

30

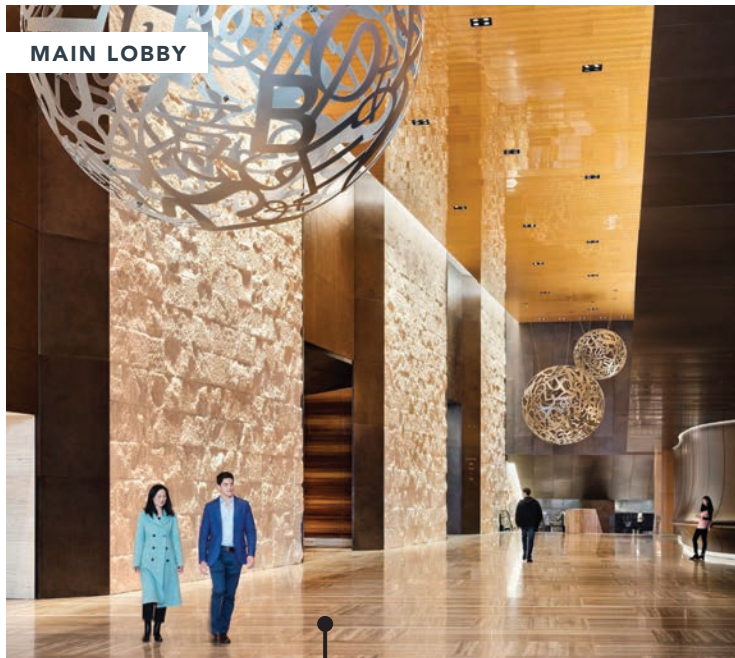
HUDSON YARDS

*WORLD-CLASS  
HEADQUARTERS  
OPPORTUNITY*





# DEDICATED LOBBY & ARRIVAL EXPERIENCE





# DEDICATED LOBBY & ARRIVAL EXPERIENCE





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# STATE-OF-THE-ART AMENITIES

CONFERENCE CENTER

EXECUTIVE DINING

SCREENING ROOMS

FITNESS AND  
WELLNESS CENTER

TERRACE

CAFE

FOOD HALL & SERVERY

THE SHOPS AT  
HUDSON YARDS

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FITNESS CENTER



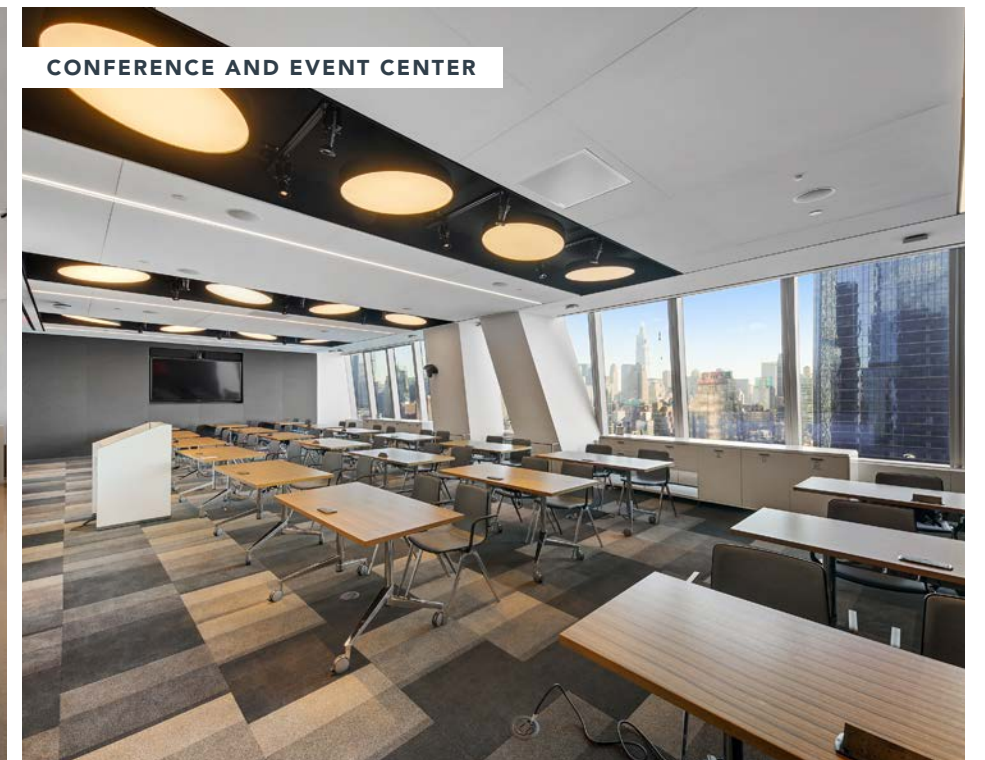
FITNESS CENTER



23RD FLOOR AMENITY CENTER



CONFERENCE AND EVENT CENTER





# OPEN TERRACE

WITH UNPARALLELED VIEWS

INITIAL CONCEPT TERRACE RENDERING



INITIAL CONCEPT TERRACE RENDERING





# *DINING OPTIONS*

## AT YOUR FINGERTIPS

FOOD HALL AND CAFE



CAFE

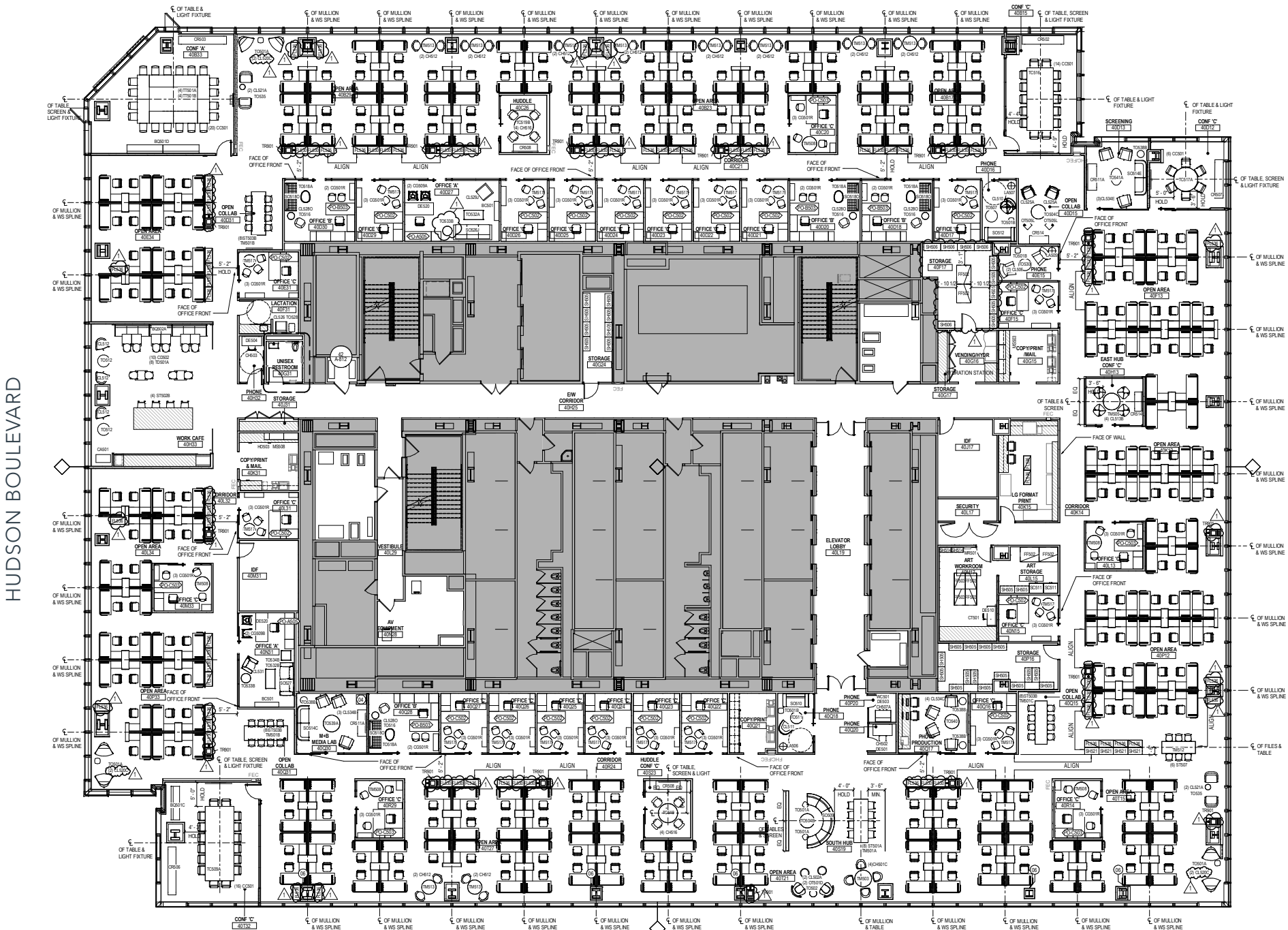


FOOD HALL





33RD STREET



# UPPER STACK

## TYPICAL LAYOUT

[CLICK HERE FOR FLOOR PLANS, TEST FITS, & RENDERINGS](#)

FLOORS 37-51

45,543 – 51,879 RSF

Workstations	162
Offices	49
Meeting Area / Conference room	10

See additional floor plans to see seat count floor by floor



HUDSON BOULEVARD



10TH AVENUE

*FLOORS 37-45*  
*45,543 – 51,879 RSF*

## Efficient column free floorplates

13'6" slab to slab heights  
15' on 51st floor



HUDSON BOULEVARD

33RD STREET

10TH AVENUE

# PODIUM FLOOR TYPICAL LAYOUT

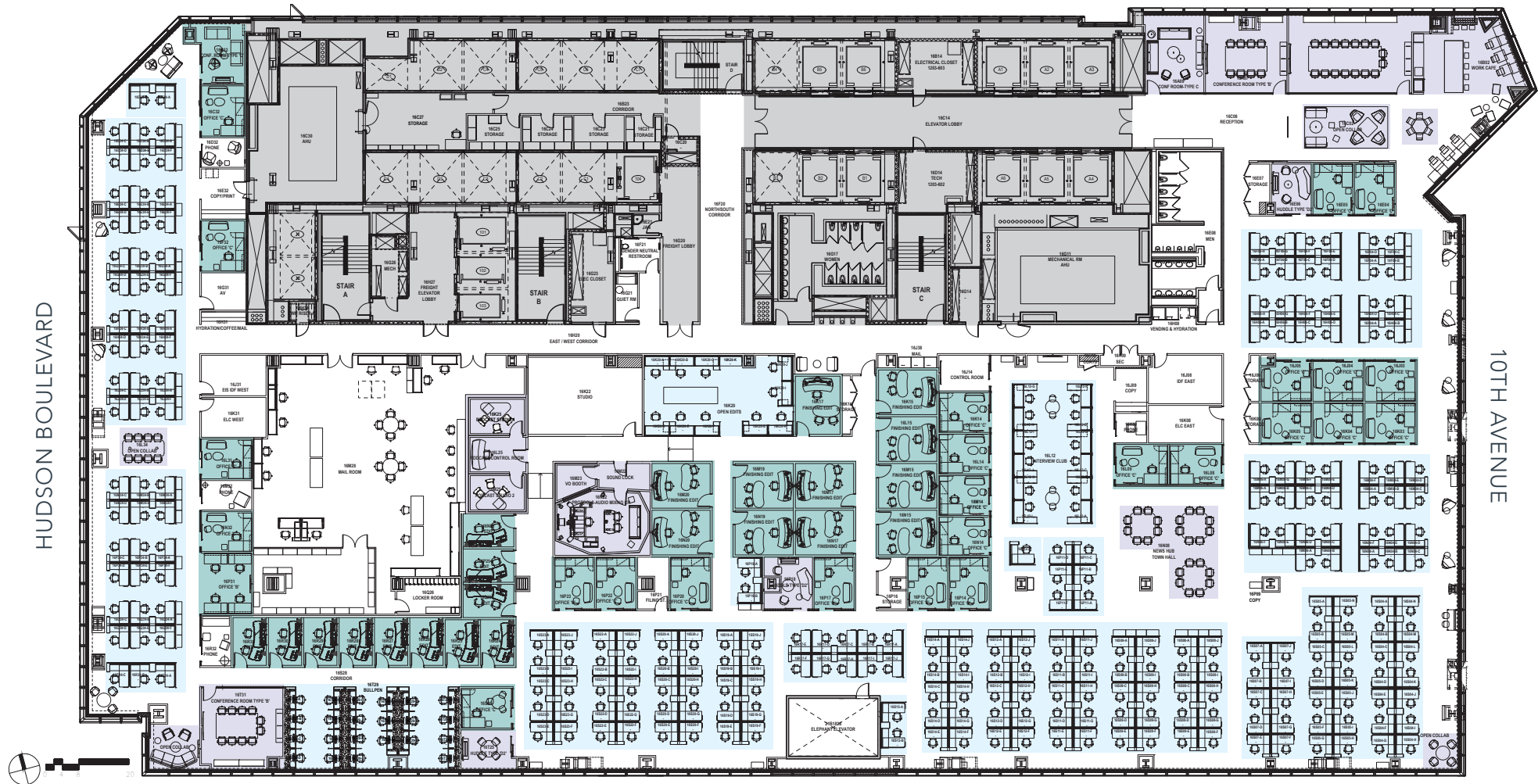
[CLICK HERE FOR FLOOR PLANS,  
TEST FITS, & RENDERINGS](#)

*FLOORS 22-23*  
*70,423 – 70,579 RSF*

See additional floor plans to see seat count floor by floor



33RD STREET



HUDSON BOULEVARD

10TH AVENUE

PODIUM  
FLOOR  
TYPICAL LAYOUT

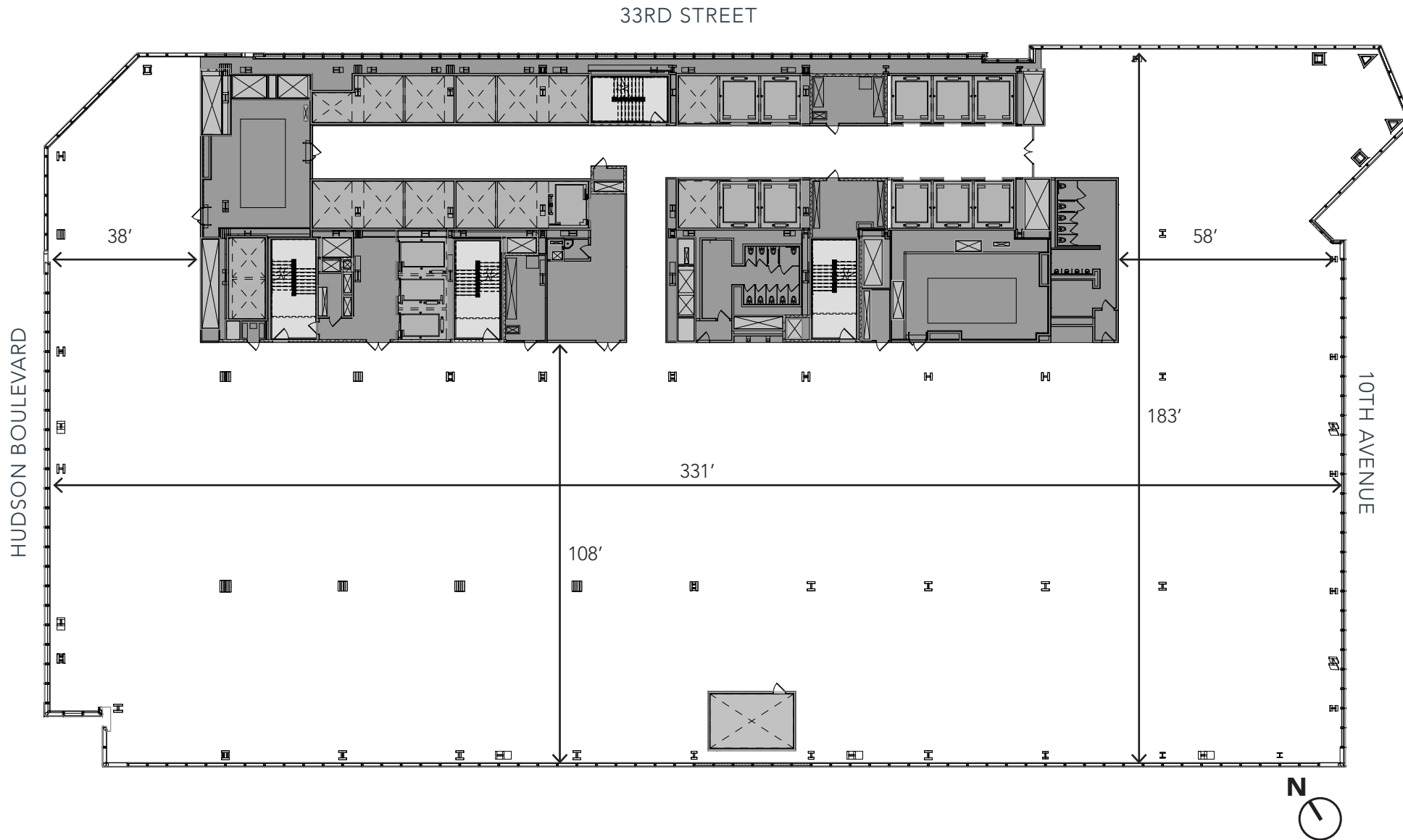
CLICK HERE FOR FLOOR PLANS,  
TEST FITS, & RENDERINGS

FLOOR 17  
73,319 RSF

Workstations	296
Offices	26
Meeting Area / Conference room	25

See additional floor plans to see seat count floor by floor





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*PODIUM*  
*FLOORS*  
CORE & SHELL

*FLOOR 17*  
*73,319 RSF*

Efficient column free floorplates  
18' slab to slab heights

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CURRENT FINISHES



CURRENT FINISHES



CURRENT FINISHES



CURRENT FINISHES





# BUILDING-WITHIN-A-BUILDING MECHANICAL SYSTEMS

## BUILDING WITHIN A BUILDING INFRASTRUCTURE WITH SELF-CONTAINED SYSTEMS

### GENERATOR

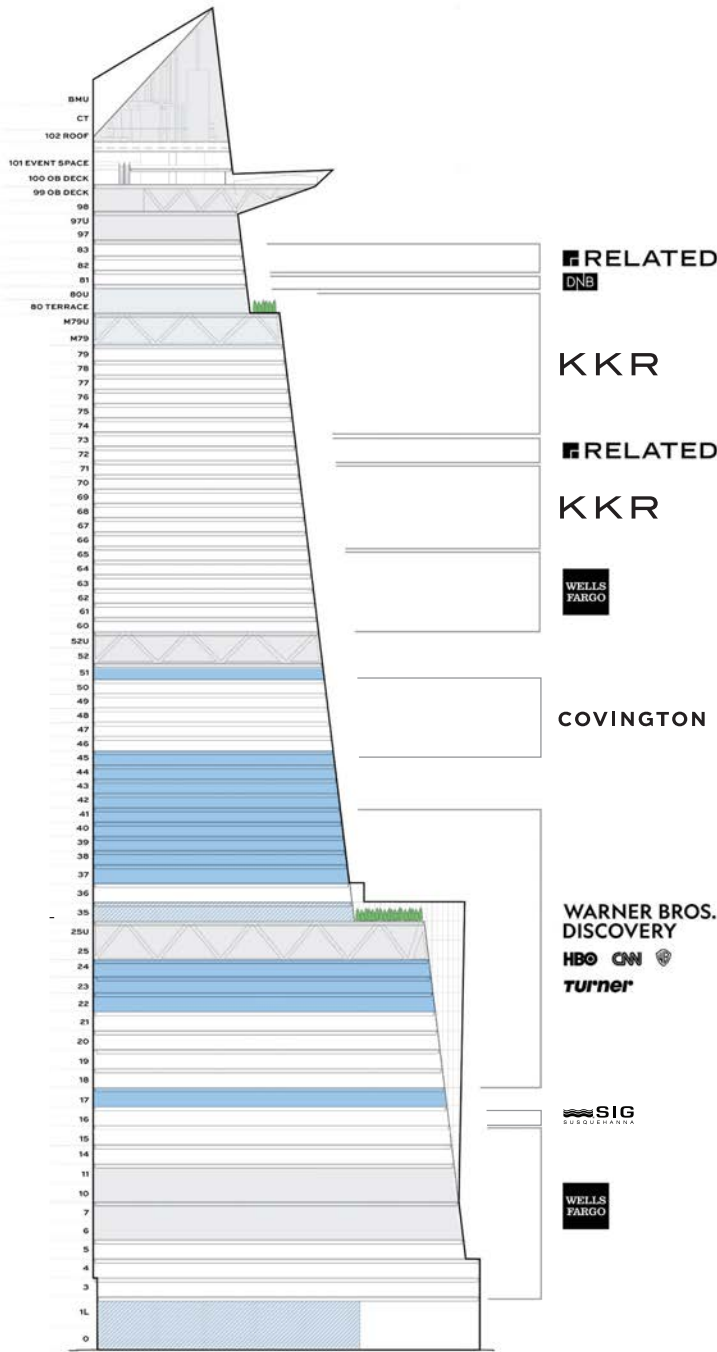
10 megawatt emergency power generator  
plan at N + 1 redundancy

### CHILLER PLANT

5,000-ton chiller plant

### AIR-HANDLING

Variable-speed air-handling system



## BUILDING SPECIFICATIONS

SHARED AMENITIES	Multi-floor building amenity package including a sky lobby food hall, café, conference center, screening rooms, and fitness and wellness facilities
DYNAMIC HUDSON YARDS CAMPUS	Campus including: <ul style="list-style-type: none"><li>- 7 acres of open space in a 12M SF complex that has become the world's premier commercial HQ location and mixed-use complex</li><li>- Direct connections into 450K SF of dining and shopping and the new 7 train station</li></ul>
LEED RATING	LEED CS Gold
WELL RATING	Anticipated WELL 2.0 rating
HVAC/ HEATING	Office is served by dedicated variable speed AHU's. Systems include chilled water & condenser water plants, heat exchangers, and core ductwork
BMS	Tridium/Niagara system, integrating multiple control platforms into a single platform
ELEVATORS	10 cars in banks A & B service the space exclusively directly to the sky lobby (35) 9 cars in bank E service floors 35-51 1 freight elevator services the loading doc to the 51st floor 1 freight elevator services lobby to the 25th floor 1 Kitchen elevator services the 24th & 35th floor 1 "Elephant car" services floors 5, 10, 17, 18, 19, & 21
COLUMN SPACING	Upper Stack: (East) 30' x 43' 3 1/2" / (West) 30' 1" x 43' 2"
FIRE PROOFING	The Life Safety System Design includes a fully addressable fire alarm system. The VESDA detection system anticipates fires through its monitoring of the environment
ELECTRICAL	Four (4) watts demand load per USF
GENERATOR	Four 2,500 kW/3125 kVA paralleled diesel engine generators providing 48 hours of service with Related's current fuel storage
LOBBY	Triple height main lobby with a private lobby for security
PLUMBING	Complete waste and vent system is supplied including a gas supply for the gas fired kitchen
TELECOM	3 private fiber points of entry, 2 diverse MDF rooms, Corner-Corner Wi-Fi coverage with service to each desk/office/etc
ROOF	3 terraced setbacks on 35, 36, & 37. The 35th floor setback neighbors Warner Bros. Discovery's amenity space & 36th floor setback houses a building maintenance unit. Terrace space provided on level 80 for communication systems & PE unit



MANHATTAN SKYLINE & THE HUDSON RIVER

*PANORAMIC VIEWS*

NORTH WEST  
VIEW



NORTH EAST  
VIEW



SOUTH WEST  
VIEW



SOUTH EAST  
VIEW





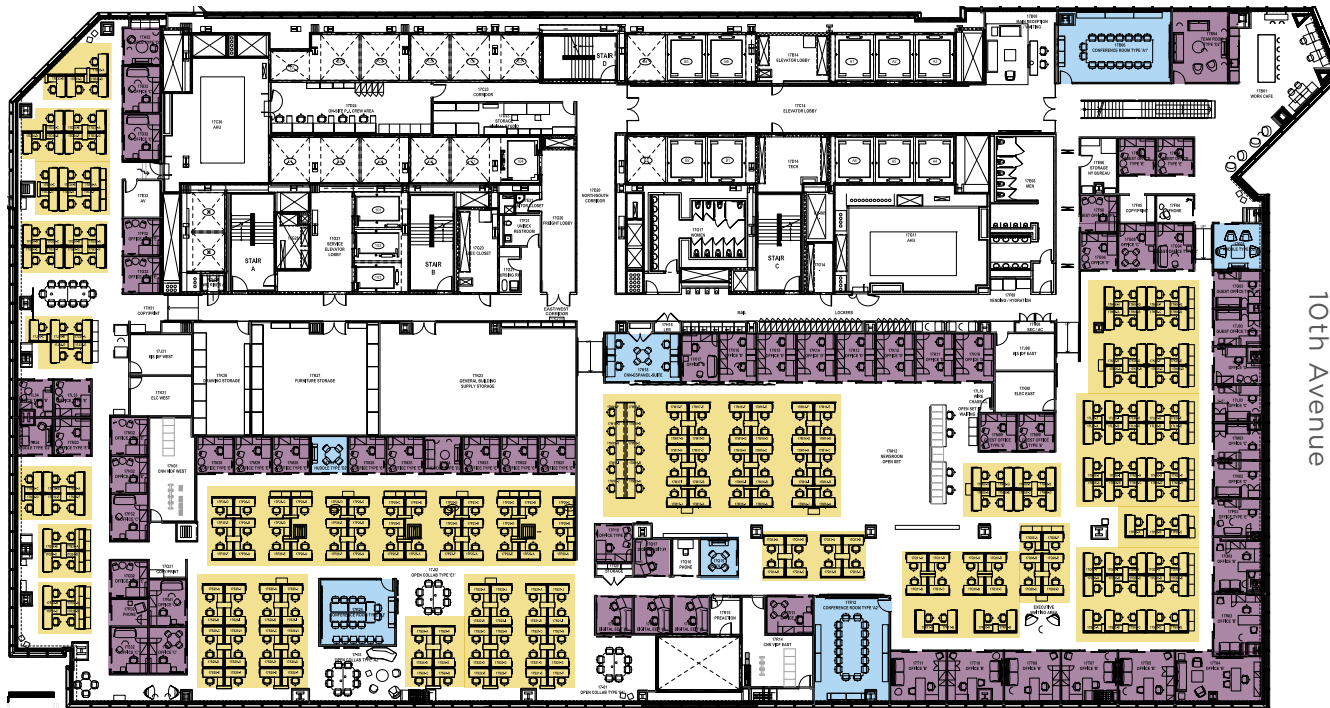
# 17th Floor

73,319 RSF

## 30 HUDSON YARDS

33rd Street

Hudson Boulevard



10th Avenue

Workstations	254
Offices	57
Meeting Area/ Conference room	13



# 22nd Floor

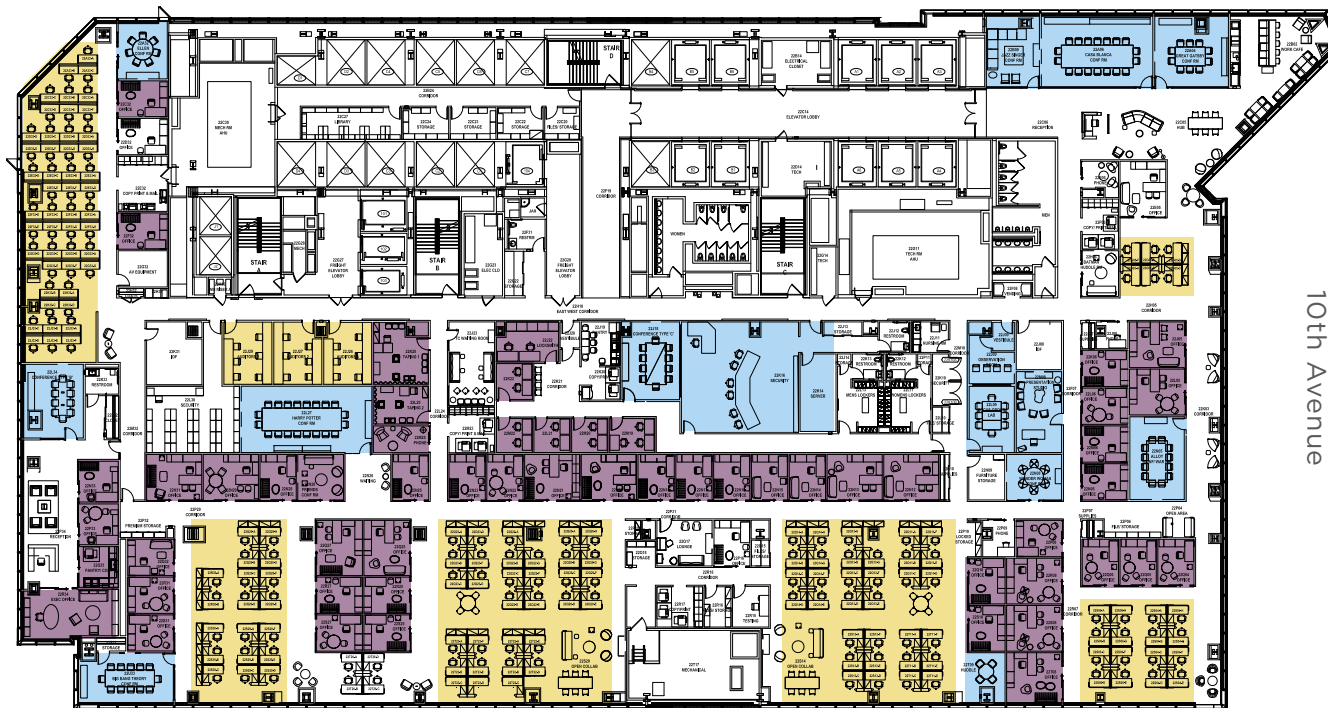
70,423 RSF

## 30 HUDSON YARDS

33rd Street

Hudson Boulevard

10th Avenue



Workstations	177
Offices	60
Meeting Area/ Conference room	15

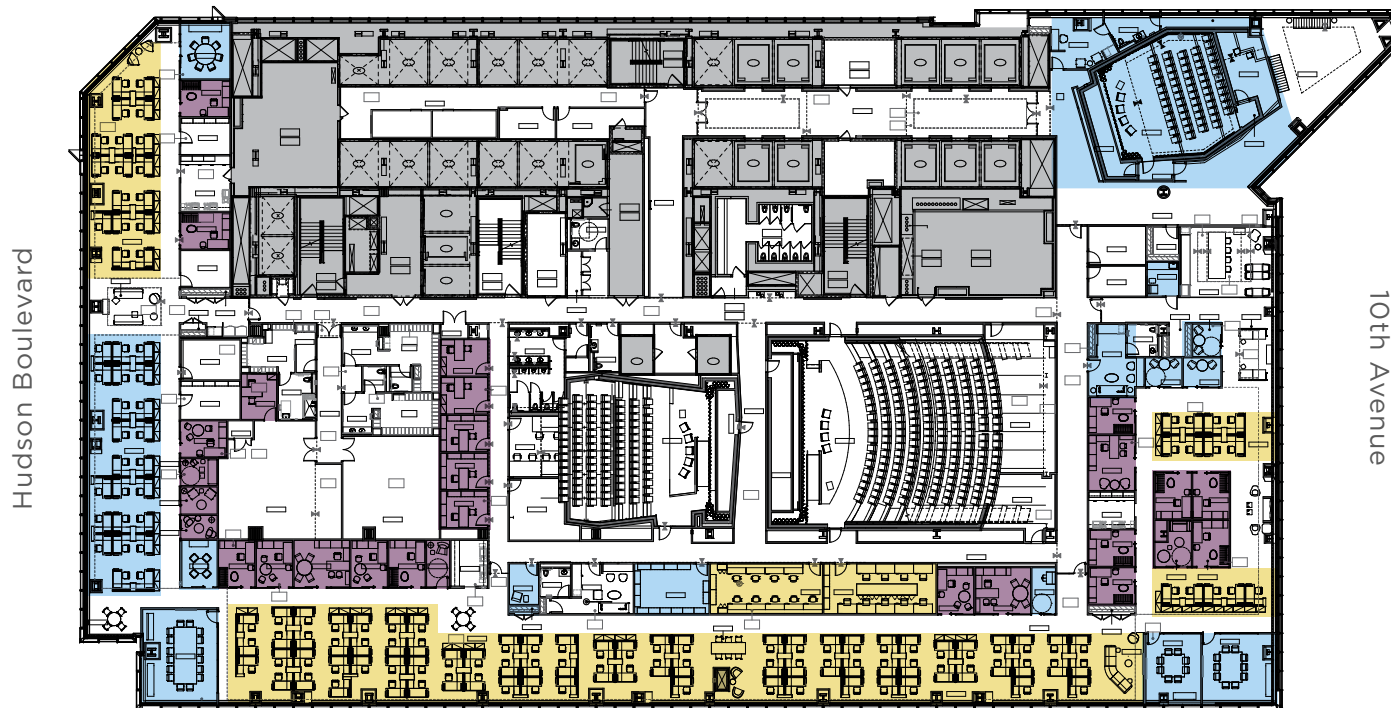


## 23rd Floor

70,579 RSF

# 30 HUDSON YARDS

33rd Street



Hudson Boulevard

10th Avenue

Workstations	144
Offices	28
Meeting Area/ Conference room	13



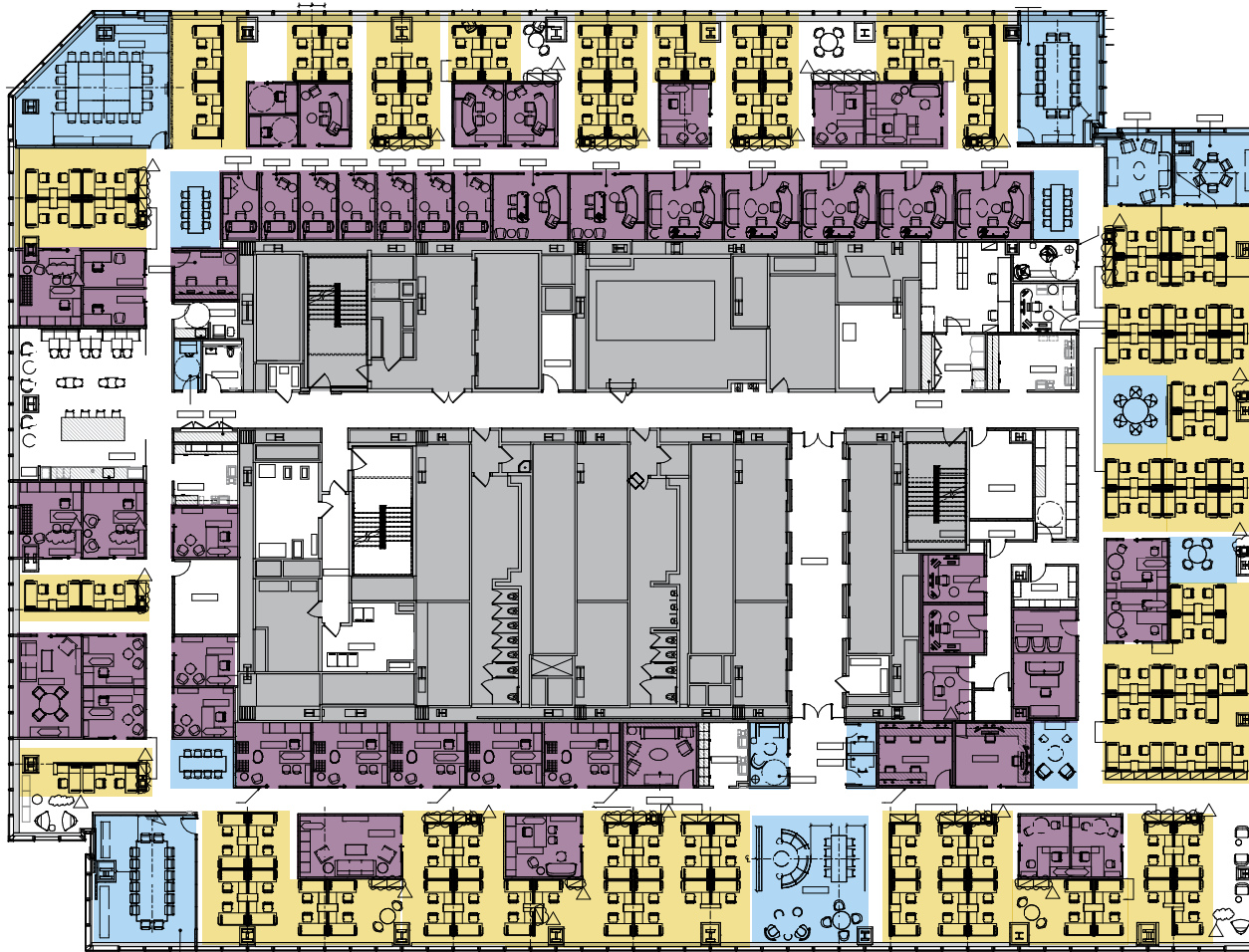
# 37th Floor

51,879 RSF

33rd Street

Hudson Boulevard

10th Avenue



## 30 HUDSON YARDS

Workstations	170
Offices	52
Meeting Area/ Conference room	14



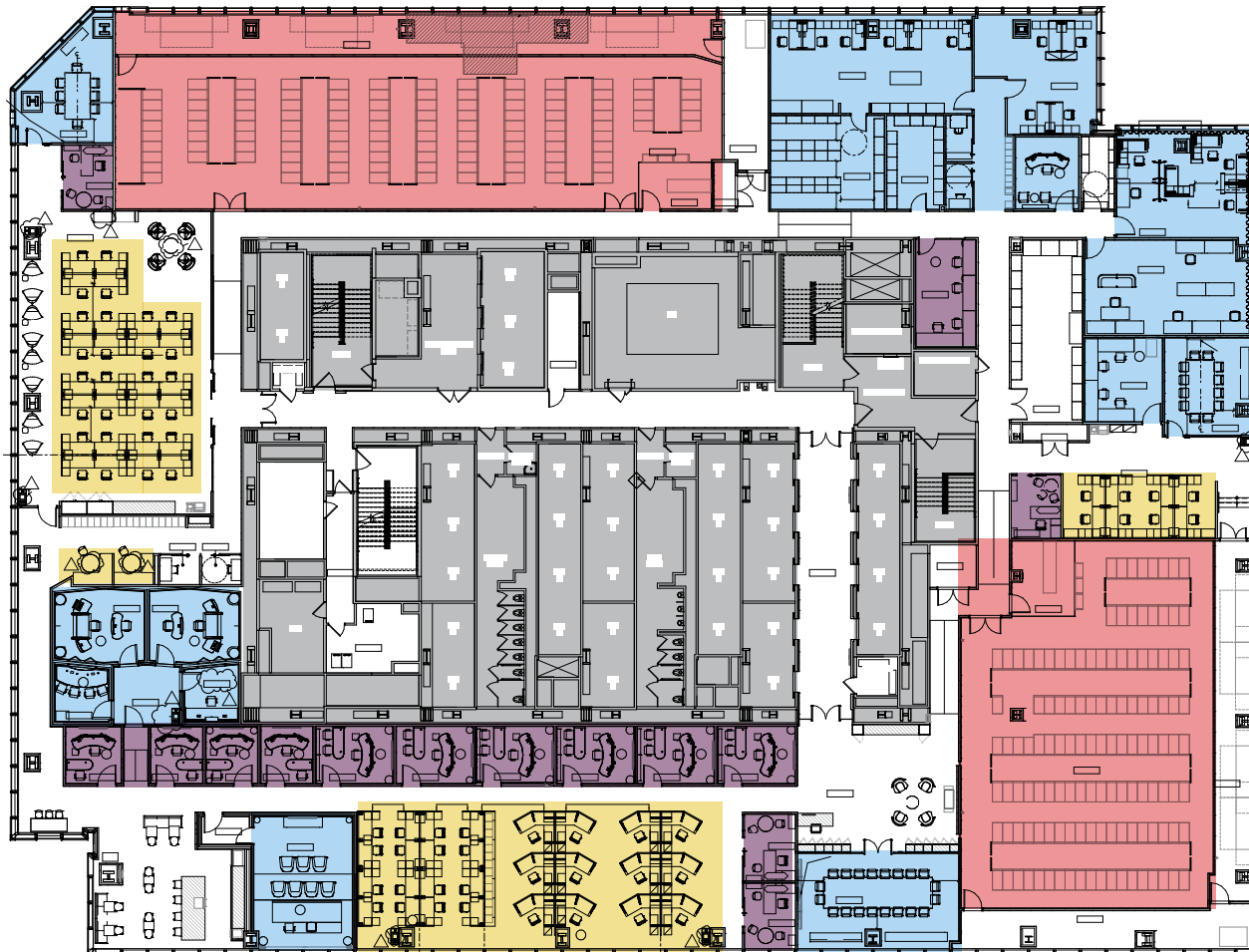
# 38th Floor

50,532 RSF

33rd Street

Hudson Boulevard

10th Avenue



## 30 HUDSON YARDS

Workstations	66
Offices	15
Meeting Area/ Conference room	14
Central Equipment Room (Data Center)	2



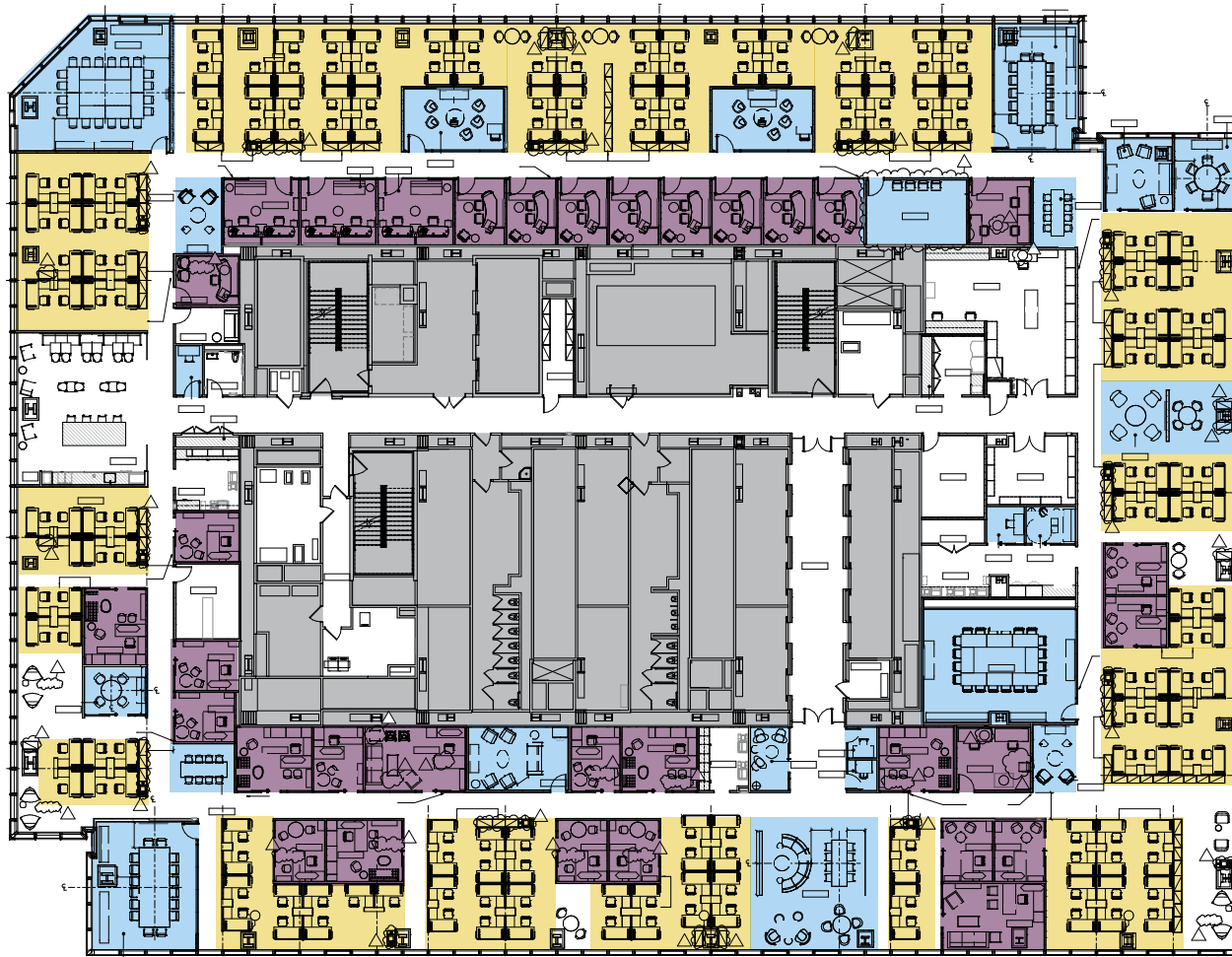
# 39th Floor

50,561 RSF

33rd Street

Hudson Boulevard

10th Avenue



# 30 HUDSON YARDS

Workstations	173
Offices	33
Meeting Area/ Conference room	24

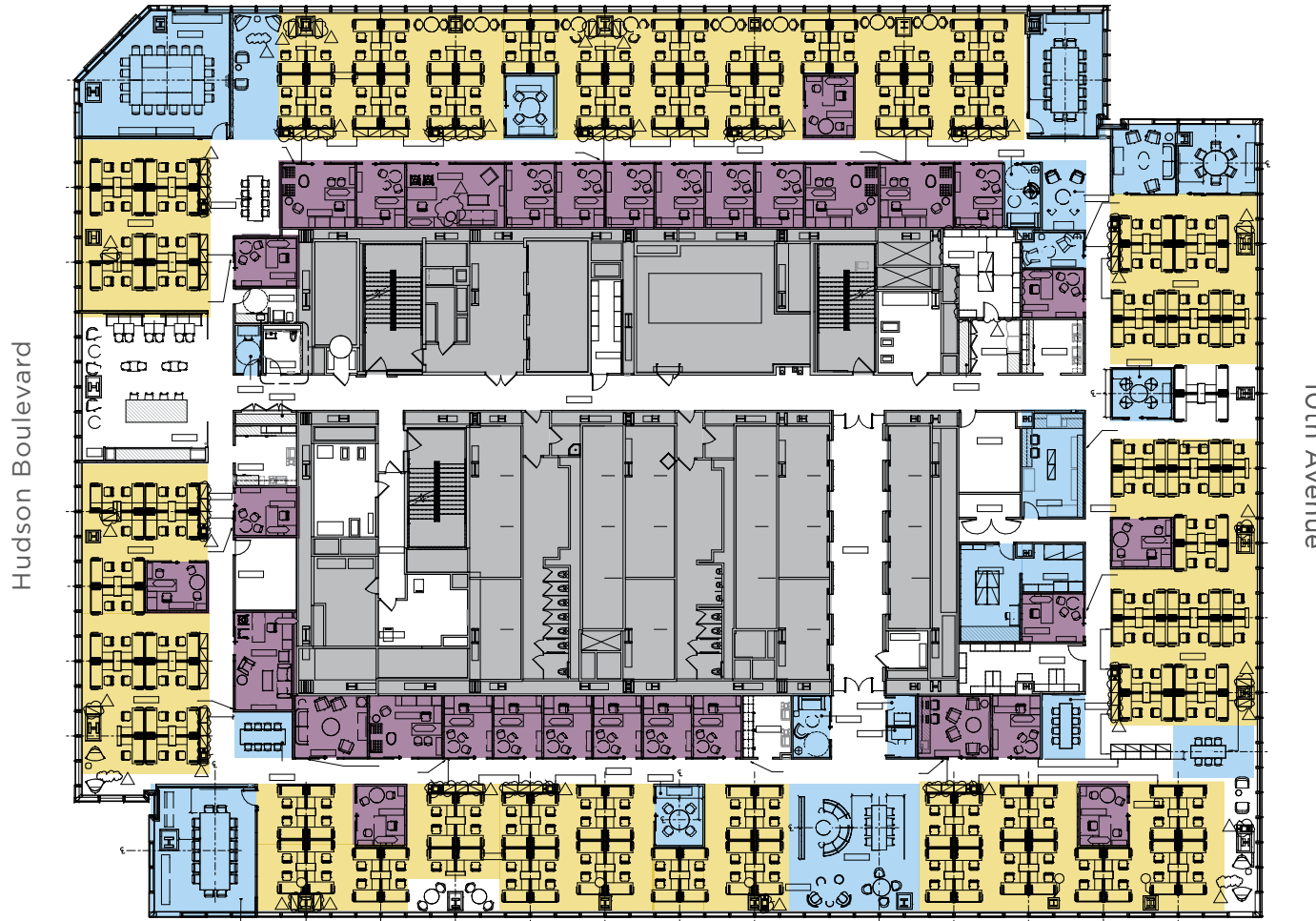


# 40th Floor

50,216 RSF

## 30 HUDSON YARDS

33rd Street



Hudson Boulevard

10th Avenue

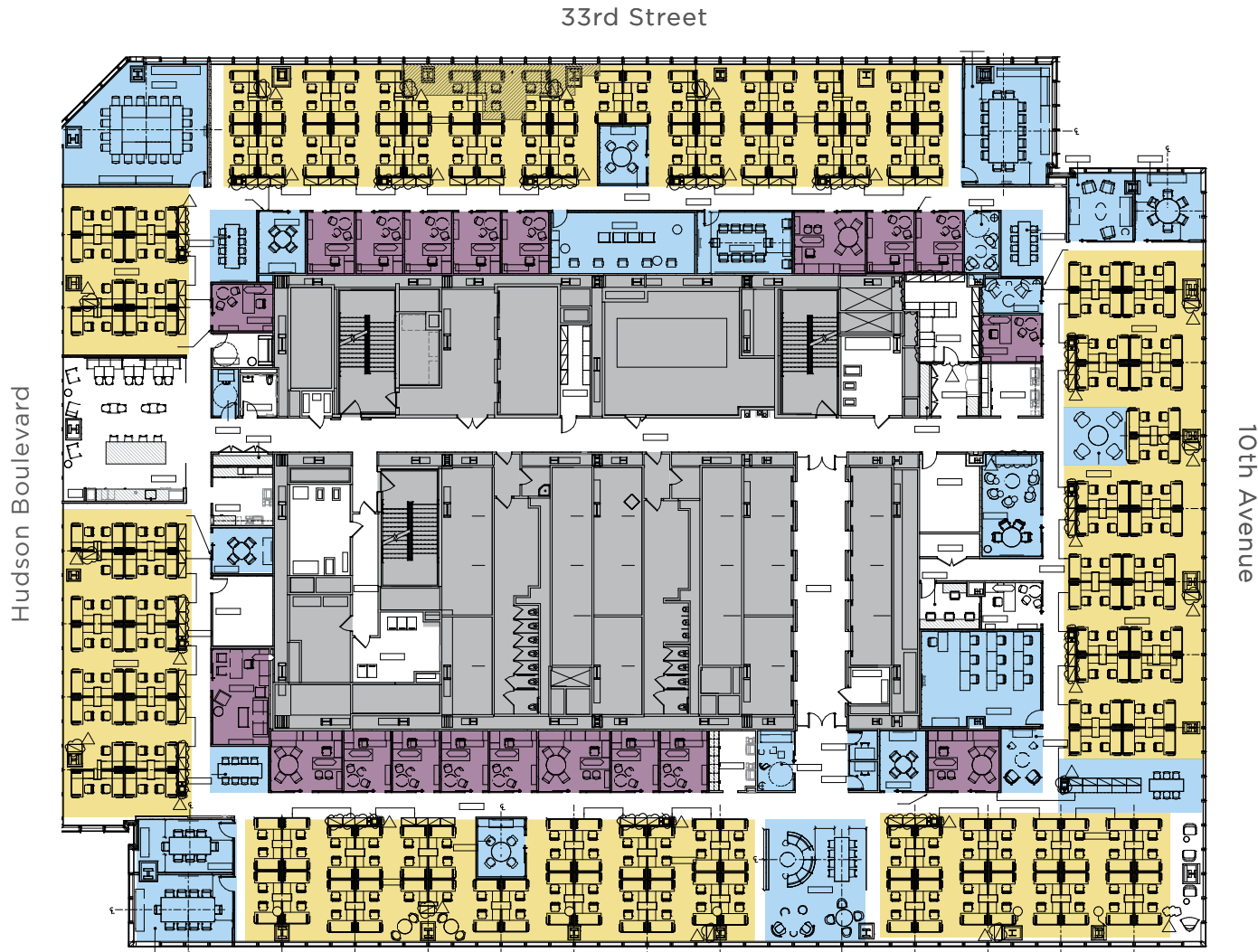
Workstations	226
Offices	32
Meeting Area/ Conference room	22



# 41st Floor

49,803 RSF

## 30 HUDSON YARDS





# 42nd Floor

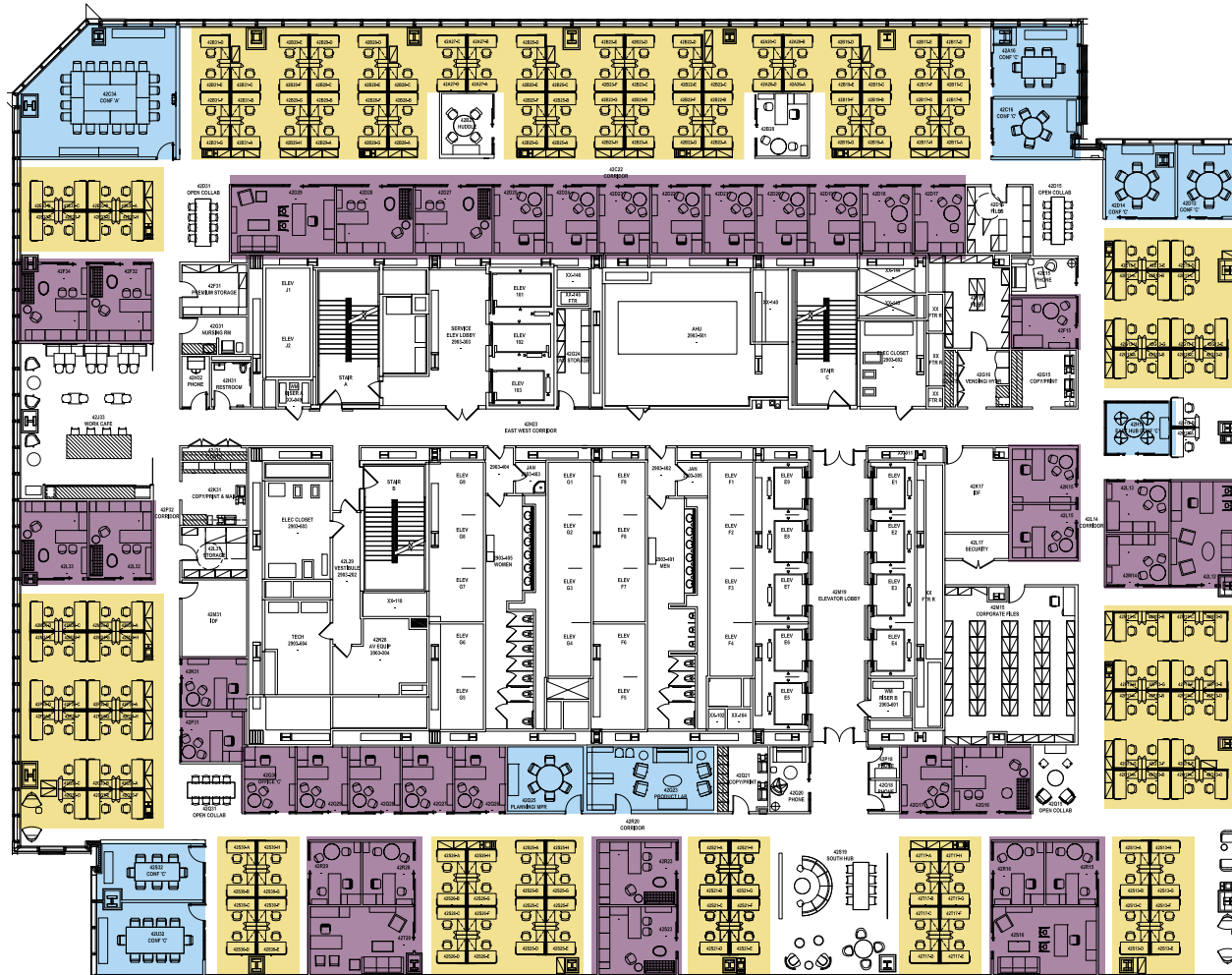
49,383 RSF

## 30 HUDSON YARDS

33rd Street

Hudson Boulevard

10th Avenue



Workstations	180
Offices	40
Meeting Area/ Conference room	11



30  
HUDSON YARDS

10th Avenue



Workstations	166
Offices	45
Meeting Area/ Conference room	10



# 44th Floor

48,528 RSF

33rd Street

Hudson Boulevard

10th Avenue



## 30 HUDSON YARDS

Workstations	157
Offices	42
Meeting Area/ Conference room	9

30  
HUDSON YARDS

10th Avenue



Workstations	99
Offices	61
Meeting Area/ Conference room	9



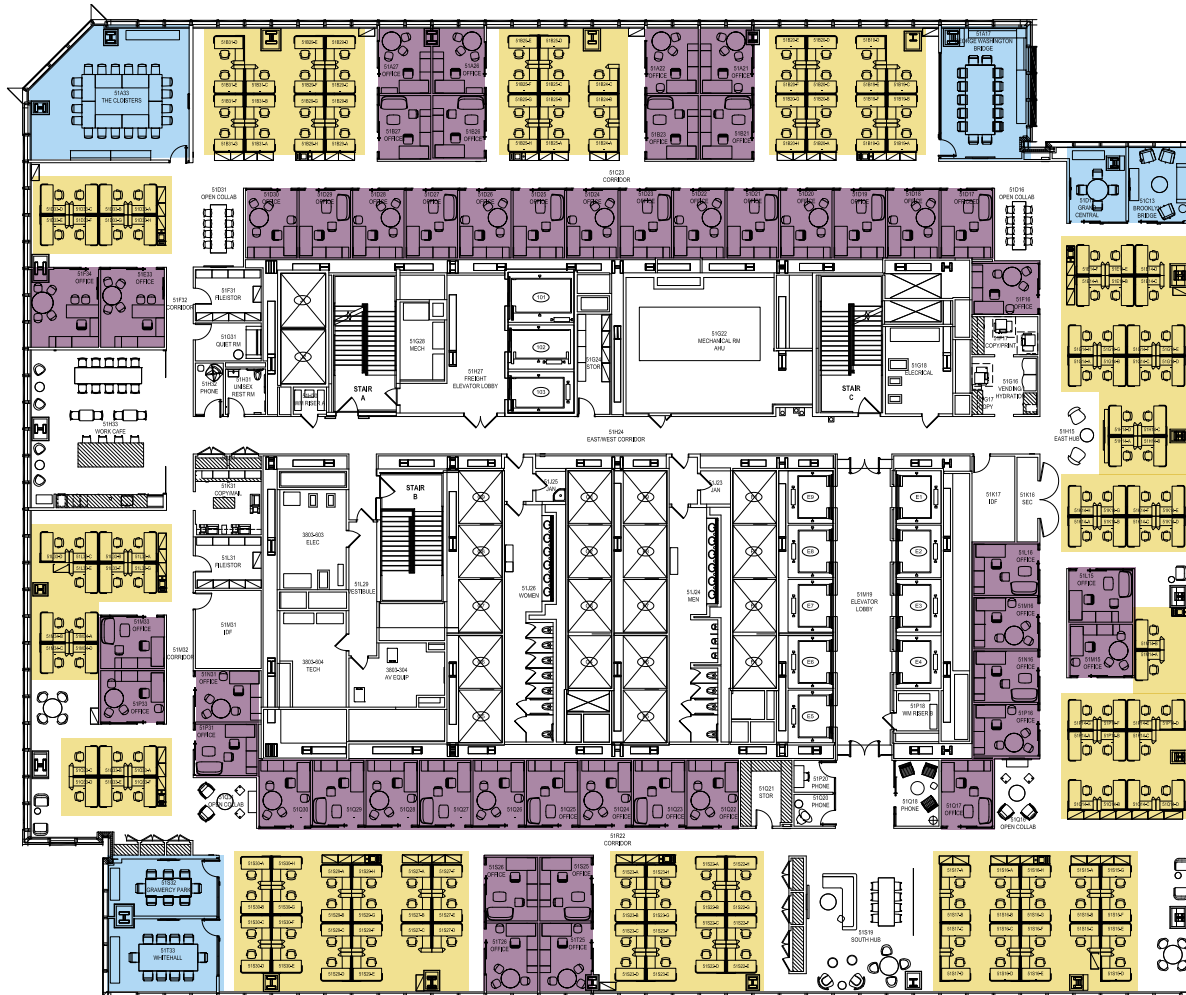
# 51st Floor

45,543 RSF

33rd Street

Hudson Boulevard

10th Avenue



Workstations	162
Offices	49
Meeting Area/ Conference room	10

30  
HUDSON YARDS

DIRECT UNDERGROUND  
CONNECTION BETWEEN  
*NO 7 SUBWAY  
STATION,  
50HY AND  
30HY*

Entrance to Penn station is one block away  
via the Farley Building.

