

37
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SOPHISTICATED SIMPLICITY

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BREATHTAKING VIEWS, ELEVATED EXPERIENCES

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Raised Access

Approachable Atmosphere

Sculptural Lighting

Flexible Styling

Cafe-like Nature

Private Park

SUBTLE LUXURY, SEAMLESS DESIGN

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ENTRY VESTIBULE

SOPHISTICATED SIMPLICITY

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CONFERENCE ROOM

- Glass partition allows the room feel a part of the main space but the special materials and lighting used on the wall and ceilings elevate this room as a unique moment.
- Impactful thresholds with a sculptural quality

ELEGANCE IN EVERY DETAIL

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TYPICAL OFFICES

Glass office partitions with 9' doors, carpeted with Shaw carpets picked to evoke an organic feel with earthtone palette



PANTRY

The pantry is not tucked away in a corner but celebrated in the main space as being a hub of activity.

The walls are low creating a continuous visual connection throughout the whole space. Interesting detailing and use of materials adds to a crafted feeling.

Neighborhood Context

- Centrally located between Union Square, Gramercy Park, and Madison Square Park
- Located in a district with a lot of design studios, showrooms, etc.

Entrance

- Refreshed entrance with canopy, lighting and address announcing a more obvious street presence.

Lobby

- Terrazzo flooring brings a natural, durable and organic element into the space.
- Itself is a transitional space, want it to feel welcome and warm but also elevated with a mix of architectural textures and a bold threshold moment to the elevators.
- Edge lit lighting adds a bit of drama to the architectural elements but also emphasizes a layering of materials.
- Impactful thresholds with a sculptural quality



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BUILDING ROOFTOP
& AMENITY SPACE

FLOOR 10
8,900 RSF

FLOOR 8
8,900 RSF

FLOOR 7
8,900 RSF

FLOOR 6
8,900 RSF

FLOOR 4
8,900 RSF

FLOOR 3
8,900 RSF

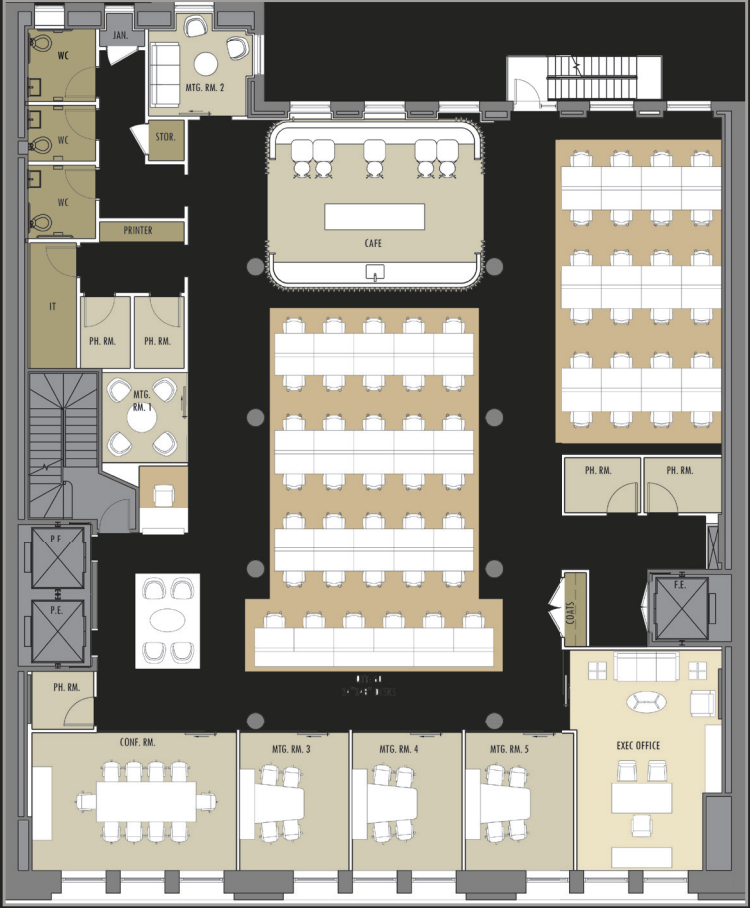
FLOOR 2
8,900 RSF

FLOOR RENDERINGS

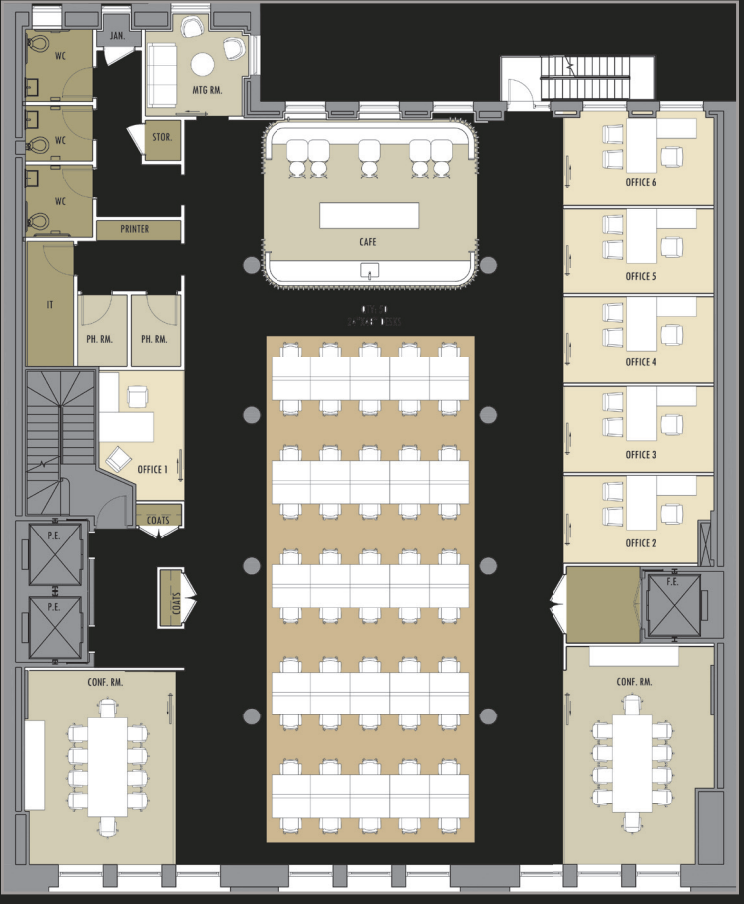
Option A



Option B



Option C



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