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*THE
ULTIMATE
LIFESTYLE
BUILDING*



LOCATED IN THE HEART OF HUDSON YARDS

Hudson Yards has become the cultural center of Manhattan's New West Side. A template for the future of cities, this new neighborhood has not only changed the way New York looks to the world, but the way the world (and New Yorkers) views the city. Hudson Yards is home to more than 100 diverse shops and culinary experiences, offices for leaders in industry, significant public art and dynamic cultural institutions including The Shed, modern residences, 14 acres of public plazas, gardens and groves and the world's first Equinox Hotel®.



28-ACRE PLAN | 18M SF OF MIXED-USE SPACE

- | | |
|---|---|
| ■ Office Space & Headquarters Buildings | ■ Dramatic & Accessible Open Space |
| ■ Residential | ■ Cultural Institutions |
| ■ World-class Retail, Dining & Office | ■ Hotel, Club & Residences |



A WELL-BALANCED WAY OF LIFE

Located at the nexus of three spectacular parks: the High Line, Hudson River Park and Bella Abzug Park, health and wellness thrives across Hudson Yards. From sunset yoga to running and cycling by the Hudson River, as well as a range of treatments at the Equinox Hotel and Spa and concierge medical care at The Health Center at Hudson Yards, a partnership with Mount Sinai.

Hudson Yards also includes thoughtful places and experience for families, including convenient childcare at Vivvi and activations and programming on the plaza and inside The Shops.



ALL DAY DINING OPPORTUNITIES

Drawing inspiration from the world's great culinary hotspots, the restaurant collection at Hudson Yards encompasses everything from indulgent fine dining to morning coffee to grab-and-go lunches.



ANA
bar & eatery

Torino



BLUESTONE LANE
COFFEE

BONDST

BRONX
BREWERY

DYLAN'S CANDY BAR

EATATLY
CAFFÈ

ELECTRIC
LEMON

Milos

Gregwind

JACK'S

JOE & THE JUICE

LADURÉE
Paris

LENA

La Sca
CHOCOLATES

LOCANDA VERDE

LOS TACOS No. 1

MAGNOLIA
BAKERY 1996

LITTLE
SPAIN

MILOS
WINE BAR

MIZNON

NAYA

NEUHAUS
BELGIUM • 1857

O'TOOLE'S WAY
RESTAURANT & BAR

Oyamel
COCINA MEXICANA

PEAK
priceless

★ PRET ★

queensyard
KITCHEN • BAR • CAFE

Quin
BAP
priceless

RUSS & DAUGHTERS

SHAKE SHACK

SPYGOLD

STARBUCKS

sweetgreen

Van Leeuwen
ICE CREAM & VEGAN ICE CREAM

Vive la
CRÊPE!

幸福堂
TAIWAN NO.1
XING FU TANG

ZZ's
Members
Club

CAREFULLY CURATED RETAIL

The Shops at Hudson Yards is a selection of high-end boutiques and specialty retail fit for all tastes and lifestyles. There are also a variety of services and amenities, including Fellow Barber, Sundays Nail Salon and Plaza M Spa.



INDUSTRY LEADERS CALL HUDSON YARDS HOME

80%

of the Hudson Yards workforce is in the office
(compared to 58% of Manhattan office workers)

21,400

office employees
daily on campus

 **ARDEA PARTNERS**

Ashurst

 **BANKING
CIRCLE
GROUP**

BCG BOSTON
CONSULTING
GROUP

 **BLADE**

BlackRock

BSF
BOIES SCHILLER FLEXNER

**Chatham
FINANCIAL**

 **CINCTIVE**

 **cognizant**

Cooley

convene

COVINGTON

 **DIAMETER**

DNB

EQUINOX

 **genpact**

 **Global Atlantic
FINANCIAL GROUP**

 **Guardian**

 **HUDSON
BAY
CAPITAL**

 **INDUSTRIOUS**

 **Integrum**

 **J.F. Lehman & Company**

KKR

 **Liberty Mutual
Investments**

 **GOLF**

L'ORÉAL

 **Market Axess**

McCOURT GLOBAL

 **Meta**

MGX

Milbank

 **NEOM**

 **OKX**

OMERS

PassKey

 **Point 72**

 **RELATED**

 **SAP**

servicenow

SILVER LAKE

Stonepeak

 **SUSQUEHANNA**

tapestry

COACH | kate spade | STUART WEITZMAN

 **TERAWULF**

 **THIRD
POINT**

TRUIST 

VAYNERMEDIA

VISA

 **VIATRIS™**

XXV

 **WARNER BROS.
DISCOVERY**

 **WELLS
FARGO**

 **WESTFIELD®**

[XTX]
MARKETS

A PRIME LOCATION FOR TALENT



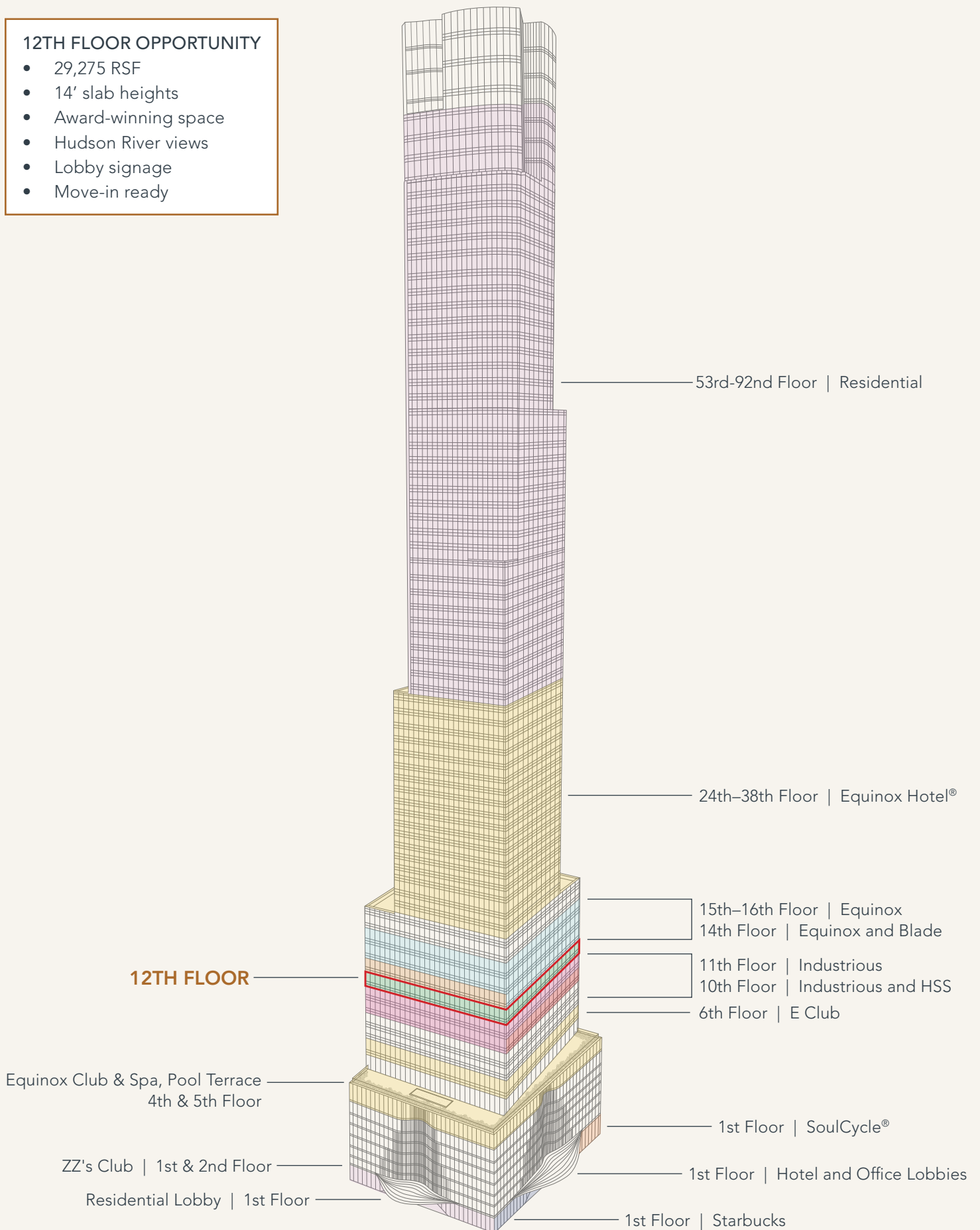
This exceptional 1.1M limestone tower, designed by David Childs and Skidmore, Owings & Merrill, is home to 143 exclusive for-sale residences, 22,000 square feet of private amenities, SoulCycle studio, and a world-class Equinox® club and spa and next-generation services offered by the 212-key Equinox Hotel, a necessary convenience for clients and employees traveling. 35 Hudson Yards, located at the southeast corner of 33rd Street and 11th Avenue, offers sweeping panoramic views of the Hudson River and the Manhattan skyline.

The office floor available at 35 Hudson Yards provides a unique opportunity in a mixed-use building with direct access to the amenities, including dining options from Stephen Starr's Electric Lemon to ZZ's Club, the first private membership club from Major Food Group, to Starbucks—all located within the building.

STACKING PLAN

12TH FLOOR OPPORTUNITY

- 29,275 RSF
- 14' slab heights
- Award-winning space
- Hudson River views
- Lobby signage
- Move-in ready



A WORKPLACE DESIGNED FOR INNOVATION

The 12th floor at 35 Hudson Yards presents a unique offering on the Hudson Yards campus. The turnkey condition of the floor provides an opportunity for seamless move-in. The office opportunity also includes prominent lobby signage, not typically available in other buildings for smaller tenants.

The floor itself offers 14' slab-to-slab ceiling heights, allowing for ample light and river views, creating a sense of openness in the space. The expansive floor to floor height enhances collaboration amongst employees and the expansive pantry area meets this need for a communal space to gather.



OFFICE AND BUILDING DESIGN AWARDS

- Equinox Headquarters:
 - 2021, Winner: Large Corporate Office, NYCxDesign Awards
 - 2020, Finalist: Large Corporate Office, Interior Design Magazine's Best of Year Awards
- 35 Hudson Yards:
 - 2019, Finalist: Hospitality, Urban Land Institute New York Chapter (ULI NY)
 - 2020, Finalist: Luxury Hotel, Hospitality Design Magazine
 - 2021, Platinum Award: Property Development, Office/Work Environment, Outstanding Property Award London (OPAL)
 - 2021, Award of Excellence: Best Tall Mixed-Use Building, Council on Tall Buildings and Urban Habitat (CTBUH)
 - 2021, Audience Vote Award: Best Tall Mixed-Use Building, Council on Tall Buildings and Urban Habitat (CTBUH)

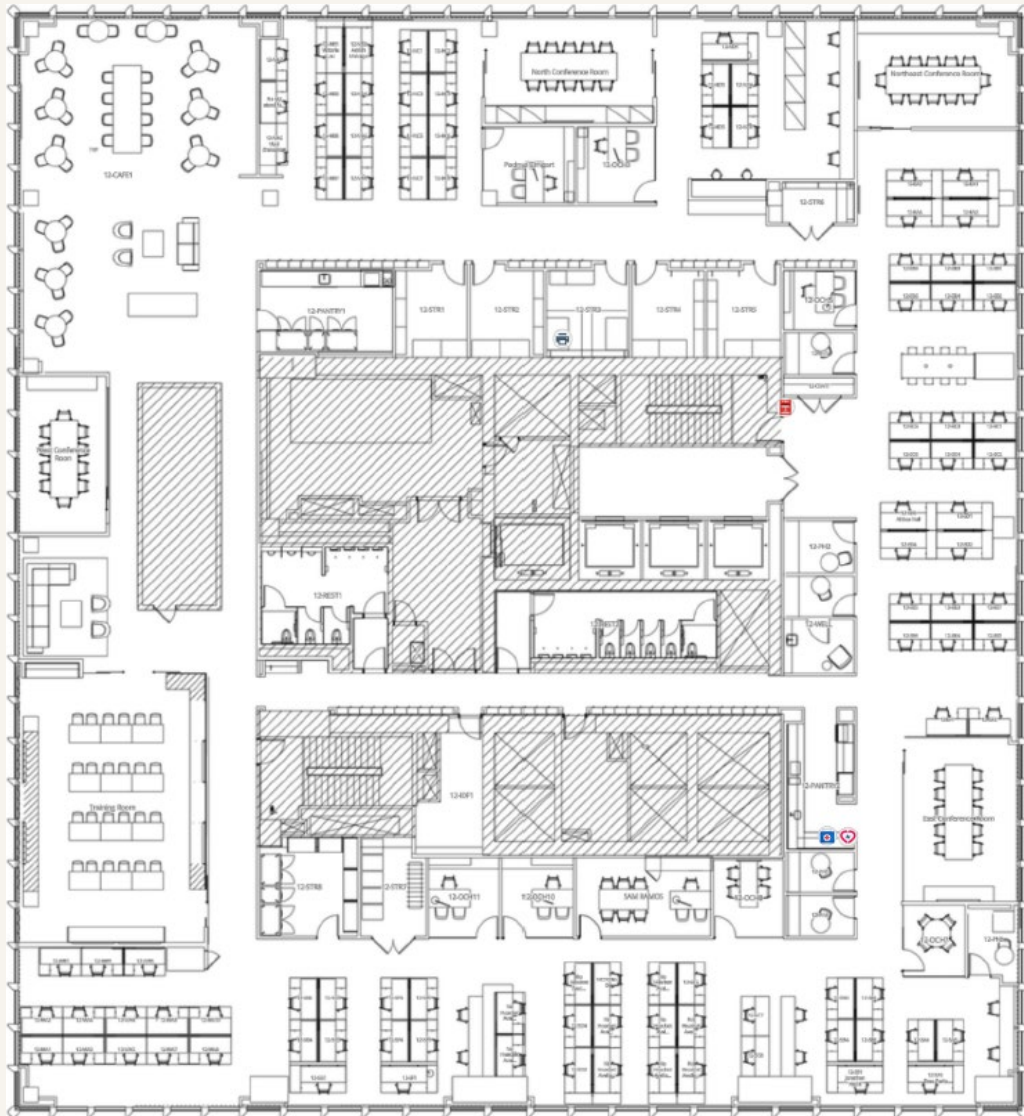


EMPLOYEE HUB



WORKSTATIONS

12TH FLOOR: 29,275 RSF



OFFICES	5
WORKSTATIONS	109
RSF/PERSON	257 RSF

CONFERENCE ROOMS	8
4-person Room	2
10-person Room	3
6-person Room	1
12-person Room	1
24-person Room	1