

The Lifeline of New York City

Once home of the notorious "Death Avenue" rail lines and the Tenth Avenue Cowboys that kept pedestrians safe from these trains, the far west side entered the 20th century as a Wild West Industrial Landscape.



The Hudson River Railroad gave way to the High Line in the 1930s and was known as

"The Life Line of New York"

the route through which valuable raw materials
 were transported into Manhattan



The Lifeline of New York City

In 2019, the innovators and tastemakers have replaced the industrialists of the 19th and 20th centuries as the next business titans.



Manhattan West will usher in a return of the west side as the lifeline of New York City,



bringing together thought-leadership, innovative retail, activated outdoor spaces and providing a platform for organizations to reach their highest potential

The Nexus of New York's Night Out

The rezoning of the Theater District along with the redevelopment of Chelsea Piers into an entertainment and recreation complex has

Transformed the West Side Into a Destination for Experience.



Manhattan West is positioned at the epicenter of experiences from arts to athletics. Uniquely positioned as the connection point between the theater district, the High Line, the Chelsea art galleries, the Culture Shed and Madison Square Garden, Manhattan West will be the destination for all of the audiences attending these events.



"It's the best of new New York and old New York:

you can move into a building that's state of the art, and at the same time you're sitting in the middle of a part of the city that's got art galleries, old time restaurants...that old part of New York history.

- BRUCE GOLDNER

NY OFFICE LEAD & PARTNER

SKADDEN, FUTURE MANHATTAN WEST TENANT

Integrated Site Plan The Lofts Nanhattan West Retail WEST 3757 STREET

Manhattan West Retail

240,000 SF of Experiential Retail, Dining, Lifestyle and Amenities





Whole Foods

60,000 Square Foot Marketplace with Restaurants, Tap Room & Cooking Classes



Forward Thinking

Fitness and Wellness Offerings including Peloton's Global Flagship Studio



Unique Dining Concepts

From Fast Casual Eateries to Fine Dining Sit Down Restaurants





"Being able to walk out of your office, whether at the end of the day or for a break in the middle of the day, and enjoy the outdoors or arts, is balancing, enriching, it helps focus and clear our thoughts to see something new, engage with something different."

— AUDREY SOKOLOFF

PARTNER, REAL ESTATE

SKADDEN, FUTURE MANHATTAN WEST TENANT

Brookfield Events

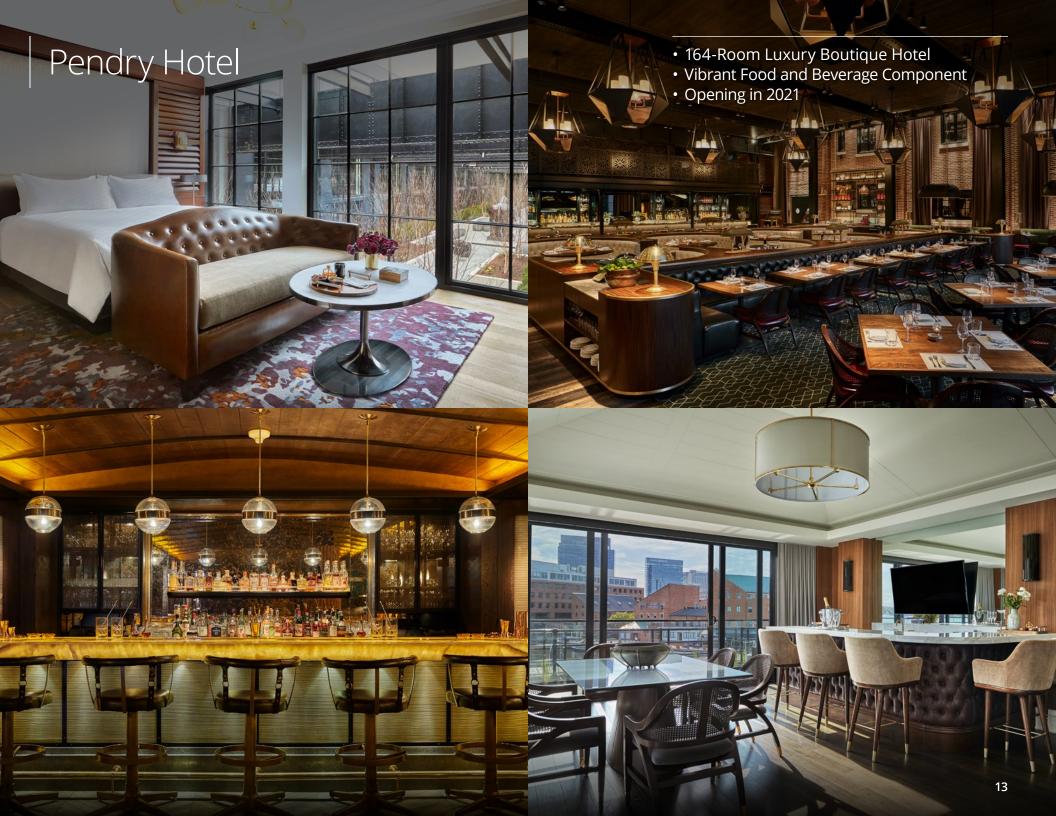
Arts Brookfield presents exciting, world-class cultural experiences to hundreds of thousands of people for free each year in both indoor and outdoor public spaces at Brookfield's premier properties.

With over 30 years' experience, Arts Brookfield hosts over 500 cultural experiences globally every year with more than 1 million attendees annually. From concerts, theater and dance to film screenings and art exhibitions, Arts Brookfield brings public spaces to life through art.



117,000 Total Attendees





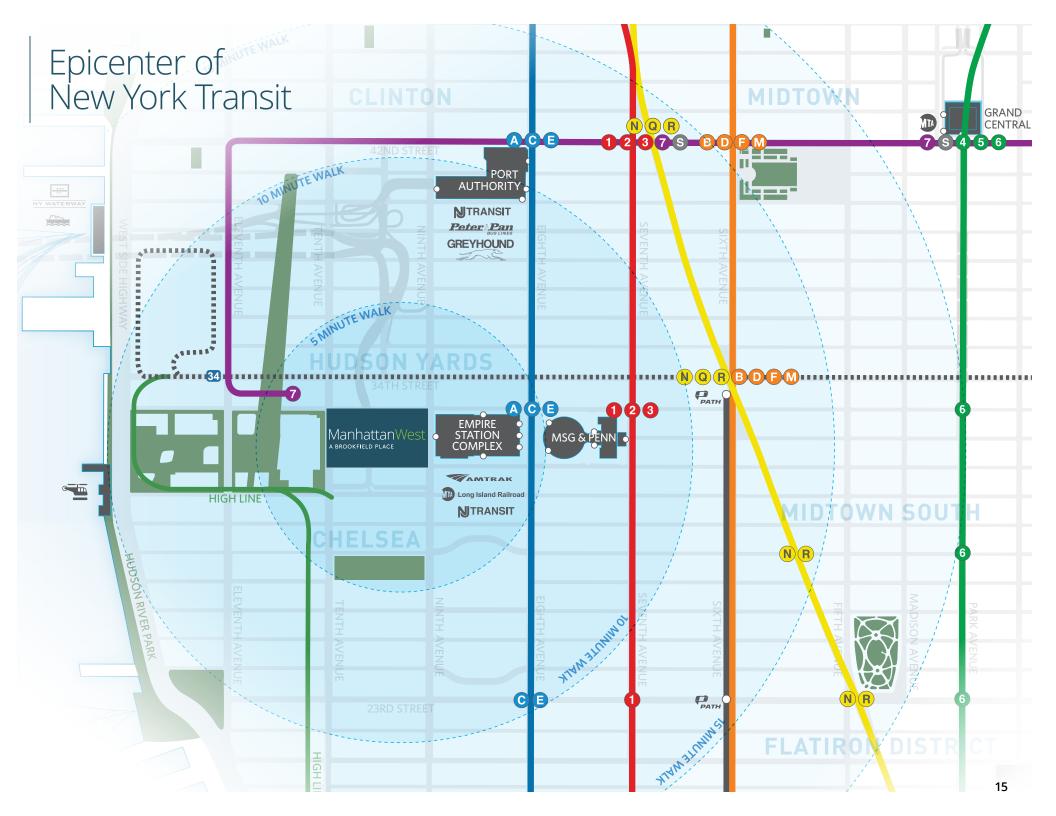
"Manhattan West is essentially a new city, a remarkable, multifaceted neighborhood that's been created there...

You and your family are going to enjoy being in the space, and your employees are going to be attracted to it. You're going to want to stick around a little later and come in a little earlier and visit when you don't have to because it really is this beautiful new city that's sprung up on the west 30's."

- FRED KLEIN

CHIEF CONTENT OFFICER

PELOTON, FUTURE MANHATTAN WEST TENANT



Empire Station Complex

NEW YORK'S NEWEST TRANSIT HUB

- The world's most dynamic and successful places have direct connectivity to convenient and efficient mass transit systems
- The \$2.5 billion Empire Station Complex, which is scheduled to be completed by early 2021 and is located directly across the street from Manhattan West, will provide unparalleled urban and suburban travel connectivity
- Manhattan West will have direct connectivity to all of Manhattan, Brooklyn, the Bronx, Queens, Westchester, Connecticut, New Jersey, and the Eastern Seaboard via Penn Station, 14 subway lines, NJ Transit, Amtrak and the 7 train extension. Future access to the Metro North New Haven line is planned













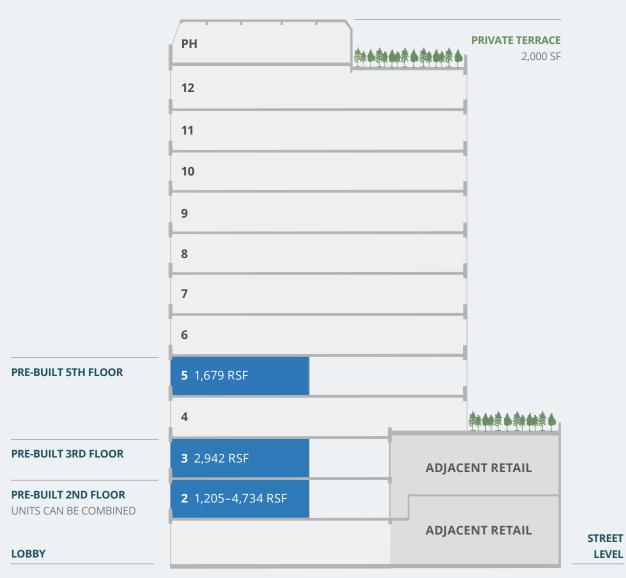


The Lofts // Stacking Plan

UP TO

4,734 RSF

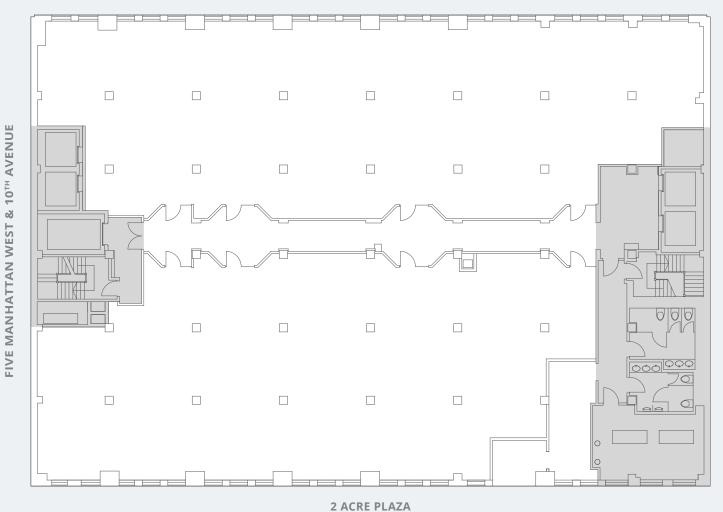
IMMEDIATELY AVAILABLE





Second Floor // Core & Shell

WEST 33RD STREET

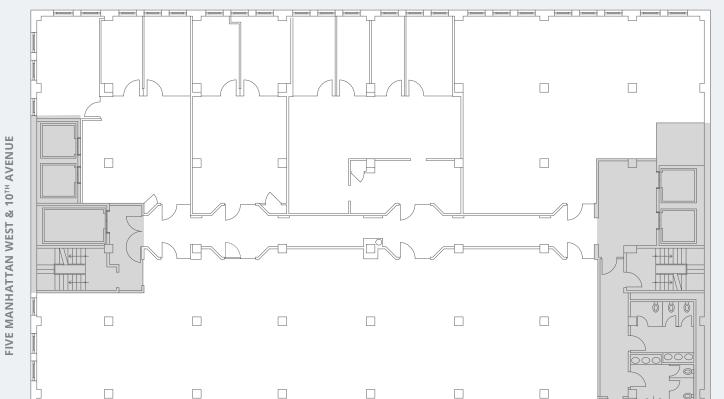


Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Second Floor // As-Built



2 ACRE PLAZA

WEST 33RD STREET

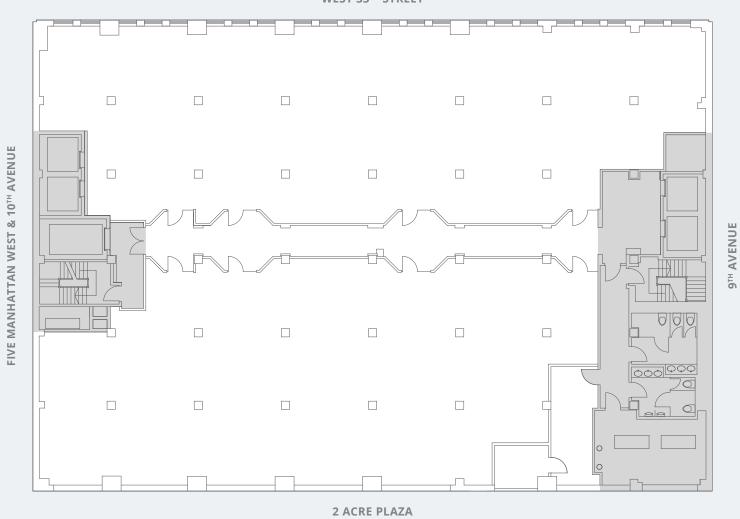
Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Third Floor // Core & Shell

WEST 33RD STREET



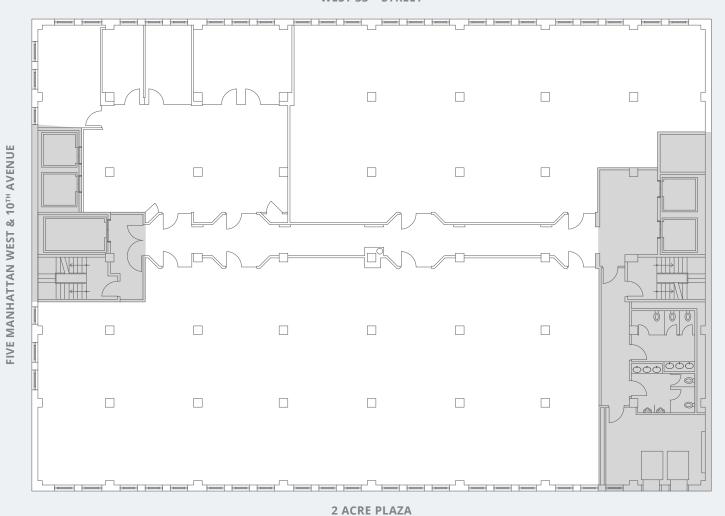
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Third Floor // As-Built

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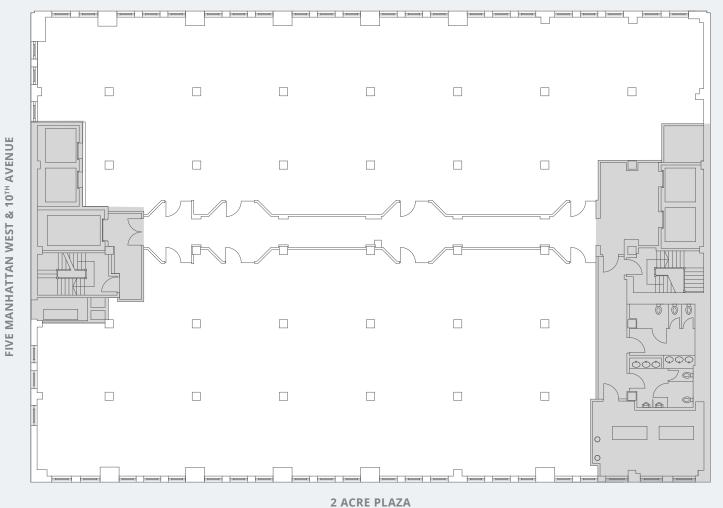
Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Fifth Floor // Core & Shell

WEST 33RD STREET



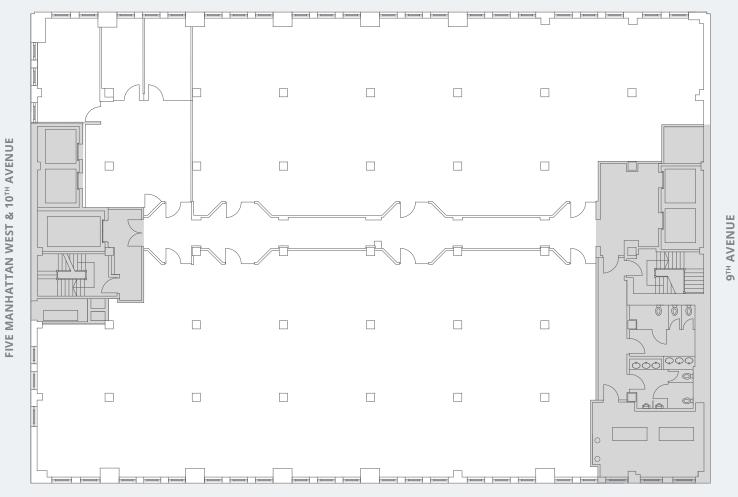
Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Fifth Floor // As-Built

WEST 33RD STREET



Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

2 ACRE PLAZA

Development Timeline

2016	2017	2018	2019	2020	2021	2022/2023
TRANSIT						
7 Train Extension	Penn Station West End Concourse				Empire Station Complex	
NEIGHBORHOOD						
10 Hudson Yards	The Eugene	55 Hudson Yards	One Manhattan West	Manhattan West Retail	Javits Center Expansion	Two Manhattan West
COACH SAD		Point72 Milbank	EY McKool Smith	WHÔLE FOODS		
L'ORÉAL BCG	Five Manhattan West	THIRD POINT Cooley	Skadden accenture	(Q2 2020)	Manhattan West Luxury Boutique Hotel	50 Hudson Yards
	amazon	SILVERLAKE BSF		D PELOTON	PENDR.Y	BlackRock
	JPMorgan Chase & Co.		Shops at Hudson Yards and The Shed	(Q2 2020)		
	■R/GA		Neiman Marcua Cartier SEPHORA ZARA			The Spiral
	IHS Markit		momofuku	UNION SQUARE HOSPITALITY GROUP (Q4 2020)		Pfizer
			30 Hudson Yards TimeWarner	NHL		
			WELLS KKR	(Q4 2020) Plaza Access (Q1 2020)		
			Equinox Hotel	Manhattan Eats (Q4 2020)		
				Plaza Retail Stores (Q4 2020)		
			No.			

ManhattanWest A BROOKFIELD PLACE