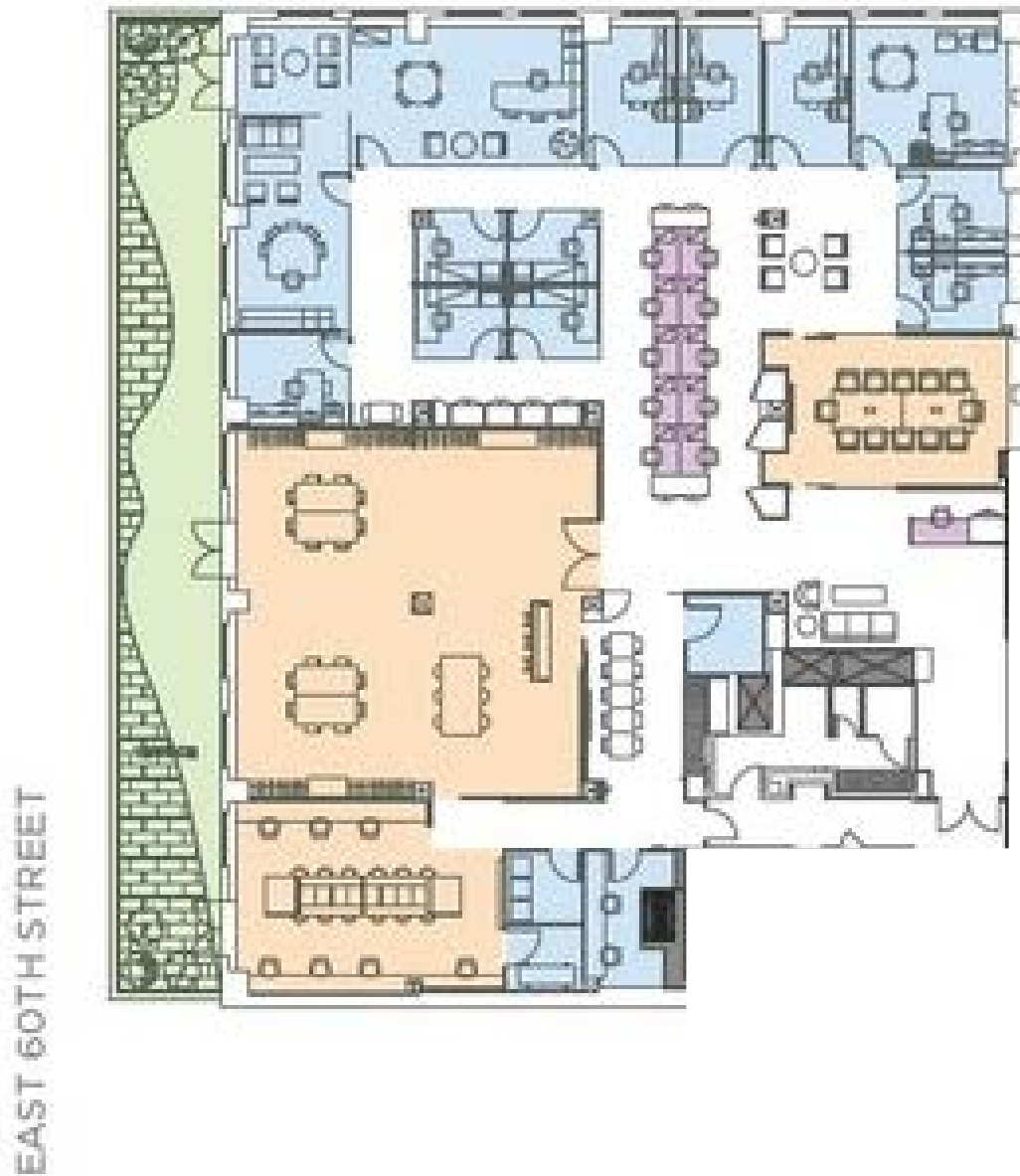
**Number of Floors:** 23



## 660 Madison Avenue

### Existing Conditions – Partial 12<sup>th</sup> Floor

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## 660 Madison Avenue

Actual Photos – Partial 12<sup>th</sup> Floor



# 90 Park Avenue

**Location:** Between 39<sup>th</sup> & 40<sup>th</sup> Streets



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 32 <sup>nd</sup>	13,878	\$88.00
Entire 30 <sup>th</sup>	12,400	\$88.00
Entire 25 <sup>th</sup>	13,200	\$88.00

- Comments:**
- All floors will be delivered in raw condition and ready for tenant's construction.
  - Landlord has plans to significantly upgrade the lobby, elevator cabs and mechanical systems.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Entire 32<sup>nd</sup> Floor: Immediate  
Entire 30<sup>th</sup> Floor: March 1, 2016  
Entire 25<sup>th</sup> Floor: January 1, 2016

**Term:** 7-10 years

## Building Profile

**Ownership:** Vornado Realty Trust

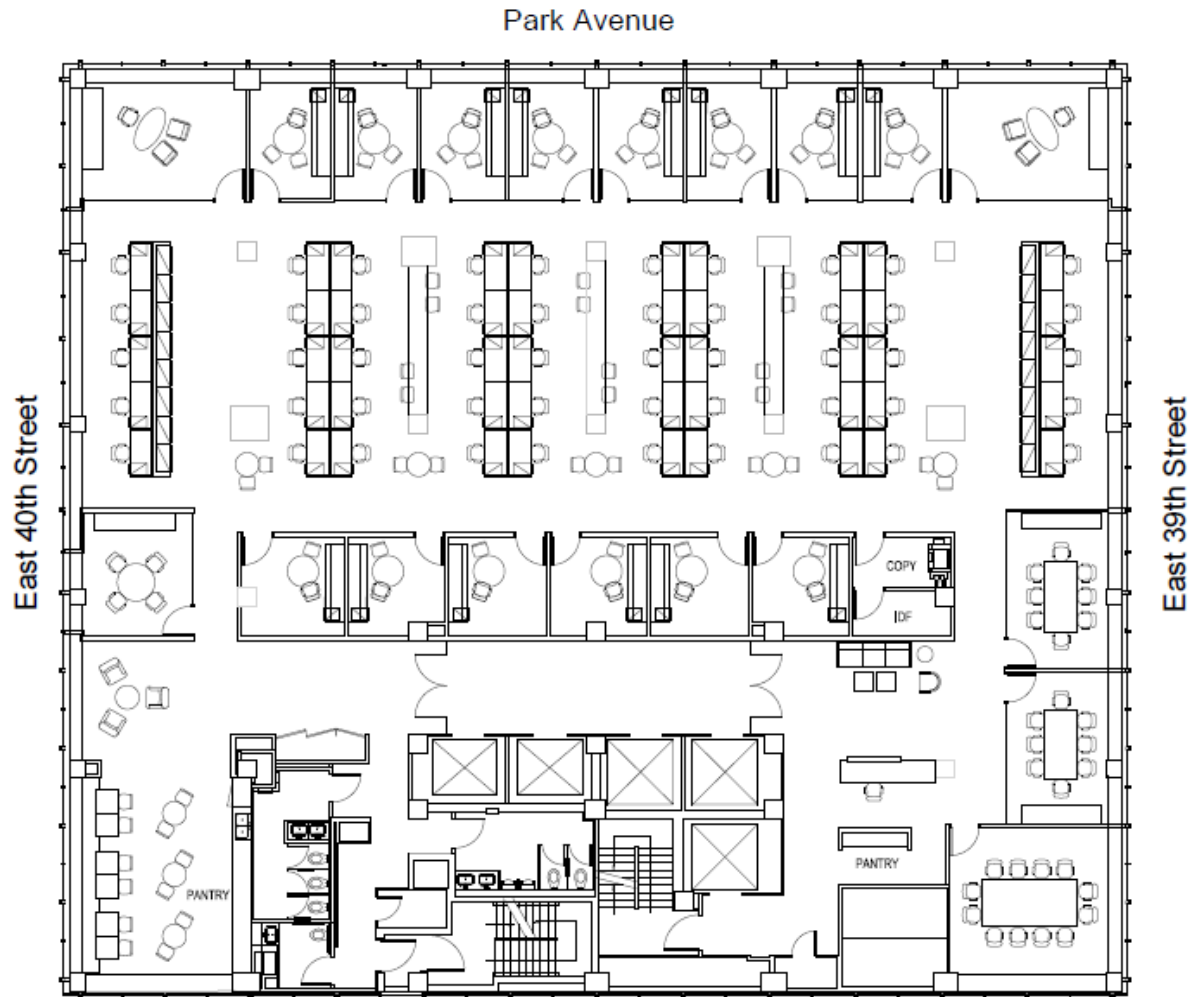
**Year Built:** 1964

**Building Area:** 890,000 square feet

**Number of Floors:** 41

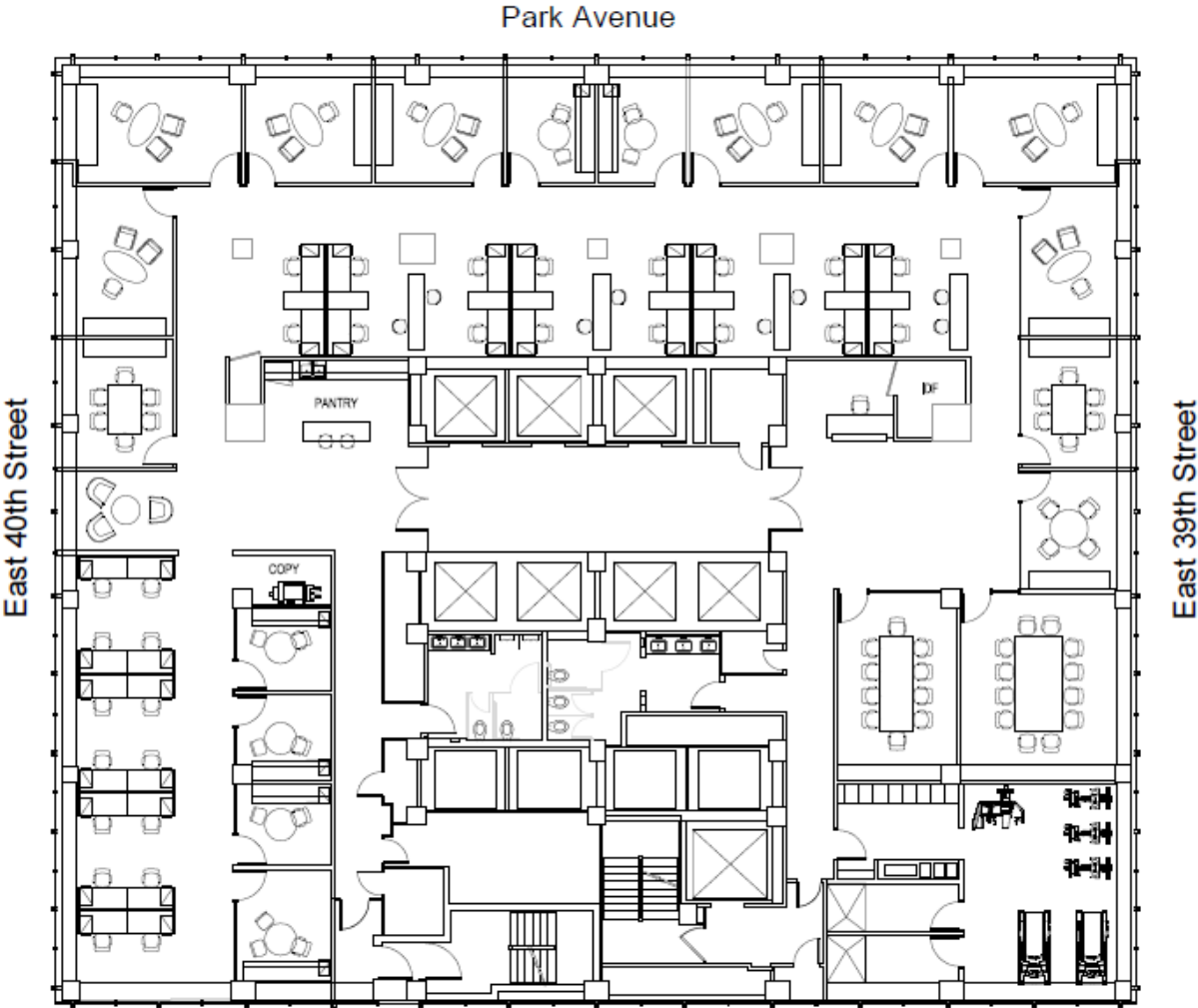
# 90 Park Avenue

## Proposed Layout – Entire 32<sup>nd</sup> and 30<sup>th</sup> Floors



# 90 Park Avenue

## Proposed Layout – Entire 25<sup>th</sup> Floor





# 90 Park Avenue Renderings



# 100 Park Avenue

**Location:** Between 40<sup>th</sup> & 41<sup>st</sup> Streets

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## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 27 <sup>th</sup>	10,889	\$82.00
Entire 20 <sup>th</sup>	16,385	\$75.00

- Comments:**
- Both floors will be delivered in raw condition and ready for tenant's construction.
  - The 20<sup>th</sup> Floor features extra-high (14' 6") ceilings.
  - Building recently underwent renovations to the lobby, plaza, elevator cabs and façade.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Entire 27<sup>th</sup> Floor: October 1, 2015  
Entire 20<sup>th</sup> Floor: Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** SL Green Realty Corp.

**Year Built:** 1950

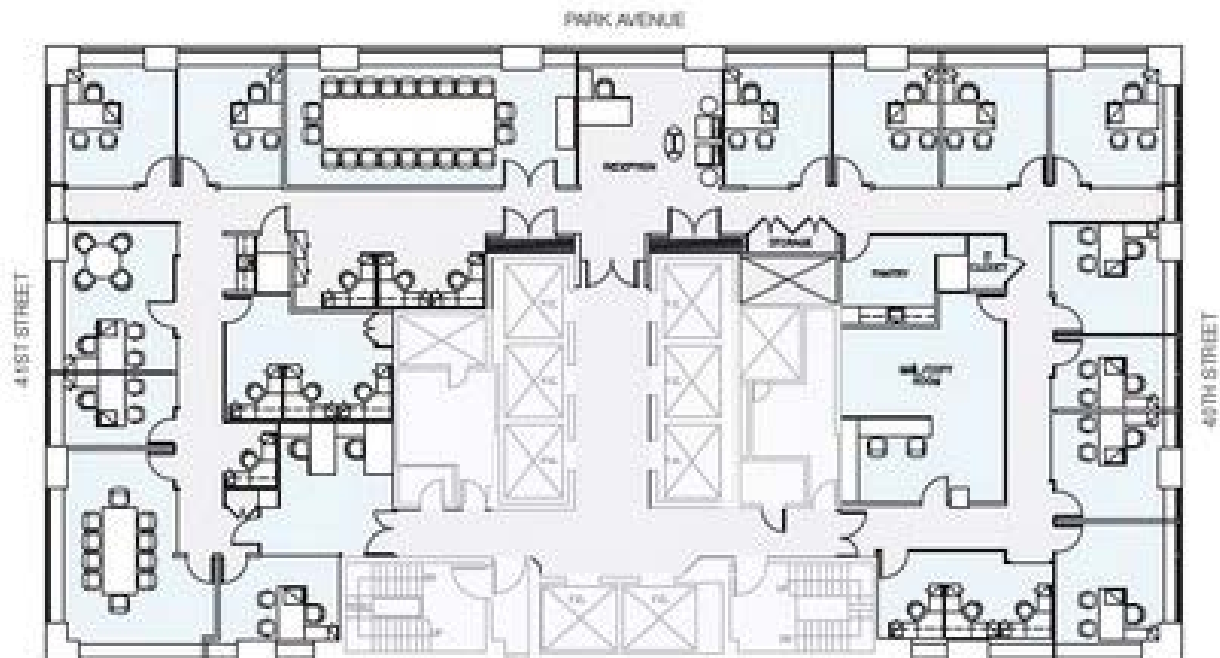
**Building Area:** 887,489 square feet

**Number of Floors:** 36

# 100 Park Avenue

## Existing Conditions – Entire 27<sup>th</sup> Floor

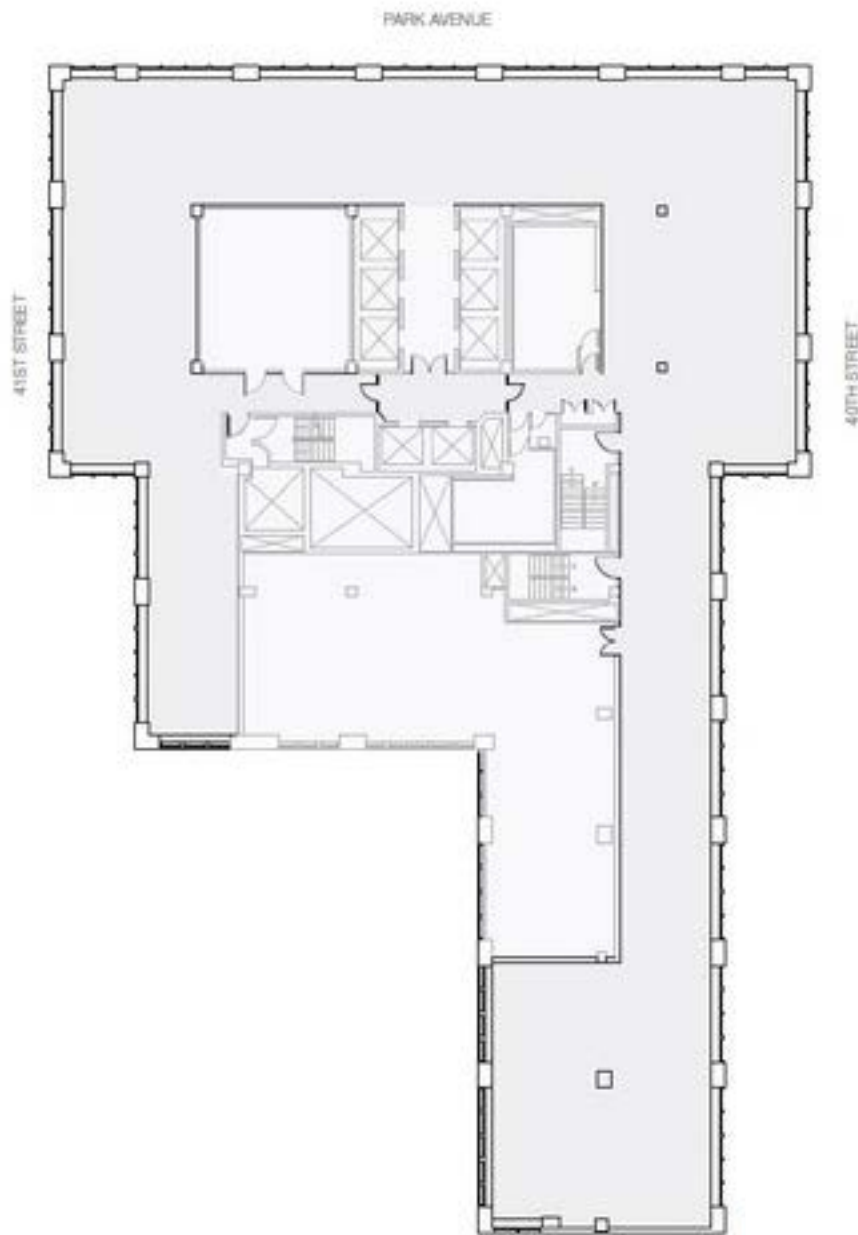
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# 100 Park Avenue

## Core and Shell Plan – Entire 20<sup>th</sup> Floor

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# 101 Park Avenue

**Location:** Between 40<sup>th</sup> & 41<sup>st</sup> Streets

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## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 11 <sup>th</sup> , 12 <sup>th</sup> , 14 <sup>th</sup> & 15 <sup>th</sup>	24,250 each (divisible)	\$77.00

- Comments:**
- All floors will be delivered in raw condition and ready for tenant's construction.
  - Landlord will consider reasonable divisions to the floors.
  - Floors are highly efficient and column free.

**Electricity:** Direct meter

**Landlord's Work:** Negotiable

**Possession:** Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** HJ Kalikow & Co., LLC

**Year Built:** 1982

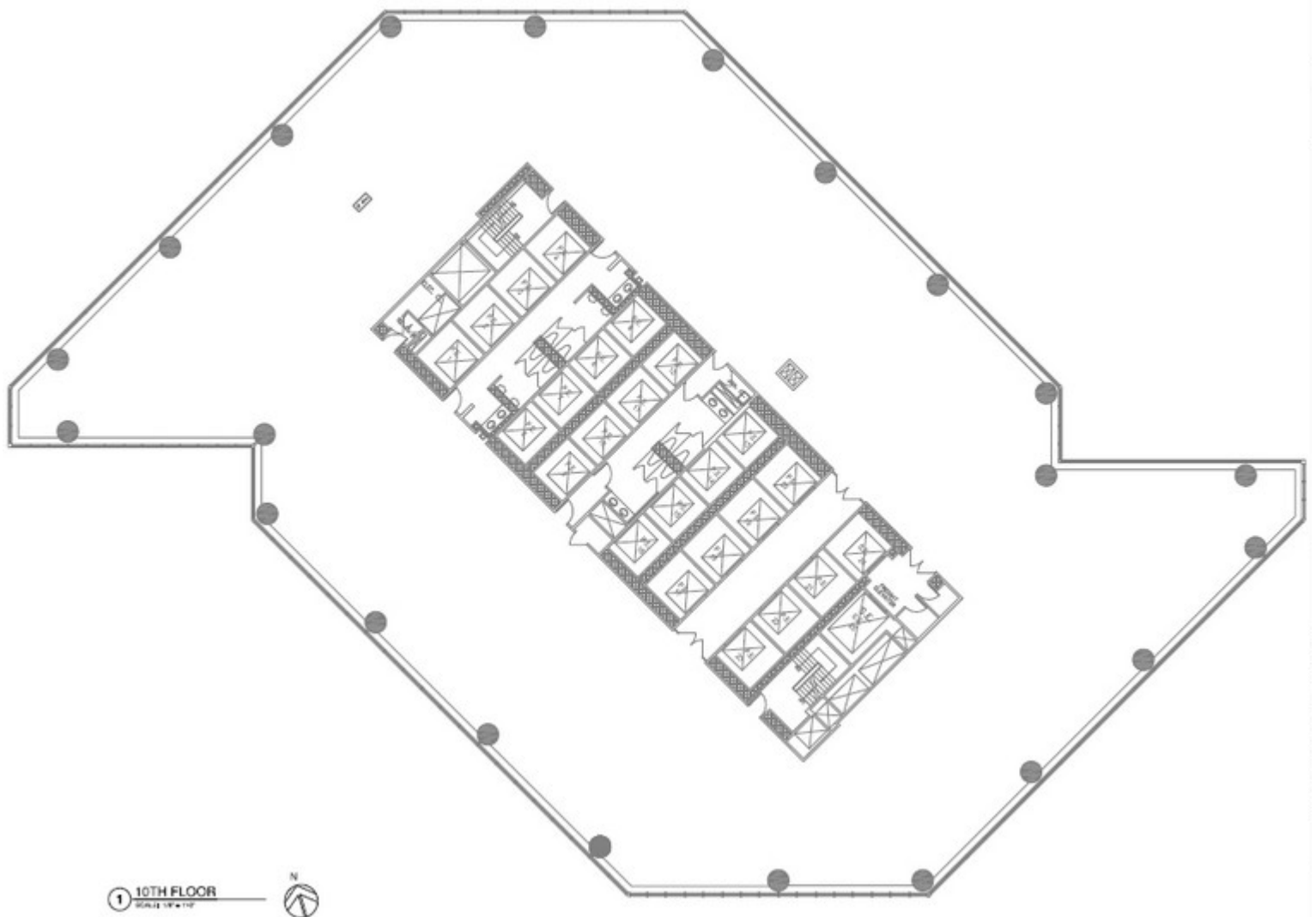
**Building Area:** 1,300,000 square feet

**Number of Floors:** 46



# 101 Park Avenue

## Core and Shell Plan - Entire 11, 12<sup>th</sup>, 14<sup>th</sup> & 15<sup>th</sup> Floors



# 101 Park Avenue

## Proposed Layout - Entire 11, 12<sup>th</sup>, 14<sup>th</sup> & 15<sup>th</sup> Floors



SPACE TYPE		SIZE	QUANTITY
OFFICES	(A-1)	141 SF	2
	(A-2)	180 SF	6
	(A-3)	221 SF	2

TOTAL OFFICES 10

TRADERS	5712 SF	120
SUPERVISORS	1049 SF	12
SECRETARY	448 SF	13

TOTAL POPULATION 145

12 PERSON CONFERENCE	354 SF	1
8 PERSON CONFERENCE	280 SF	2
6 PERSON CONFERENCE	192 SF	1

TOTAL SEATS 26

# 200 Park Avenue

## MetLife Bldg

**Location:** Between 44<sup>th</sup> & 45<sup>th</sup> Streets



### Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 58 <sup>th</sup> / Penthouse	10,309	\$140.00

- Comments:**
- **Top floor of the building.** Unit will be delivered in raw condition and ready for tenant's construction. Unit has southern exposures.
  - Landlord is replacing all of the windows to create floor-to-ceiling glass throughout. Additionally, the space has extra-high (20') ceilings.
  - Building has direct access to Grand Central Terminal.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Q1 2016

**Term:** 10 years minimum

### Building Profile

**Ownership:** Tishman Speyer

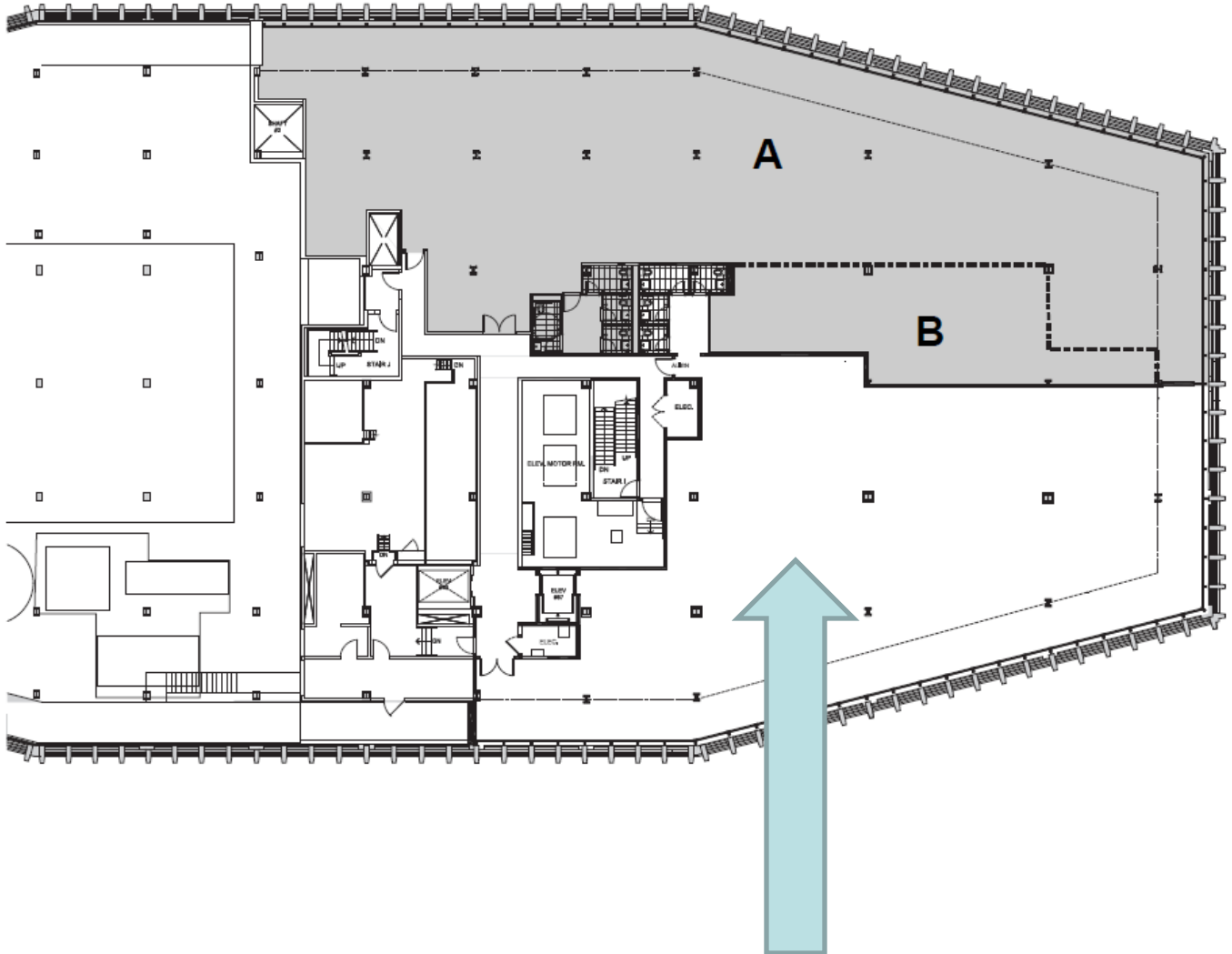
**Year Built:** 1963

**Building Area:** 3,143,291 square feet

**Number of Floors:** 60

# 200 Park Avenue

## Demising Plan – Partial 58<sup>th</sup> Floor / Penthouse



Available – Southern Unit  
(10,309 rsf)

## 200 Park Avenue

### Rendering – Partial 58<sup>th</sup> Floor / Penthouse

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# 245 Park Avenue

**Location:** Between 46<sup>th</sup> & 47<sup>th</sup> Streets



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 41 <sup>st</sup>	11,981	\$105.00

**Comments:** • Extremely high-end pre-built unit with a mixture of offices and open area. Landlord will consider reasonably modifying the existing installation to suit an incoming tenant's needs.

**Electricity:** Submetered

**Landlord's Work:** Pre-built

**Possession:** Immediate

**Term:** 5 years minimum

## Building Profile

**Ownership:** Brookfield Office Properties, Inc.

**Year Built:** 1967

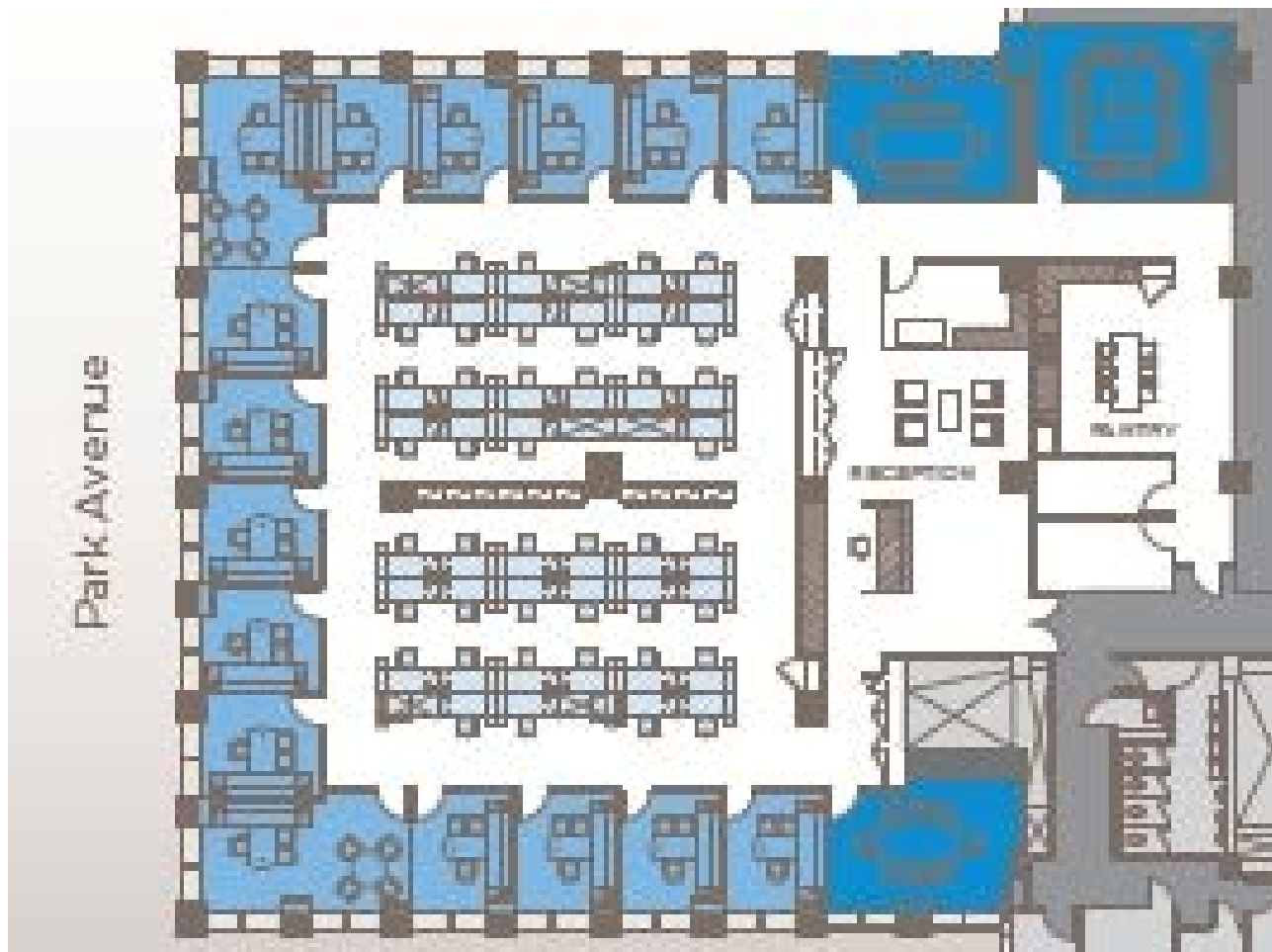
**Building Area:** 1,586,860 square feet

**Number of Floors:** 45



## 245 Park Avenue

### Existing Conditions – Partial 41<sup>st</sup> Floor



## 245 Park Avenue

### Renderings/Actual Photos – Partial 41<sup>st</sup> Floor

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# 280 Park Avenue

**Location:** Between Park & Madison Avenues



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 23 <sup>rd</sup> (East)	8,691	\$130.00
Entire 22 <sup>nd</sup> (East)	8,660	\$130.00
Entire 21 <sup>st</sup>	19,000 (divisible)	\$110.00
Partial 6 <sup>th</sup>	23,000 (divisible)	\$100.00

- Comments:**
- All floors will be delivered in raw condition and ready for tenant's construction.
  - Building recently underwent extensive renovations to the lobby, plaza, elevator cabs, façade and mechanical systems.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Entire 23<sup>rd</sup> and 22<sup>nd</sup> Floors: 90 days  
Entire 21<sup>st</sup> and Partial 6<sup>th</sup> Floors: Immediate

**Term:** Entire 23<sup>rd</sup>, 22<sup>nd</sup> and 21<sup>st</sup> Floors: 7-10 years  
Partial 6<sup>th</sup> Floor: Through Q1 2024

## Building Profile

**Ownership:** SL Green Realty Corp. & Vornado Realty Trust

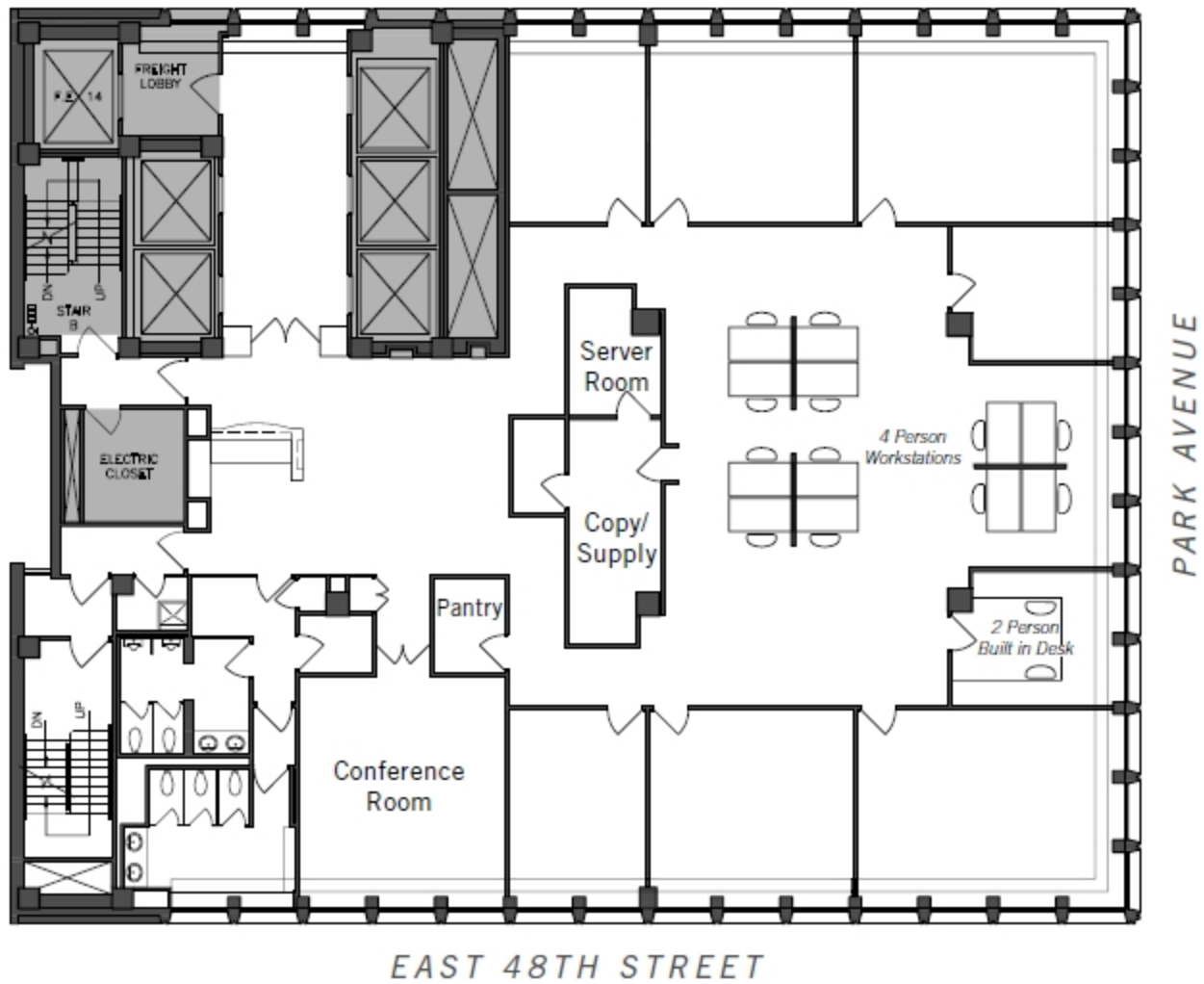
**Year Built:** 1968

**Building Area:** 1,237,141 square feet

**Number of Floors:** 43

## 280 Park Avenue

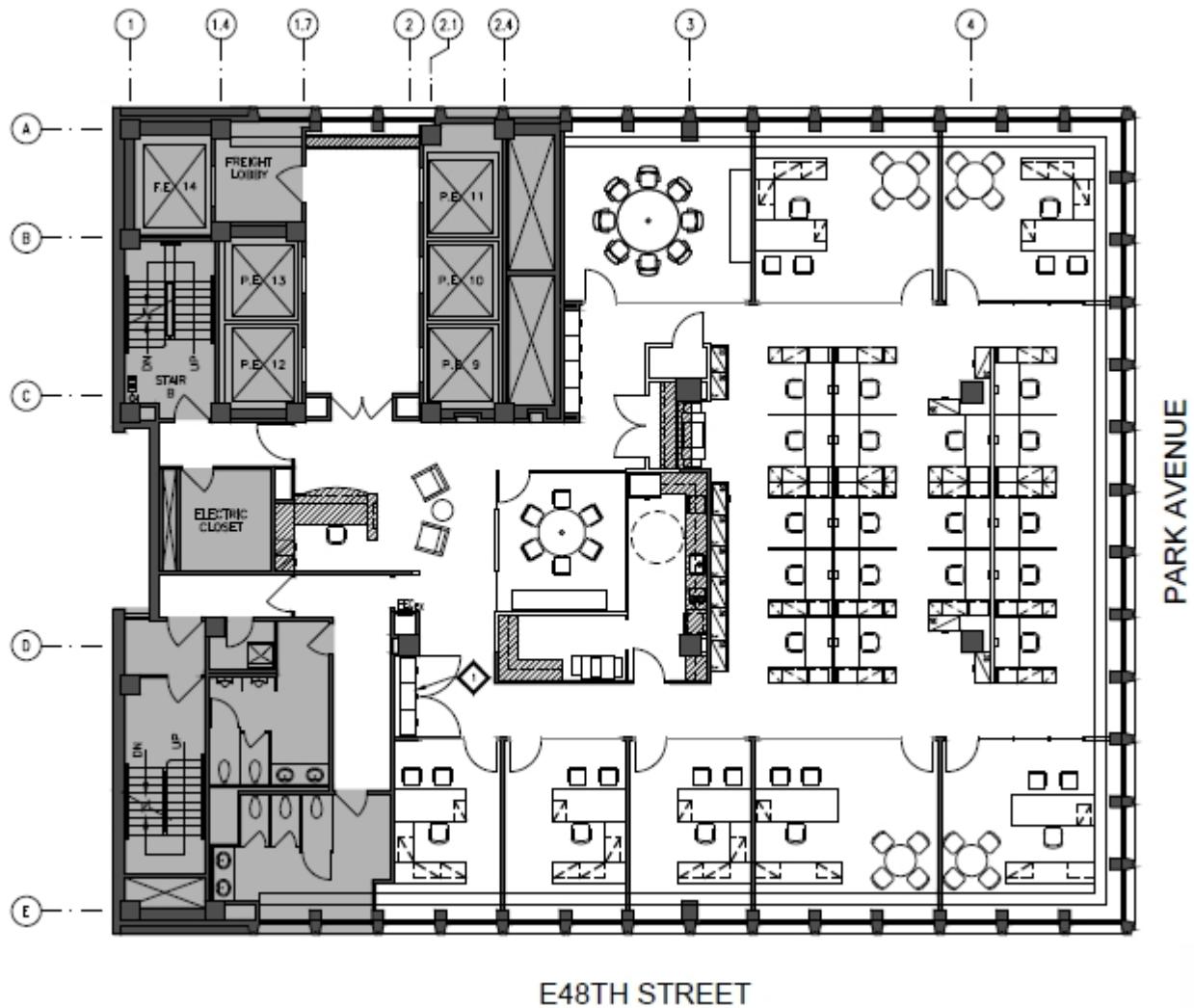
Existing Conditions – Entire 23<sup>rd</sup> Floor (East Building)





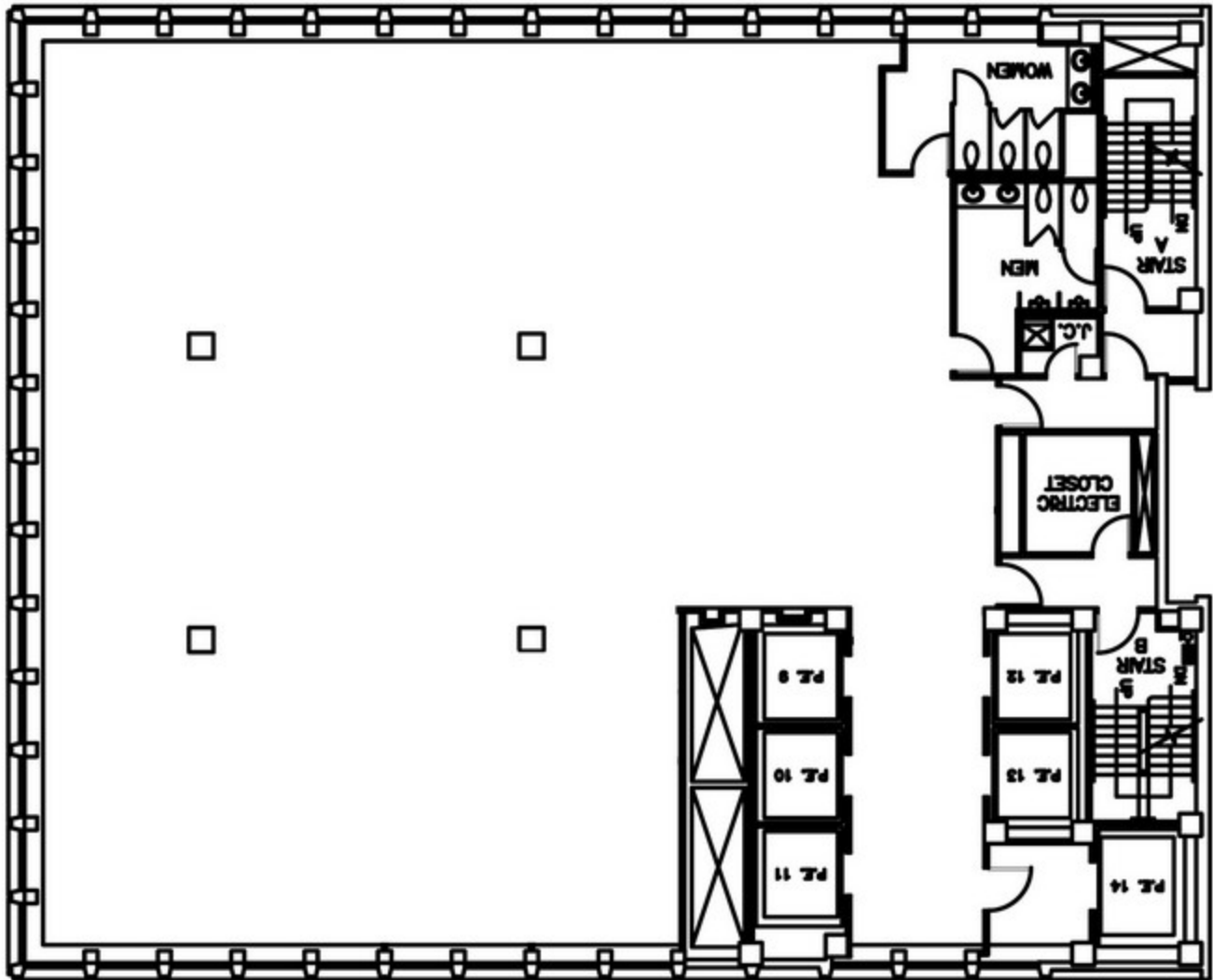
# 280 Park Avenue

## Existing Conditions – Entire 22<sup>nd</sup> Floor (East Building)



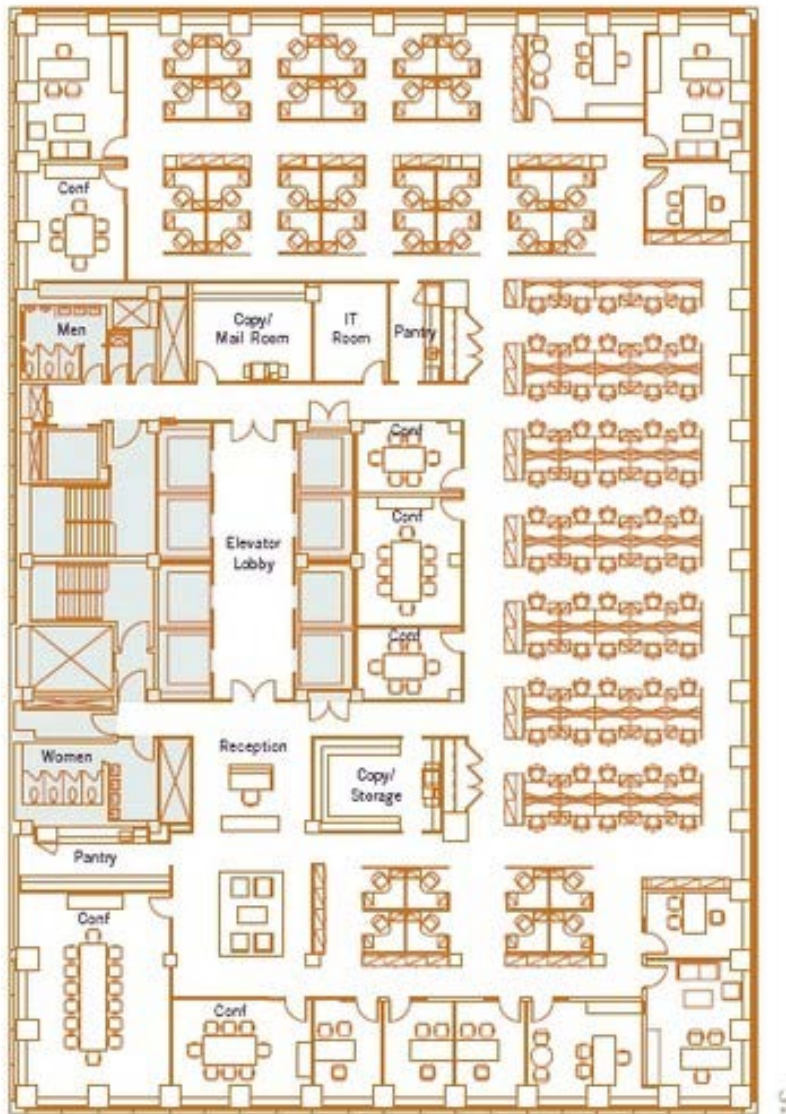
## 280 Park Avenue

Core and Shell Plan – Entire 23<sup>rd</sup> and 22<sup>nd</sup> Floors (East Building)



## 280 Park Avenue

### Proposed Layout – Entire 21<sup>st</sup> Floor (West Building)



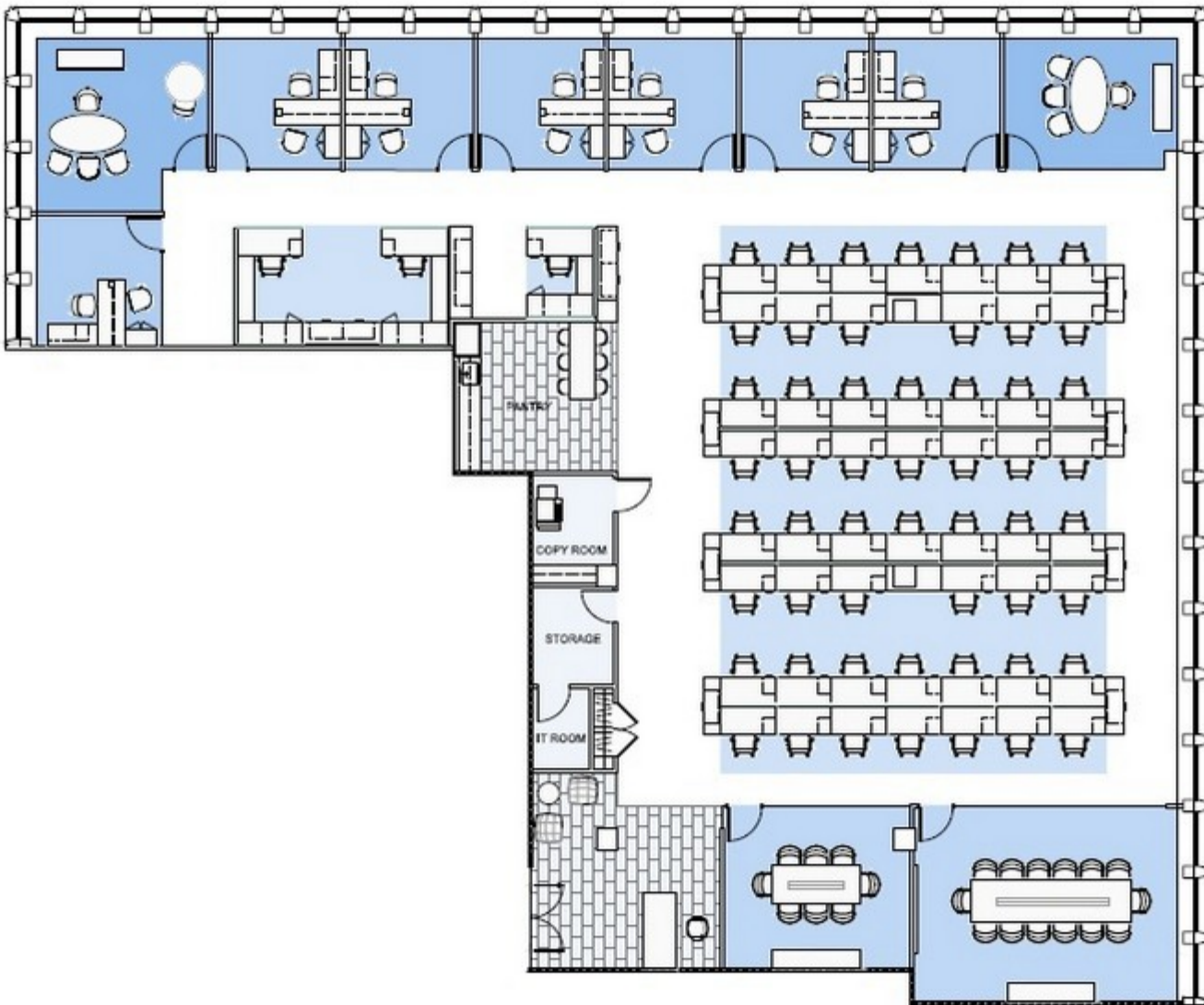
Typical West Tower Floor – Open Layout

	Shown
Partner Office	5
Associate Office	5
Workstations	36
Trading Desks	65
Total	111
Conf. Room	6
Conf. Room Seats	42

## 280 Park Avenue

### Proposed Layout – Partial 6<sup>th</sup> Floor (East Building)

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# 375 Park Avenue Seagram Building

**Location:** Between 52<sup>nd</sup> & 53<sup>rd</sup> Streets



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 35 <sup>th</sup>	18,214	\$170.00
Entire 29 <sup>th</sup>	18,214	\$170.00
Partial 11 <sup>th</sup>	13,624	\$165.00

- Comments:**
- All floors will be delivered in raw condition and ready for tenant's construction.
  - Ownership recently completed a tenant only amenity floor with lounge and outdoor area.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Entire 35<sup>th</sup> & Partial 11<sup>th</sup> Floors: Immediate  
Entire 29<sup>th</sup> Floor: July 1, 2015

**Term:** 7-10 years

## Building Profile

**Ownership:** RFR Realty LLC

**Year Built:** 1958

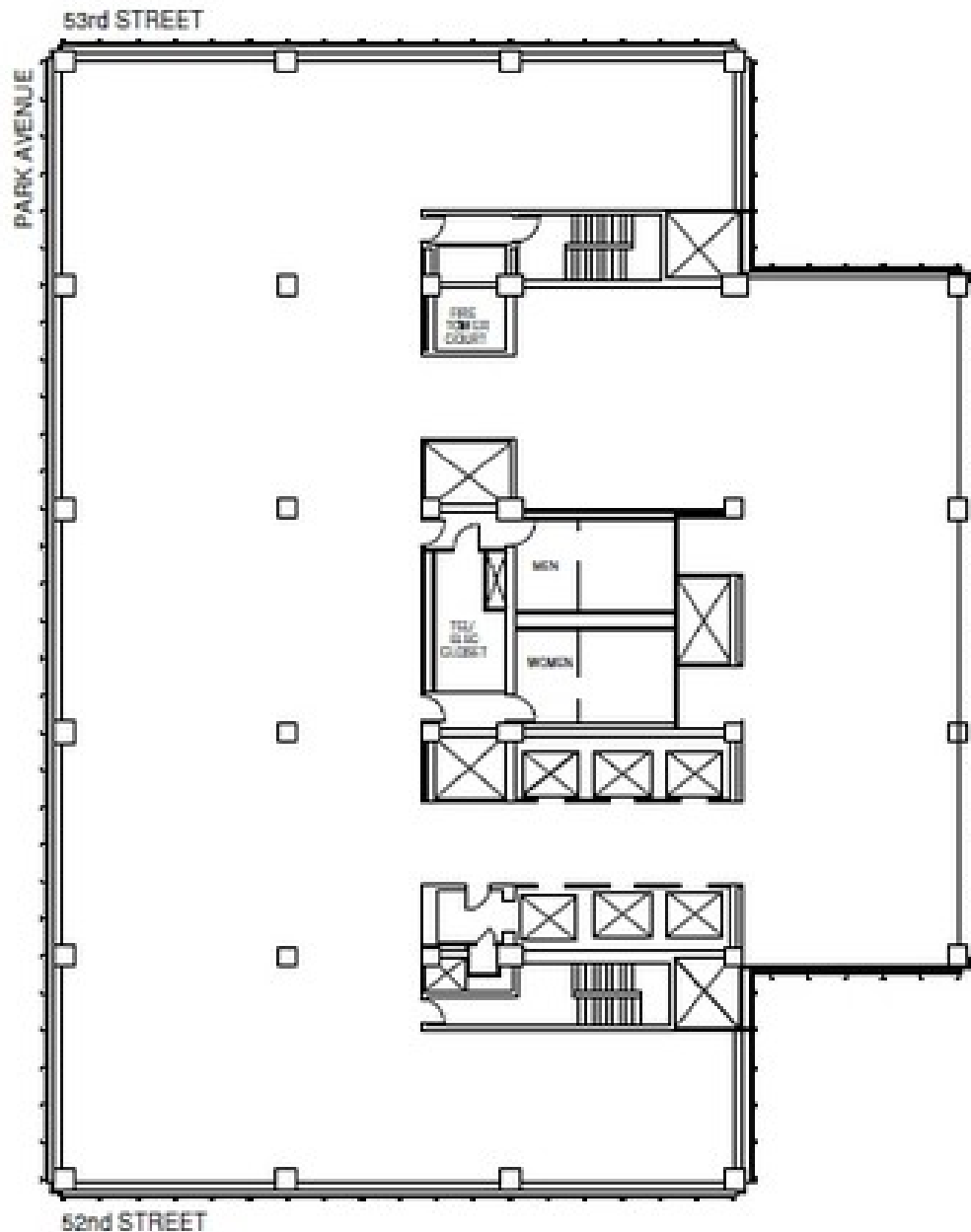
**Building Area:** 830,009 square feet

**Number of Floors:** 38



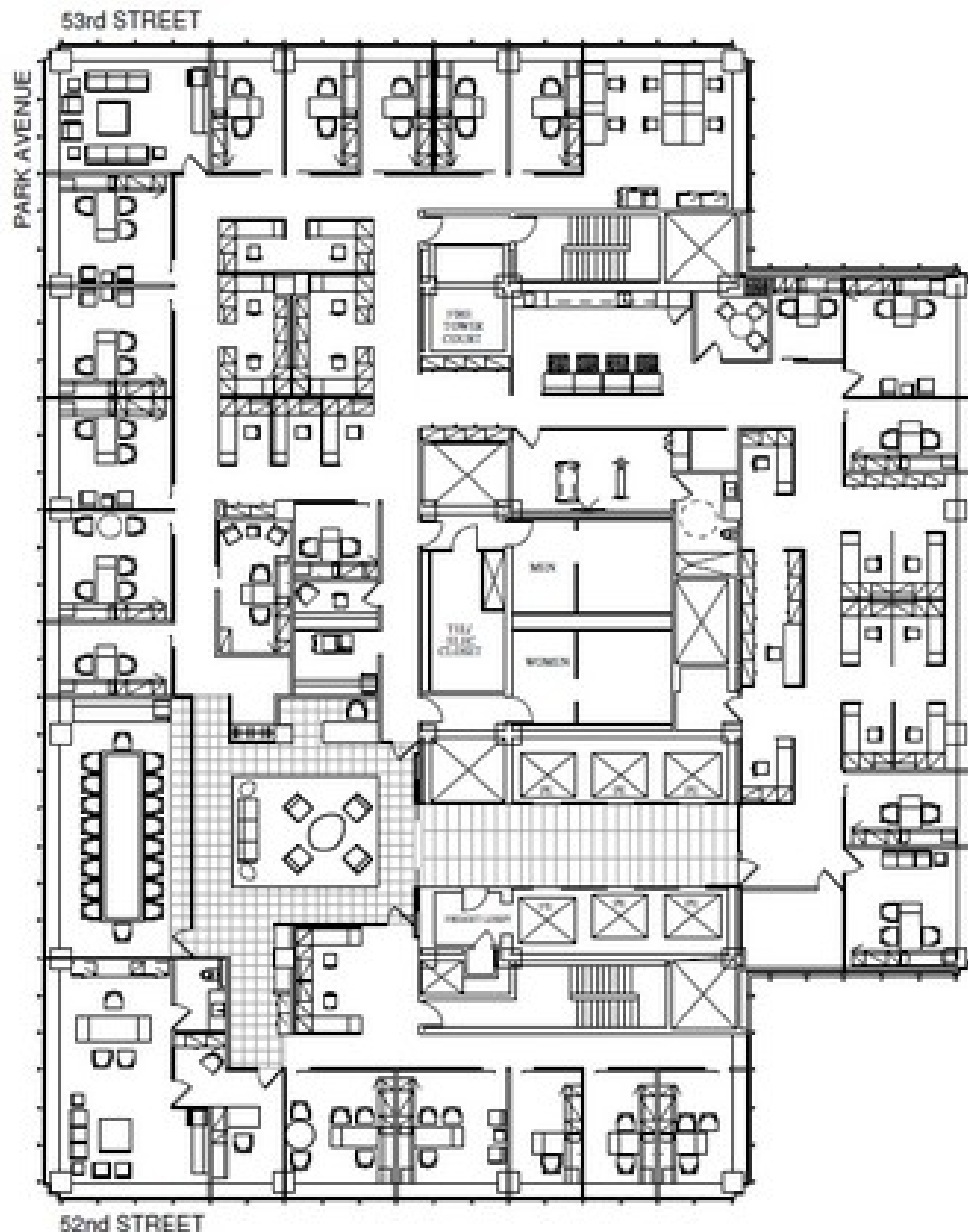
# 375 Park Avenue

## Core and Shell Plan – Entire 35<sup>th</sup> & 29<sup>th</sup> Floors



## 375 Park Avenue

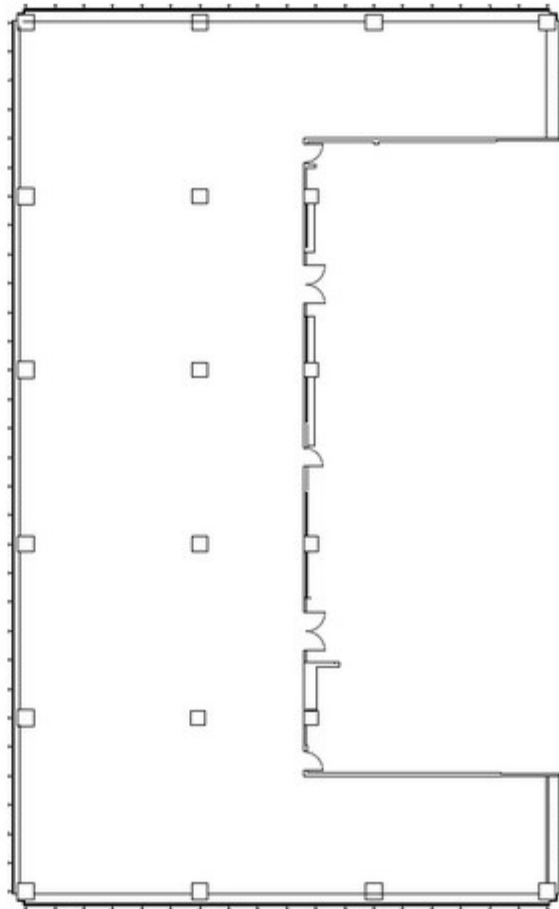
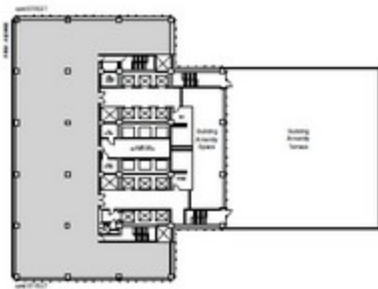
### Proposed Layout – Entire 35<sup>th</sup> and 29<sup>th</sup> Floors



# 375 Park Avenue

## Core and Shell Plan – Partial 11<sup>th</sup> Floor

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## 375 Park Avenue

Actual Photos and Roof Rendering – Amenity Center on the 11<sup>th</sup> Floor



# 390 Park Avenue

## Lever House

**Location:** Between 53<sup>rd</sup> & 54<sup>th</sup> Streets



### Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 2 <sup>nd</sup>	34,056 (divisible)	\$160.00

- Comments:**
- Floor will be delivered in raw condition and ready for tenant's construction.
  - Unit will overlook the Casa Lever Atrium and gardens.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Q3 2015

**Term:** 7-10 years

### Building Profile

**Ownership:** RFR Realty LLC

**Year Built:** 1952

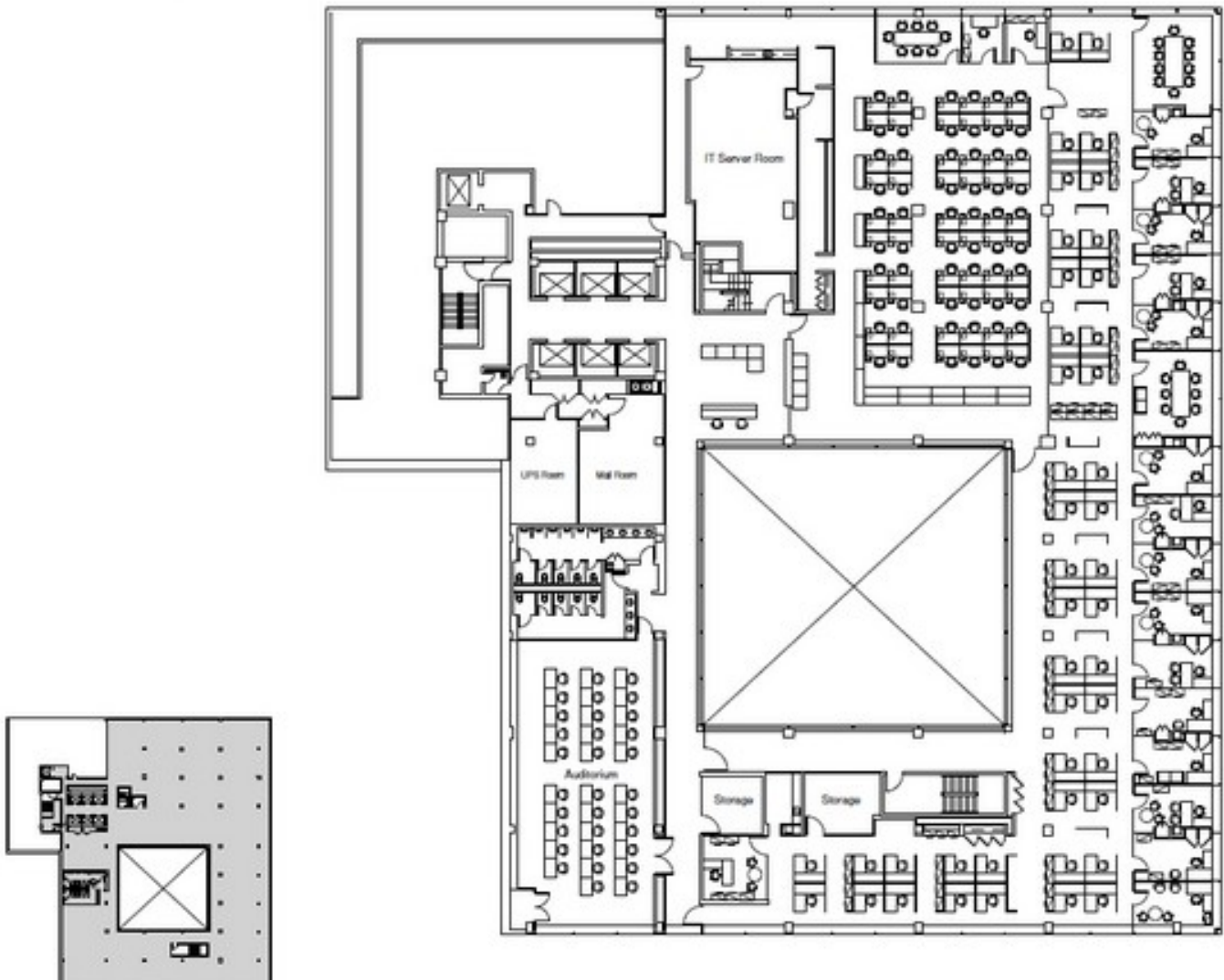
**Building Area:** 261,619 square feet

**Number of Floors:** 22



# 390 Park Avenue

## Existing Conditions – Entire 2<sup>nd</sup> Floor



# 450 Park Avenue

**Location:** Southwest Corner of 57<sup>th</sup> Street



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 25 <sup>th</sup>	10,778	\$145.00
Entire 24 <sup>th</sup>	10,778	\$145.00
Entire 22 <sup>nd</sup>	10,778	\$140.00

- Comments:**
- Entire 25<sup>th</sup> & 22<sup>nd</sup> Floors: Both floors will be delivered in raw condition and ready for tenant's construction.
  - Entire 24<sup>th</sup> Floor: Unit is currently occupied by Tudor Investments, who no longer needs the space. Landlord can arrange for the floor to be available on a direct basis and will deliver it in raw condition and ready for tenant's construction.

**Electricity:** Submetered

**Landlord's Work:** Entire 25<sup>th</sup>, 24<sup>th</sup> & 22<sup>nd</sup> Floors: Negotiable

**Possession:** Entire 25<sup>th</sup> Floor: May 1, 2015  
Entire 24<sup>th</sup> Floor: Negotiable  
Entire 22<sup>nd</sup> Floor: June 1, 2015

**Term:** 7-10 years

## Building Profile

**Ownership:** Oxford Properties

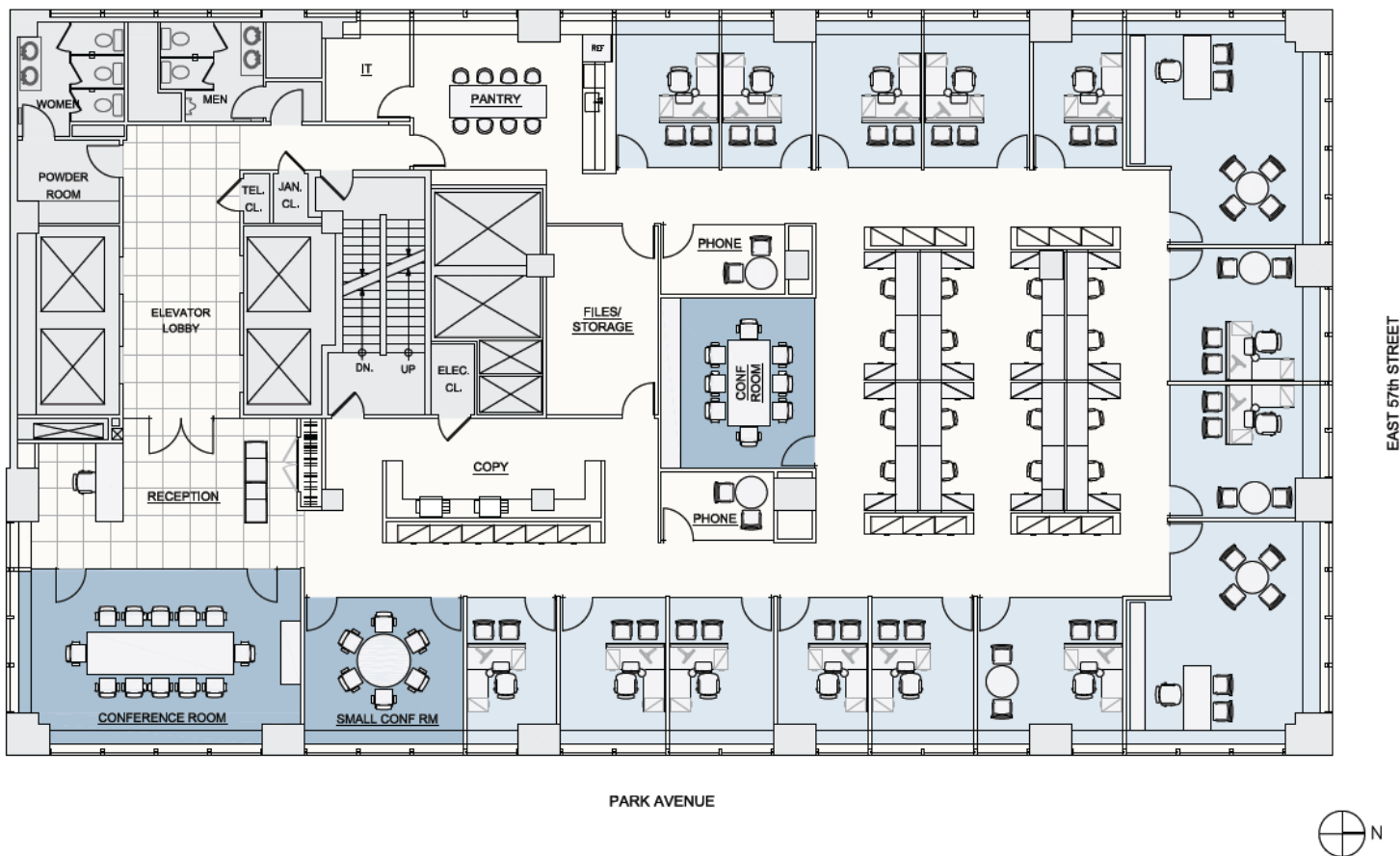
**Year Built:** 1972

**Building Area:** 334,722 square feet

**Number of Floors:** 33

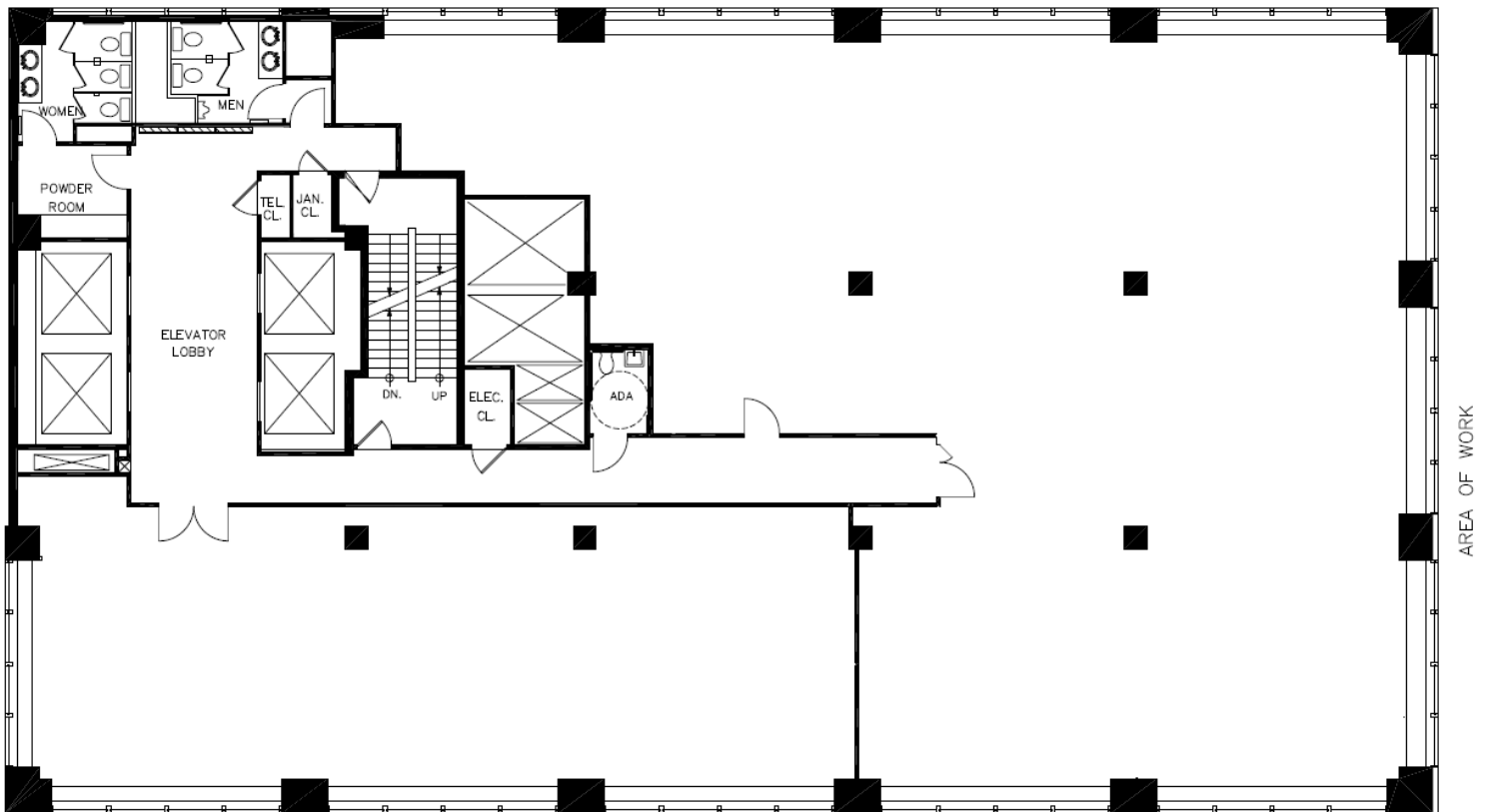
# 450 Park Avenue

## Proposed Layout – Tower Floors



# 450 Park Avenue

## Core and Shell Plan – Tower Floors



# 499 Park Avenue

**Location:** Southeast Corner of 59<sup>th</sup> Street

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## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 16 <sup>th</sup>	11,294	\$120.00

- Comments:**
- Unit was formerly occupied by Woodbine Capital. Though there might be some salvage value in the existing installation and furniture, the landlord is prepared to demolish and deliver it ready for tenant's construction.
  - Opportunity to occupy an entire floor.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** American Realty Advisors

**Year Built:** 1980

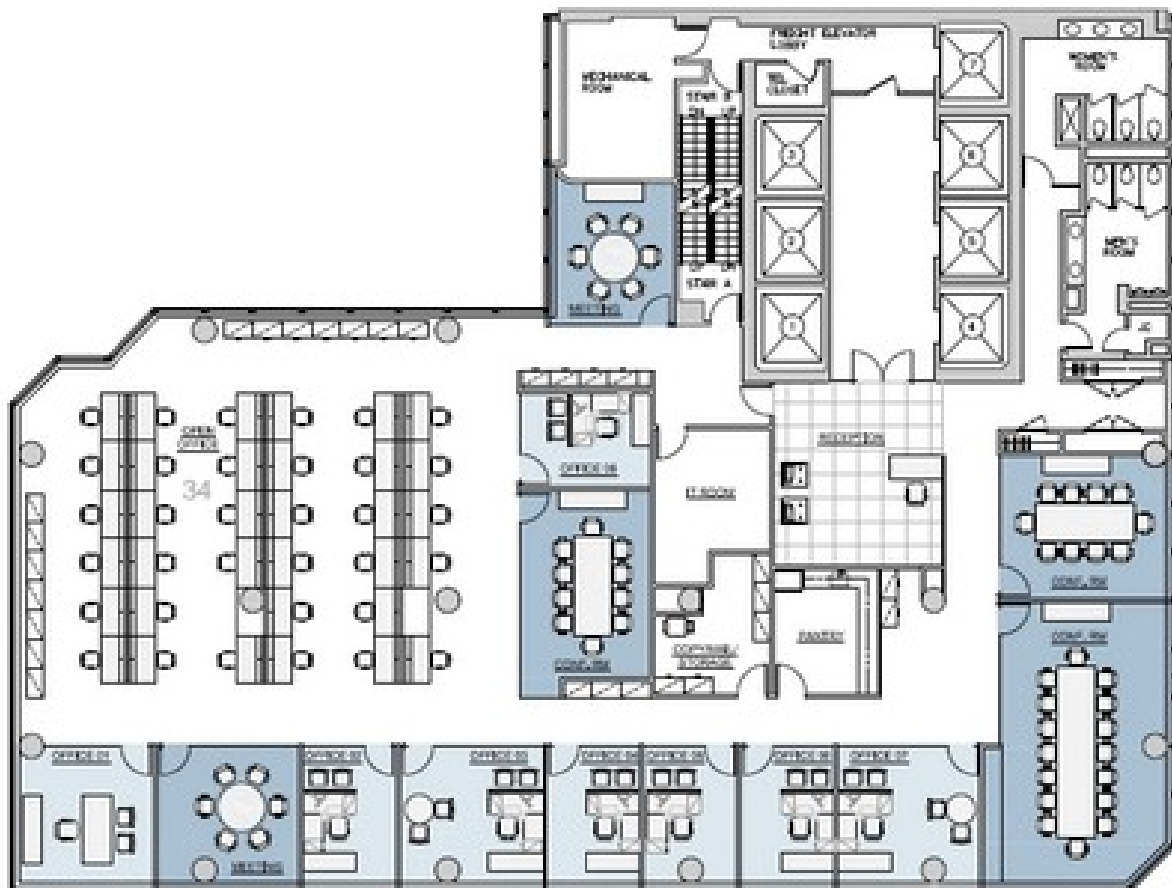
**Building Area:** 303,000 square feet

**Number of Floors:** 27



## 499 Park Avenue

### Existing Conditions – Entire 16<sup>th</sup> Floor



# 599 Lexington Avenue

**Location:** Between 52<sup>nd</sup> & 53<sup>rd</sup> Streets



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 37 <sup>th</sup> & 36 <sup>th</sup>	17,627 each	\$110.00

- Comments:**
- Floors are currently being occupied by Reed Smith as swing space. Floors will be delivered demolished and ready for Tenant's construction
  - Units feature four exposures.
  - Landlord has plans to upgrade the lobby, elevators and building mechanical systems.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Mid 2016

**Term:** 10 years minimum

## Building Profile

**Ownership:** Boston Properties, Inc.

**Year Built:** 1984

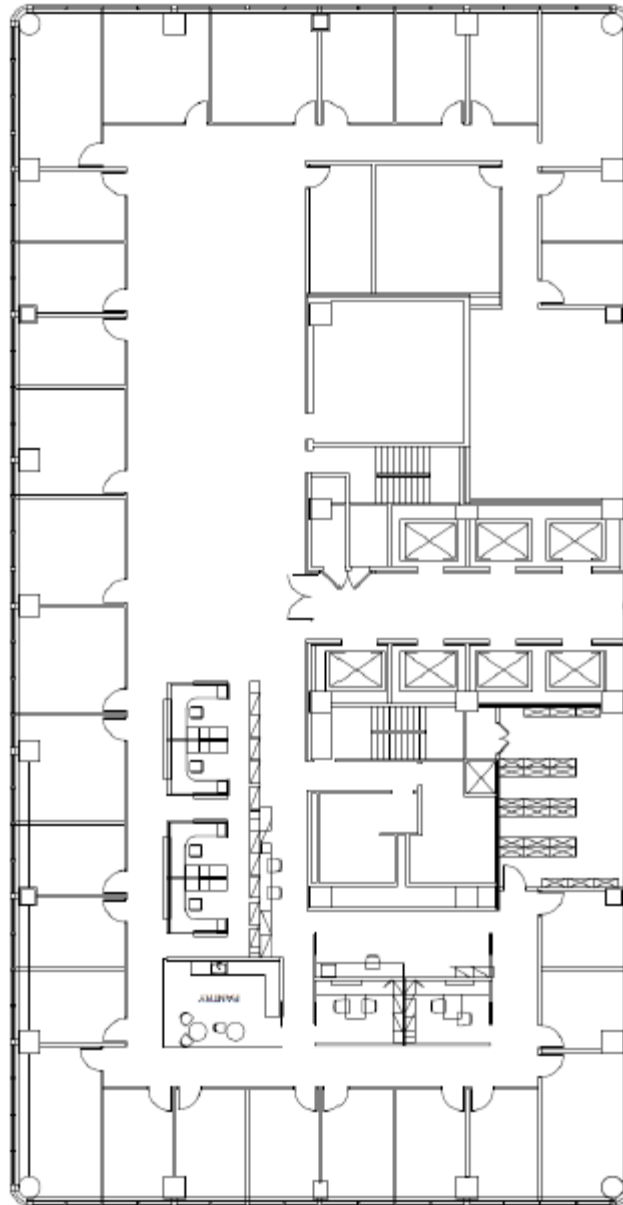
**Building Area:** 1,043,649 square feet

**Number of Floors:** 50

# 599 Lexington Avenue

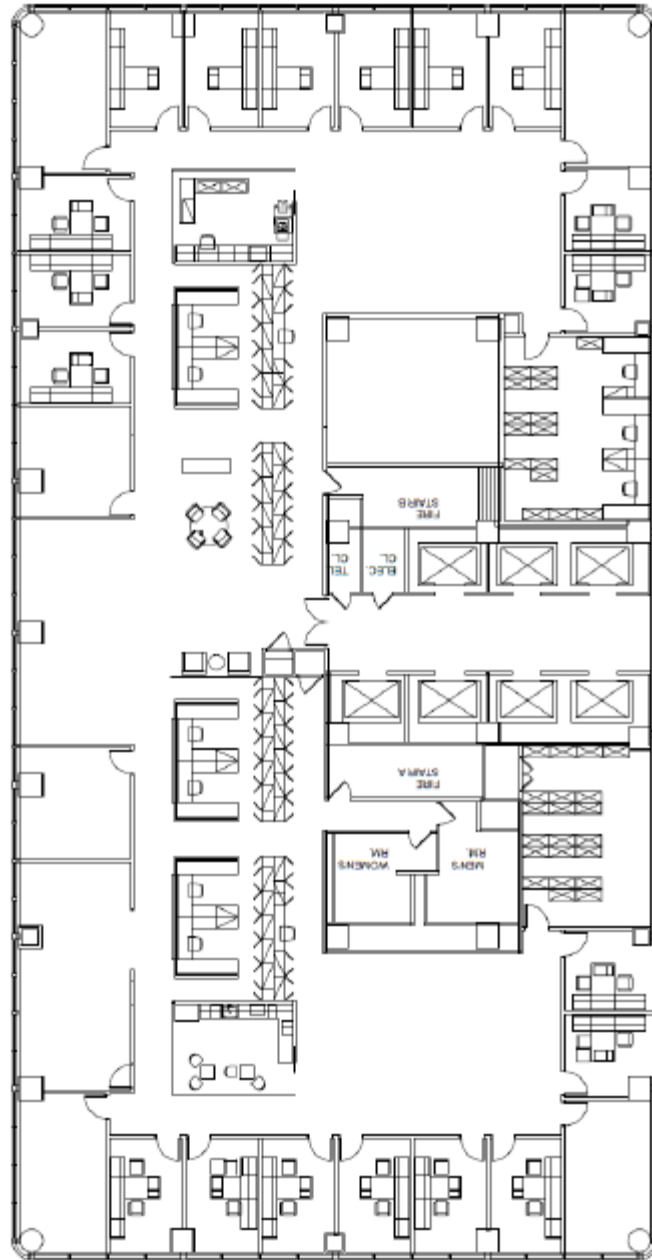
## Existing Conditions – Entire 37<sup>th</sup> Floor

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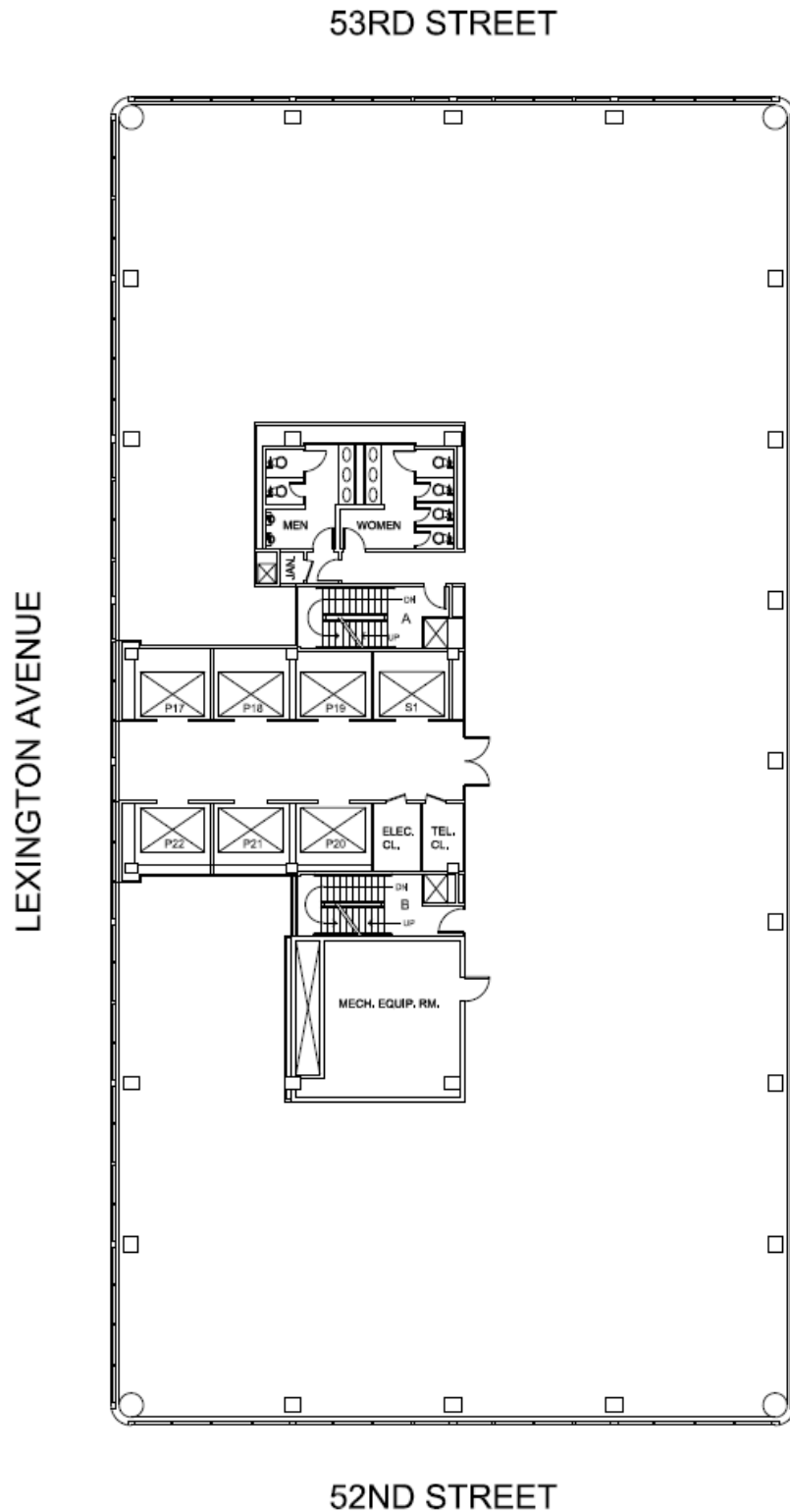
# 599 Lexington Avenue

## Existing Conditions – Entire 36<sup>th</sup> Floor



# 599 Lexington Avenue

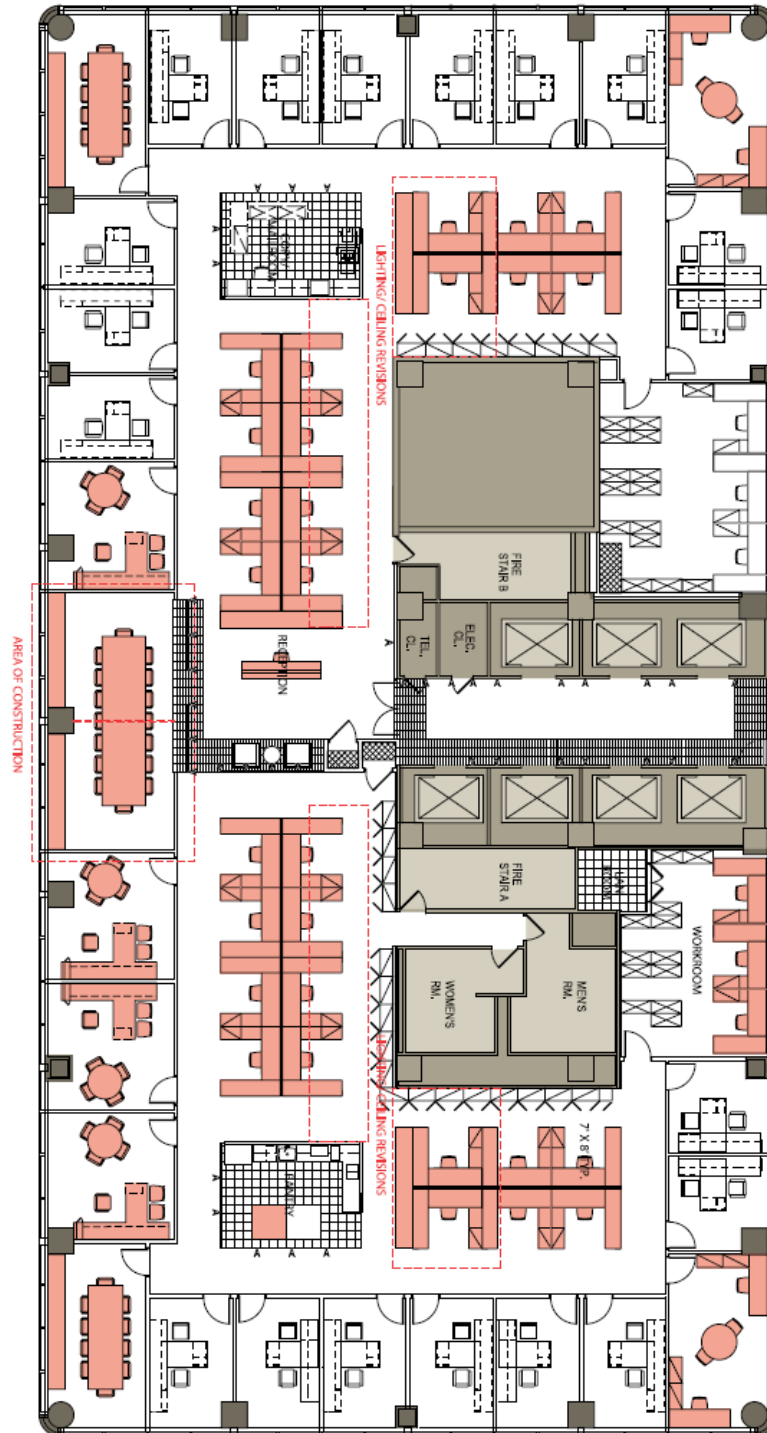
## Core and Shell Plan – Entire 37<sup>th</sup> & 36<sup>th</sup> Floors





# 599 Lexington Avenue

## Proposed Layout – Entire 37<sup>th</sup> & 36<sup>th</sup> Floors



# 601 Lexington Avenue

**Location:** Between 53<sup>rd</sup> & 54<sup>th</sup> Streets

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## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 59 <sup>th</sup>	11,468	\$155.00

**Comments:** • Top floor of the building. Landlord will demolish the existing installation and make a cash contribution towards tenant's initial buildout. Unit has southwestern exposures.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Q4 2015

**Term:** 7-10 years

## Building Profile

**Ownership:** Boston Properties, Inc.

**Year Built:** 1977

**Building Area:** 1,669,000 square feet

**Number of Floors:** 59



# 55 West 46<sup>th</sup> Street Tower 46

**Location:** Between Fifth & Sixth Avenues



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 33 <sup>rd</sup>	+/- 15,000*	\$125.00
Entire 23 <sup>rd</sup>	21,471 (divisible)	\$100.00
Entire 22 <sup>nd</sup>	21,889 (divisible)	\$100.00

- Comments:**
- Partial 33<sup>rd</sup> Floor: Unit is currently in raw condition and will be delivered ready for tenant's construction. \*Landlord is negotiating with a larger tenant that will likely require a portion of the floor, leaving behind +/- 15,000 sf.
    - Floor features 16' slab heights.
  - Entire 23<sup>rd</sup> Floor: Floor is currently in raw condition and will be delivered ready for tenant's construction. Landlord will consider dividing.
  - Entire 22<sup>nd</sup> Floor: Landlord has plans to pre-build the entire floor into multiple units and will combine and modify the proposed layouts to suit an incoming tenant's needs.
  - Building is brand new construction and features column-free floorplates, floor-to-ceiling windows and extra-high ceilings.
  - There is a tenant-only fitness center and parking garage in the building.

**Electricity:** Submetered

**Landlord's Work:** Entire 33<sup>rd</sup> & 23<sup>rd</sup> Floors: Negotiable  
Entire 22<sup>nd</sup> Floor: Pre-built

**Possession:** Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** SL Green Realty Corp.

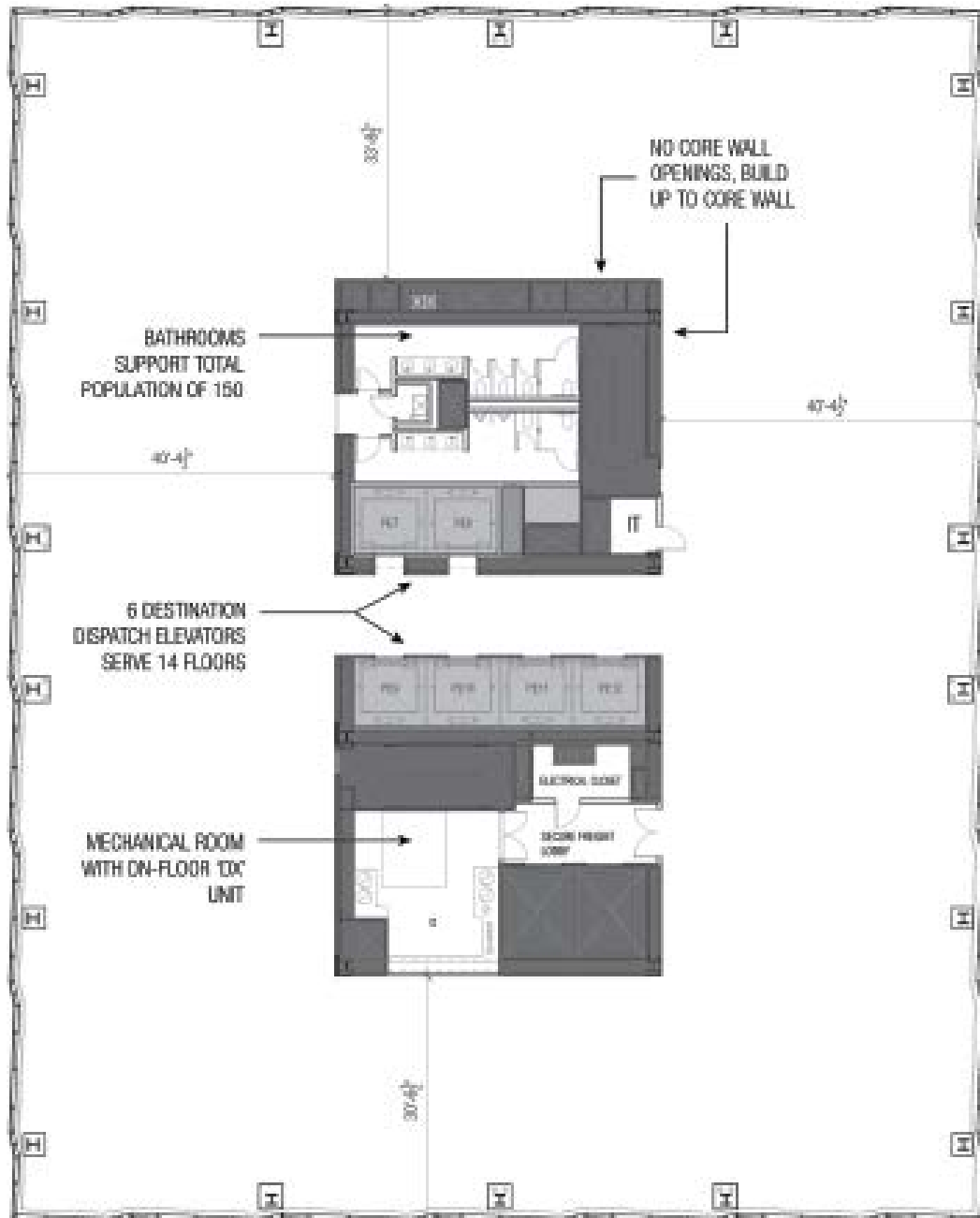
**Year Built:** 2013

**Building Area:** 347,000 square feet

**Number of Floors:**

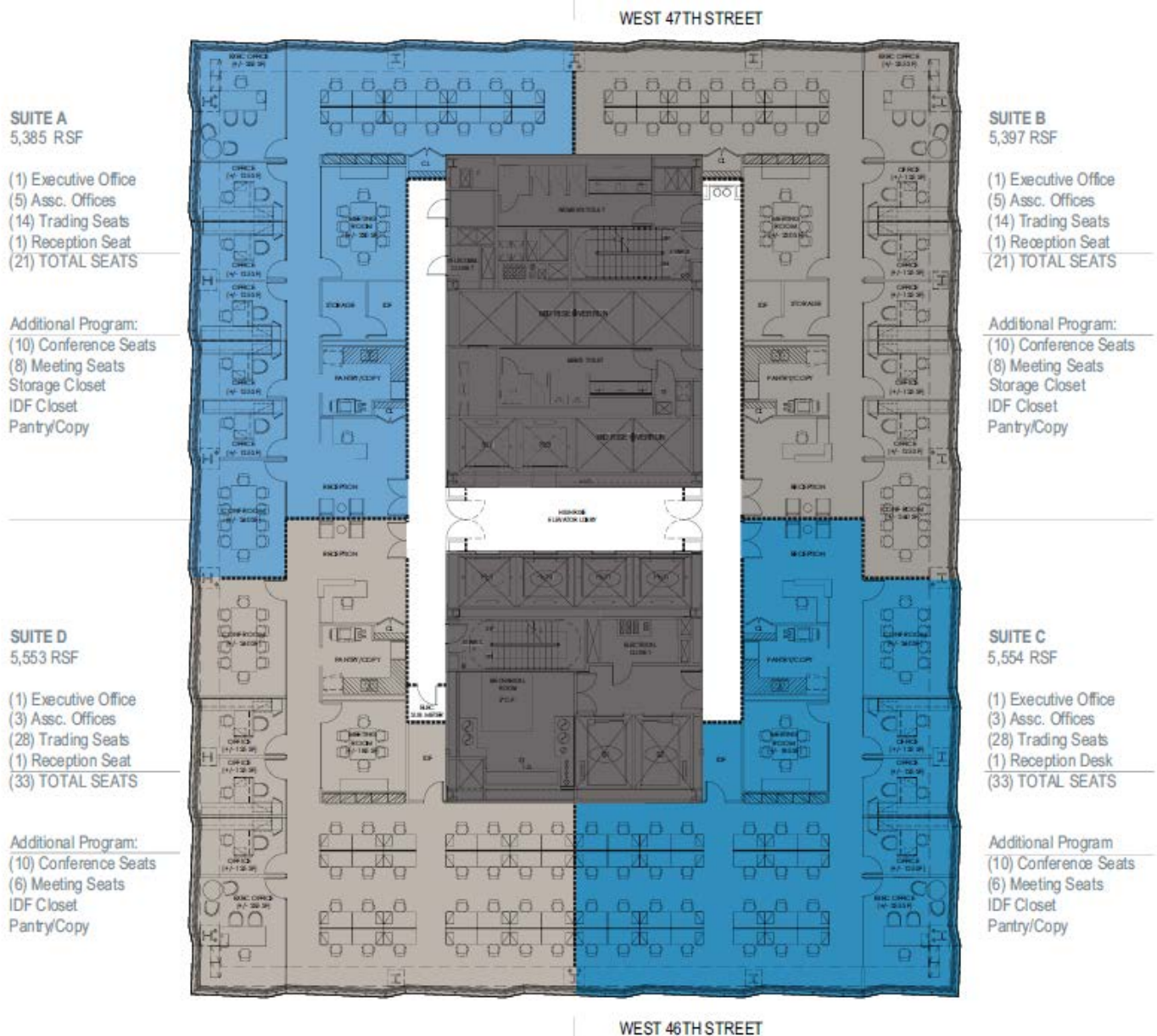
# 55 West 46<sup>th</sup> Street

## Core and Shell Plan – Entire 33<sup>rd</sup> and 23<sup>rd</sup> Floors



# 55 West 46<sup>th</sup> Street

## Proposed Layouts – Entire 22<sup>nd</sup> Floor





# 12 East 49<sup>th</sup> Street

## Tower 49

**Location:** Between Madison & Fifth Avenues



### Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 44 <sup>th</sup>	16,182	\$119.00
Entire 43 <sup>rd</sup>	16,182	\$119.00
Entire 40 <sup>th</sup>	16,150	\$110.00

- Comments:**
- All floors will be delivered in raw condition and ready for tenant's construction.
  - Landlord can potentially lower the convectors on the 44<sup>th</sup> & 43<sup>rd</sup> floors to create virtually floor-to-ceiling glass, though they will require a premium on the rent of +/- \$15 psf.
  - Building recently underwent extensive renovations to the lobby, elevator cabs, and mechanical systems.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Immediate

**Term:** 7-10 years

### Building Profile

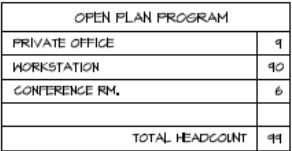
**Ownership:** Kato International L.L.C.

**Year Built:** 1984

**Building Area:** 705,105 square feet

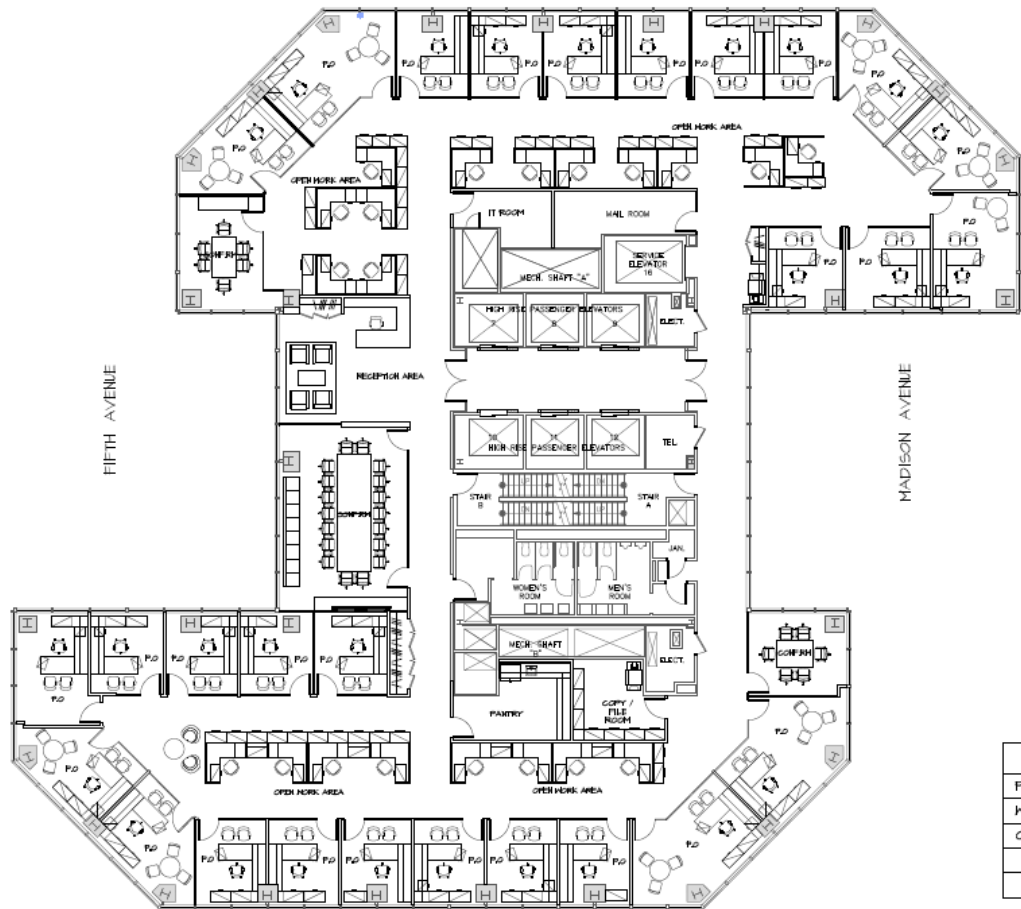
**Number of Floors:** 45

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# 12 East 49<sup>th</sup> Street

## Proposed Office Intensive Layout – Tower Floors



OFFICE INTENSIVE PROGRAM	
PRIVATE OFFICE	28
WORKSTATION	20
CONFERENCE RM.	3
TOTAL HEADCOUNT	
	48

# 10 East 53<sup>rd</sup> Street

**Location:** Between Madison & Fifth Avenues



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 23 <sup>rd</sup>	8,454	\$110.00
Entire 22 <sup>nd</sup>	8,462	\$95.00
Entire 21 <sup>st</sup>	8,462	\$95.00

- Comments:**
- Entire 23<sup>rd</sup> Floor: Brand new and extremely high-end pre-built unit with a mixture of offices and open area. Landlord will consider reasonably modifying the existing installation to suit an incoming tenant's needs.
  - Entire 22<sup>nd</sup> & 21<sup>st</sup> Floors: Both units will be delivered in raw condition and ready for tenant's construction.
  - Opportunity to occupy an entire floor.
  - Building is currently in the process of undergoing extensive renovations to the lobby, plaza, windows, elevator cabs, retail storefronts and mechanical systems.
  - E at Equinox will be opening a high-end concept gym in the base of the building.

**Electricity:** Submetered

**Landlord's Work:** Entire 23<sup>rd</sup> Floor: Pre-built  
Entire 22<sup>nd</sup> & 21<sup>st</sup> Floors: Negotiable

**Possession:** Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** SL Green Realty Corp.

**Year Built:** 1972

**Building Area:** 388,864 square feet

**Number of Floors:** 37

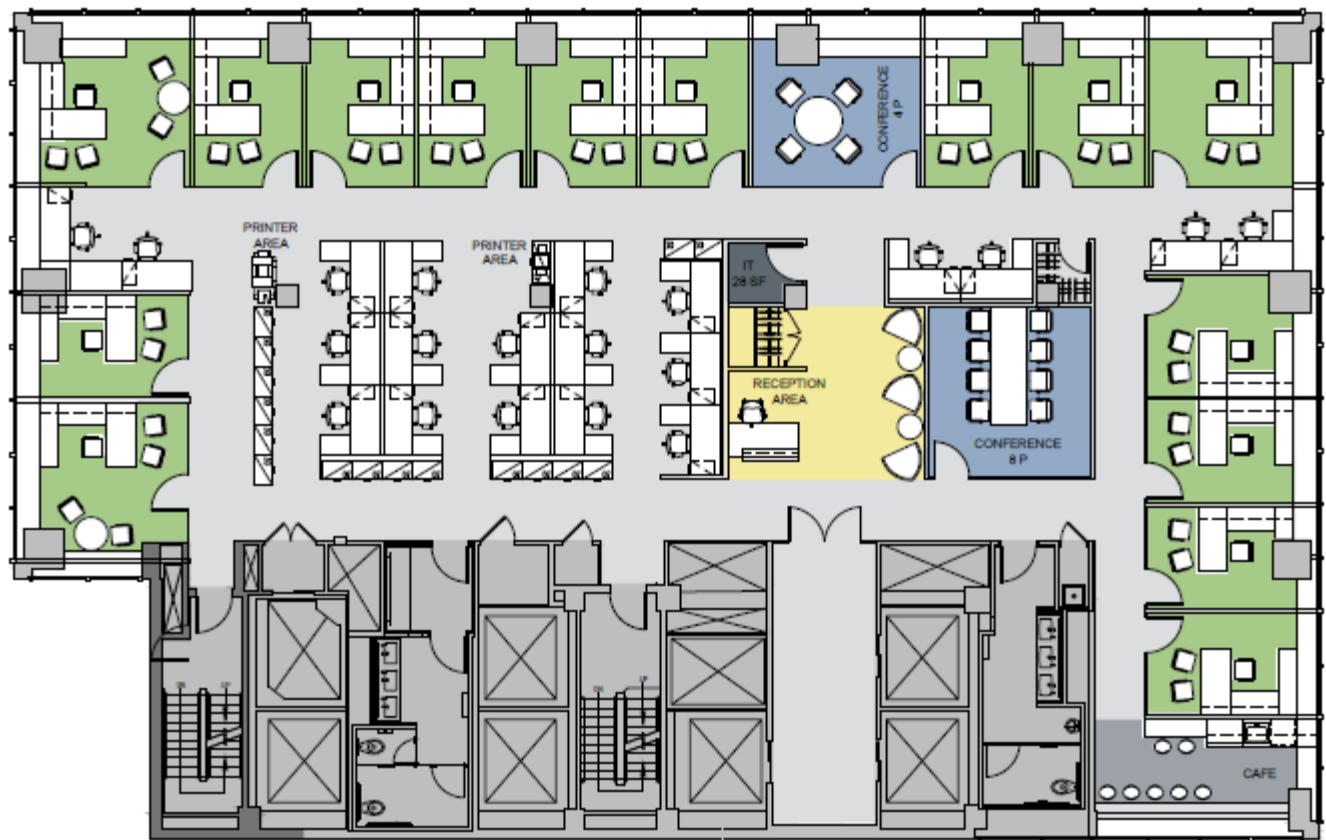
# 10 East 53<sup>rd</sup> Street

## Existing Conditions – Entire 23<sup>rd</sup> Floor



# 10 East 53<sup>rd</sup> Street

## Proposed Layout – Tower Floors





# 10 East 53<sup>rd</sup> Street

## Renderings



## 10 East 53<sup>rd</sup> Street Renderings



# 9 West 57<sup>th</sup> Street

**Location:** Between Fifth & Sixth Avenues



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 34 <sup>th</sup>	16,950	\$210.00
Partial 29 <sup>th</sup>	14,000	\$190.00
Entire 28 <sup>th</sup>	30,800 (divisible)	\$185.00

- Comments:**
- All units will be delivered in raw condition and ready for tenant's construction.
  - Units have views of Central Park.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Immediate

**Term:** 7-10 years

## Building Profile

**Ownership:** Solow Building Company, LLC

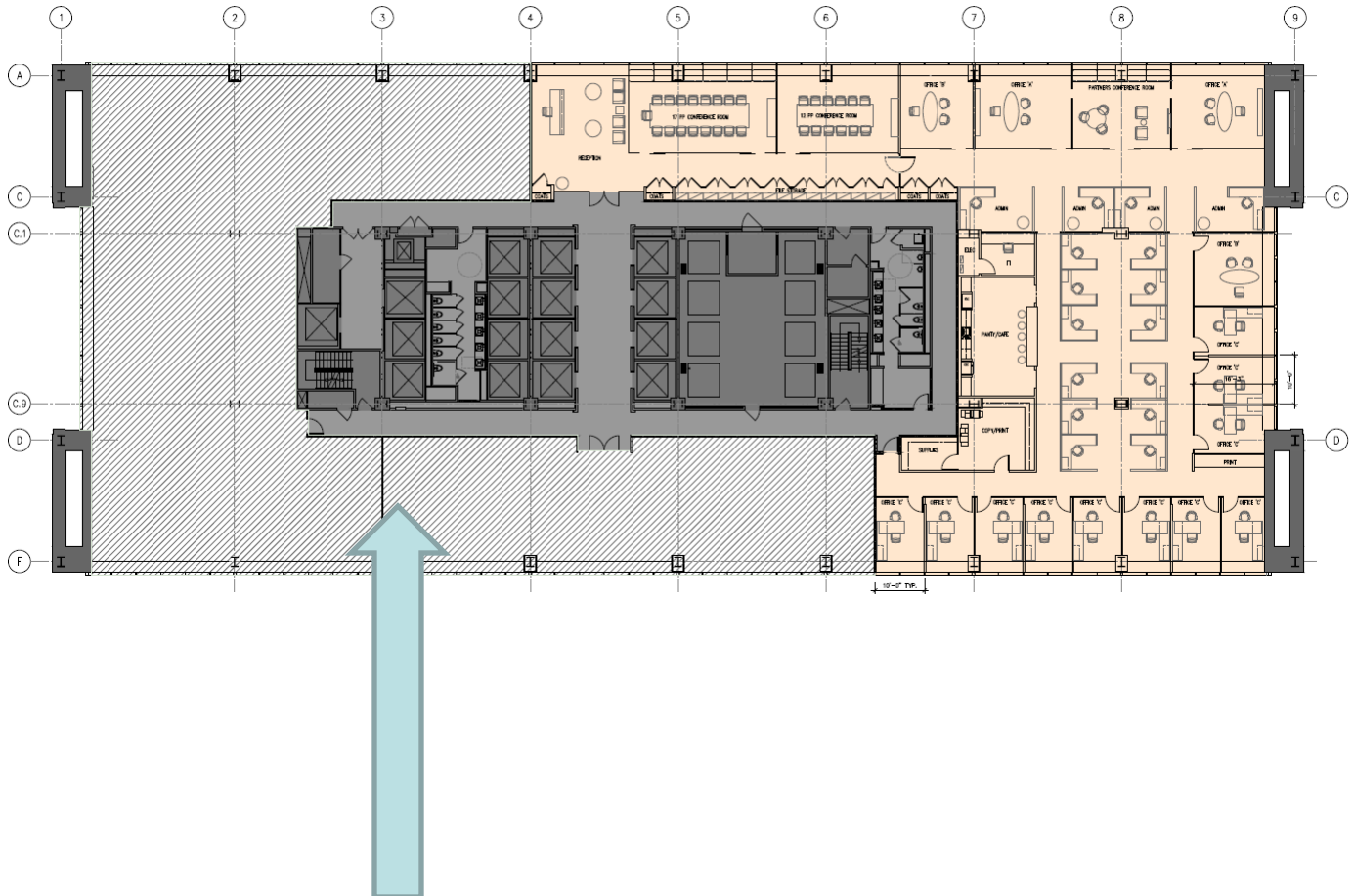
**Year Built:** 1972

**Building Area:** 1,393,200 square feet

**Number of Floors:** 49

# 9 West 57<sup>th</sup> Street

## Demising Plan – Partial 34<sup>th</sup> Floor



Available – 16,950 rsf



## 9 West 57<sup>th</sup> Street

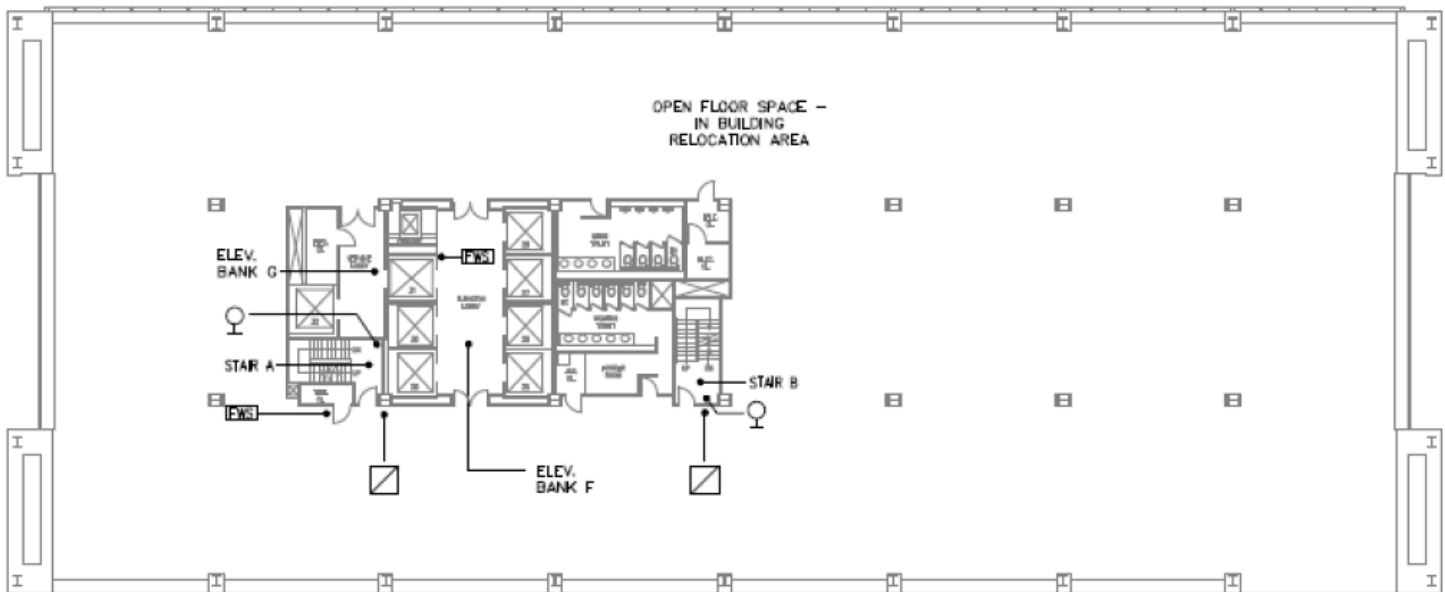
### Demising Plan – Partial 29<sup>th</sup> Floor



Available – 14,000 rsf

## 9 West 57<sup>th</sup> Street

### Core and Shell Plan – Entire 28<sup>th</sup> Floor





# 40 West 57<sup>th</sup> Street

**Location:** Between Fifth & Sixth Avenues



## Available Space

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 20 <sup>th</sup>	13,500	\$120.00
Partial 15 <sup>th</sup>	13,500	\$79.00

- Comments:**
- Partial 20<sup>th</sup> Floor: Landlord has plans to pre-build the unit to a very high standard with a mixture of offices and open area, and will reasonably modify the proposed layout to suit an incoming tenant's needs.
    - Unit has Central Park views.
  - Partial 15<sup>th</sup> Floor: Offered for sublease from PJT Partners. Unit was built less than a year ago to a very high standard with a mixture of offices and open area.
    - Furniture can remain in place for an incoming subtenant's needs. Unit has Central Park exposures.

**Electricity:** Submetered

**Landlord's Work:** Negotiable

**Possession:** Partial 20<sup>th</sup> Floor: June 1, 2015  
Partial 15<sup>th</sup> Floor: Immediate

**Term:** Partial 20<sup>th</sup> Floor: 5 years minimum  
Partial 15<sup>th</sup> Floor: Through August 30, 2017 (potential for a direct extension)

## Building Profile

**Ownership:** LeFrak Organization

**Year Built:** 1972

**Building Area:** 712,000 square feet

**Number of Floors:** 36

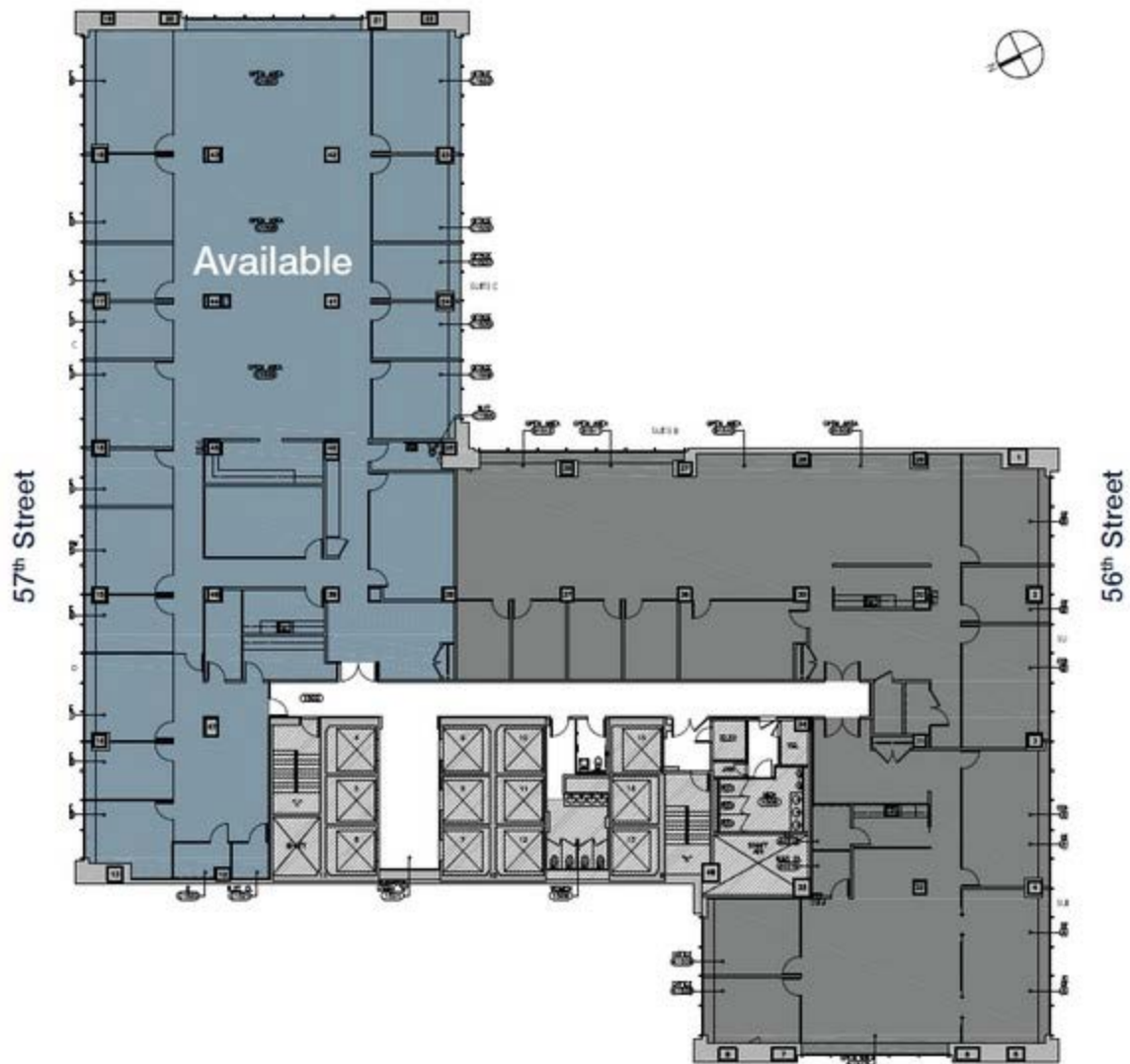
## 40 West 57<sup>th</sup> Street

### Proposed Layout – Partial 20<sup>th</sup> Floor



# 40 West 57<sup>th</sup> Street

## Existing Conditions – Partial 15<sup>th</sup> Floor



## 40 West 57<sup>th</sup> Street

Actual Photos – Partial 15<sup>th</sup> Floor

