



## 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 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



### Manhattan West Retail

## **200,000 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

## Elemental

A new, 10K SF entertainment venue and restaurant, Elemental's concept will feature a unique dining and beverage experience, and an intimate variety theater with curated programing seven-nights-a-week.

FIFMFNTAL



"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."

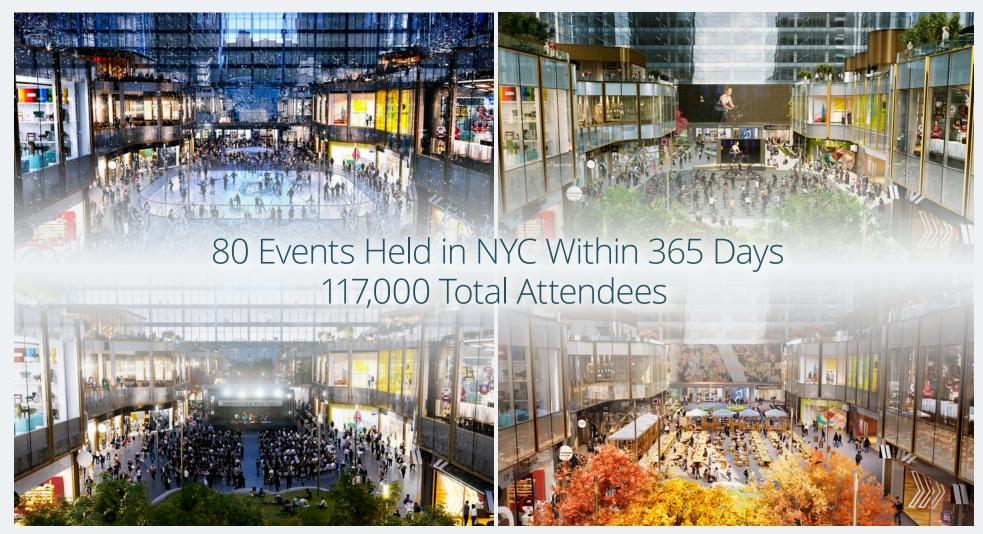
— AUDREY SOKOLOFF
PARTNER, REAL ESTATE

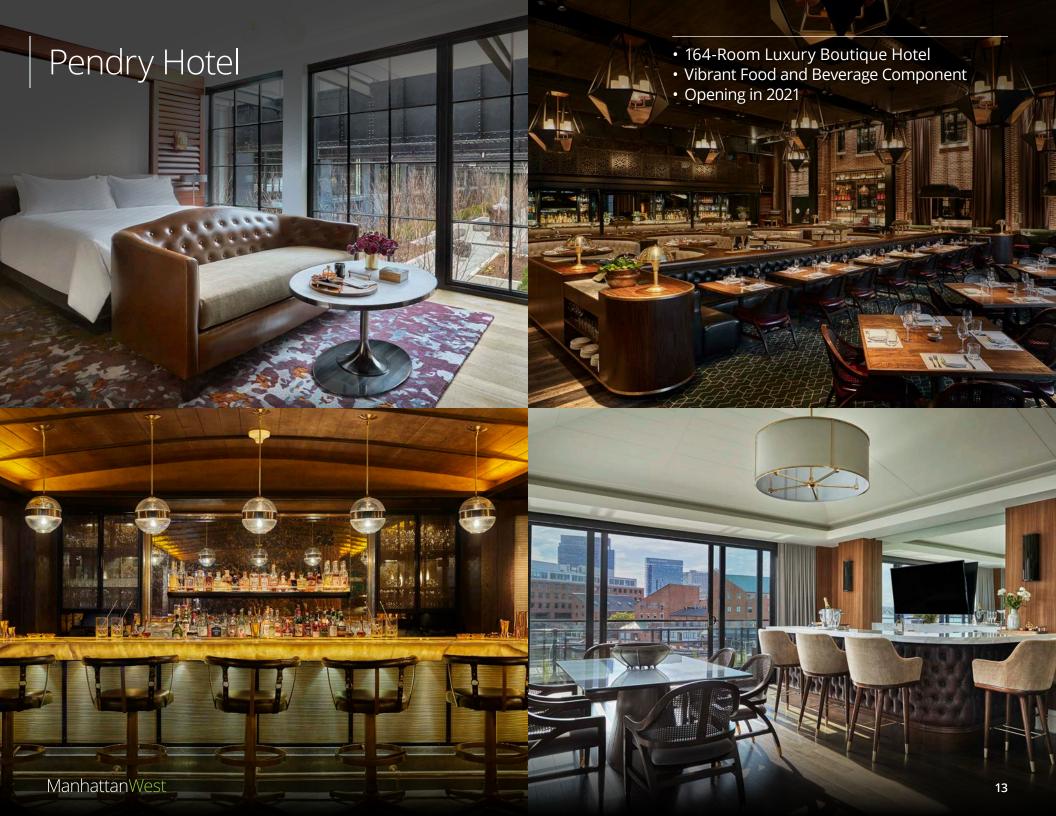
SKADDEN, FUTURE MANHATTAN WEST TENANT

### **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.



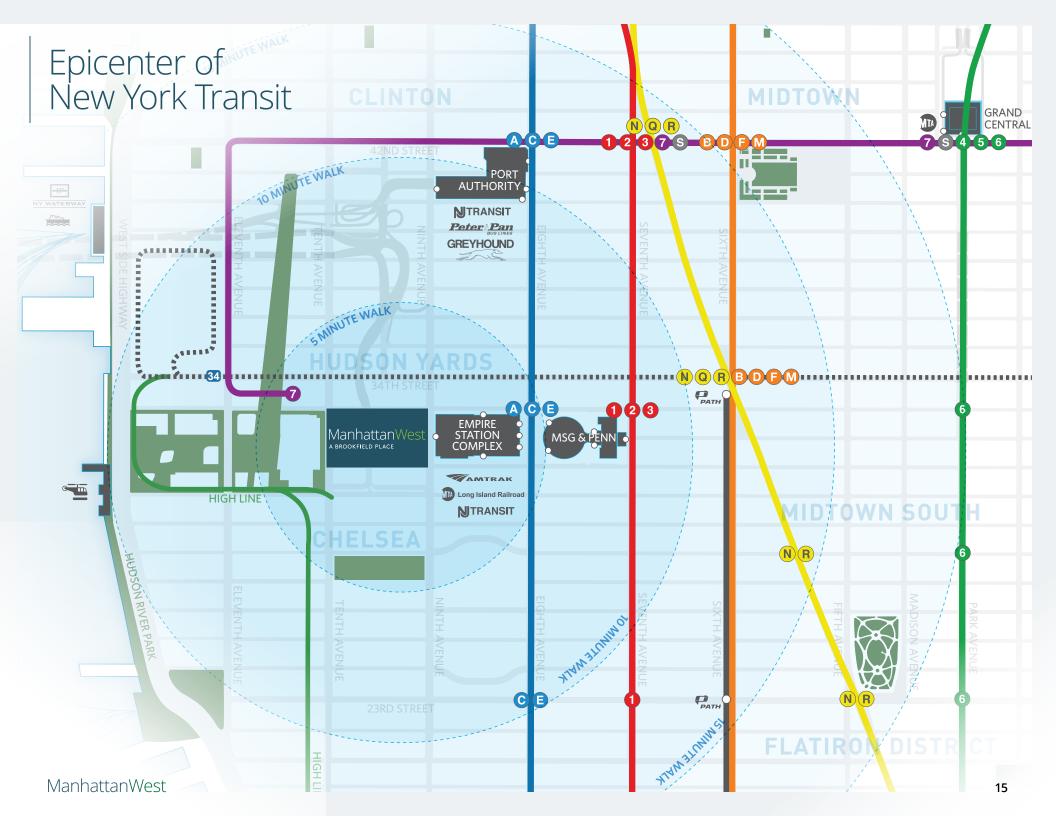


## "Manhattan West is essentially a new city, a remarkable, multifaceted neighborhood that's been created there...

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

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



















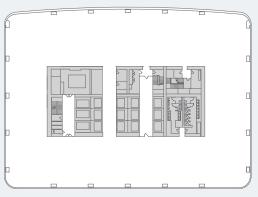
## Two Manhattan West

STACKING PLAN 2.0 MILLION RSF

**TENANT TURNOVER:** 2022 **BUILDING COMPLETION: 2023** 

#### 747,000 RSF AVAILABLE

LEVELS 38-58



#### **TYPICAL CORE AND SHELL PLAN**

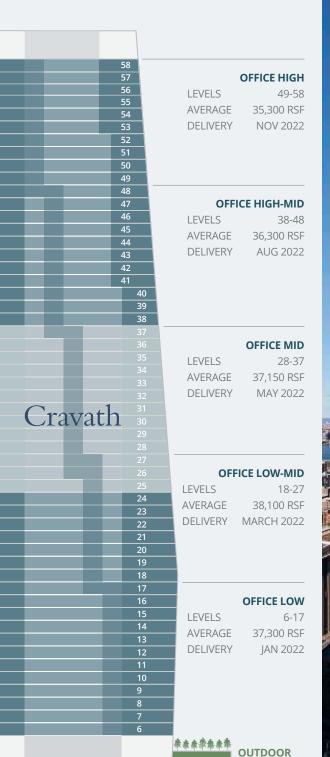
SLAB TO SLAB: 14'

#### 714,000 RSF AVAILABLE

LEVELS 6-24



#### ManhattanWest



TERRACE



## Two Manhattan West // Views From Tower Floors



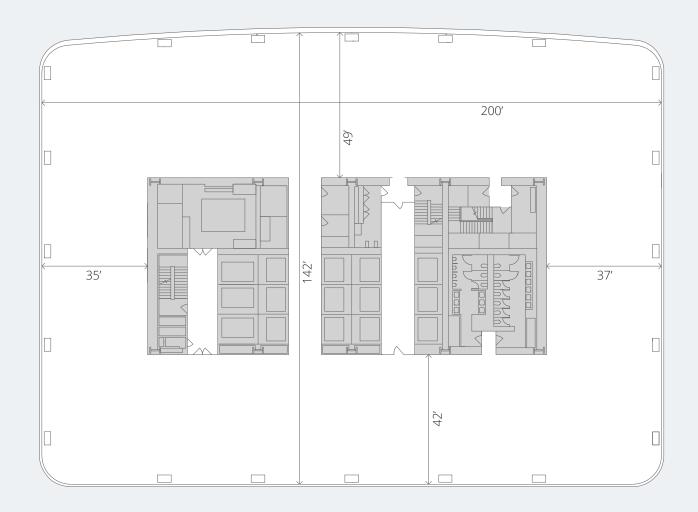






CORE & SHELL

36,300 RSF

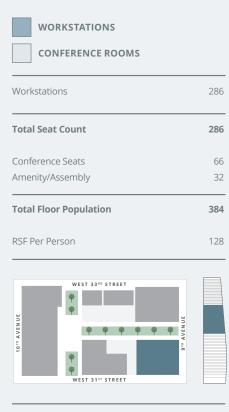


TRADING / OPEN TEST FIT

36,300 RSF

## 2 ACRE PLAZA **|** 00000 COPY/ SUPPORT

31ST STREET

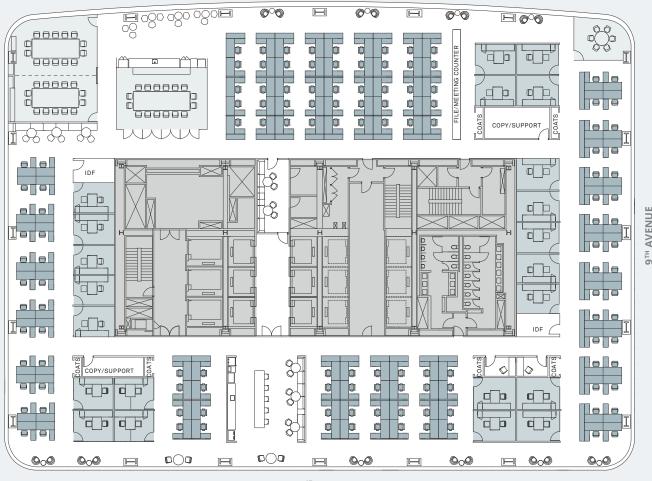


SITE PLAN

80/20 TEST FIT

36,300 RSF

#### 2 ACRE PLAZA



WORKSTATIONS OFFICES **CONFERENCE ROOMS** Offices 22 Workstations 133 **Total Seat Count** 155 Conference Seats 30 Amenity/Assembly 92 **Total Floor Population** 275 235 RSF Per Person WEST 33<sup>RD</sup> STREET

SITE PLAN

31<sup>ST</sup> STREET

UNIVERSAL SINGLE OFFICE SIZE LAYOUT

36,300 RSF

#### 2 ACRE PLAZA



31ST STREET

## OFFICES CONFERENCE ROOMS SUPPORT

Perimeter Offices	52
Interior Associates	12
Double Associates	24
Total Attorneys	88
Support Staff	15
Total Seat Count	10
Conference Seats	10
Case Room Seats	25
Total Floor Population	140
RSF Per Attorney	413



SITE PLAN

FINANCIAL LINEAR TEST FIT

36,300 RSF

#### 2 ACRE PLAZA <u>|</u> OFFICE OFFICE OFFICE CAFE 000 OFFICE 0 OFFICE HUDDLE 10 0 0 OPEN WORKSPACE COPY/ STORAGE **AVENUE** 0 0 0 1 OPEN WORKSPACE 0 B HUDDLE 0 0 0 SATELLITE OPEN WORKSPACE 0 0 6 0 $\bigcirc$ 00 $\Diamond$ COATS WAITING $\Diamond$ 0 0 OFFICE OFFICE OFFICE CONF.ROOM CONF. ROOM OFFICE $\bigcirc \bigcirc \bigcirc$

WORKSTATIONS OFFICES **CONFERENCE ROOMS** Offices 13 Workstations 169 182 **Total Seat Count** Conference Seats 42 Amenity/Assembly 56 **Total Floor Population** 280 RSF Per Person 200 WEST 33<sup>RD</sup> STREET \* \* \* \* \* \* WEST 31<sup>ST</sup> STREET SITE PLAN

31ST STREET

PRIVATE EQUITY TEST FIT

36,300 RSF

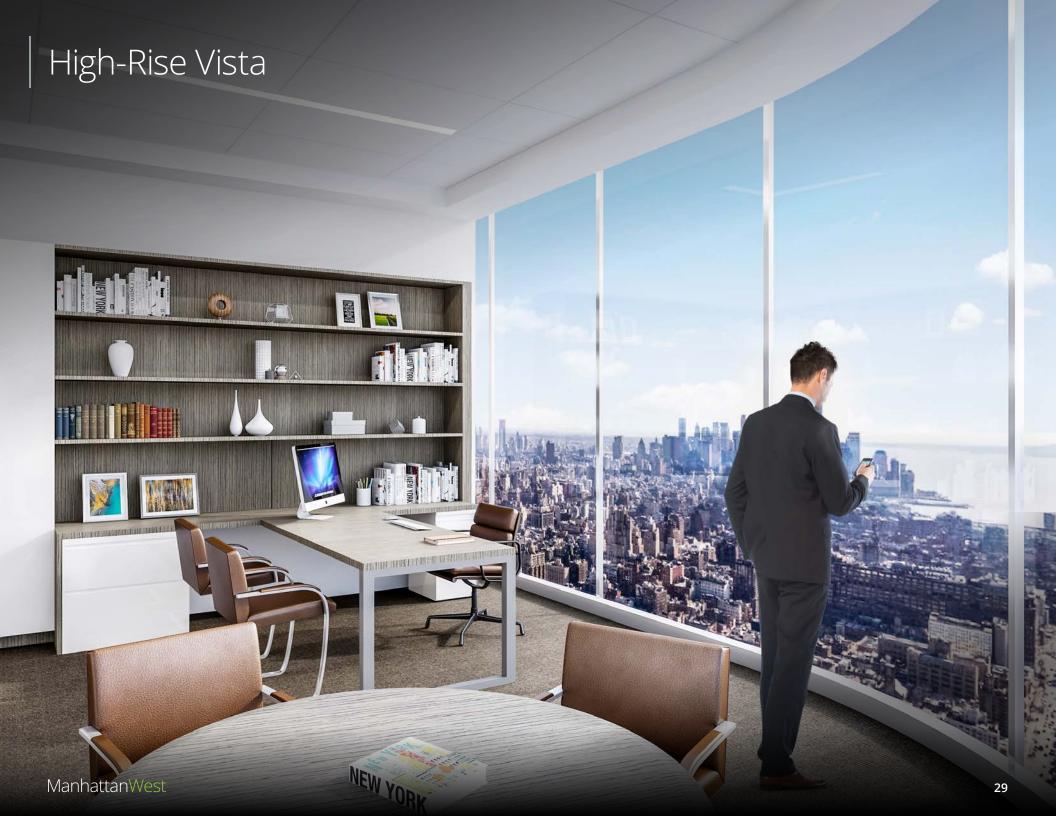
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31<sup>ST</sup> STREET



SITE PLAN







## Development Timeline

2016	2017	2018	2019	2020	2021	2022/2024
TRANSIT						
7 Train Extension	Penn Station West End Concourse	p or a part of the			Empire Station Complex	
NEIGHBORHOOD						
10 Hudson Yards	The Eugene	55 Hudson Yards	Shops at Hudson Yards and The Shed	Manhattan West Retail	Javits Center Expansion	Two Manhattan West
COACH SAP  L'ORÉAL BCG  THE BOTTON CONSULTING CHOLD	Five Manhattan West	Point 72 Milbank THIRD POINT COOLEY	Niman Marcus Certier SEPHORA ZARA	WHÔLE FOODS (Q2 2020)	Manhattan West Luxury Boutique Hotel	Cravath 50 Hudson Yards
	JPMorgan Chase & Co.	SILVERLAKE BSF	momofuku And more One Manhattan West	<b>PELOTON</b> (Q2 2020)	PENDR.Y	BLACKROCK
	■R/GA		EY McKool Smith			The Spiral
	IHS Markit		Skadden accenture	UNION SQUARE HOSPITALITY GROUP (Q4 2020)		Pfizer
			30 Hudson Yards TimeWarner	NHL (Q4 2020)		
			WELLS KKR	Plaza Access (Q1 2020)		
			Equinox Hotel	NEW YORK UIIILEIU  CELEBURGO TOS TOS TOS		
			L Q O I N 3 X	(Q4 2020) Plaza Retail Stores		
				(Q4 2020)		

