

Rudín

**Firmly
Planted,
Forward
Thinking**

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New Lobby Entrances
& Storefronts on
Pearl Street

Artist Rendering



An Inspired Lobby
with a Timeless Design

Artist Rendering

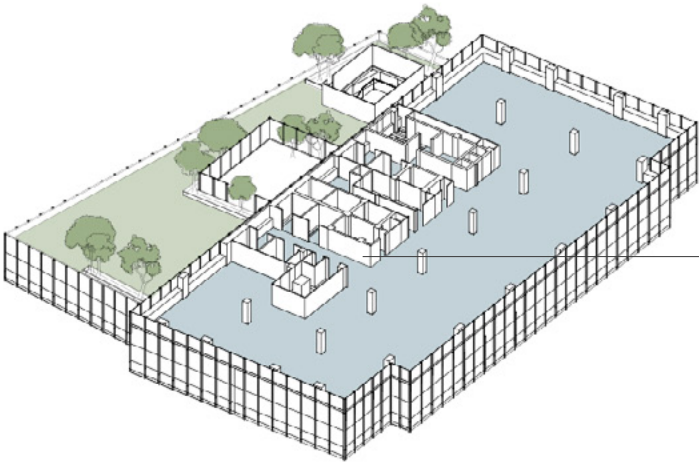




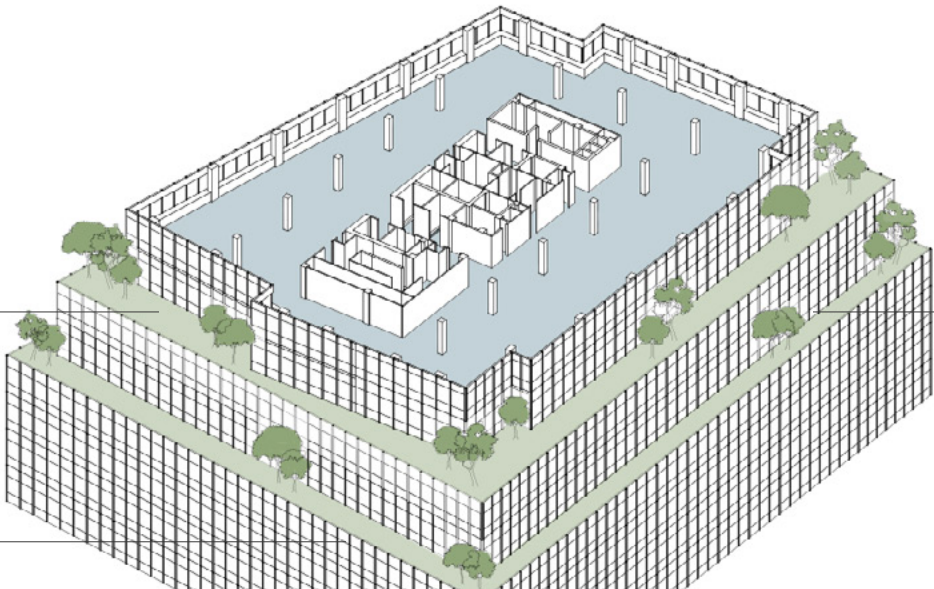
Next Generation Workplace

Following completion of a comprehensive capital improvements program, the building will feature new street-level entrances, a fully redesigned lobby, cutting-edge building systems and technology as well as dedicated interconnected indoor and outdoor amenities on the 22nd and 23rd floors.

- A total of 100,000 sq. ft. available in contiguous floorplates
- Opportunities for growth beyond the 100,000 SQ. FT. block
- Four exposures on all floors offer excellent natural light and iconic views, including the Brooklyn Bridge
- Private terraces on 18th and 20th floors
- 16' ceilings on the 19th floor



Amenity Terrace
on the 23rd Floor



Private Terrace
on the 20th Floor

16' Ceilings
on the 19th Floor

Private Terrace
on the 18th Floor



Base Floors Available

FLOOR	FLOOR STATUS	SQUARE FEET	STATUS
13	Entire Floor	51,208	Available in January 2022
11	Entire Floor	57,265	Available in January 2022
10	Partial Floor	31,623	Available in January 2022
9	Entire Floor	58,814	Available in January 2022
8	Entire Floor	43,573	Available in January 2022
7	Entire Floor	58,768	Available in January 2022
6	Entire Floor	58,767	Available in January 2022
5	Entire Floor	58,767	Available in January 2022
4	Entire Floor	58,767	Available in January 2022
3	Entire Floor	58,767	Available in January 2022
2	Entire Floor	61,369	Available in January 2022





Midrise Floors are Available Immediately

FLOOR	FLOOR STATUS	SQUARE FEET	STATUS
22	Entire Floor	21,190	Available Immediately
21	Entire Floor	21,561	Available Immediately
20	Entire Floor	21,561	Available Immediately
19	Entire Floor	29,735	Available Immediately
18	Entire Floor	29,775	Available Immediately
17	Entire Floor	37,479	Available Immediately
16	Entire Floor	37,479	Available Immediately
15	Entire Floor	37,479	Available Immediately
14	Entire Floor	37,630	Available Immediately





Tower Floors Available

FLOOR	FLOOR STATUS	SQUARE FEET	STATUS
38	Entire Floor	13,656	Available in January 2022
36	Entire Floor	14,752	Available in January 2022
35	Entire Floor	14,752	Available in January 2022
31	Entire Floor	14,752	Available in January 2022
26	Entire Floor	14,311	Available in January 2022

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Bright & Open Layouts for
Flexible Amenity Spaces

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Large Floor Plates
with Four Exposures

Artist Rendering



Ample Room for Creative
& Collaborative Breakouts

Artist Rendering



Private Terraces
on Select Floors

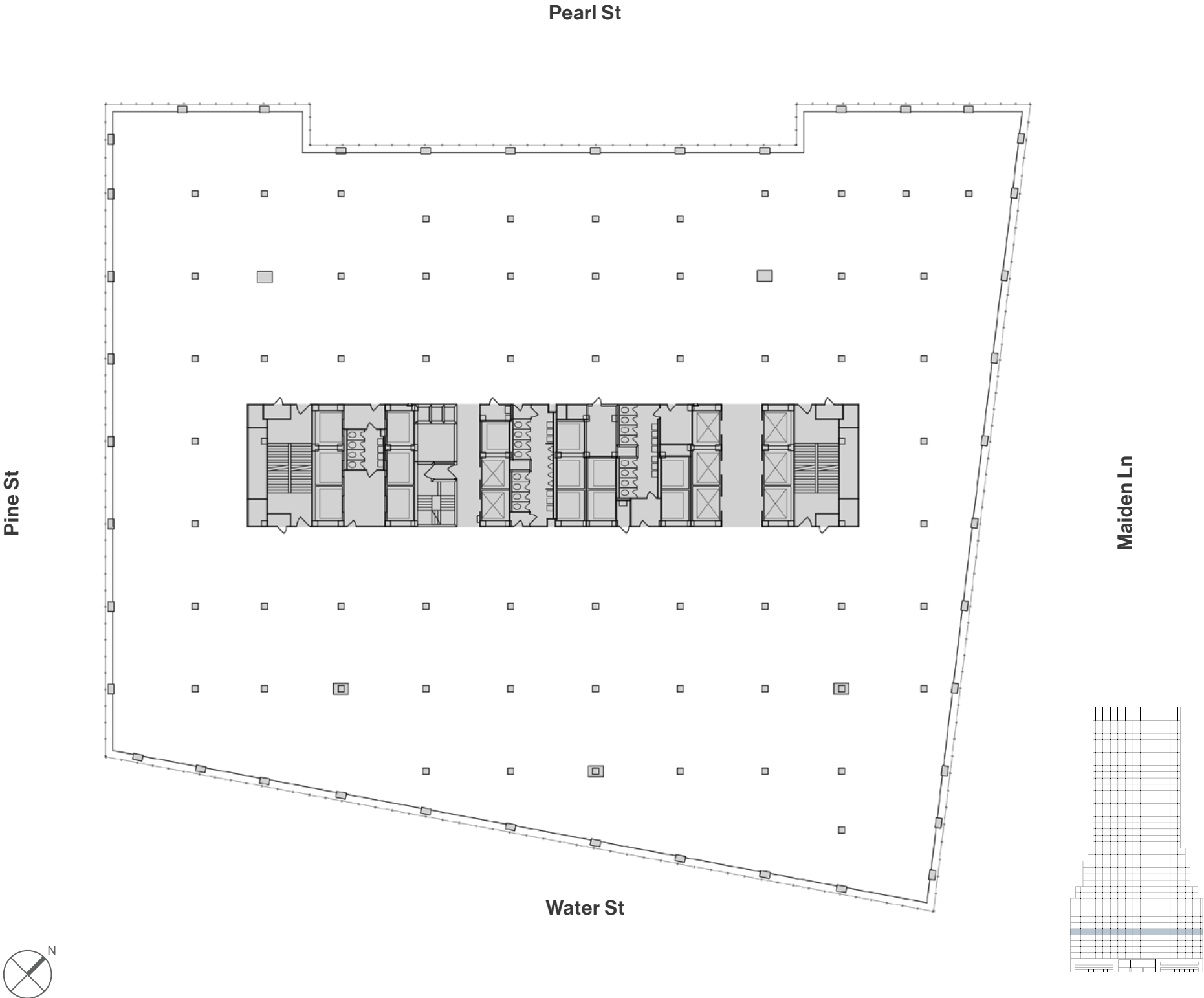
Artist Rendering





Typical Base Floor Core & Shell

58,767 SQ.FT.
6th Floor





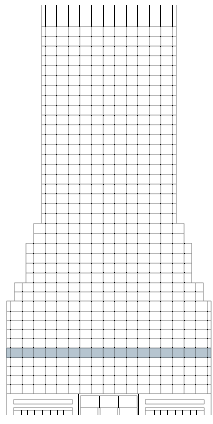
Typical Base Floor Office Intensive Layout

58,767 SQ. FT.
6th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



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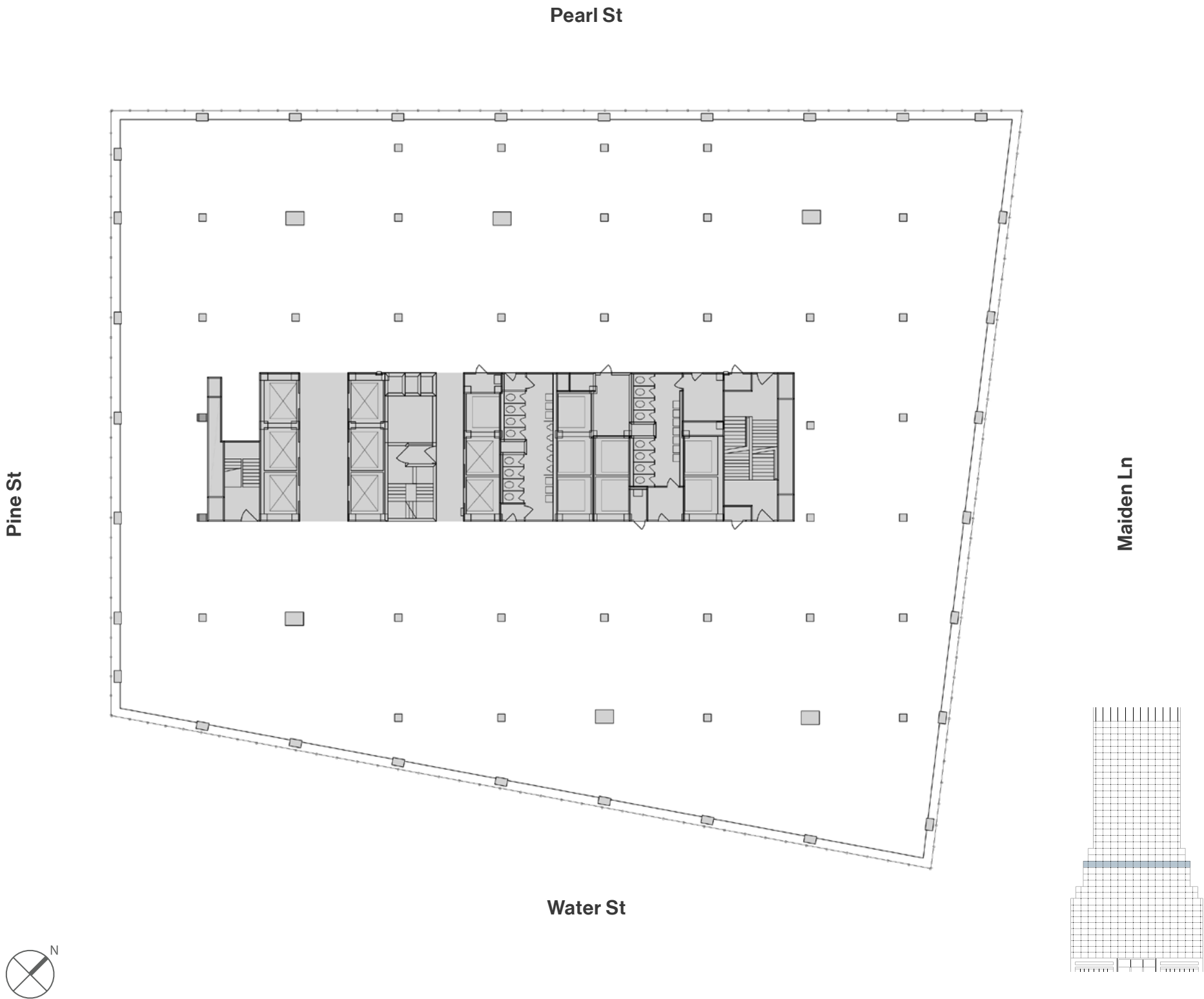


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Typical Midrise Floor Core & Shell

37,479 SQ. FT.
17th Floor



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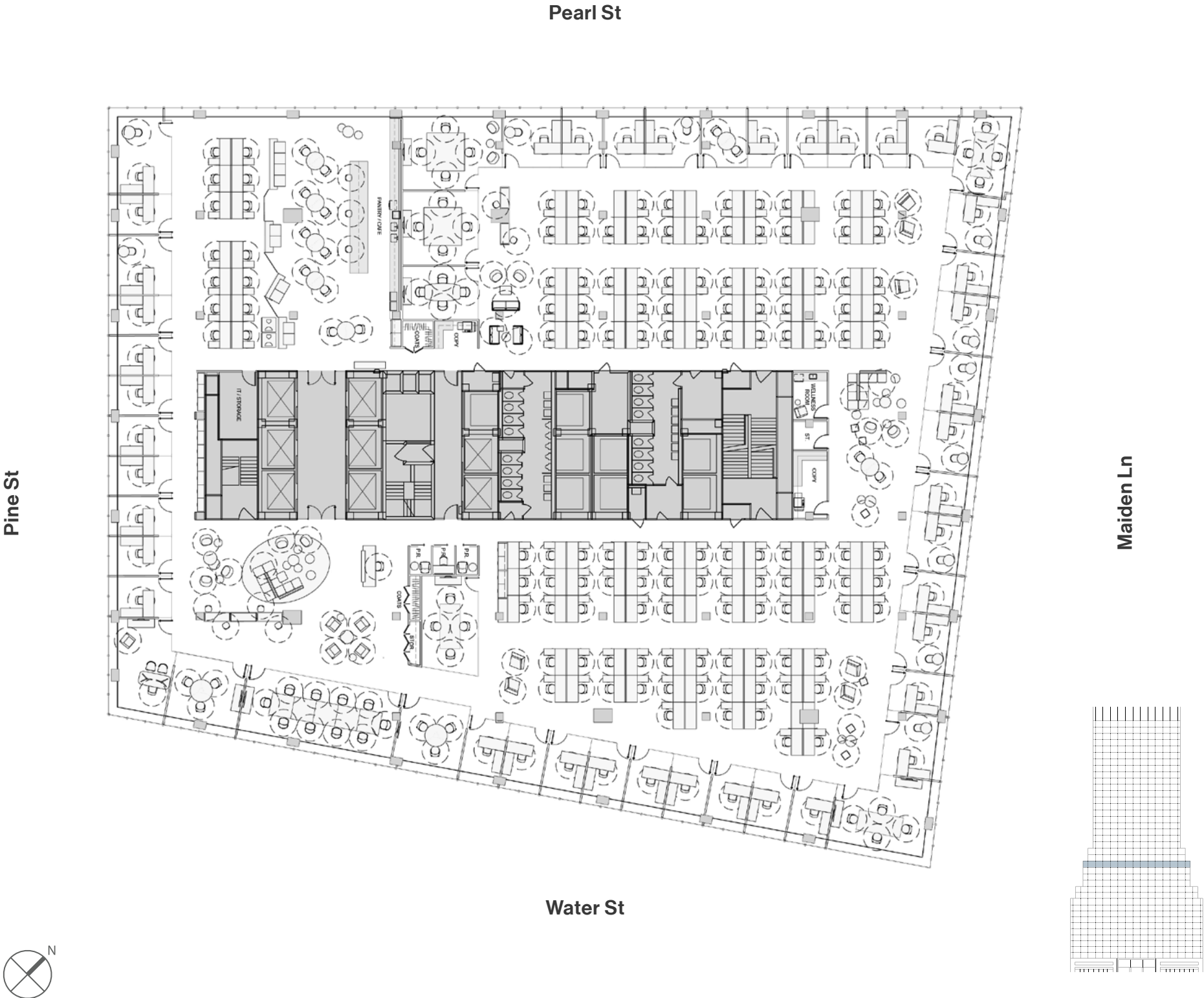
Typical Midrise Floor Office Intensive Layout

37,479 sq. ft.
17th Floor

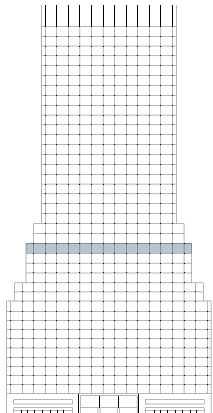
WORKSPACE	SEATS
Executive Office	1
Private Office	40
Benching (6'0" x 2'6")	128
Reception	1
Total Headcount	170

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	9
Phone Room	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



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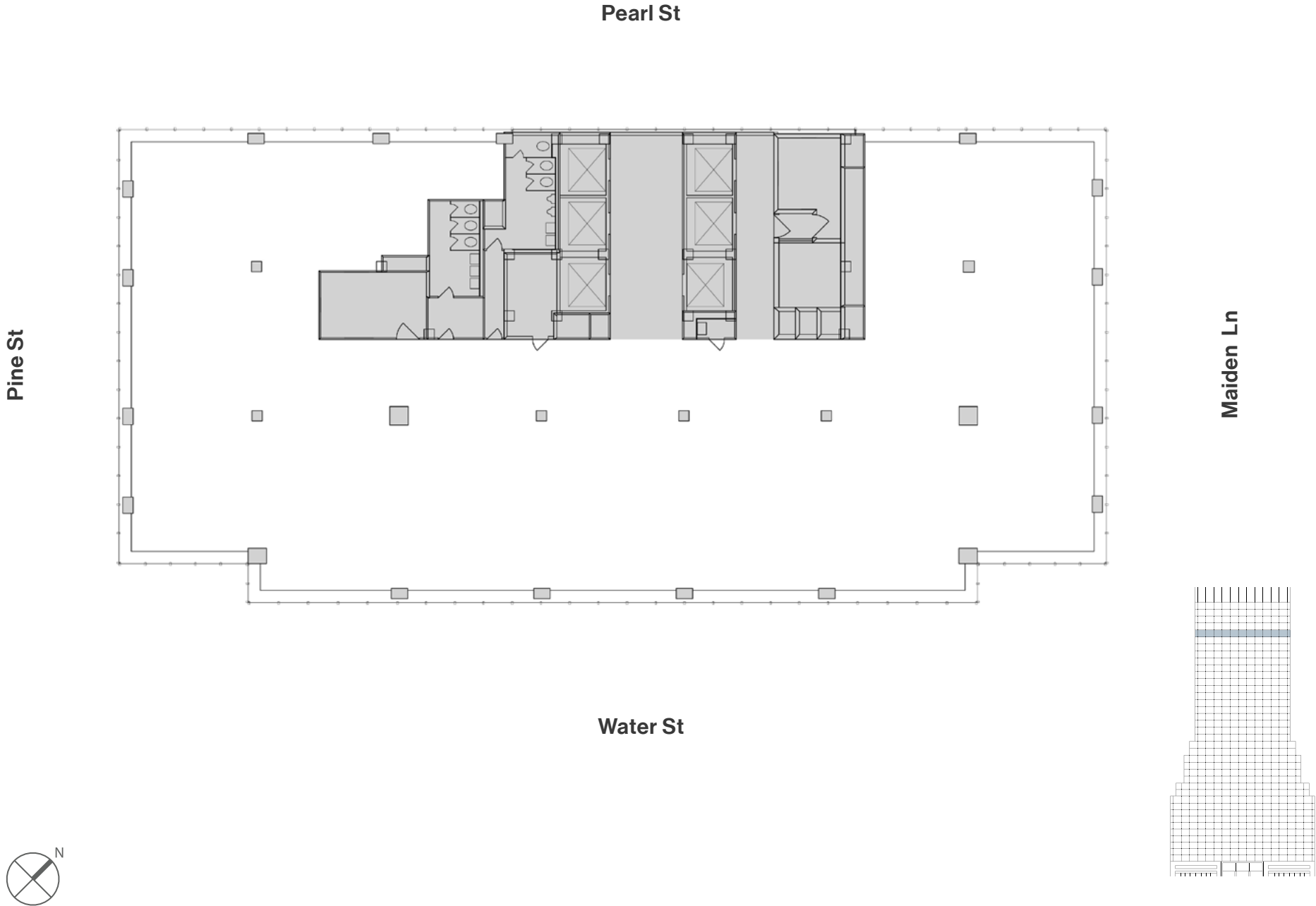


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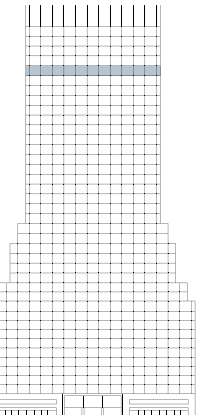


Typical Tower Floor Core & Shell

14,752 SQ. FT.
35th Floor



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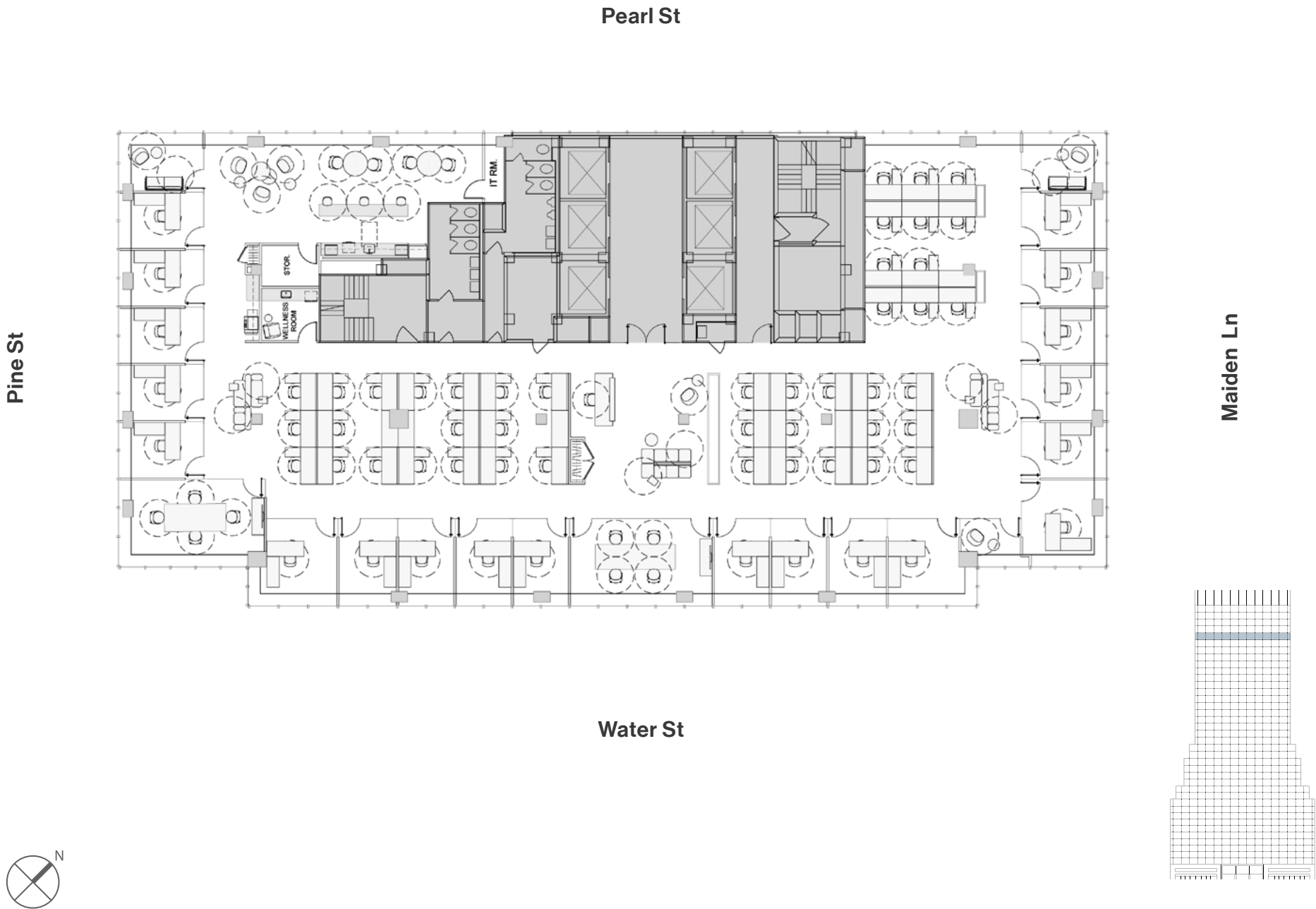
Typical Tower Floor Office Intensive Layout

14,752 SQ. FT.
35th Floor

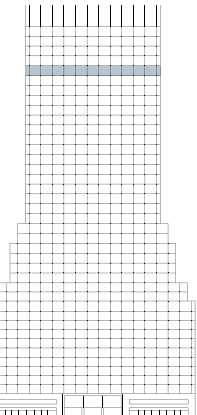
WORKSPACE	SEATS
Private Office	20
Benching (6'0" x 2'6")	43
Reception	1
Total Headcount	64

COLLABORATIVE SPACE	
Conference Room	2
Informal Meeting	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	1
IT Room	1
Storage Room	2
Wellness Room	1



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Ultimate Connectivity

At the Hub of
Incomparable Transit

 **2 MINUTE WALK**

1 2 3

1 BM3, BM4

2 QM8, SIM15

3 M15-SBS, M15

4 M15, QM8, QM11, QM25

 **4 MINUTE WALK**

A C J Z 4 5

5 M15

6 SIM1


7 SIM2, SIM32, SIM34

8 X27, X28

 **5 MINUTE WALK**

R W 

 **6 MINUTE WALK**

 Pier 11 / Wall St

 **10 MINUTE WALK**

 Whitehall Terminal /
Staten Island Ferry

 **PARKING & CYCLING**

 Nearby CitiBike Stations

 Bicycle Valet in Building

 Parking Garage in Building

 FDR Drive



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**FOR LEASING INFORMATION
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