

### A NEW CLASS OF CUTTING EDGE

# TOP OF HOUSE PARTIAL FLOOR 35

5,163 SF



PRIVATE OFFICE



CONFERENCE ROOM

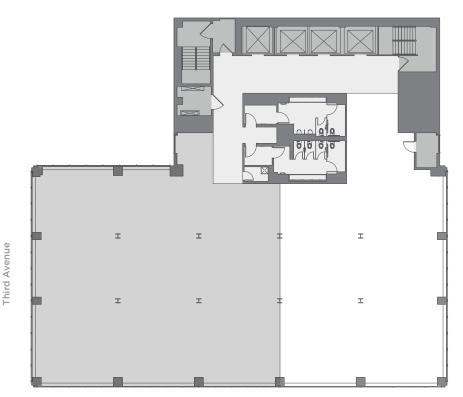
## **AVAILABILITY**

- City and River Views
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

#### **PROPERTY FEATURES**

- \$150 Million+ capital improvement program underway
- State-of-the-art MEP systems with integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
- Streamlined perimeter heating and cooling
- Hospitality-focused building amenity featuring wrap-around outdoor terrace
- Targeting LEED Gold

## **CORE & SHELL PLAN**



East 50th Street