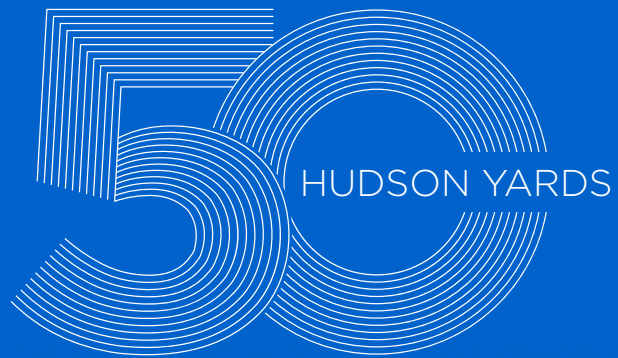
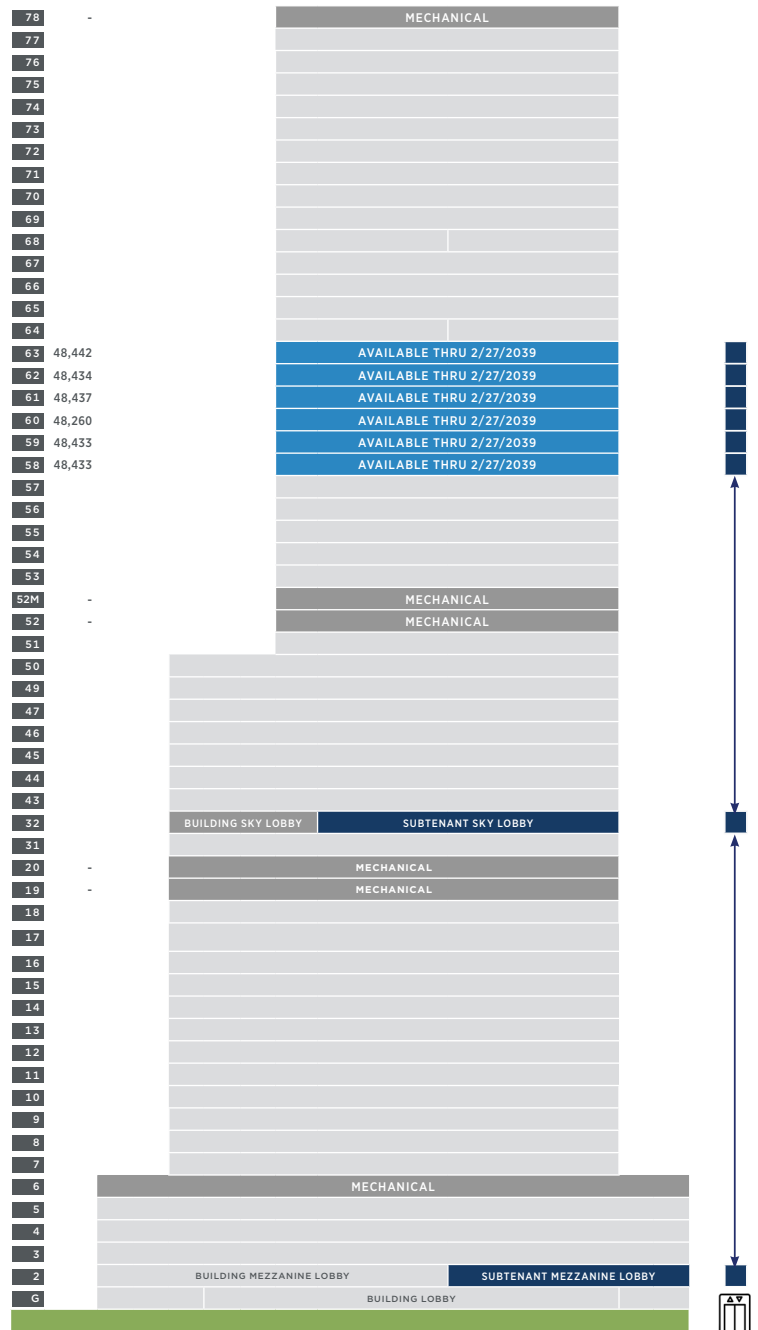


PRIME SUBLEASE OPPORTUNITY



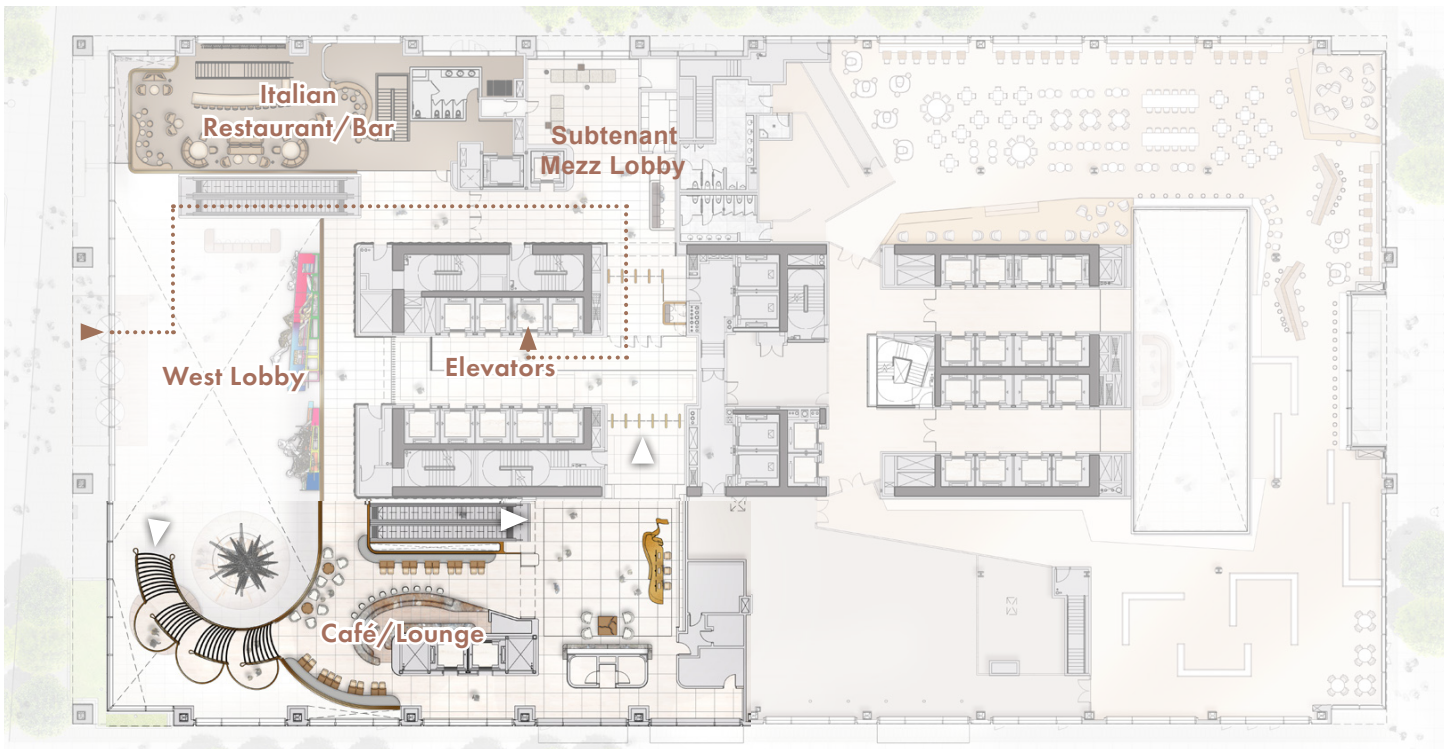


SUBLEASE OPTIONS

Entire 63	48,442 RSF
Entire 62	48,434 RSF
Entire 61	48,437 RSF
Entire 60	48,260 RSF
Entire 59	48,433 RSF
Entire 58	48,433 RSF
TOTAL	290,439 RSF



SUBTENANT MEZZANINE LOBBY



**PROMINENT
SIGNAGE
OPPORTUNITY
FOR MULTIFLOOR
OCCUPANT**



EXCEPTIONAL VIEWS OF MANHATTAN SKYLINE



SPACE FEATURES



Sublease through February 2039;
potential for term through 2034



Column-free floors in white box
condition with new bathrooms



15'2" slab heights with
floor to ceiling glass

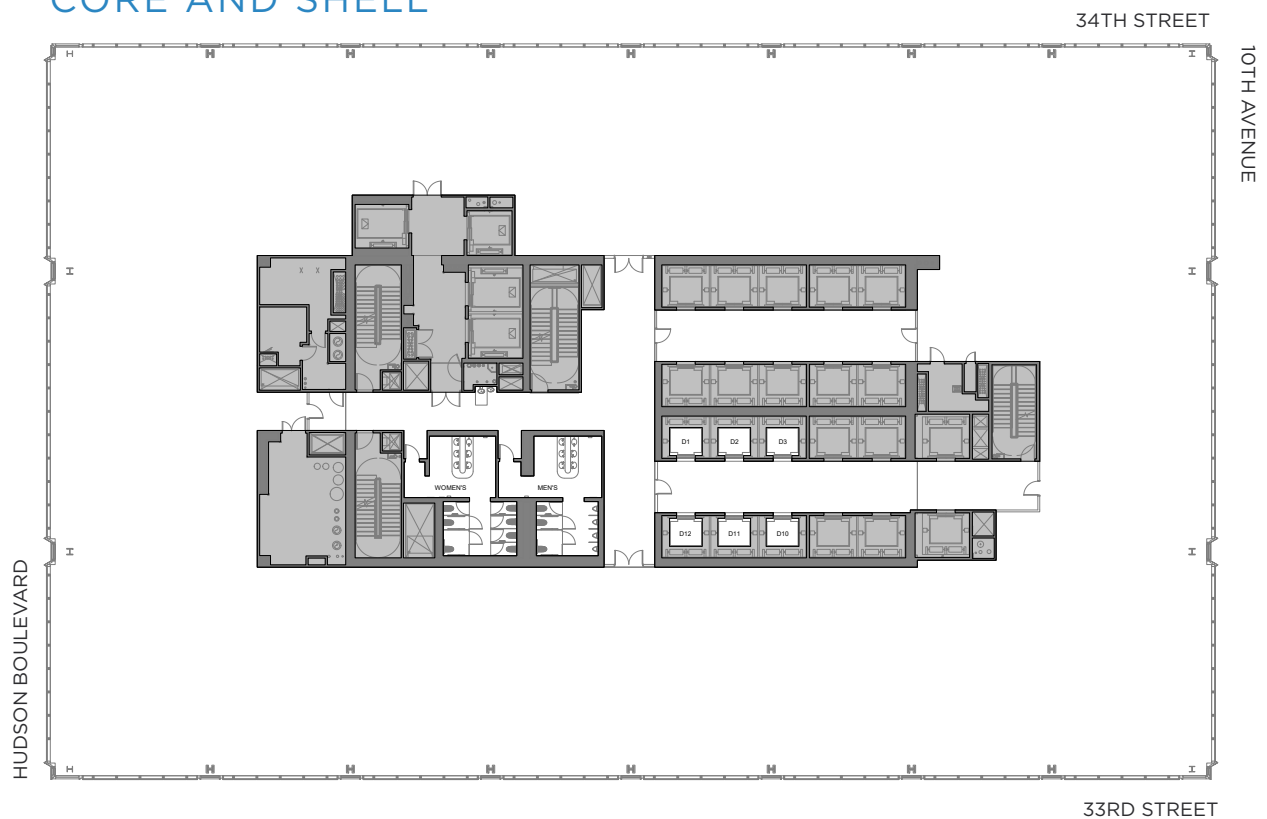


Direct in-building accessibility
to 7 subway line



FLOORS CAN BE
SUBLEASED INDIVIDUALLY

CORE AND SHELL



TEST-FITS

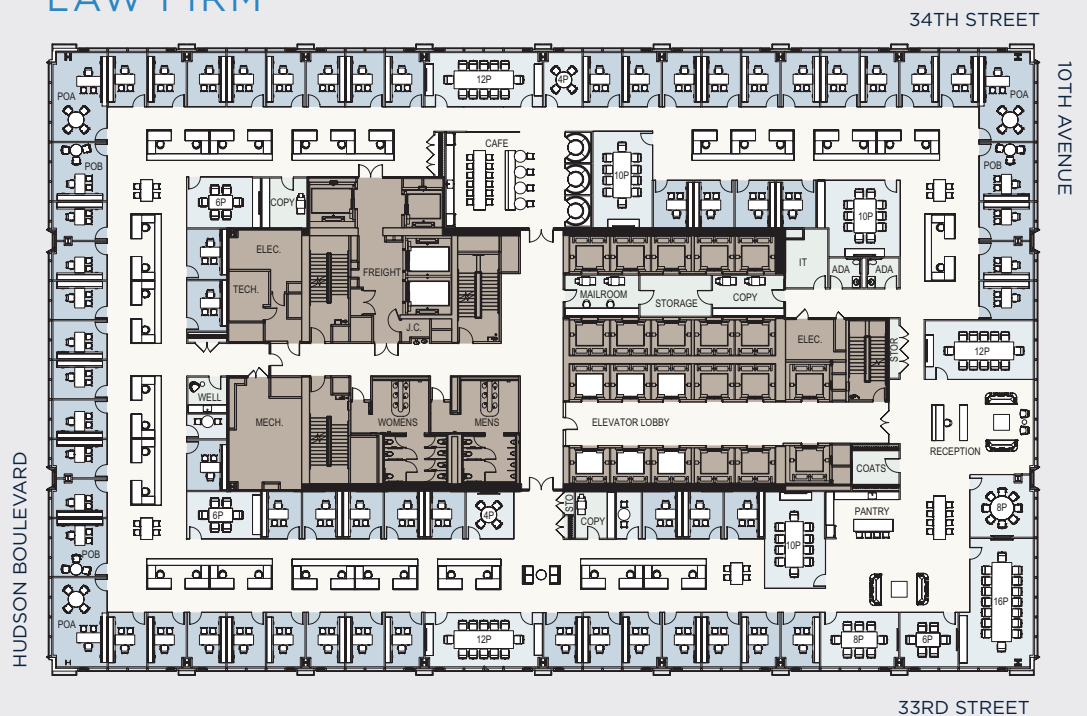
39 Offices
194 Workstations
7 Conference Rooms
4 Meeting Rooms
1 Phone Booths
335 Total Seats

FINANCIAL SERVICES



LAW FIRM

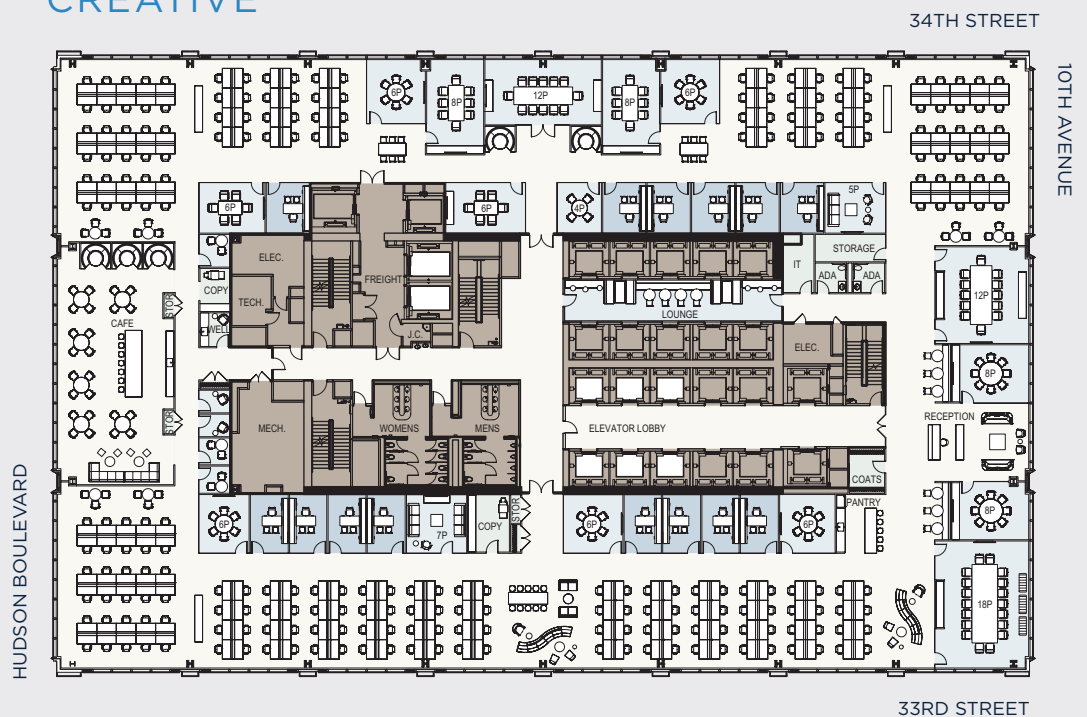
64 Offices
38 Workstations
9 Conference Rooms
5 Meeting Rooms
2 Phone Booths
230 Total Seats



TEST-FITS

- 14** Offices
- 234** Workstations
- 7** Conference Rooms
- 8** Meeting Rooms
- 5** Phone Booths
- 376** Total Seats

CREATIVE



- 21** Offices
- 273** Workstations
- 7** Conference Rooms
- 3** Meeting Rooms
- 5** Phone Booths
- 396** Total Seats

DENSE





SUBTENANT SKY LOBBY





- | | | | | | | | |
|-----|------------------|-----|----------------------|-----|----------------------|-----|---------------------|
| 1. | Chef's Table | 12. | Miznon | 23. | Bluestone Lane | 34. | Highline Pizzeria |
| 2. | Friedmans | 13. | ANA Bar & Eatery | 24. | Golden City Chinese | 35. | Il Piccolo Ristoro |
| 3. | Kyma | 14. | Naked Tomato | 25. | Zou Zou's | 36. | Gallow Green |
| 4. | Electric Lemon | 15. | Patiala Indian Grill | 26. | Mercado Little Spain | 37. | King Cab Halal Food |
| 5. | Peak | 16. | Casa Dani | 27. | Jajaja Mexicana | 38. | Il Bastardo |
| 6. | Shake Shack | 17. | Kamasu By Kissaki | 28. | Ci Siamo | 39. | Ovest Pizzoteca |
| 7. | Estiatorio Milos | 18. | Queensyard | 29. | Hidden Leaf | 40. | Porteno |
| 8. | Hudson Station | 19. | Milos Wine Bar | 30. | Kahlo | 41. | Maggie Reillys |
| 9. | In Common NYC | 20. | Chirp | 31. | Bluestone Lane | 42. | Fuku |
| 10. | Wild Ink | 21. | Skylight Diner | 32. | Whitmans | | |
| 11. | Katsuya | 22. | Hudson Yards Grill | 33. | Death Ave | | |

