

1 3 4 5

FEATURES

- Large blocks, single floors and partial floor availabilities
- New retail tenants: Wagamama, Quality Bistro and Blue Bottle Coffee
- New Plaza and Park nearly complete
- David Rockwell designed amenity center opening soon
- SOM designed lobby
- All floors delivered with slim base building convectors



CAPITAL IMPROVEMENTS

\$100 MILLION RENOVATION

Capital improvement program nearing completion, includes plaza area with public art installation, brand new elevators, SOM designed lobby and Fisher Park.

PLAZA



FISHER PARK

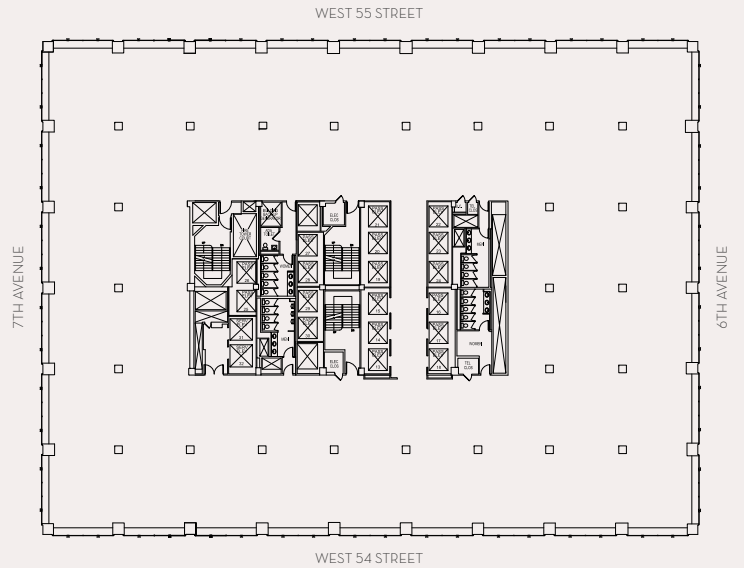


LOBBY AND ENTRANCE

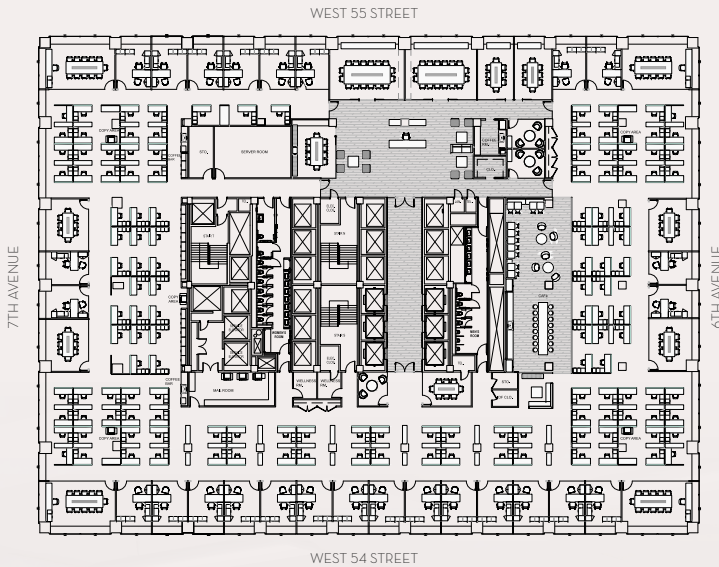


FLOOR PLANS CORE & SHELL AND TEST-FITS

CORE & SHELL | TYPICAL FLOOR PLAN



OFFICE INTENSIVE TEST-FIT

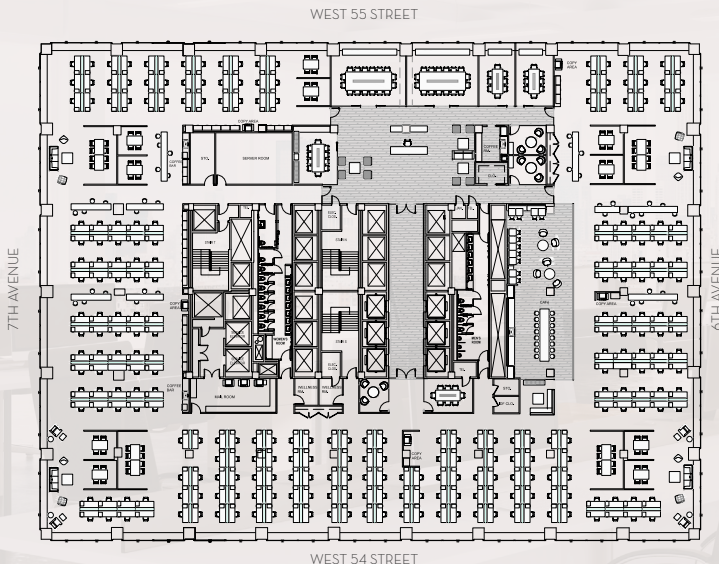


GENERAL INFORMATION		SEATS
Total Seats		168
RSF / Seats		252

WORK SPACE	SF	SEATS
Executive Office	330	4
Typical Private Office A	160	26
Typical Private Office B	145	4
Workstation	36	133
Reception		1

SUPPORT	#PERS	SEATS
Boardroom	16	2
Conference Room	10	1
Conference Room	8	7
Meeting Room	3	3

OPEN OFFICE TEST-FIT

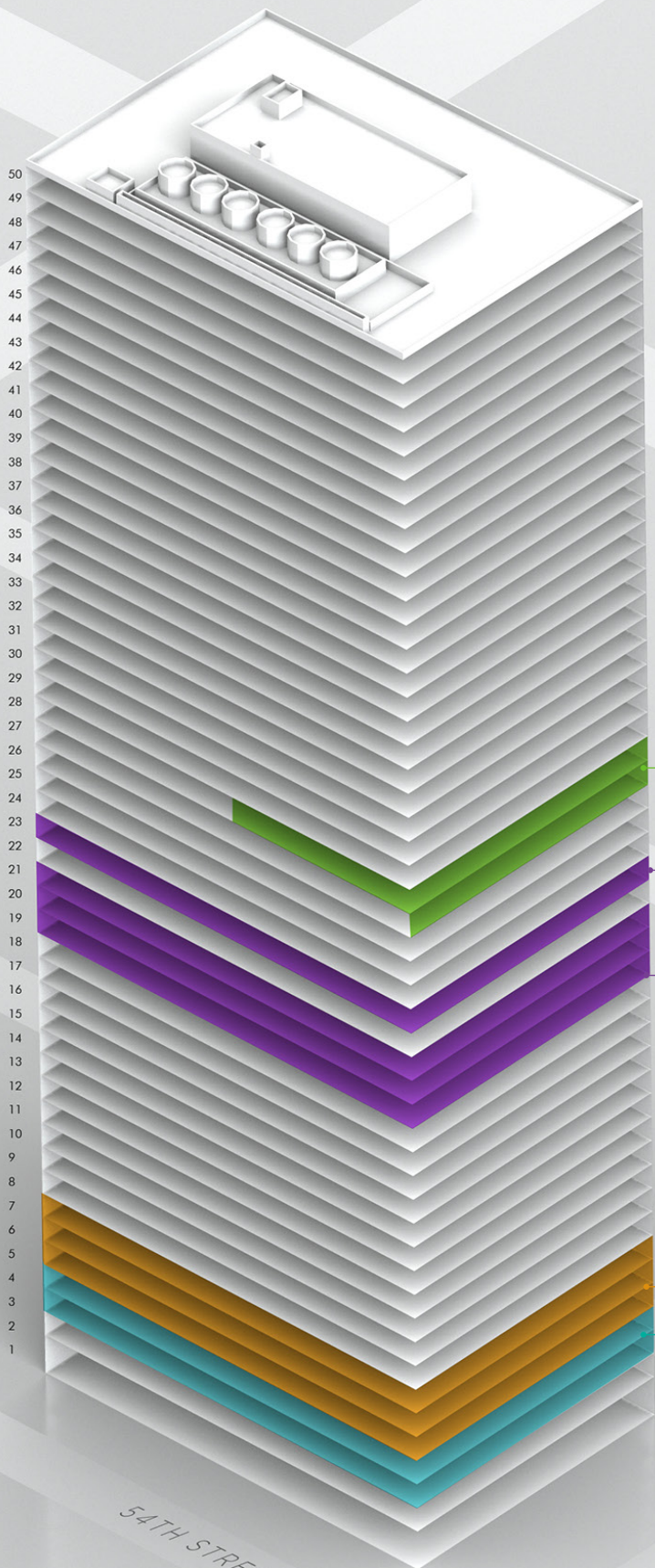


GENERAL INFORMATION		SEATS
Total Seats		270
RSF / Seats		157

WORK SPACE	SF	SEATS
Benching	36	269
Reception		1

SUPPORT	#PERS	SEATS
Boardroom	16	2
Conference Room	10	1
Conference Room	8	3
Meeting Room	3	3
Meeting Room	8	4
Meeting Room	4	10

CURRENT AVAILABILITY



P 28 21,768 RSF (IMMEDIATE)
P 27 12,463 RSF (IMMEDIATE)

23 41,617 RSF (IMMEDIATE)
18 - 21 166,910 RSF (IMMEDIATE)

5-7 122,828 RSF (IMMEDIATE)

3-4 81,906 RSF (5/2022)

@ease ||| 1345

AMENITY CENTER OPENING SOON

@ease1345 is New York's newest boutique meeting and event venue, thoughtfully designed by David Rockwell and Rockwell Group. Lush, live greenery is blended throughout the space to create a sense of calm and wellness. Distinguished and well-appointed, @ease1345 is focused on providing personalized, five star experiences for your next conference, meeting or event.

CONFERENCE LOUNGE



CONFERENCE TENANT AMENITIES WELLNESS



GRAB N' GO CAFE



200-PERSON AUDITORIUM



FITNESS



LOCKER ROOM





LEASING INFORMATION

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