

695 AVENUE
OF THE
AMERICAS

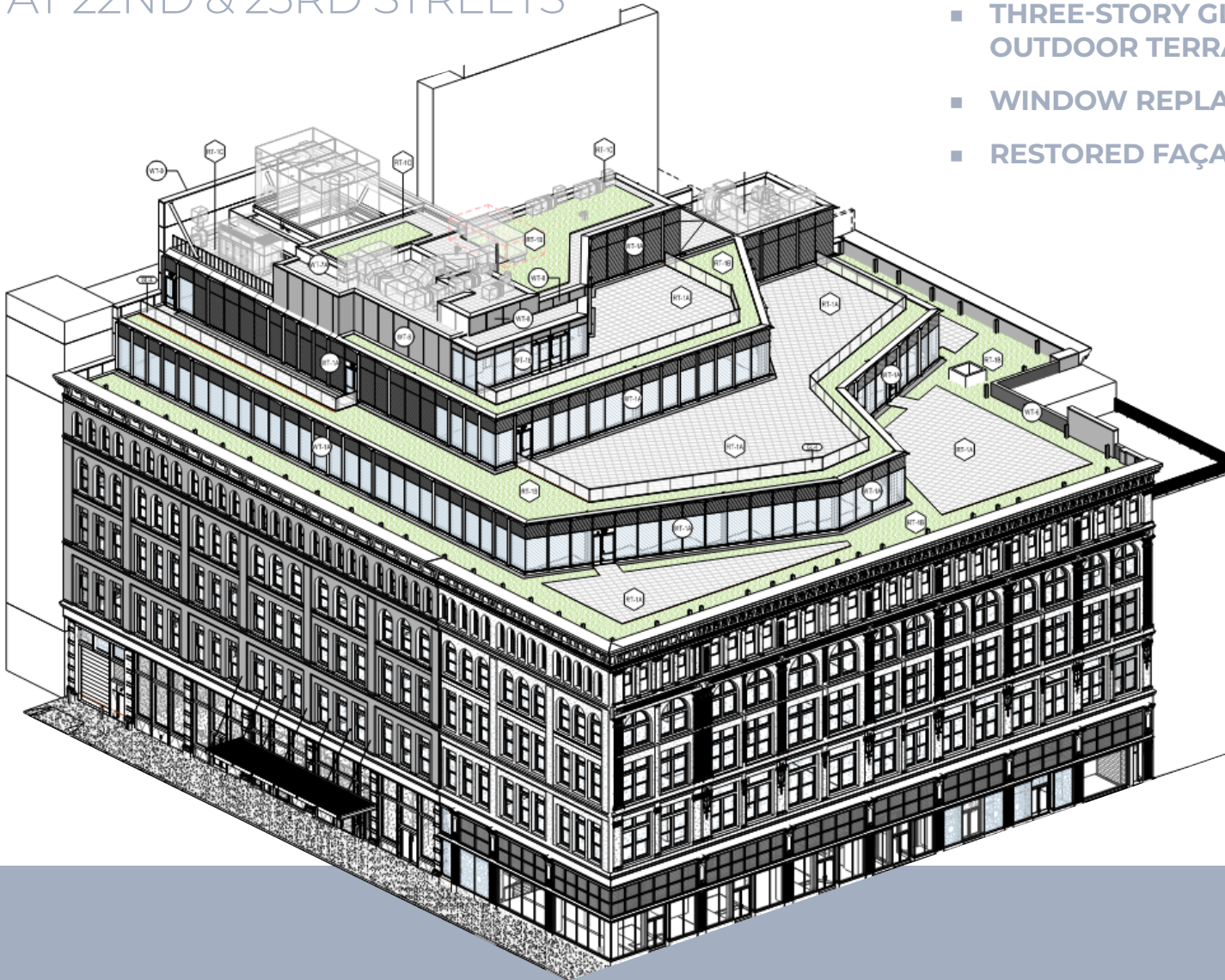
NEW REDEVELOPMENT IN THE HEART OF MIDTOWN SOUTH



256,000 SF REDEVELOPMENT PROJECT

AT 22ND & 23RD STREETS

- NEW LOBBY AND ENTRANCE
- NEW BUILDING CORE AND ELEVATORS
- NEW INFRASTRUCTURE, INCLUDING FULLY ELECTRIFIED BUILDING
- THREE-STORY GLASS OVERBUILD WITH OUTDOOR TERRACES ON EACH FLOOR
- WINDOW REPLACEMENT
- RESTORED FAÇADE



CEILINGS

8th Floor:	12'10"
7th Floor:	13'6"
6th Floor:	13'6"
5th Floor:	15'
4th Floor:	13'5"
3rd Floor:	15'
2nd Floor:	16'10"
Ground:	20'9"
Lower Level:	12'5"



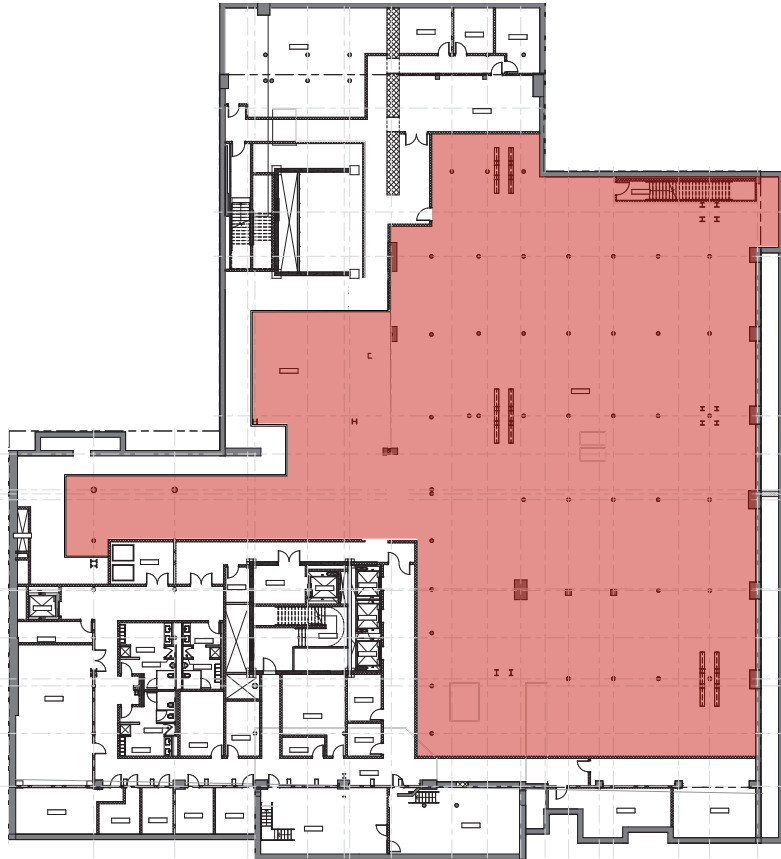
NEW BUILDING LOBBY



FLOOR PLANS

Lower Level Plan:
~18,000 SF (12'5" ceilings)

23RD STREET



22ND STREET

6TH AVENUE

Ground Floor Plan:
~28,000 SF (20'9" ceilings)

23RD STREET



22ND STREET

6TH AVENUE

FLOOR PLANS

2nd Floor: **41,482 RSF (16'10" ceilings)**
3rd Floor: **41,477 RSF (15' ceilings)**

23RD STREET



22ND STREET

6TH AVENUE



FLOOR PLANS

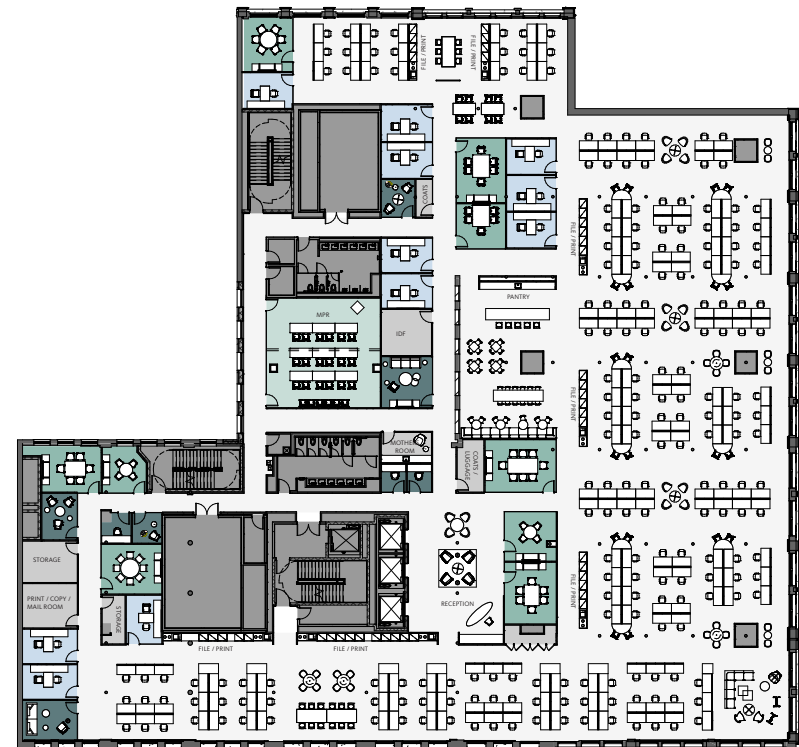
4th Floor: **41,503 RSF (13'5" ceilings)**
5th Floor: **41,441 RSF (15' ceilings)**

4th Floor:
41,503 RSF (TEST FIT)

23RD STREET



22ND STREET



FLOOR PLANS

New Level 6th Floor:
24,721 RSF (13'6" ceilings)

23RD STREET



22ND STREET

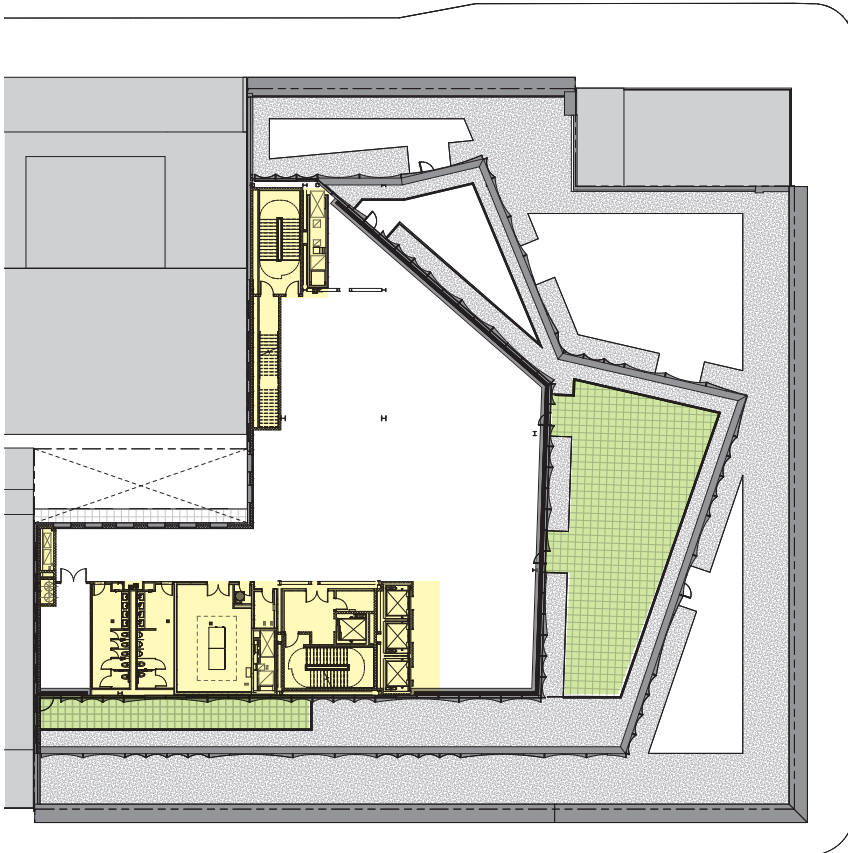
6th Floor:
24,721 RSF (TEST FIT)



FLOOR PLANS

New Level 7th Floor:
12,347 RSF (13'6" ceilings)

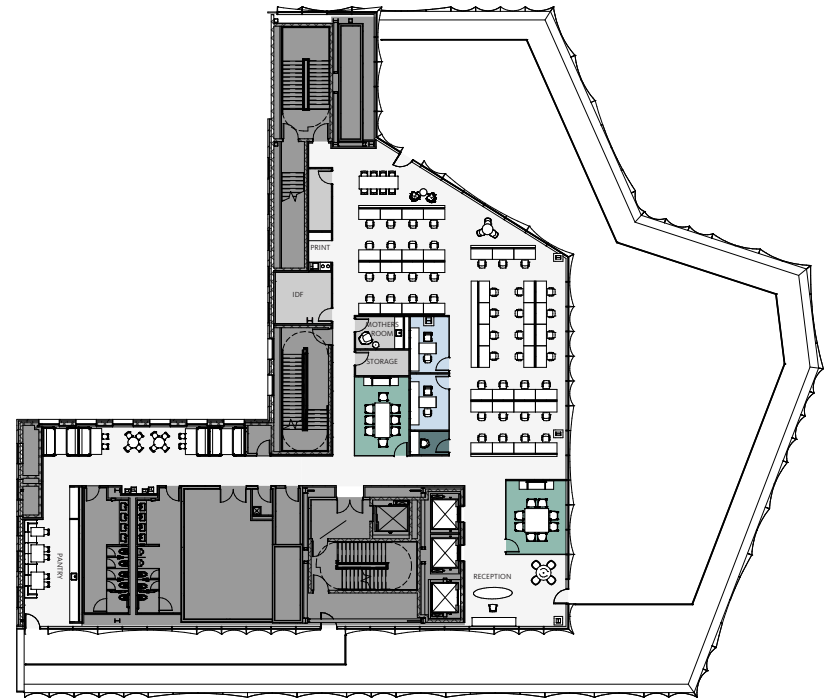
23RD STREET



22ND STREET

6TH AVENUE

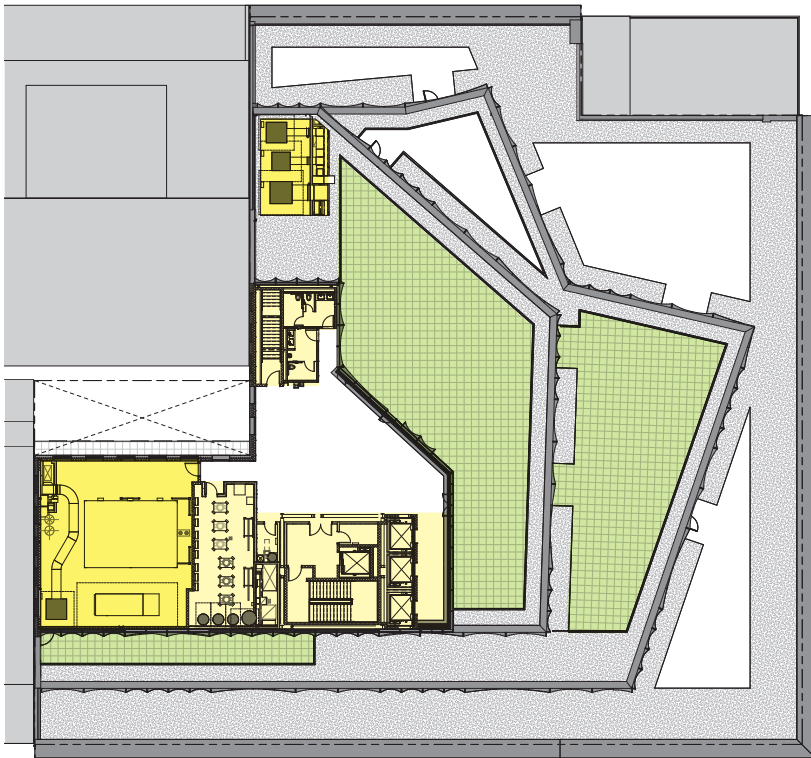
7th Floor:
12,347 RSF (TEST FIT)



FLOOR PLANS

New Level 8th Floor:
4,585 RSF (12'10" ceilings)

23RD STREET



22ND STREET

6TH AVENUE



