

# 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

12<sup>th</sup> AVENUE

## GROUND FLOOR

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

26<sup>th</sup> STREET

27<sup>th</sup> STREET

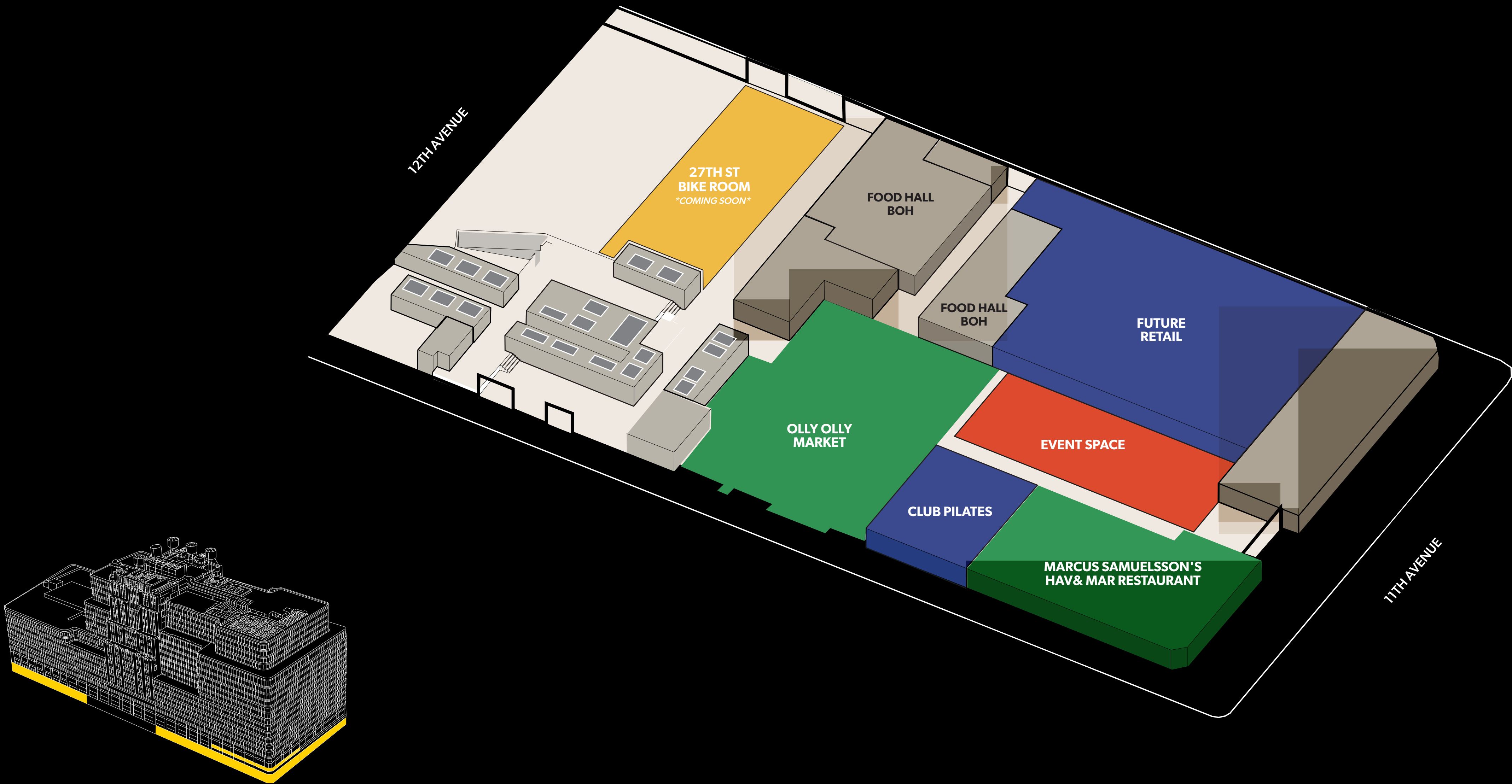
11<sup>th</sup> AVENUE

## 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



# GROUND FLOOR AMENITIES





OLLY OLLY

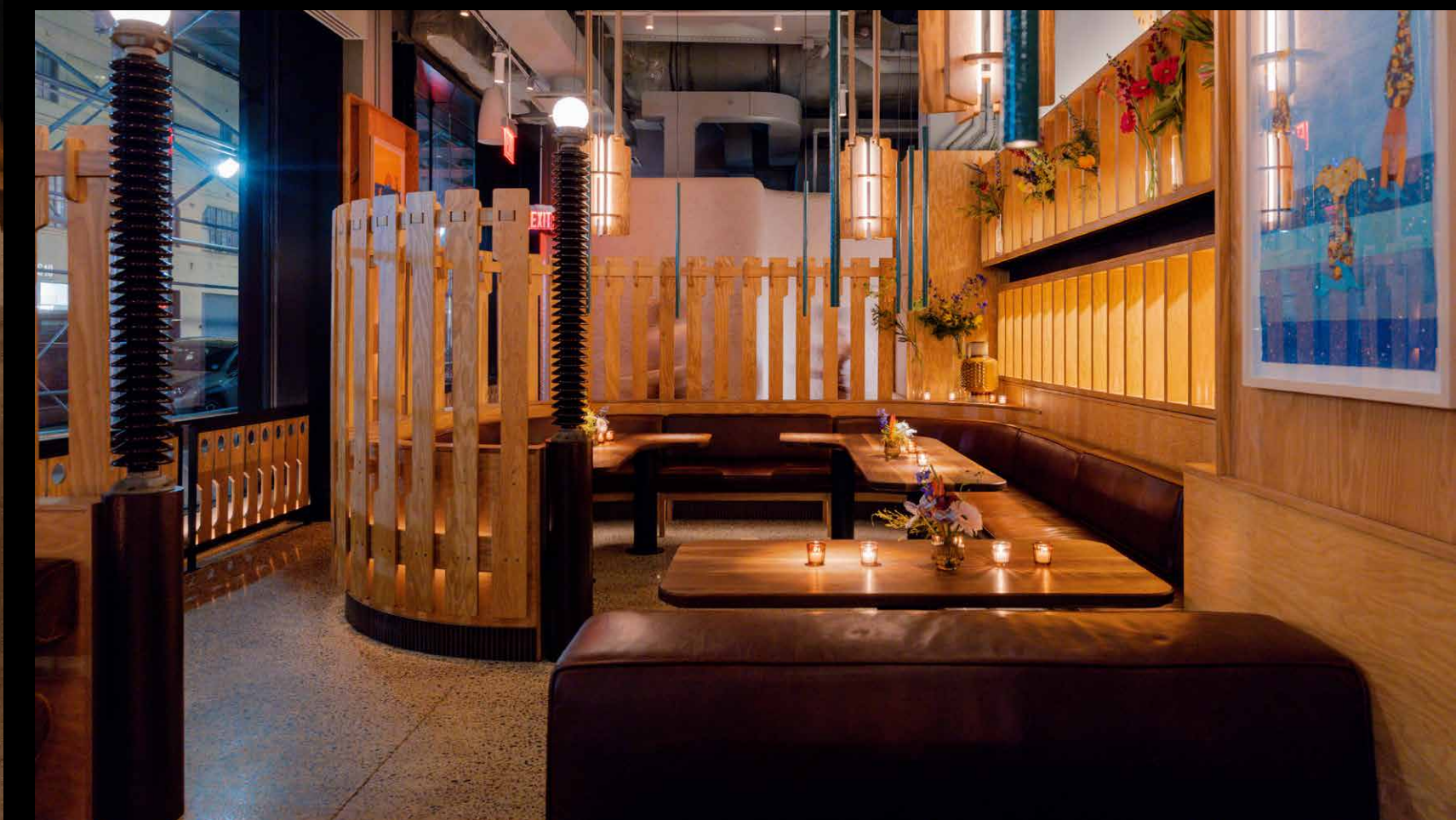


# WHERE BIG IDEAS GO TO EAT

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

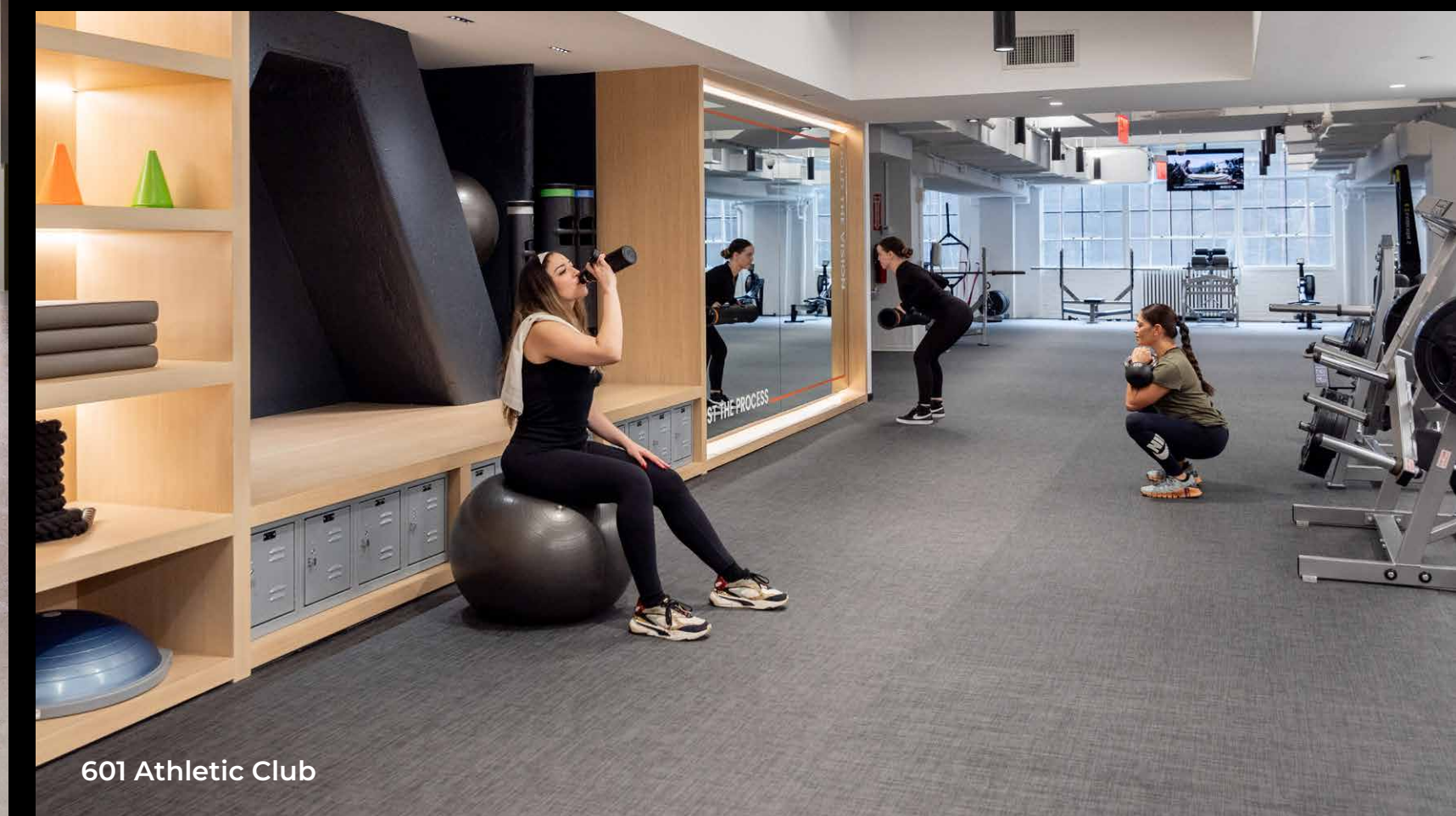
Event/Expo Space | Creative Tenant Hub | Curated Tenant Experiences



# BIKE ROOM & 601 ATHLETIC CLUB



Locker Room



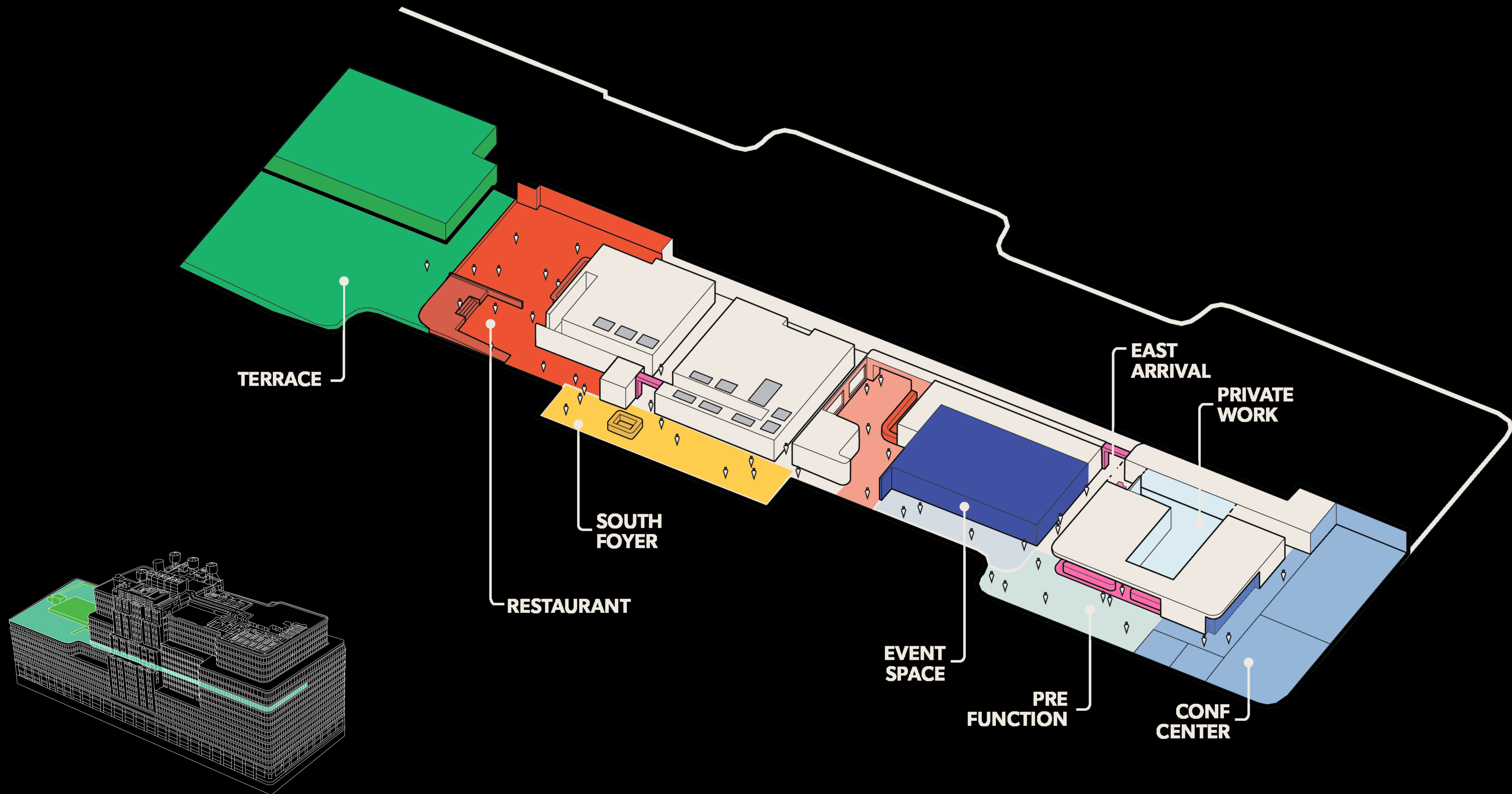
601 Athletic Club

# WHERE BIG IDEAS GO TO SWEAT

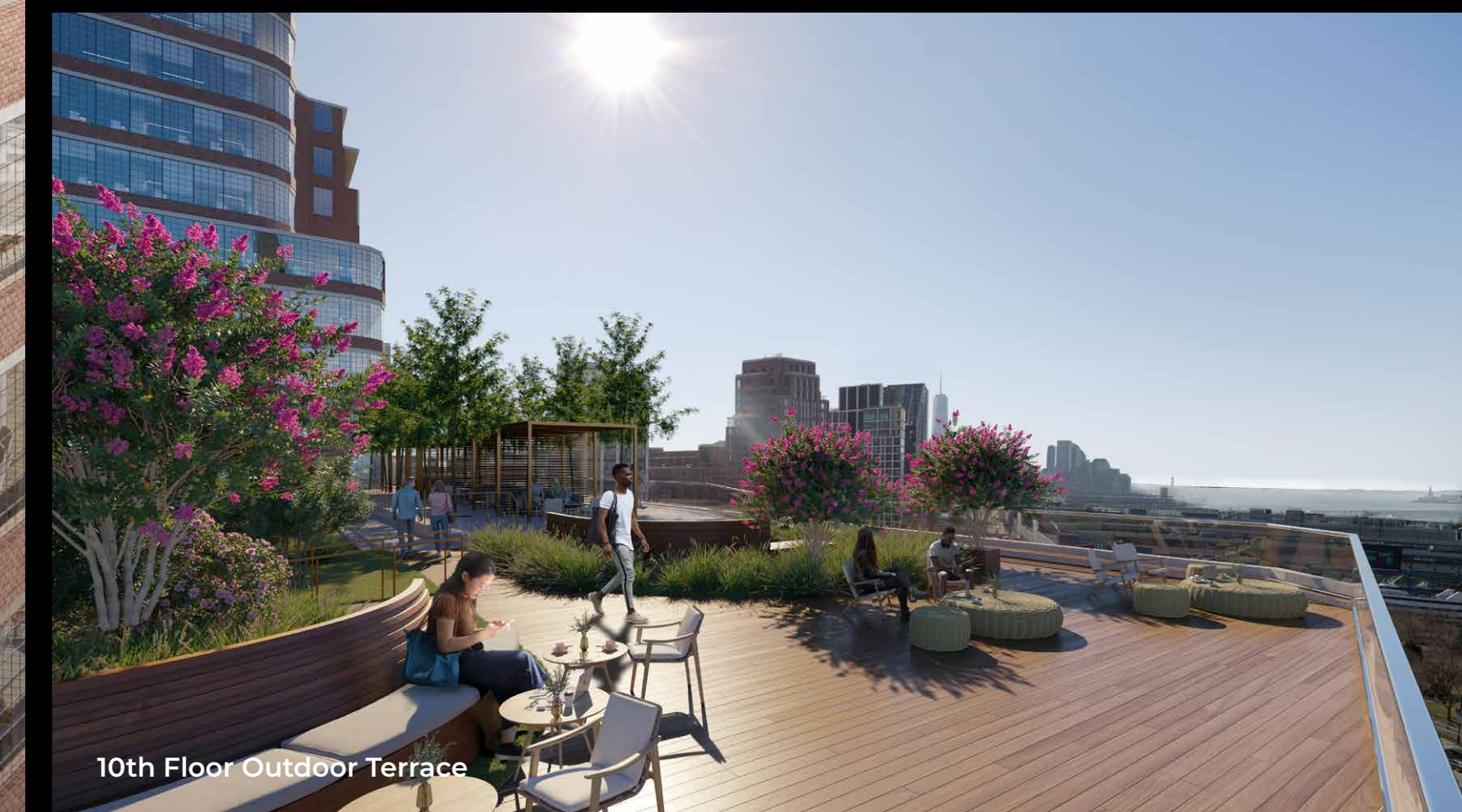
Bike Room with Lockers and Maintenance | 601 Athletic Club | Gym Locker Room



# 10TH FLOOR AMENITY CENTER & TERRACE







# WHERE BIG IDEAS GO TO BREATHE

Outdoor Terrace





10th Floor Event Space



10th Floor Meeting Space



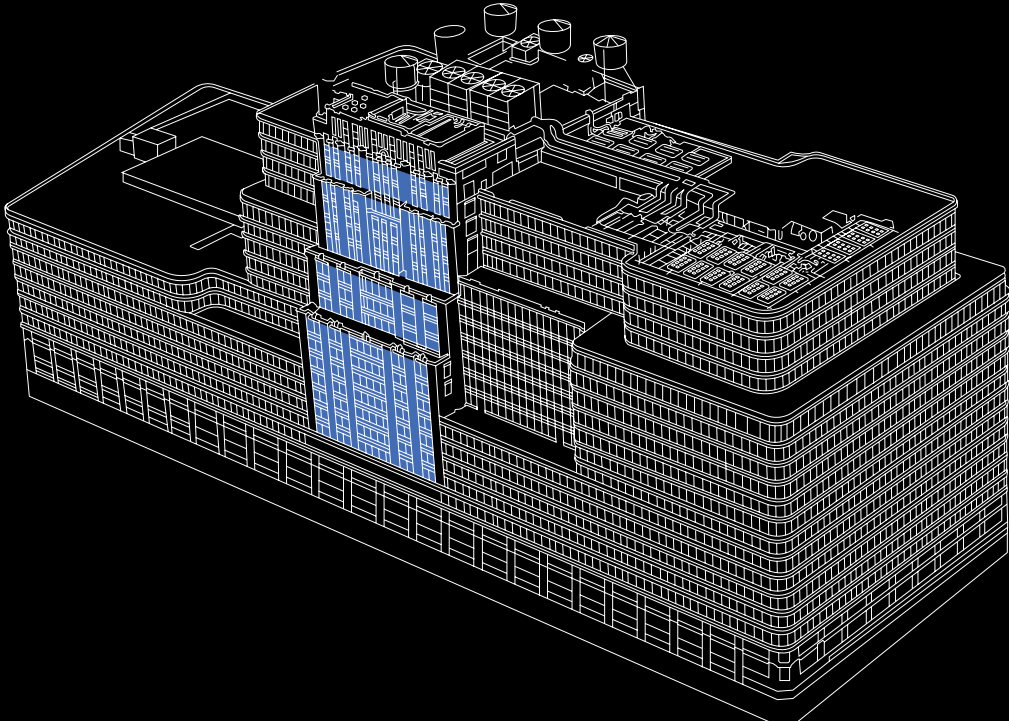
10th Floor Event Space

# WHERE BIG IDEAS GO TO MEET

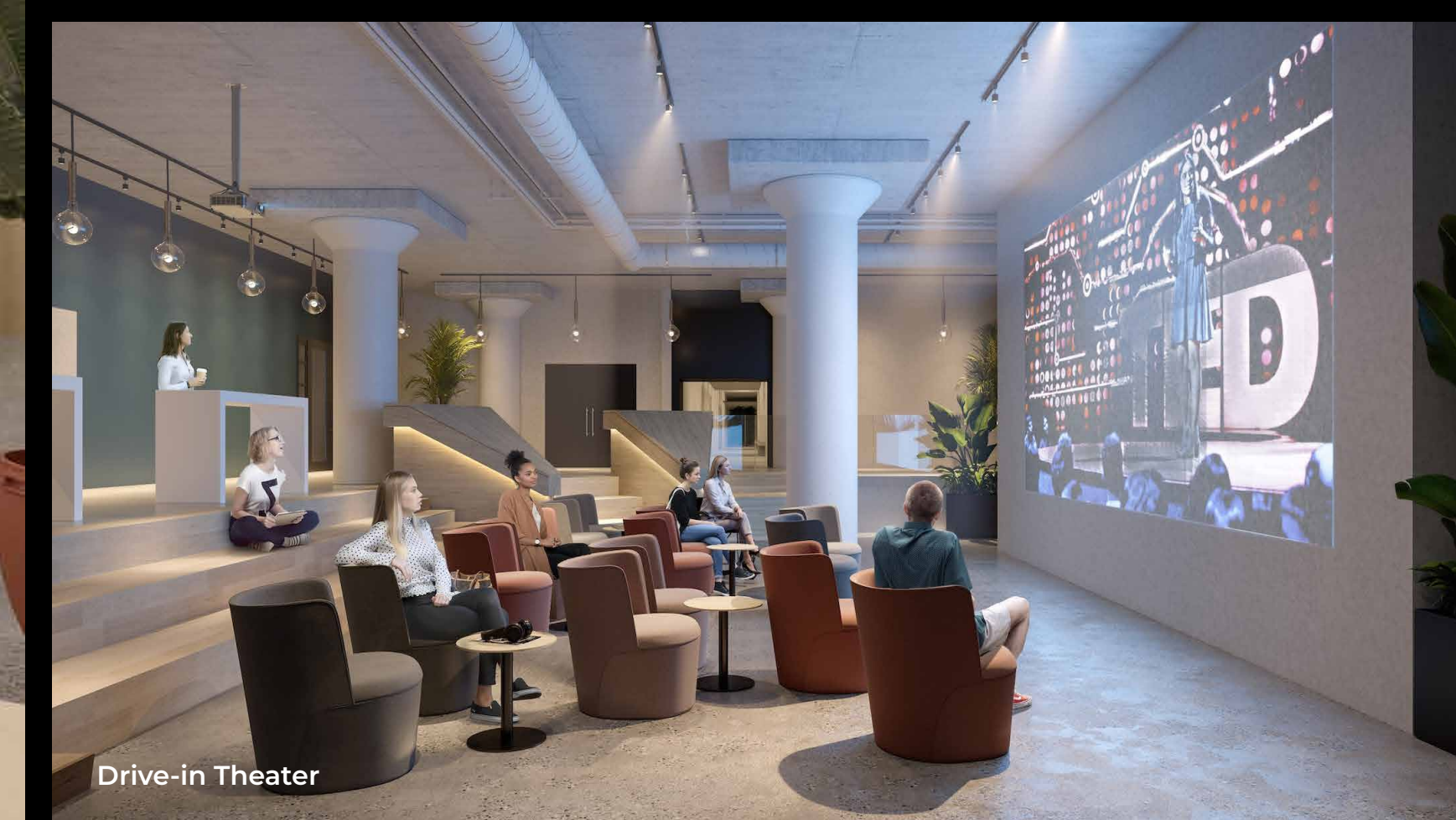
Townhall/Event Space | Pre-Function Hub | Private Work Area | Meeting Space



# 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.

# RXO





# 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)

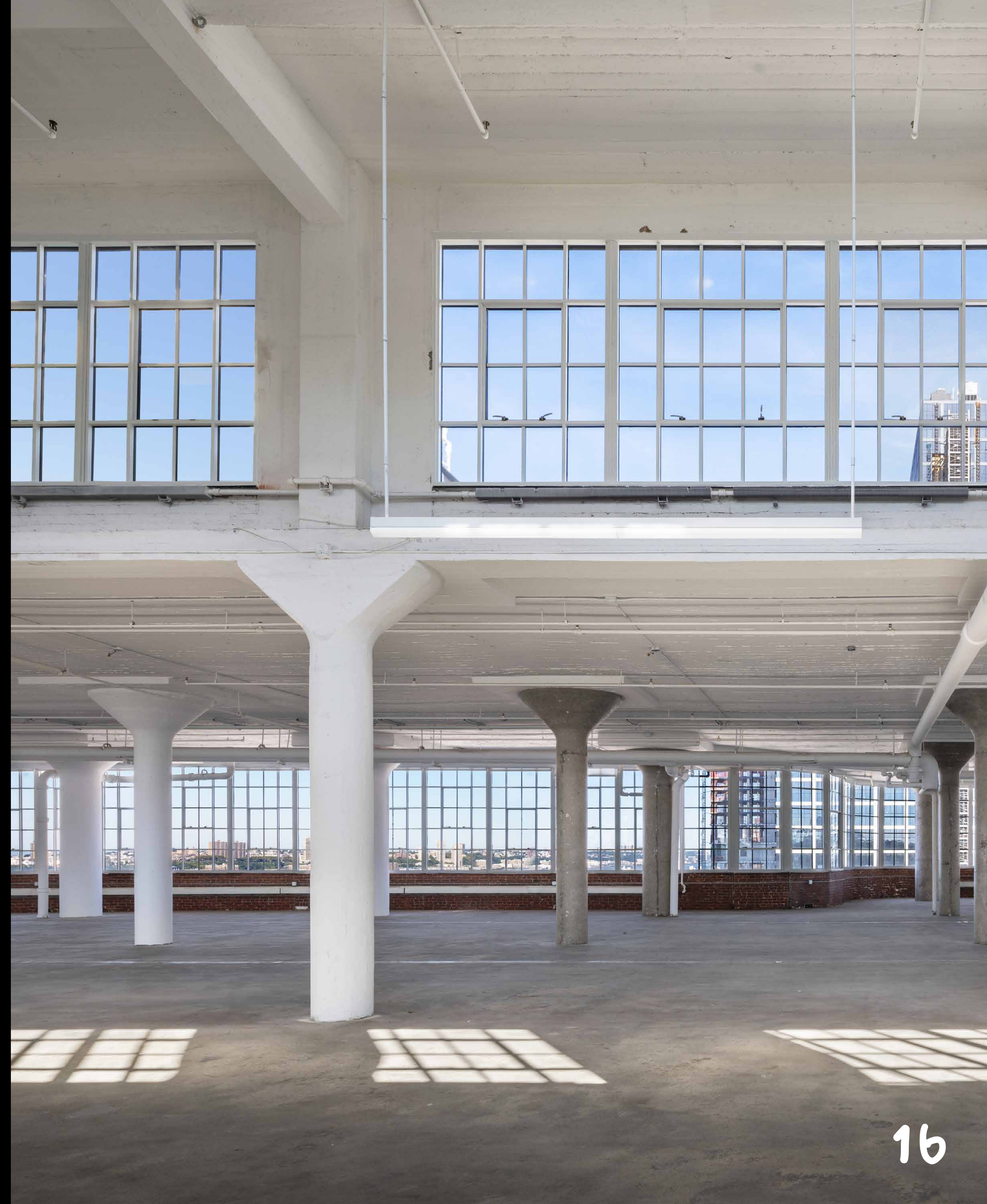
Peats (mushrooms), Starrett Lehigh is donating space to convert composted food waste from the building into artisanal mushrooms which will be served by our F&B purveyors

## MAMAVA

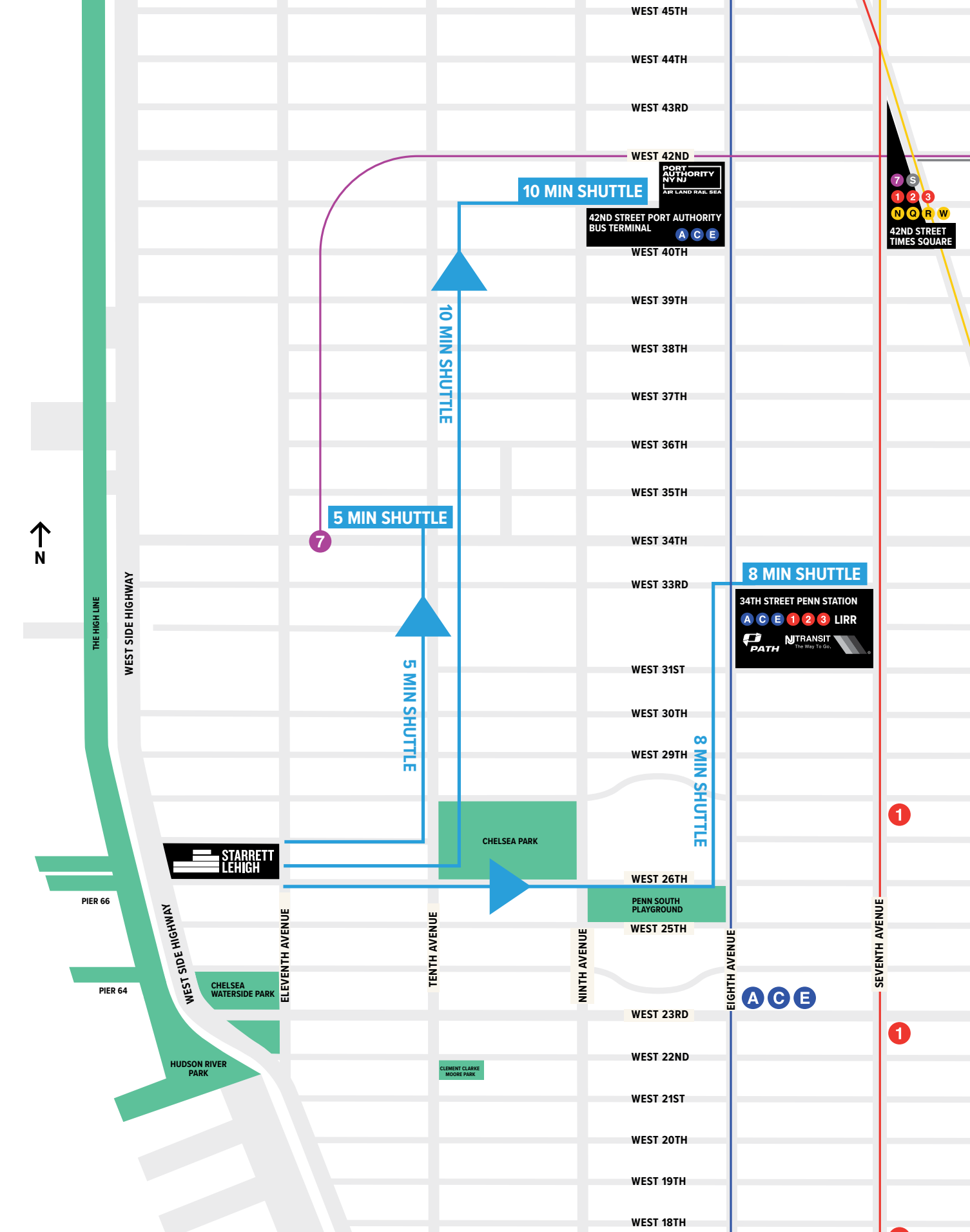
Mamava, our free standing lactation pod are located on 2m across from the gym

## SEASONAL FARMERS/ARTISAN MARKETS

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







# 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

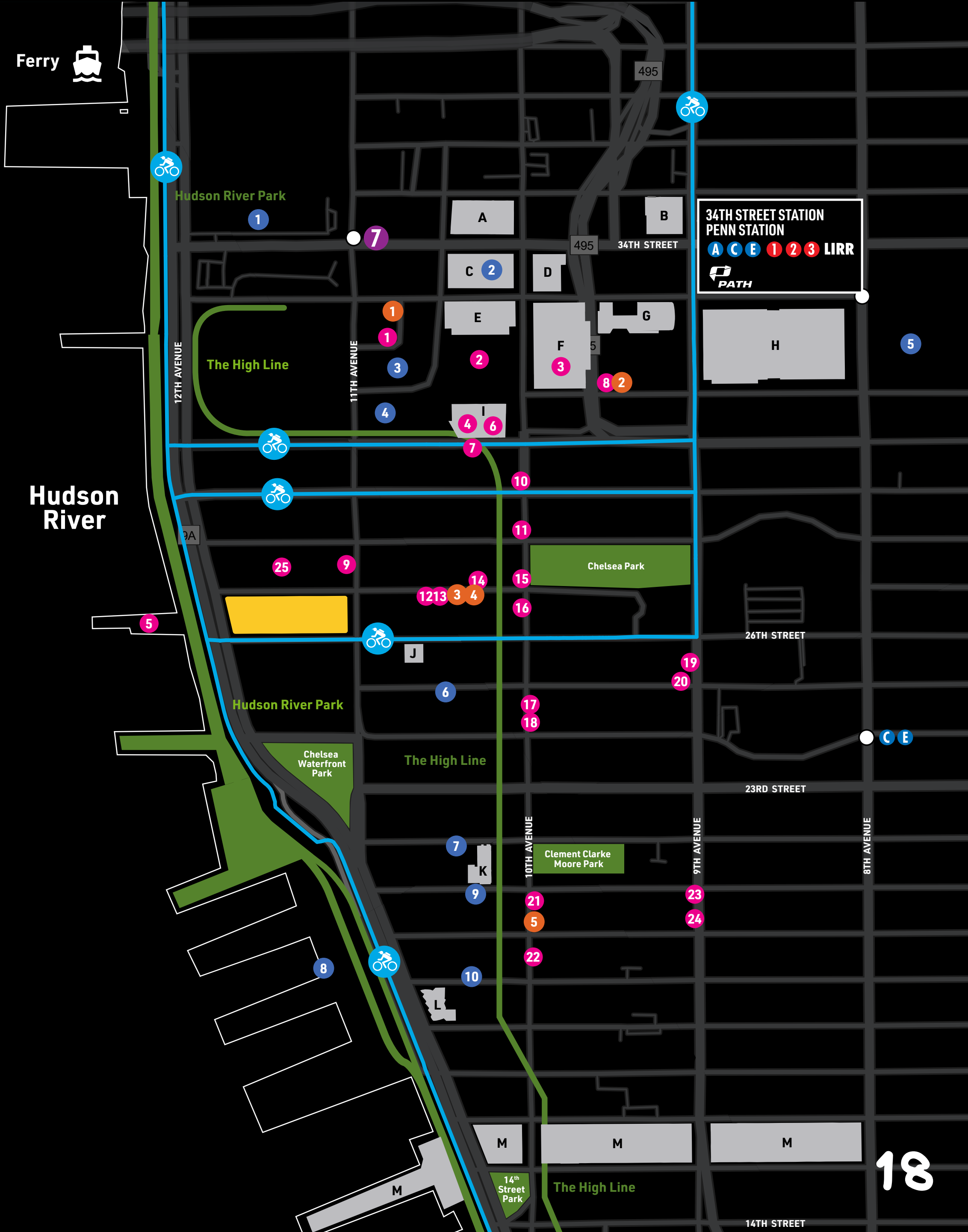
- 1. Electric Lemon
- 2. Estiatorio Milos
- 3. Whole Food
- 4. Sweet Green
- 5. Frying Pan
- 6. Mercado - Little Spain
- 7. Think Coffee
- 8. Bluestone Lane
- 9. Porchlight
- 10. Whitman's
- 11. Death Ave
- 12. Il Bastardo
- 13. Gallow Green
- 14. Ovest Pizzoteca
- 15. Porteno
- 16. Marquee
- 17. Chop-Shop
- 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









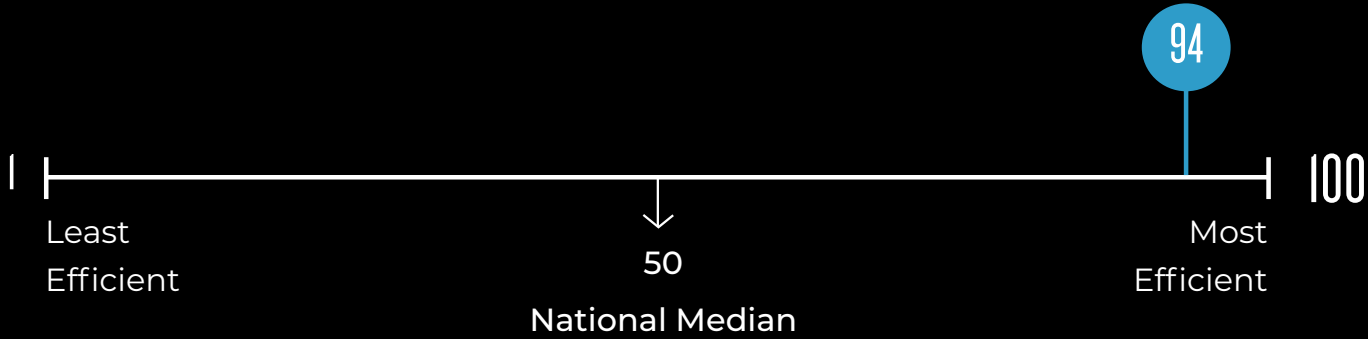
# ESG SNAPSHOT

## 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

