



ONE HIGH LINE

• THE OFFICES •



# One Highline

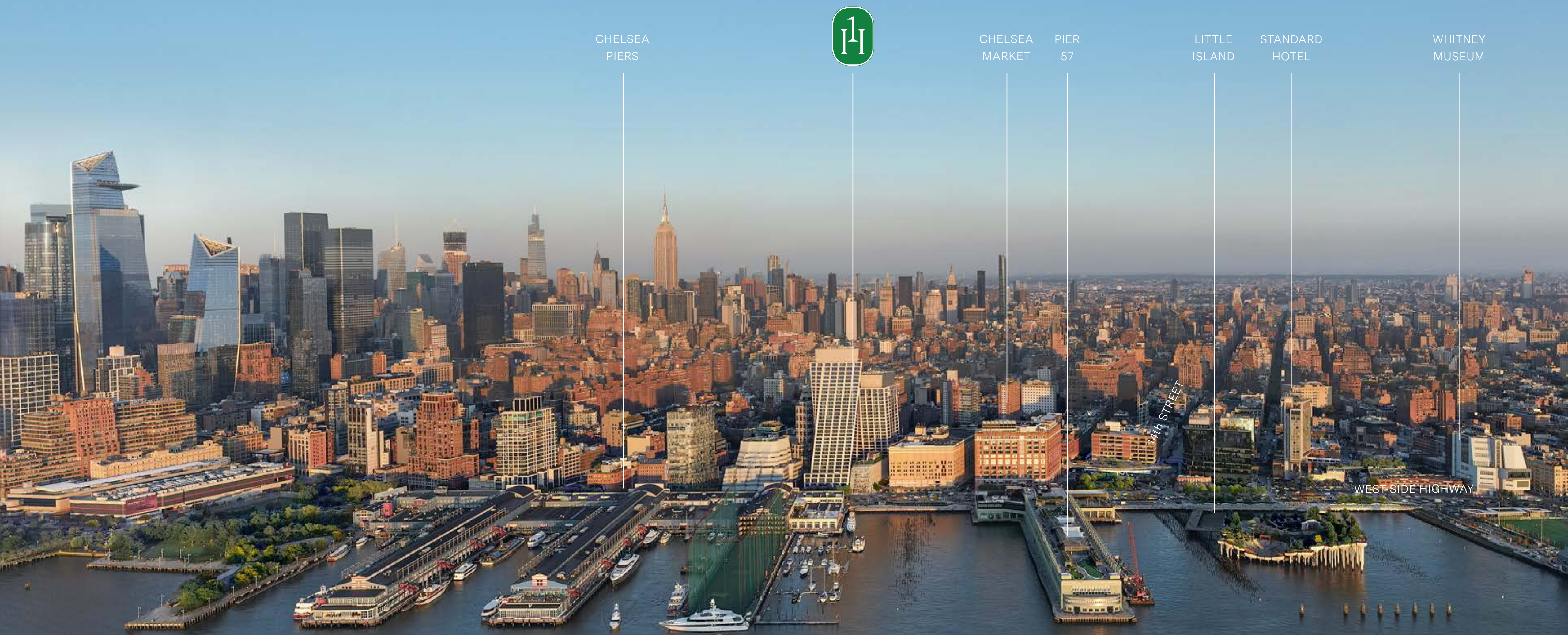
The 5-story boutique office building, designed by the Bjarke Ingels Group, offers a balance of elegance and sophistication for today's office user. Natural light fills the column free space which is elevated by the generous ceiling height and floor to ceiling windows.





# Location

Situated in the heart of the Meatpacking submarket, One Highline’s surrounding neighborhood is the definition of Lifestyle. Adjacent to the site is direct access to Highline Park, which stretches from the heart of Meatpacking to Hudson Yards. World class food can be found on both sides of the Building with Chelsea Market to our east and the newly opened Pier 57 Food Hall to our west. Hudson River Park along with Little Island rounds out the Building’s surroundings.



CHELSEA  
PIERS

CHELSEA  
MARKET

PIER  
57

LITTLE  
ISLAND

STANDARD  
HOTEL

WHITNEY  
MUSEUM

14th STREET

WEST SIDE HIGHWAY











BUILDING LOBBY



ONE HIGH LINE - THE OFFICES



## Arrival

The distinguished lobby is finished off with Travertine marble floors and a contemporary design. One will feel a true sense of arrival upon entering this boutique offering.













## Offices

The floors range from 8,600 SF to 12,000 SF with average ceiling heights of 14 feet. Natural light can be found on all sides with expansive western facing views overlooking the Hudson River. The northern views are incredibly unique overlooking the site's porte-cochere entrance to the highly acclaimed Faena Hotel and One High Line Residences, designed by acclaimed Danish architect Bjarke Ingels. The floors are delivered mostly column free resulting in a highly efficient plate.

















## Gathering

The third floor bridge is a statement making experience for any tenant, with 22 foot high ceilings and a expressive, torqued glass façade. The open space of the bridge offers a tenant a dramatic, impactful gathering space for both internal meetings and for guests.













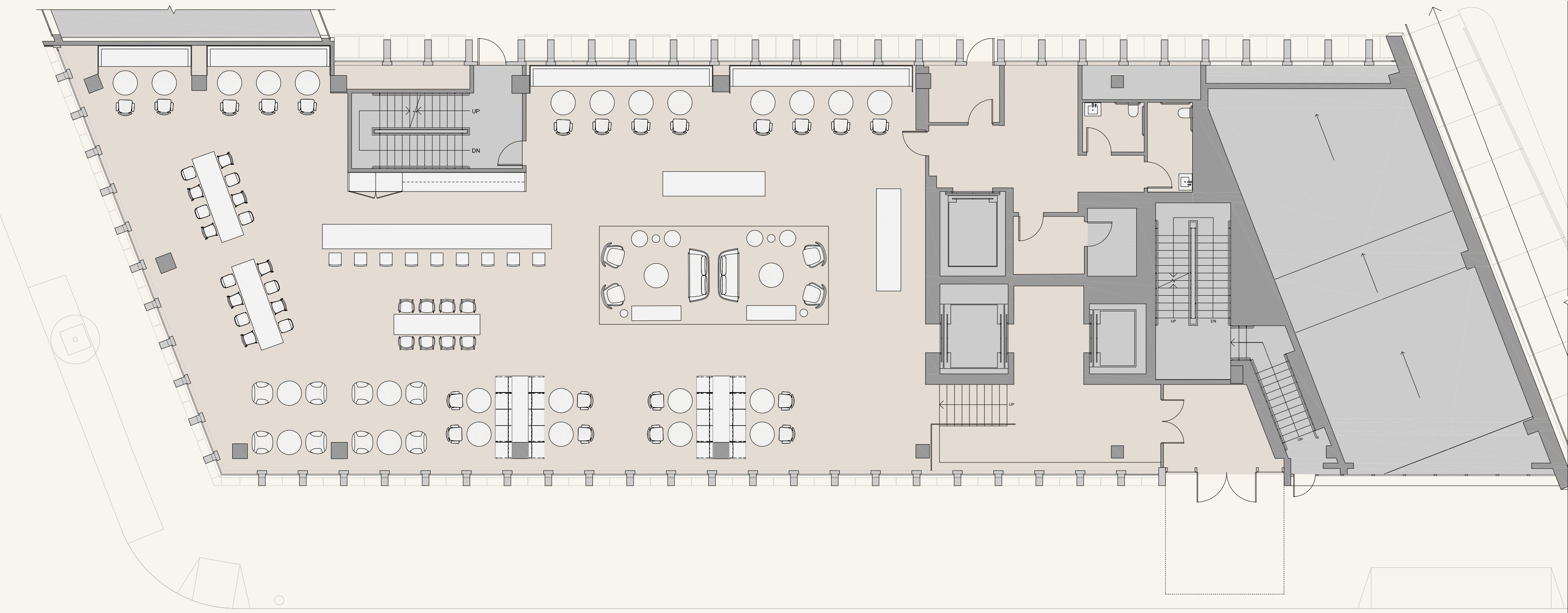
# High Line Extended

On top of the fifth floor, a Tenant can experience their own dedicated outdoor experience. An accordion glass wall system offers a Tenant an ability to have a covered outdoor entryway to the roof top. The outdoor space is delivered ready for a Tenant's use, providing a well-rounded, lifestyle driven office experience.







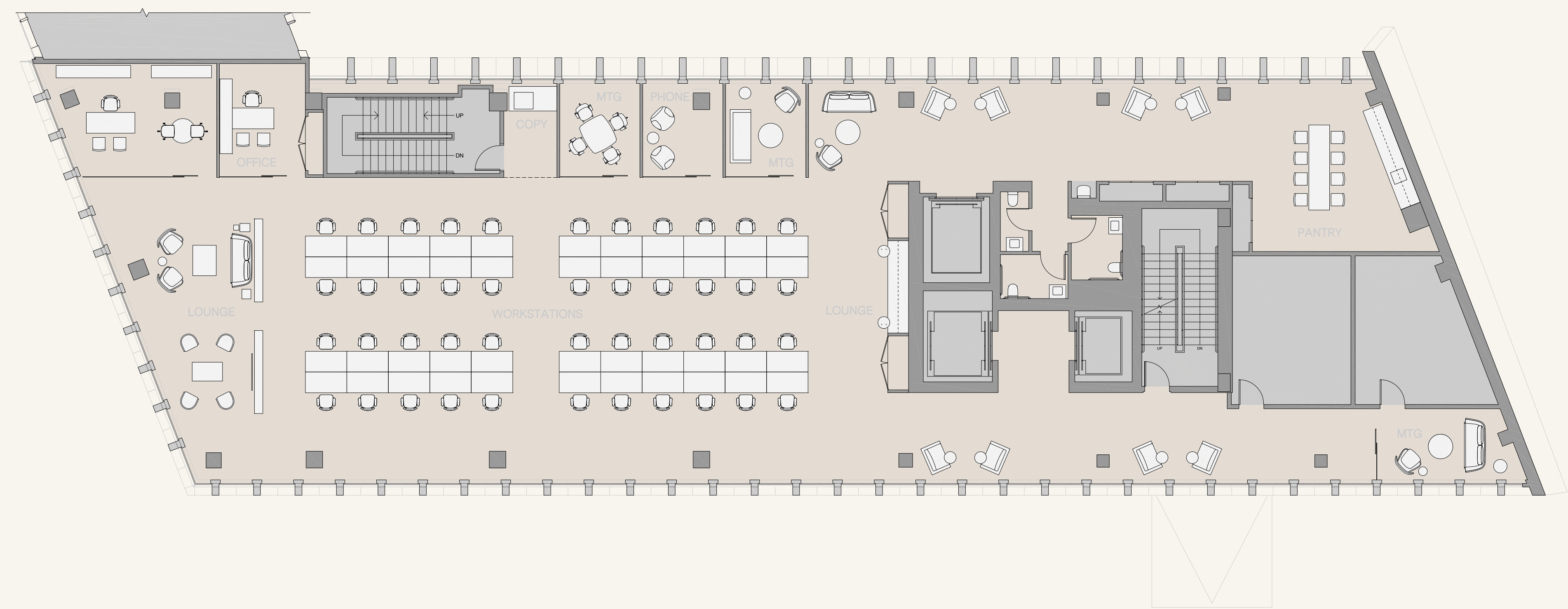


# 1st Floor – Lobby & Event Space

## 7,254 RSF

1 Reception



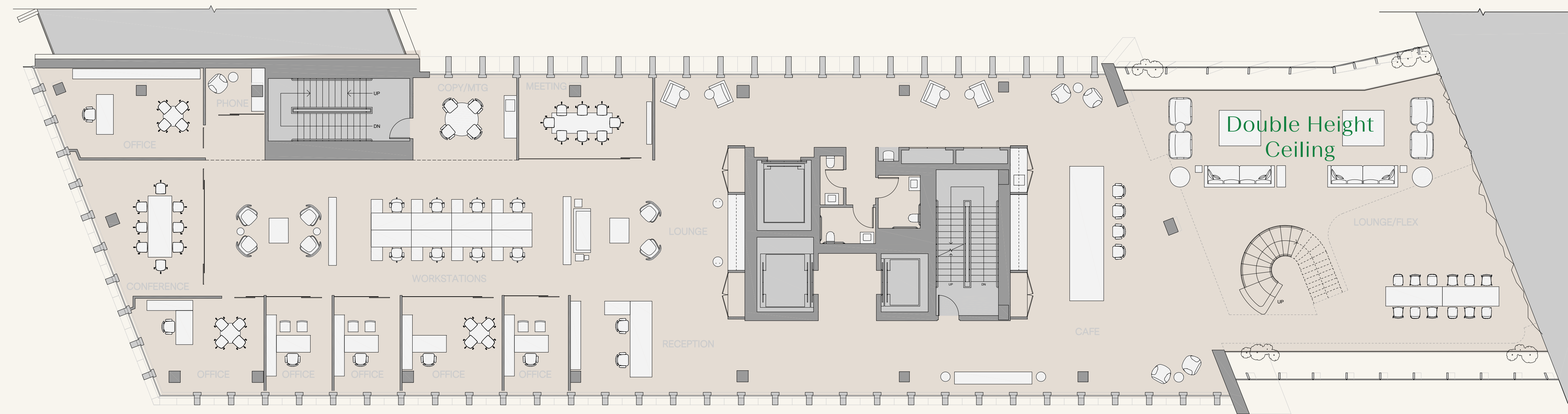


# 2nd Floor - Trading/ Hoteling

## 9,056 RSF

- 3 Private Offices
- 3 Conference Rooms
- 20 Soft Seats
- 1 Open Pantry



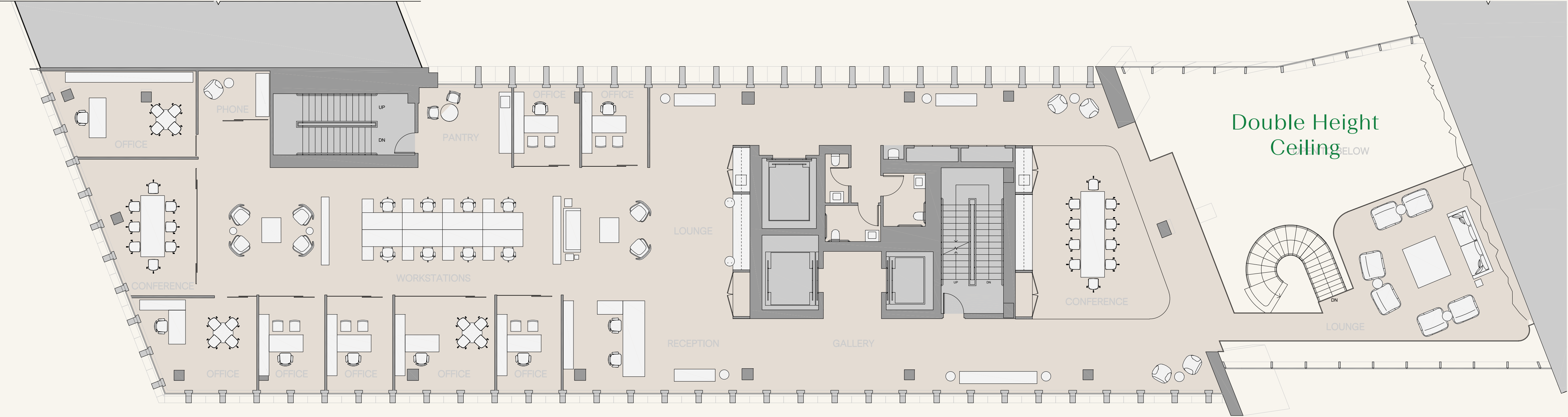


# 3rd Floor - Guest Arrival

## 12,459 RSF

- 6 Private Offices
- 2 Conference Rooms
- 1 Town Hall - 50 Seat Capacity
- 8 Workstations
- 16 Soft Seats
- 1 Open Pantry



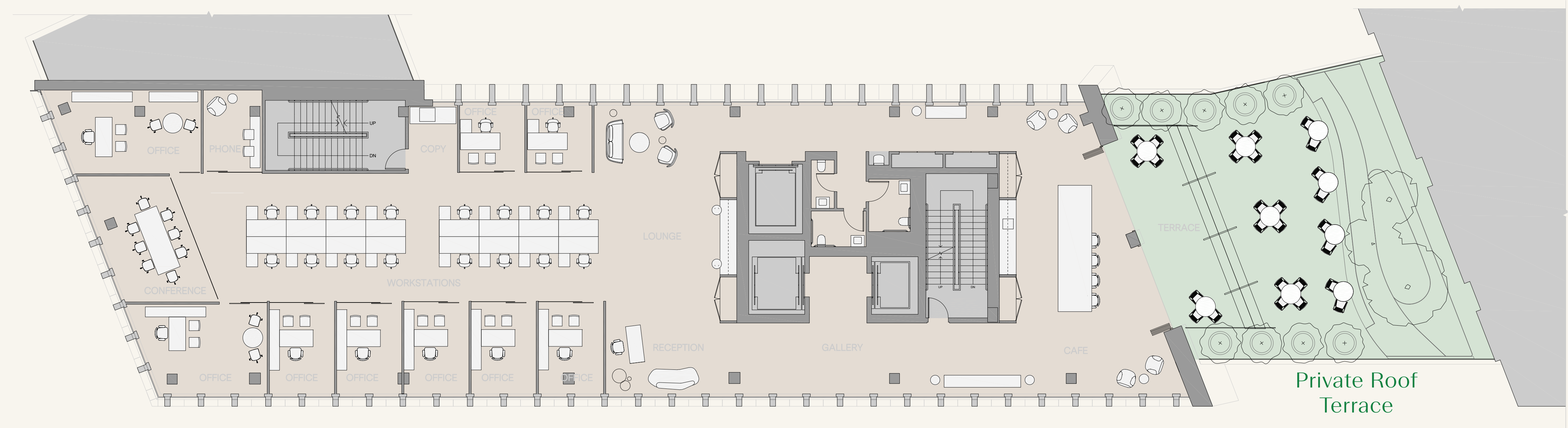


# 4th Floor - Offices

## 9,155 RSF

- 8 Private Offices
- 1 Conference Room
- 8 Workstations
- 15 Soft Seats
- 1 Open Pantry





# 5th Floor - C Suite & Private Terrace

## 8,620 RSF

- 9 Private Offices
- 1 Conference Room
- 16 Workstations
- 8 Soft Seats
- 1 Open Pantry



# Amenities

## FAENA

Tenants enjoy preferential rates and access to Faena New York and Miami Beach locations.

- HOTEL SERVICES
- Access to Faena Fitness Center and Spa
- Michelin Rated Restaurant
- Concierge Services
- Faena Rose Private Members Club

