

STARRETT LEHIGH



WELCOME
TO AN ICONIC DESTINATION

QUICK FACTS

8

MILES

CURTAIN
WALL
WINDOWS

2.3

MILLION SF

BUILDING
FOOTPRINT

100K

SQUARE
FEET

AMENITIES
EXPERIENCE
COMING SOON

150

MILLION
DOLLARS

CAPITAL
IMPROVEMENTS
UNDERWAY

100,000 SF OF NEW AMENITY EXPERIENCES ACROSS 10 FLOORS

10TH FLOOR & TERRACE

Outdoor Terrace
Indoor / Outdoor Dining
Coffee Bar
Pre-function Hub
Private Work Area
Meeting Space
Townhall / Event Space

12th AVENUE

GROUND FLOOR

Olly Olly Market
Event/Expo Space
Hav & Mar Restaurant
Bike Room
Fitness Room

26th STREET

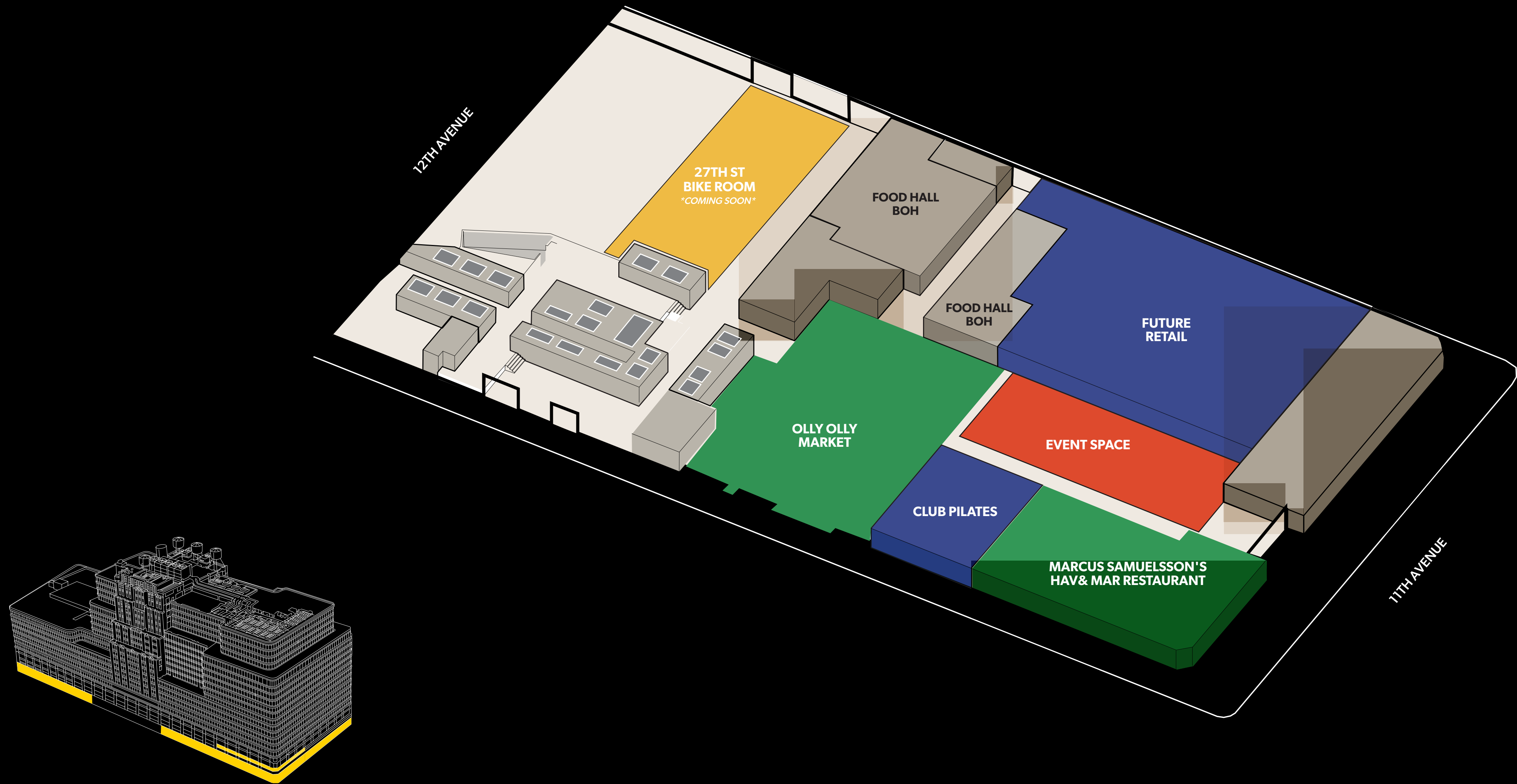
27th STREET

TRUCK BAYS

Library | F3
Drive-in Theatre Screen | F4
Golf Simulator | F5
Work Lounge | F13
Wellness Lounge | F14
Billiard Room | F15
Indoor Garden Lounge | F16
Living Room | F17

11th AVENUE

GROUND FLOOR AMENITIES



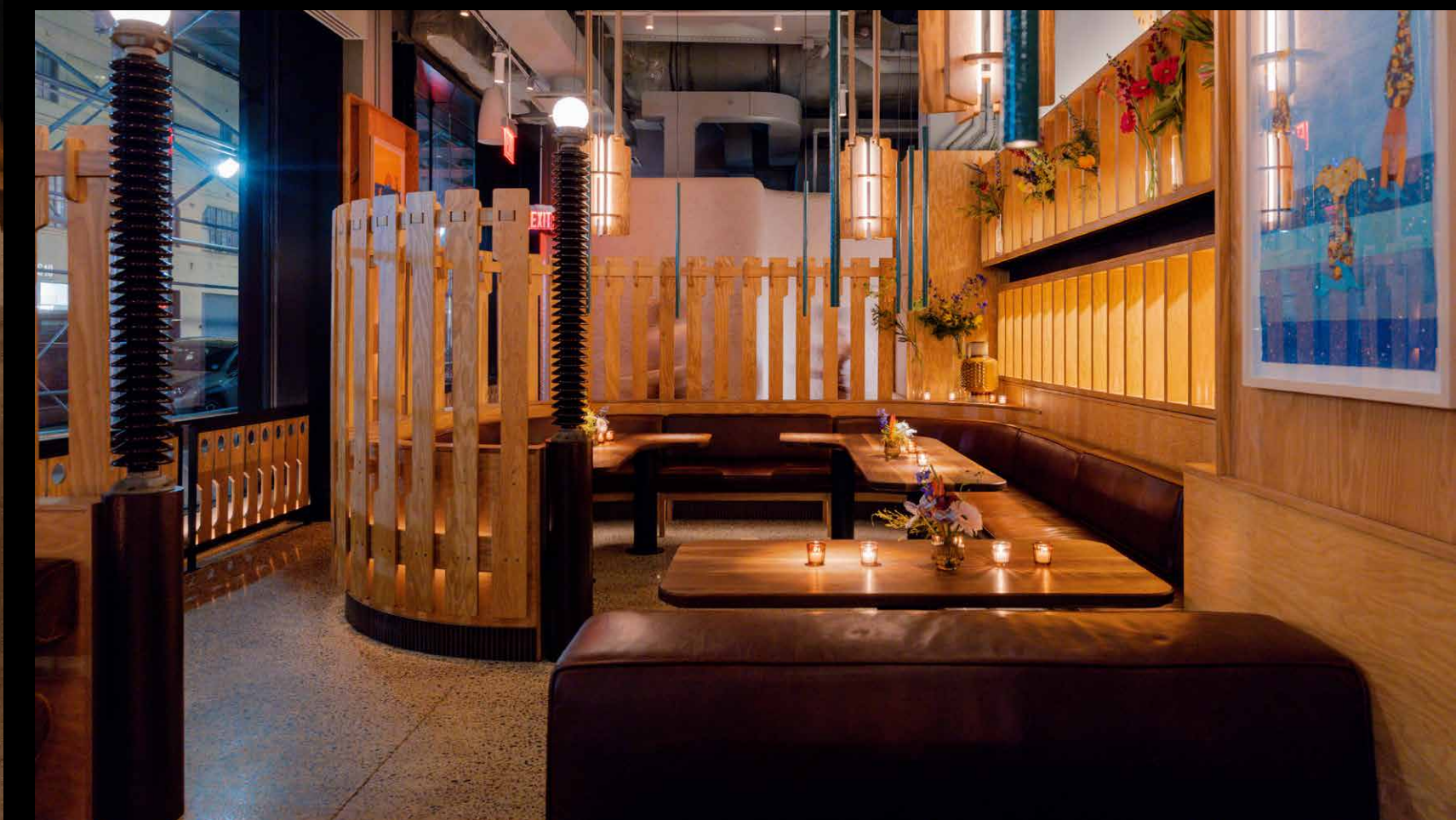
OLLY OLLY



WHERE BIG IDEAS GO TO EAT

Bringing together Michelin Chefs, local favorites, artisan coffee, craft cocktails and engaging programming Featuring: Bar Avant/Après Bar with cocktails by Julia Momosé, Boy Blue Coffee & Goods, DDOBAR by Joomak NYC, Forsyth Fire Escape, Pen'n'Coop, and Ploo & Pizza Friendly Pizza

HAV & MAR



WHERE BIG IDEAS GO TO DINE

Named for Ocean in Swedish and Honey in Amharic, Hav & Mar is a seafood-focused restaurant from Chef Marcus Samuelsson and Rose Noël. The space features custom art curated by Brooklyn-based artist Derrick Adams

EVENT EXPO



Event / Expo Space



Tenant Events

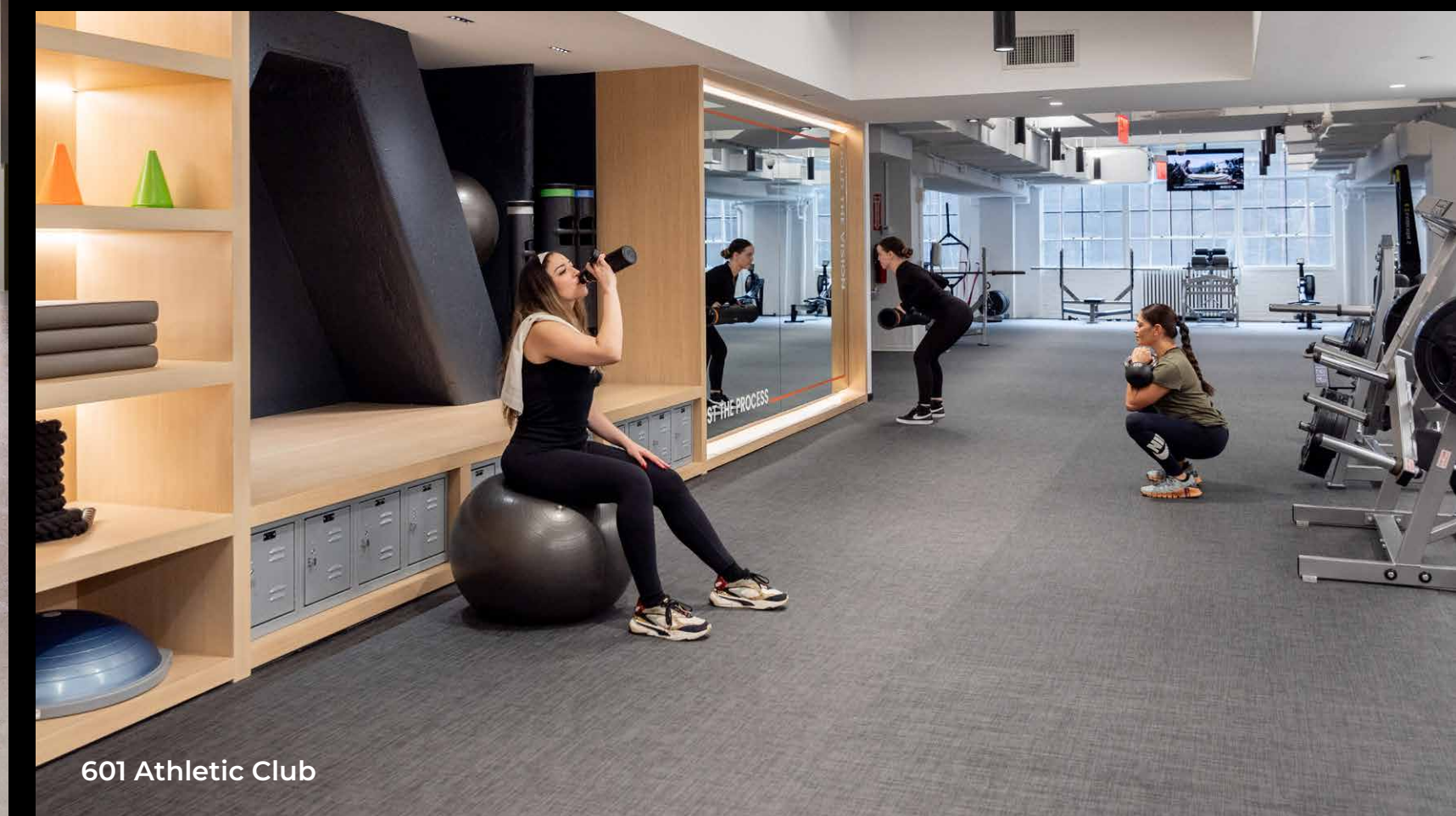
WHERE BIG IDEAS GO TO CREATE

Event/Expo Space | Creative Tenant Hub | Curated Tenant Experiences

BIKE ROOM & 601 ATHLETIC CLUB



Locker Room

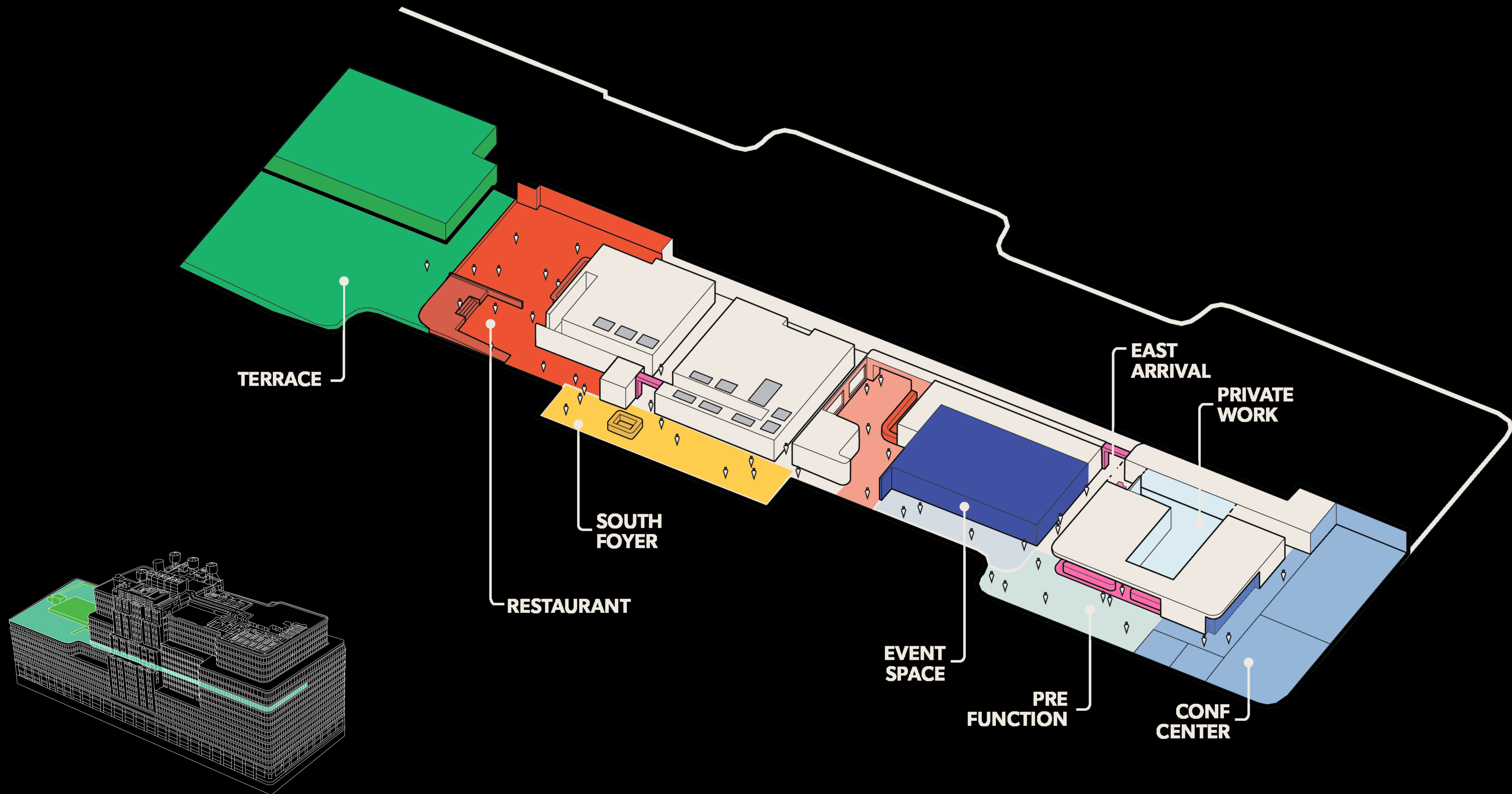


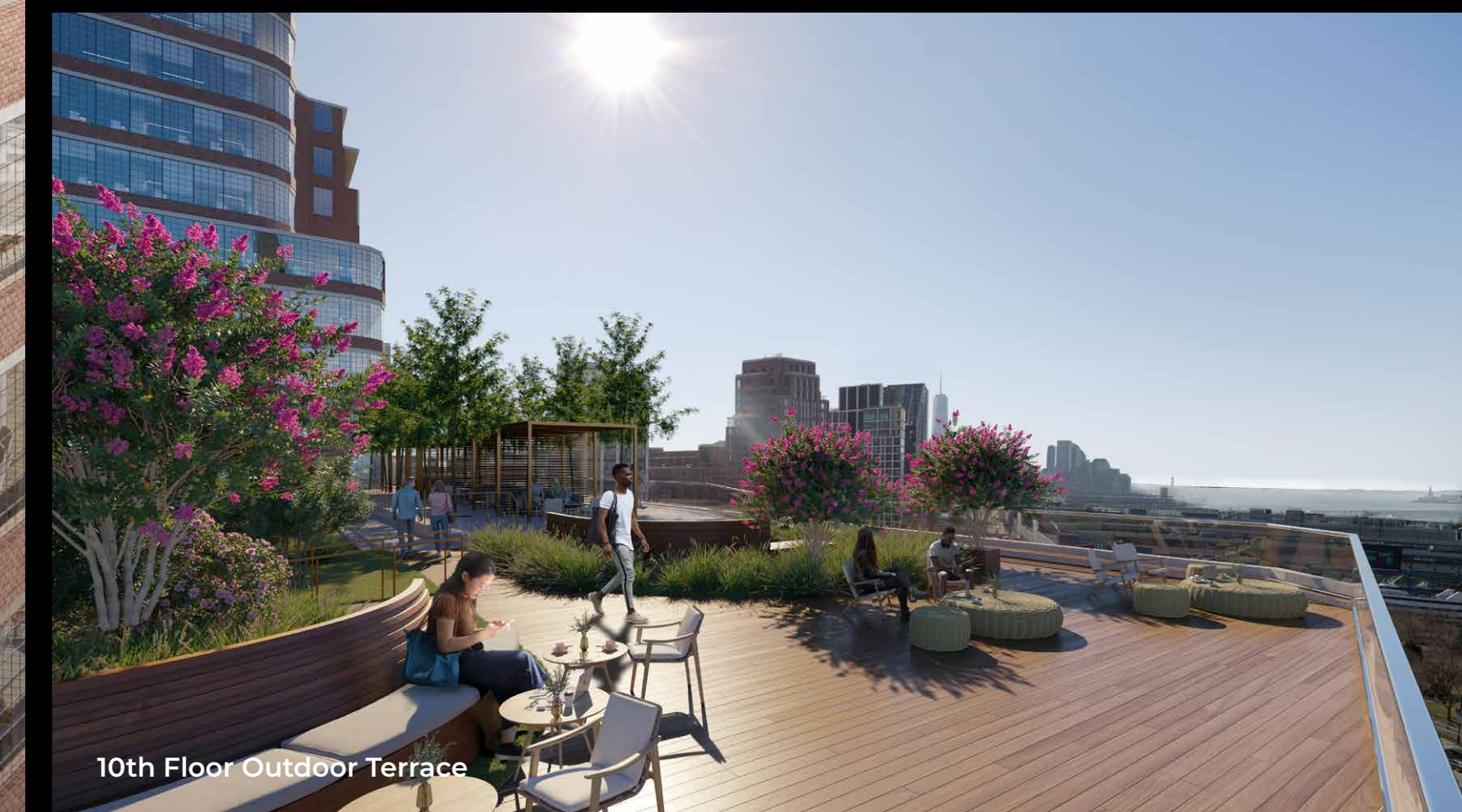
601 Athletic Club

WHERE BIG IDEAS GO TO SWEAT

Bike Room with Lockers and Maintenance | 601 Athletic Club | Gym Locker Room

10TH FLOOR AMENITY CENTER & TERRACE





WHERE BIG IDEAS GO TO BREATHE

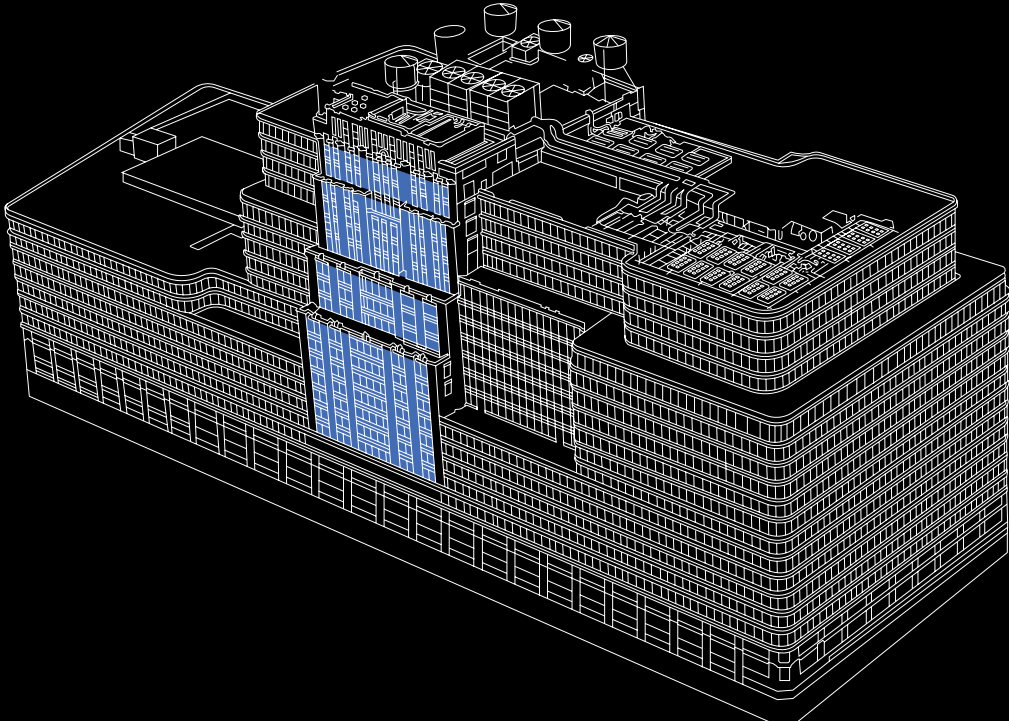
Outdoor Terrace

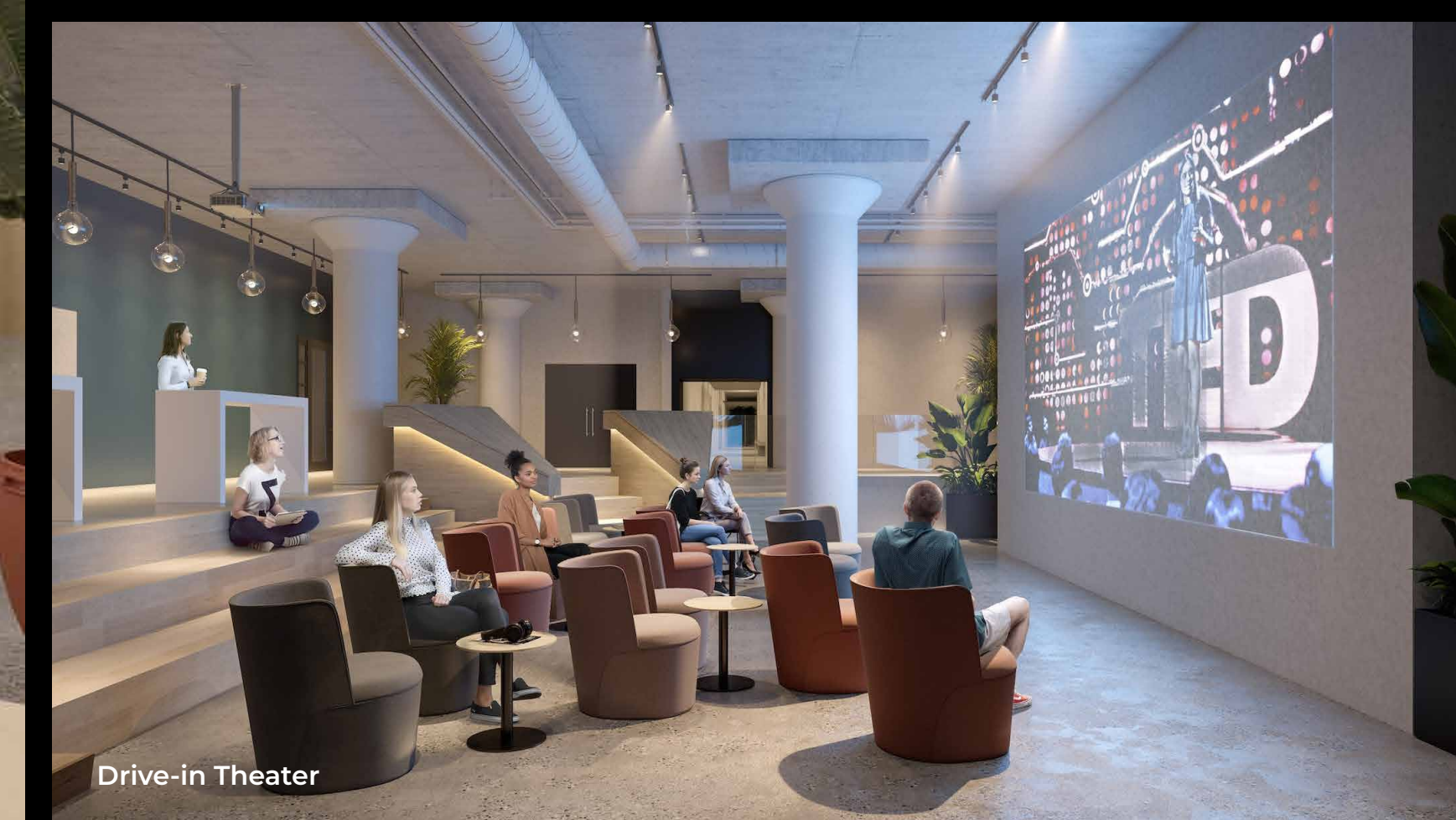


WHERE BIG IDEAS GO TO MEET

Townhall/Event Space | Pre-Function Hub | Private Work Area | Meeting Space

TRUCK BAY AMENITIES





WHERE BIG IDEAS GO TO CONNECT

Library | Drive-in Theater | Barcade | Work Lounge | Billiard Room | Indoor Garden Lounge | Living Room



Indoor Garden Lounge



Tenant Corridor



Barcade

WHERE BIG IDEAS GO TO GATHER

Library | Drive-in Theater | Barcade | Work Lounge | Billiard Room | Indoor Garden Lounge | Living Room

WHERE BIG IDEAS GO TO LIVE

An ongoing commitment to elevating the EXPERIENCE of our tenants and guests through the convergence of hospitality, thoughtfully curated amenities (space and services), 5-Star customer service, a robust and diverse mix of tenant programming and activation of a warm and vibrant community.

From lavishly appointed conference and event spaces with breathtaking views to a bespoke mix of indoor and outdoor restaurants to state-of-the-art fitness/wellness facilities to a mosaic of activated and thematic common areas. Every detail and amenity offering is crafted to envelop our guests in comfort, productivity, convenience, and community.

All of these features represent table stakes offerings in today's definition of competitive commercial real estate and RXR is leading the way in providing an unparalleled experience in the NY market and beyond.



Fitness Programming



Tenant Engagement Events

PARTNERSHIPS THAT MATTER AT STARRETT-LEHIGH

ALVEOLE®

Alveole® installed and maintains two honeybee hives on the roof of Starrett Lehigh, helping to pollinate over 88 square miles of the urban landscape while providing the community with honey products sourced directly from the hives.

RENTBRELLA®

Rentbrella® is an umbrella-sharing platform where tenants can rent umbrellas for 24 hours

AUNT FLOW®

Aunt Flow®, a woman-owned enterprise that provides tampons and pads in the Starrett Lehigh restrooms

THINKZERO®

ThinkZero®, partners with Starrett Lehigh tenants to provide educational programming on reducing waste and the building undergoes annual waste audits and conducts composting.

PEATS (MUSHROOMS)

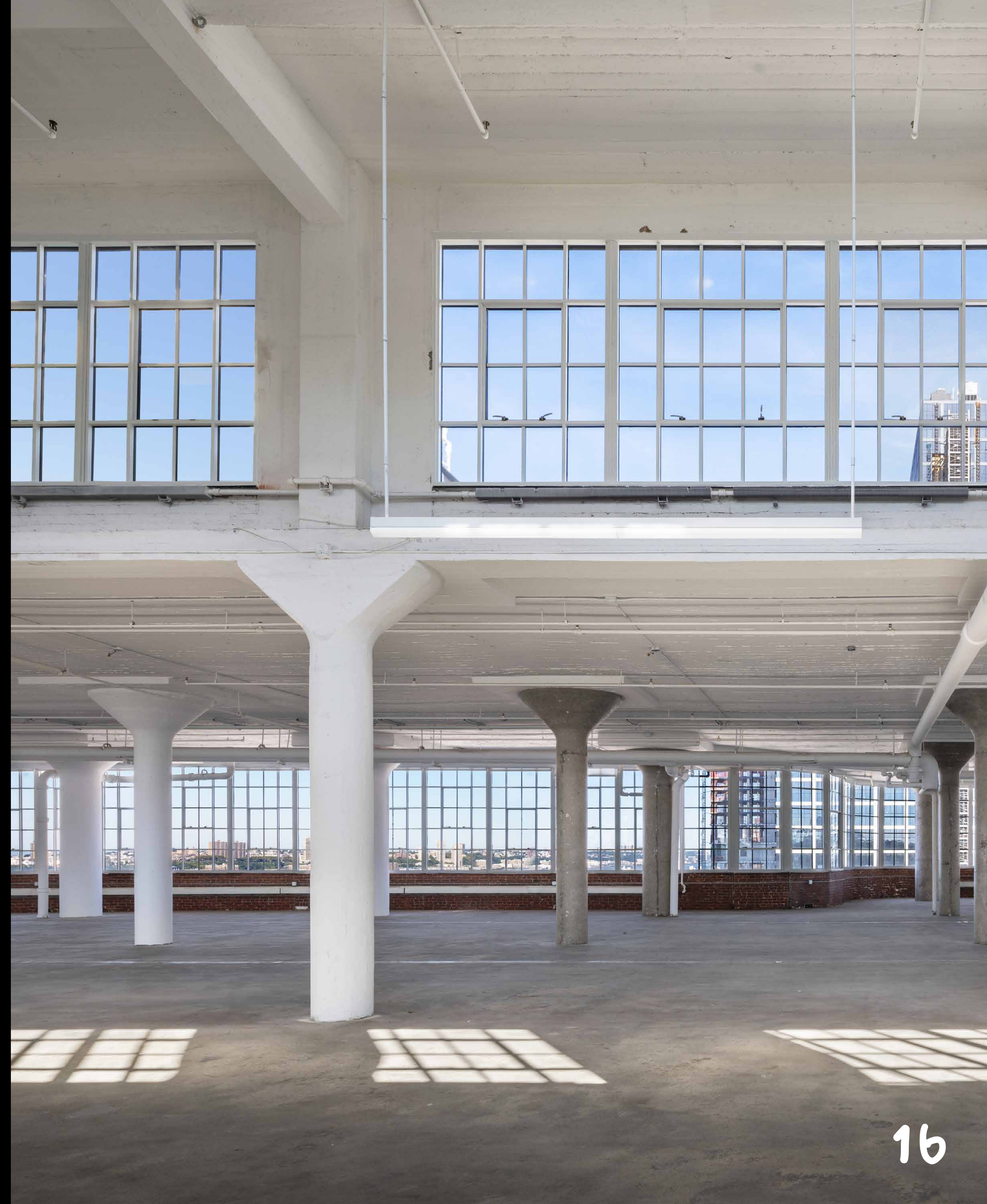
Peats (mushrooms), Starrett Lehigh is donating space to convert composted food waste from the building into artisanal mushrooms which will be served by our F&B purveyors

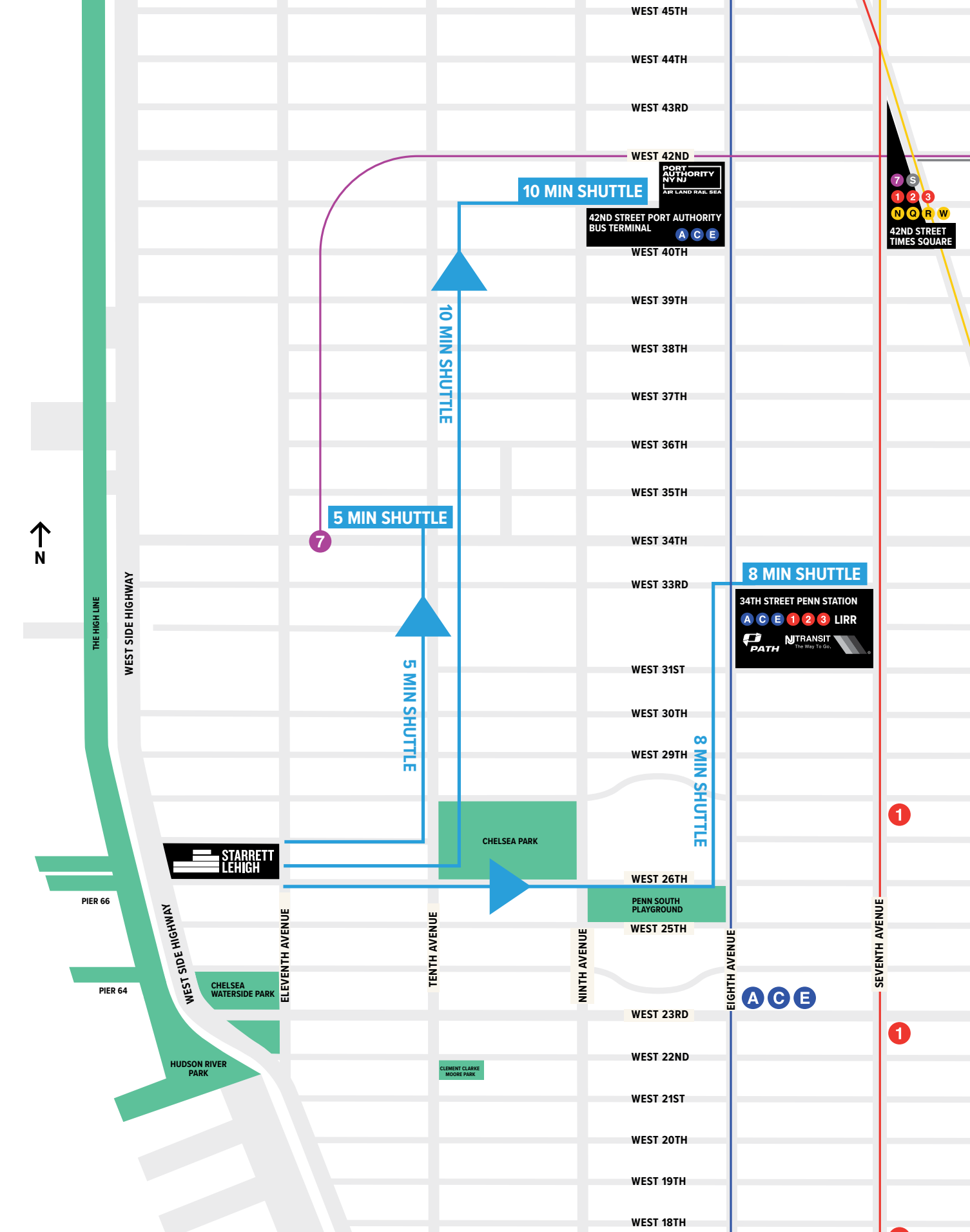
MAMAVA

Mamava, our free standing lactation pod are located on 2m across from the gym

SEASONAL FARMERS/ARTISAN MARKETS

Starrett-Lehigh hosts seasonal farmers/artisan markets, art installations and exhibitions to support local businesses and the arts





Bike Room



Shuttle Bus



Located directly on the West Side Highway Path



Parking Garage

WHERE BIG IDEAS GO TO ARRIVE

A private shuttle service has been contracted to bring tenants directly to:

Penn Station | Port Authority Bus Terminal | Grand Central Terminal

NEIGHBORHOOD MAP

ATTRACTIONS

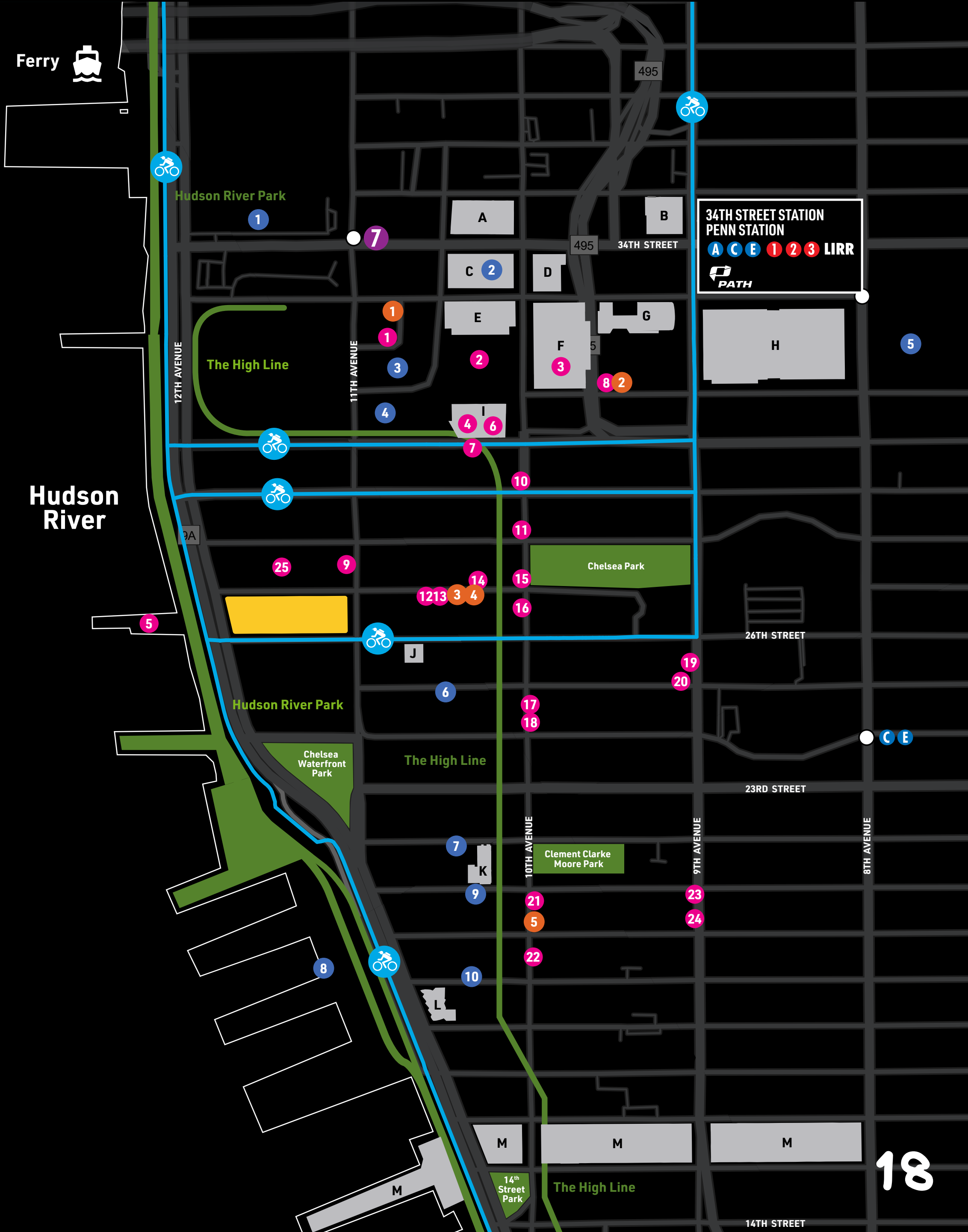
- 1. Jacob Javitz Center
- 2. The Edge Observatory
- 3. The Vessel
- 4. The Shed
- 5. Madison Square Garden
- 6. Pace Gallery
- 7. Lehmann Maupin
- 8. Chelsea Piers
- 9. Gagosian
- 10. David Zwimer

DINING/BARS

- 1. Electric Lemon
- 2. Estiatorio Milos
- 3. Whole Food
- 4. Sweet Green
- 5. Frying Pan
- 6. Mercado - Little Spain
- 7. Think Coffee
- 8. Bluestone Lane
- 9. Porchlight
- 10. Whitman's
- 11. Death Ave
- 12. Il Bastardo
- 13. Gallow Green
- 14. Ovest Pizzoteca
- 15. Porteno
- 16. Marquee
- 17. Chop-Shop
- 18. Bottino
- 19. Jun-Men Ramen Bar
- 20. Citizens of Chelsea
- 21. Pinhook
- 22. Cookshop
- 23. Tao Downtown
- 24. Chelsea Market
- 25. Food Hall at Terminal Stores

HOTELS

- 1. Equinox Hotel
- 2. The Pendry Hotel
- 3. Mckittrick
- 4. Selina
- 5. The High Line Hotel
- 1. 66 Hudson Boulevard: Pfizer
- 2. 50 Hudson Yards: BlackRock
- 3. 410 Tenth Avenue: Amazon
- 4. 441 Ninth Avenue: Peloton, Lyft
- 5. 30 Hudson Yards: Warner Media /AT&T
- 6. 5 Manhattan West: JPMorgan Chase Digital, Noom, Amazon
- 7. 1 Manhattan West: NHL, Accenture
- 8. Farley Building (390 Ninth Avenue): Facebook
- 9. 10 Hudson Yards: SAP, Coach, L'Oreal
- 10. 540 West 26th Street: Roc Nation
- 11. 512 West 22nd Street: Warner Media Innovation Lab, Next Jump Media
- 12. 555 West 18th Street: IAC, Vimeo
- 13. 85 Tenth Avenue, 75 Ninth Avenue, 111 Eighth Avenue, Pier 57: Google



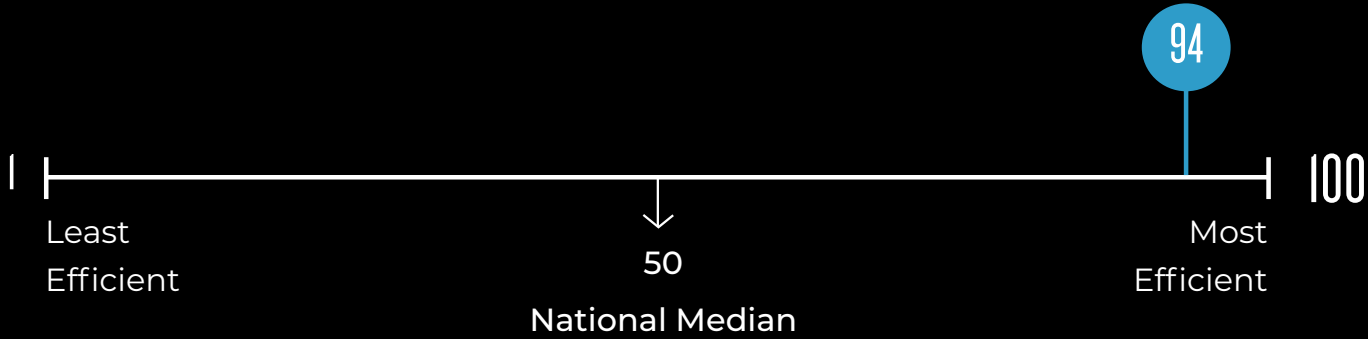
ESG SNAPSHOT

ENERGY STAR® ENERGY PERFORMANCE SCORECARD

94
OUT OF 100

601 West 26 St - Starrett Lehigh

For Year Ending	December 31, 2021
Property Address	601 West 26 St New York, New York 10001
Primary Function	Office
Gross Floor Area (ft2)	1,925,012
Year Built	1931
Energy Use per sq. ft.*	86.7 kBtu



CERTIFICATIONS/SCORES

- FitWel® and FitWel® Viral With Distinction
- 2022 Energy STAR® rating: 94
- WELL Health and Safety®
- NYC Department of Buildings efficiency grade: A

BUILDING INITIATIVES

- On-site Energy Manager
- HVAC Optimization studies performed to measure and track energy efficiencies
- Merv-13 filters and IAQ sensors installed to monitor air quality and mitigate safety risks
- Air purifiers installed in passenger elevator cars



Fitwel®
Viral Response
Certified



Source: Energy Star ® Portfolio Manager

