



**118K SF**  
**Large Creative Block**  
**with 65K SF of Amenities**





## 65K SF of Unmatched Amenities

400+ Person All-Hands Space, Multi-Sport Court, Golf Simulators, Lounge, Fitness Center, and Conference Center

## Healthy Environment

Superior Indoor Environmental Quality (IEQ) and Sustainability Consulting

## 8 On-Site Dining Options

State Grill And Bar with Private Executive Dining, Samurice, Starbucks Reserve, Chop't, Tacombi, Chipotle, and Juice Press



**BE** a  
**Thriving  
Community**



# BE a Part of Something Big

118,646 SF

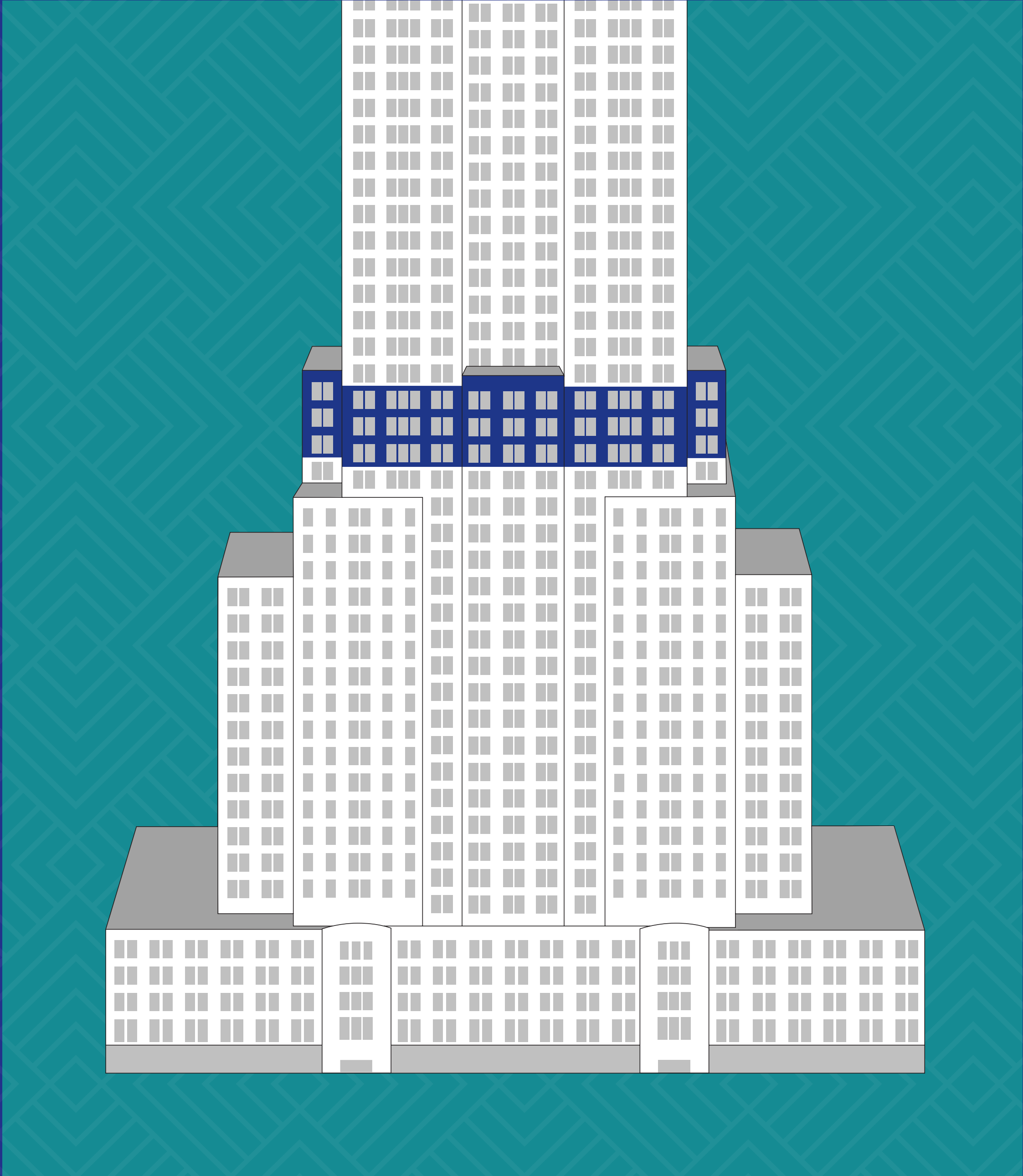
Total Available

24<sup>th</sup> Floor      40,679 RSF

23<sup>rd</sup> Floor      40,781 RSF

22<sup>nd</sup> Floor      37,186 RSF

118K SF  
Contiguous



# Floor Plan

24<sup>th</sup> Floor | 40,679 SF

Category	Qty
Office	18
Workstation (6' bench) Incl. Reception	175
<b>Total</b>	<b>193</b>
Reception	1
Conference Room	1
Meeting Room	13
Phone Room	5
Pantry	1
Coffee Station	3
Copy	3
Storage	2



# Floor Plan

23<sup>rd</sup> Floor | 40,781 SF

Category	Qty
Workstation (5'-6' bench) Incl. Reception	160
<b>Total</b>	<b>160</b>
Reception	1
Conference Room	8
Meeting Room	7
Huddle Room	3
Phone Room	5
Pantry	2
Copy	3
Storage	1





# Floor Plan

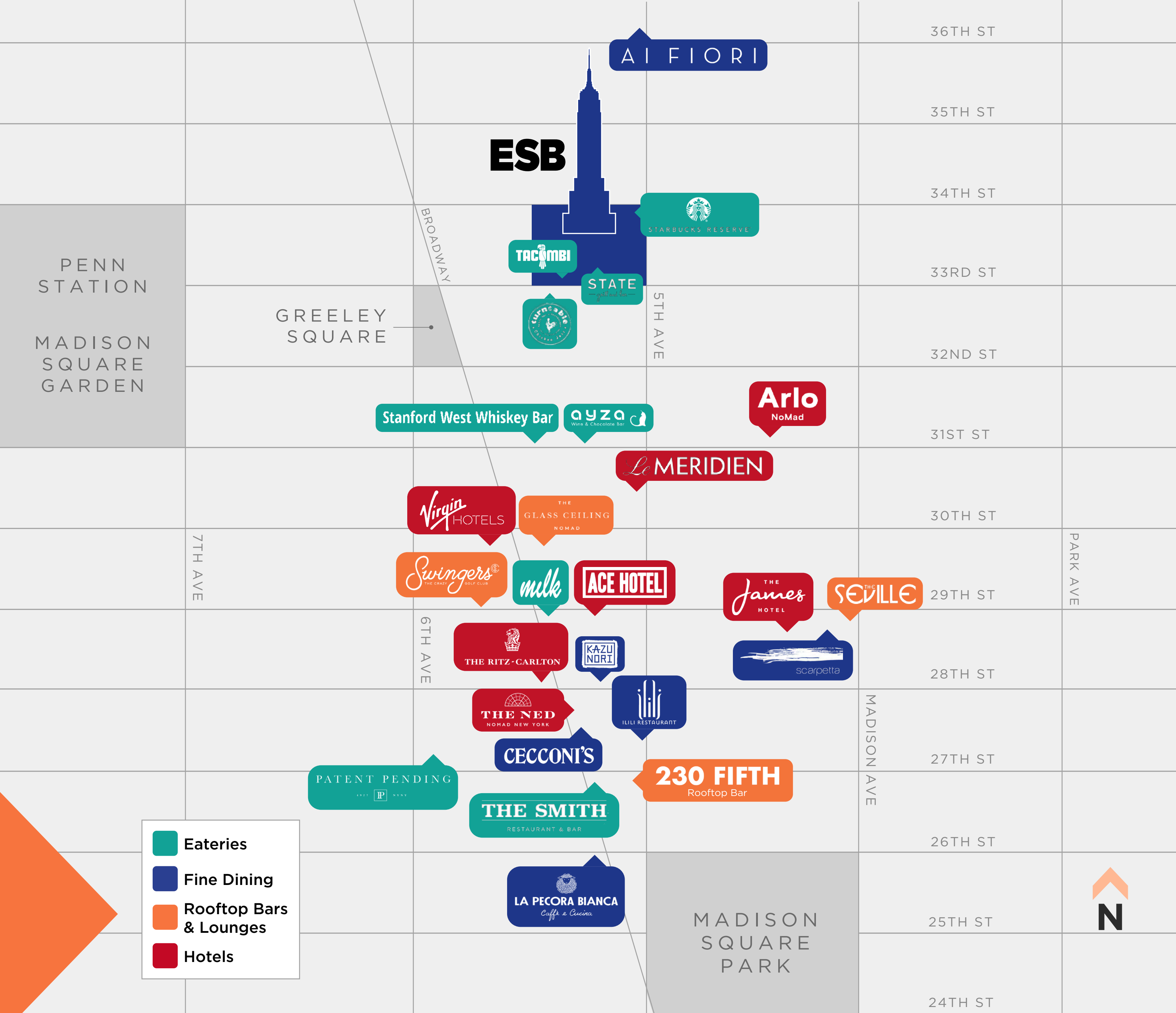
22<sup>nd</sup> Floor | 37,186 SF

Category	Qty
Office	19
Workstation (6' bench) Incl. Reception	161
<b>Total</b>	<b>180</b>
Reception	1
Board Room	1
Conference Room	1
Meeting Room	15
Phone Room	4
Wellness Room	2
Pantry	1
Coffee Station	1
Copy	2
IT	1
Coat Closet	1





# BE in the Ultra-Chic NoMad Neighborhood





# Multi-Purpose Space

10,000 SF, 400+ Person All-Hands Lounge,  
Basketball and Pickleball Court, and two Golf/VR Simulators

# Fitness Center

15,000 SF, Luxurious Locker Rooms

# Conference Center

4,000 SF, 67<sup>th</sup> Floor

# ESRT+ App

Mobile Key Access, Easy Guest Registration,  
Exclusive Discounts, Events, and more



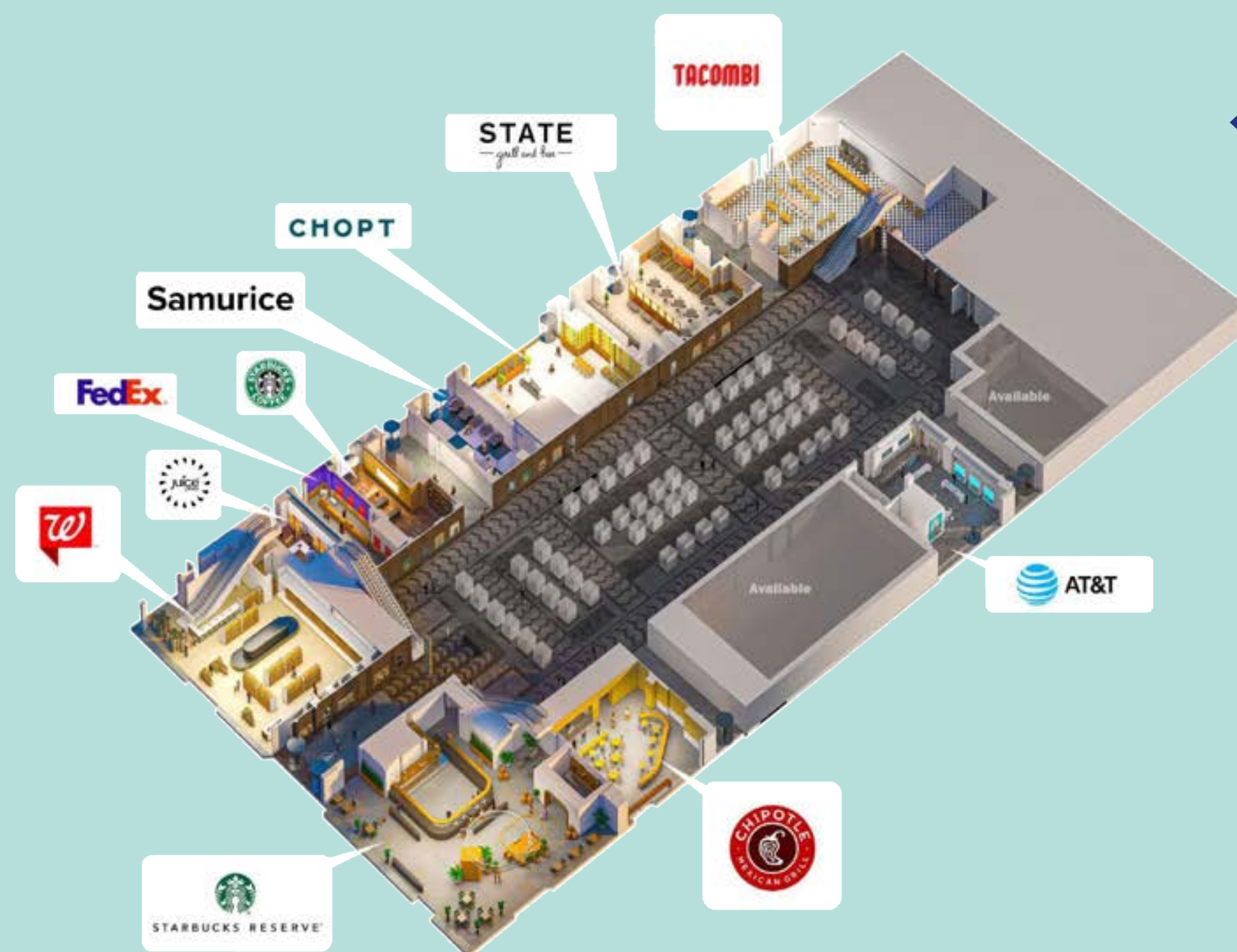
All-Hands Space



# Amenitized Snapshot

ESB

## GROUND LEVEL



## CONCOURSE LEVEL



 **BE** a Social  
Moment

**ESB**

  
**Lounge**



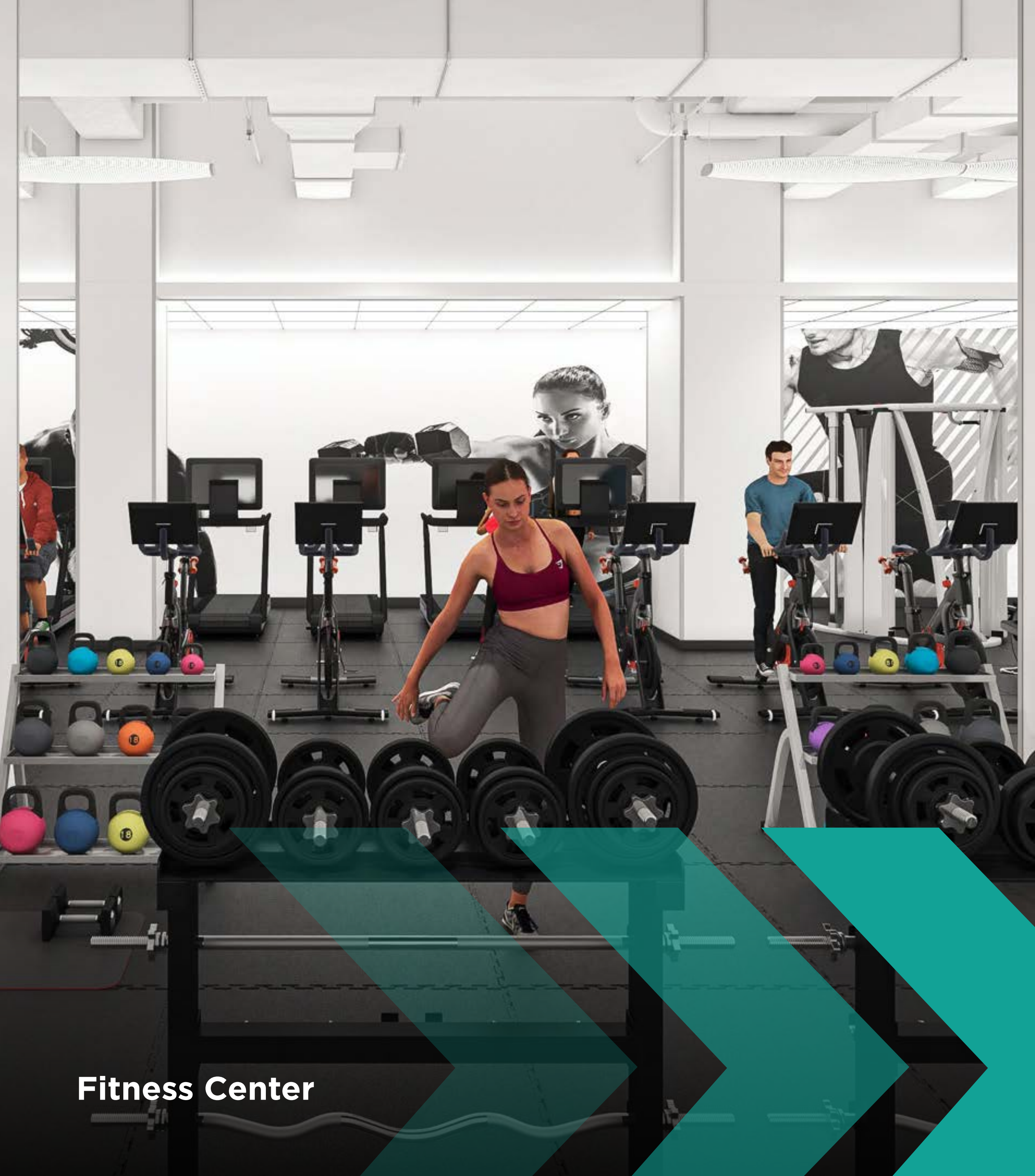




## Multi-Sport Court







Fitness Center

## BE a Fitness Guru



Golf Simulators



## Access to The Campus Amenities

Includes a new 150+ capacity rooftop at 1333 Broadway  
and 250+ capacity town hall and lounge at 1400 Broadway



Steps from the Pedestrian Plaza Transformation  
Right in the Heart of Manhattan





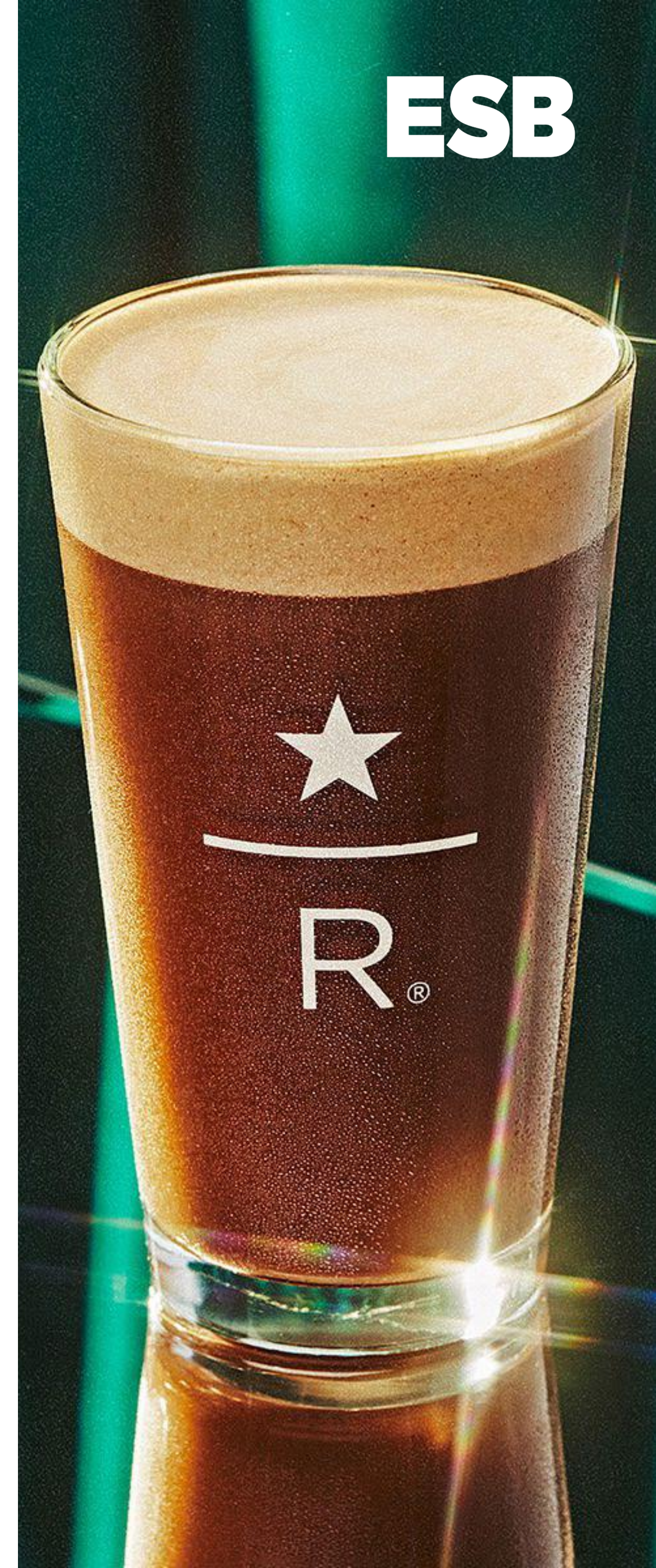
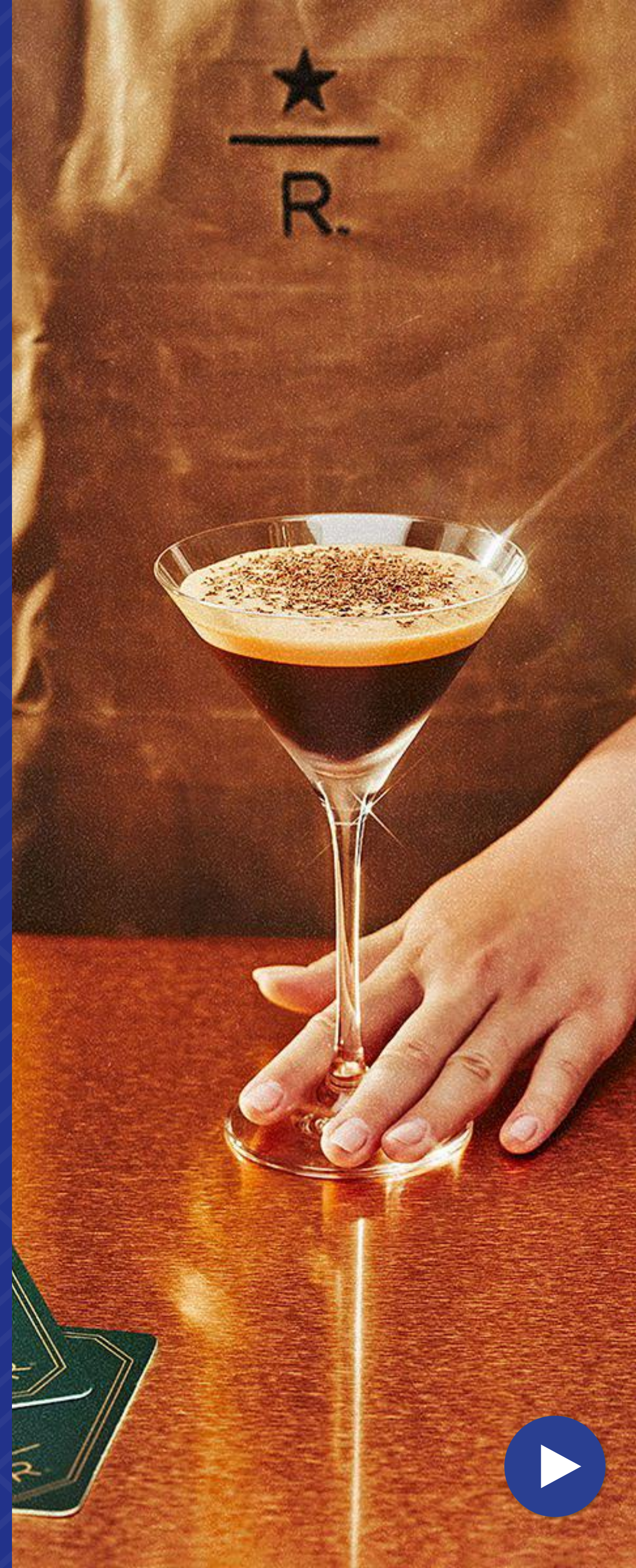


## STARBUCKS RESERVE

Spanning 23,000 square feet and three floors, Starbucks Reserve® Empire State Building® introduces new experiences that celebrate connection over coffee.

The store will offer exclusive, interactive coffee workshops and tasting flights as well as new coffee beverages, coffee-inspired cocktails and Princi food only available at the new location.

 **BE** a Cuisine Connoisseur











Built 23<sup>rd</sup> Floor Conference Room







Built 23<sup>rd</sup> Floor Pantry



**Built 23<sup>rd</sup> Floor Workspace**

“The new offices provide a bright and modern workspace and creates an environment where STV employees can do their best work.”  
- STV, proud ESB tenant





23<sup>rd</sup> Floor View



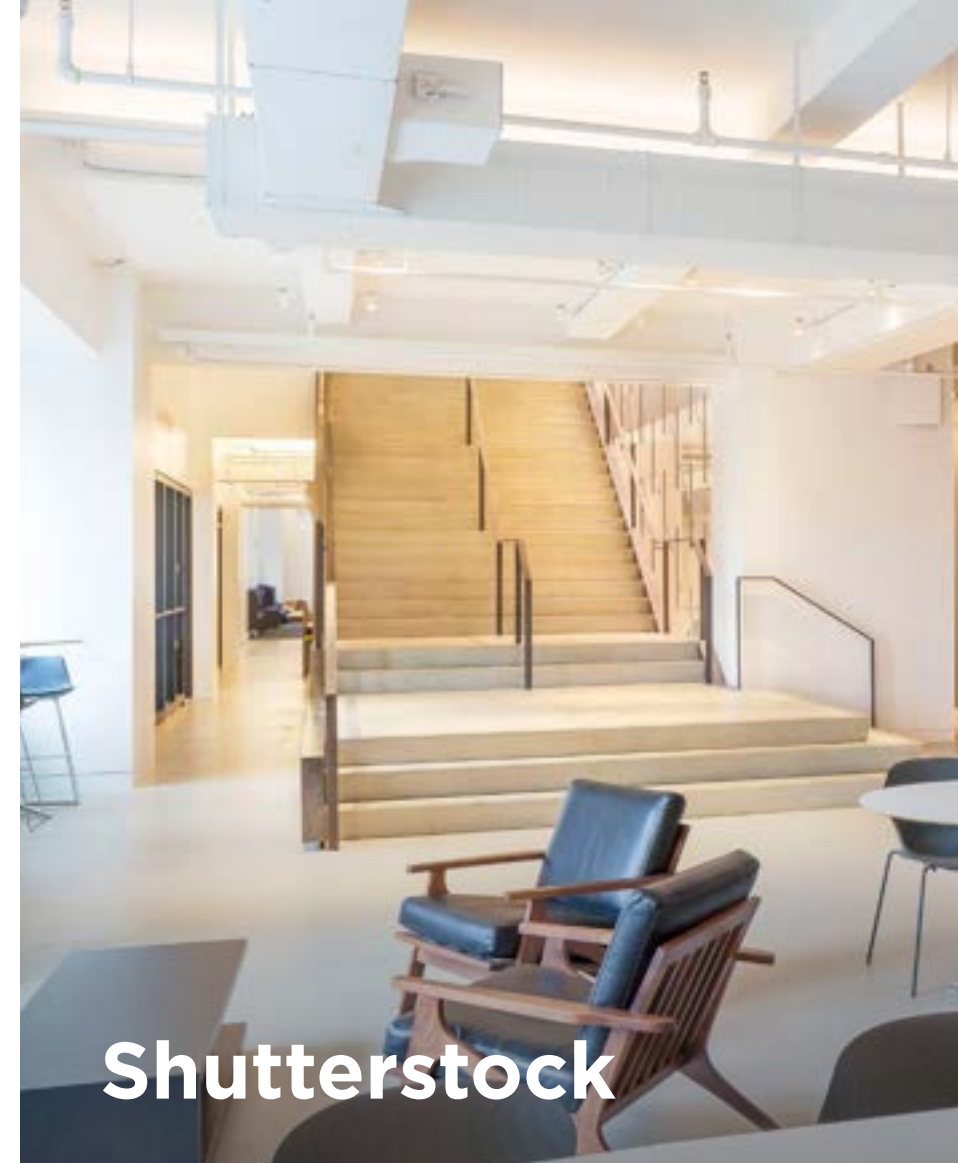
# BE Neighbors with Global Leaders



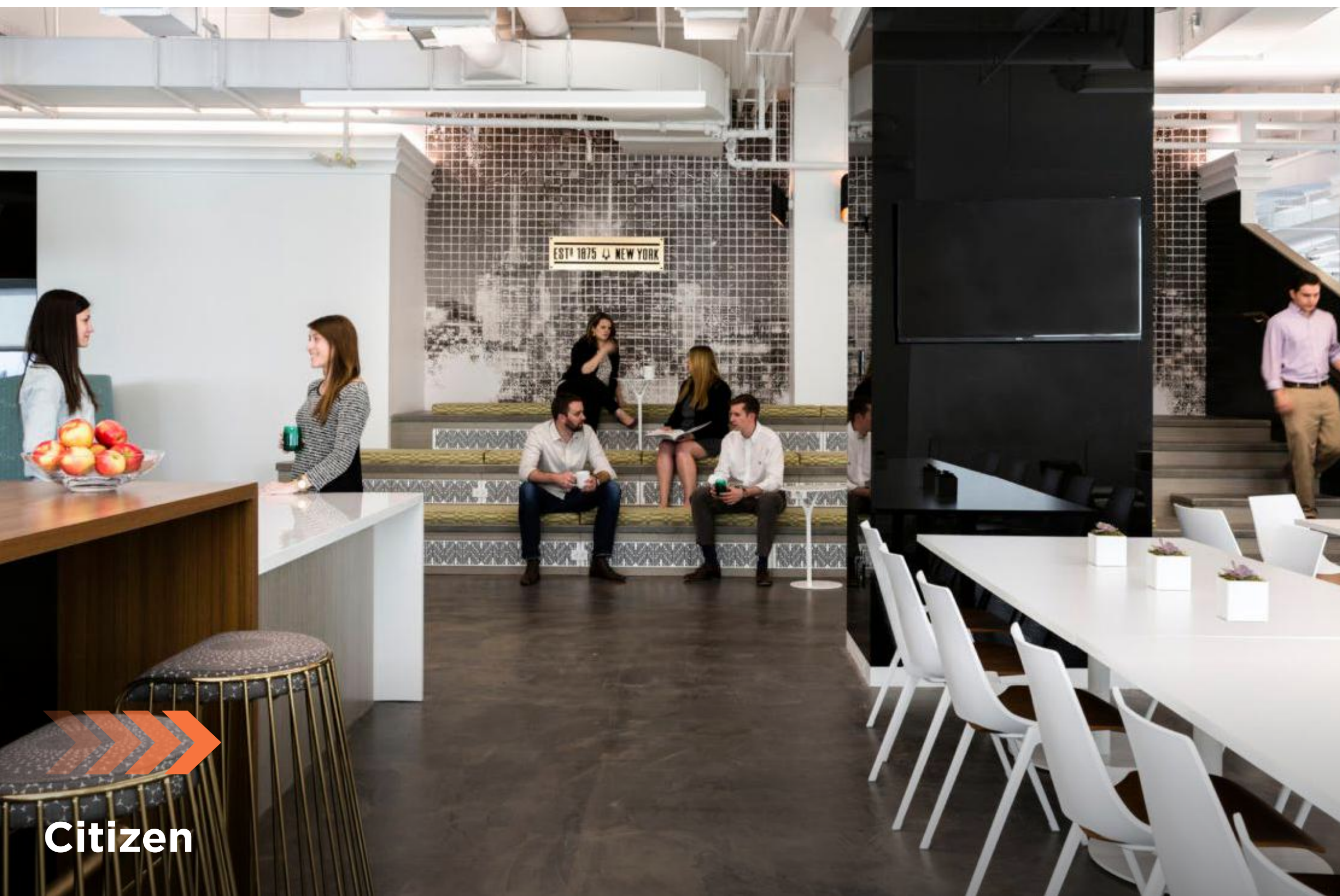




LinkedIn



Shutterstock



Citizen



JCDecaux

ESB





# **BE** an Advocate for Our Future

**Save up to \$1 Per SF**

on Energy Bill

**100% Wind Powered**

Since 2011

**Carbon Neutral**

**1<sup>st</sup> WELL**

**Health-Safety Rated**

Commercial Portfolio in the Americas

We serve as the industry-leading example and we'll advise on your sustainability needs too.



# **BE** an Innovative Builder

**Over \$650 Million**

of Capital Improvements

**Radiators with Reflective Barriers**

Send Steam Back into the Building

**High-Performance Windows**

with Triple Insulated Glass

**Advanced Lighting Control**

and Low LPD

**Chiller Plant**

Retrofit

**Largest Wireless BMS**

in the World

**Destination Dispatch Elevators**

with Regenerative Braking Technology





# BE Healthier with ESRT IEQ

Indoor Environmental Quality (IEQ) improves employee health and productivity. We've created a program of industry-leading healthy suites to provide tenants with the opportunity to maximize their IEQ, employee recruitment and retention, and their bottom line.



ESRT  
IEQ ✓

## Air Quality

### Active Bi-Polar Ionization

Neutralizes 99.92% of coronaviruses

### CO2 Sensors

Perform 50% better on cognitive tasks

### MERV 13 Filters

Removes 85% of harmful air particles

### Increased Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans

### Annual Air Testing

Detect and prevent harmful VOCs

### Operable Windows

Let in fresh air

## Light Quality

### Natural Light with Views

78% of employees state natural light and views improves their wellbeing;  
70% report improved work performance

### Daylight Dimming

Naturally lit offices report >50% reduction in eye strain,  
headaches, and drowsiness

## Healthy Products

### Low/No VOC Materials and No Red List Materials

VOCs are typically 10x higher indoors, which has adverse  
effects on human health and the environment

*Data provided by Microchem Laboratory, The Center For Disease Control,  
Harvard Business Review, and World Health Organization.*



# BE Amid the Momentum

The last decade has seen a surge of tech growth throughout this neighborhood.

**LinkedIn, Workday, Apple, Meta (Facebook), Amazon, and TikTok** continue to pour into the area.

LinkedIn

Meta



amazon

TikTok

workday





# BE the Fastest Commuter

## 7-Minute Walk

to Madison Square Park

## 5-Minute Walk

to Penn Station

## 12-Minute Walk

to Grand Central Terminal

## 15 Subway Lines

Steps Away

## 4 Citibike Stations

within a 5-Minute Walk

## 6 Parking Garages

within 2 Blocks



Walk Score:  
98



Bike Score:  
87



Transit Score:  
100

