

**ESSEX
CROSSING
OFFICE**

**FULL BUILDING
OPPORTUNITY**

145
DELANCEY
STREET

155
DELANCEY
STREET

WELCOME
TO
ESSEX
CROSSING

ESSEX CROSSING

A 1.9 MILLION SF CAMPUS



350,000+ RSF

Office Space



350,000 SF

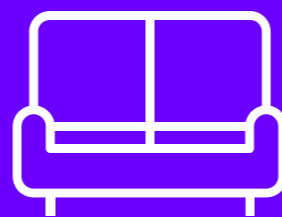
Amenity / Retail Space



100,000 SF

Green / Open Space

VIBRANT HOSPITALITY DISTRICT



1,000+

Apartments

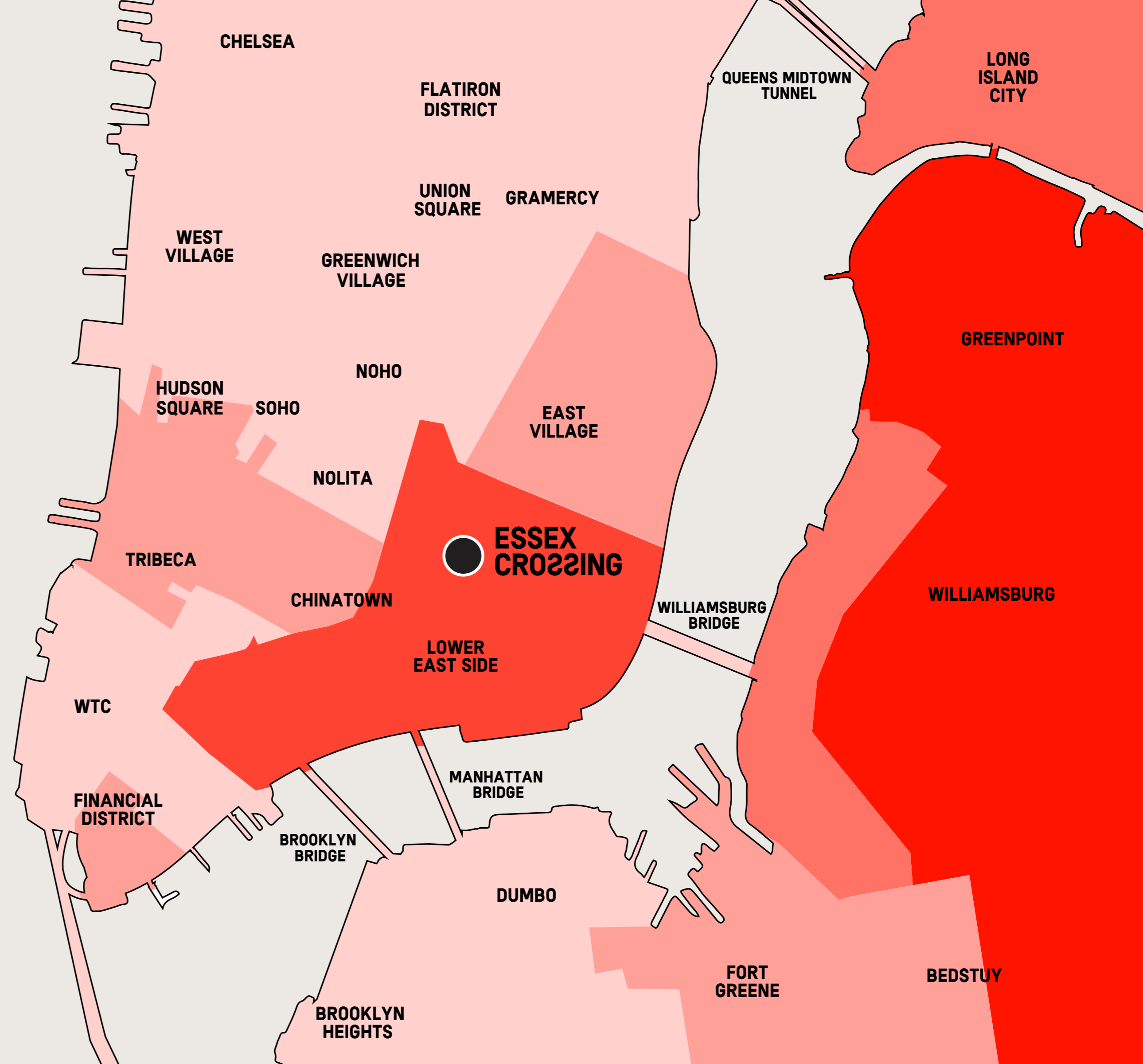
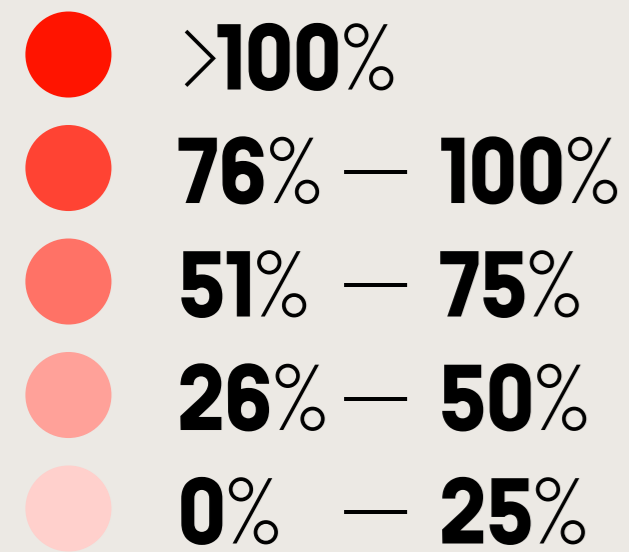


40,000 SF

Cultural Facility Space

SWIMMING IN THE TALENT POOL

2012-2024 percent
growth in young,
educated population



PERFECTLY CONNECTED

SUBWAY TRAVEL TIMES FROM ESSEX CROSSING

Manhattan

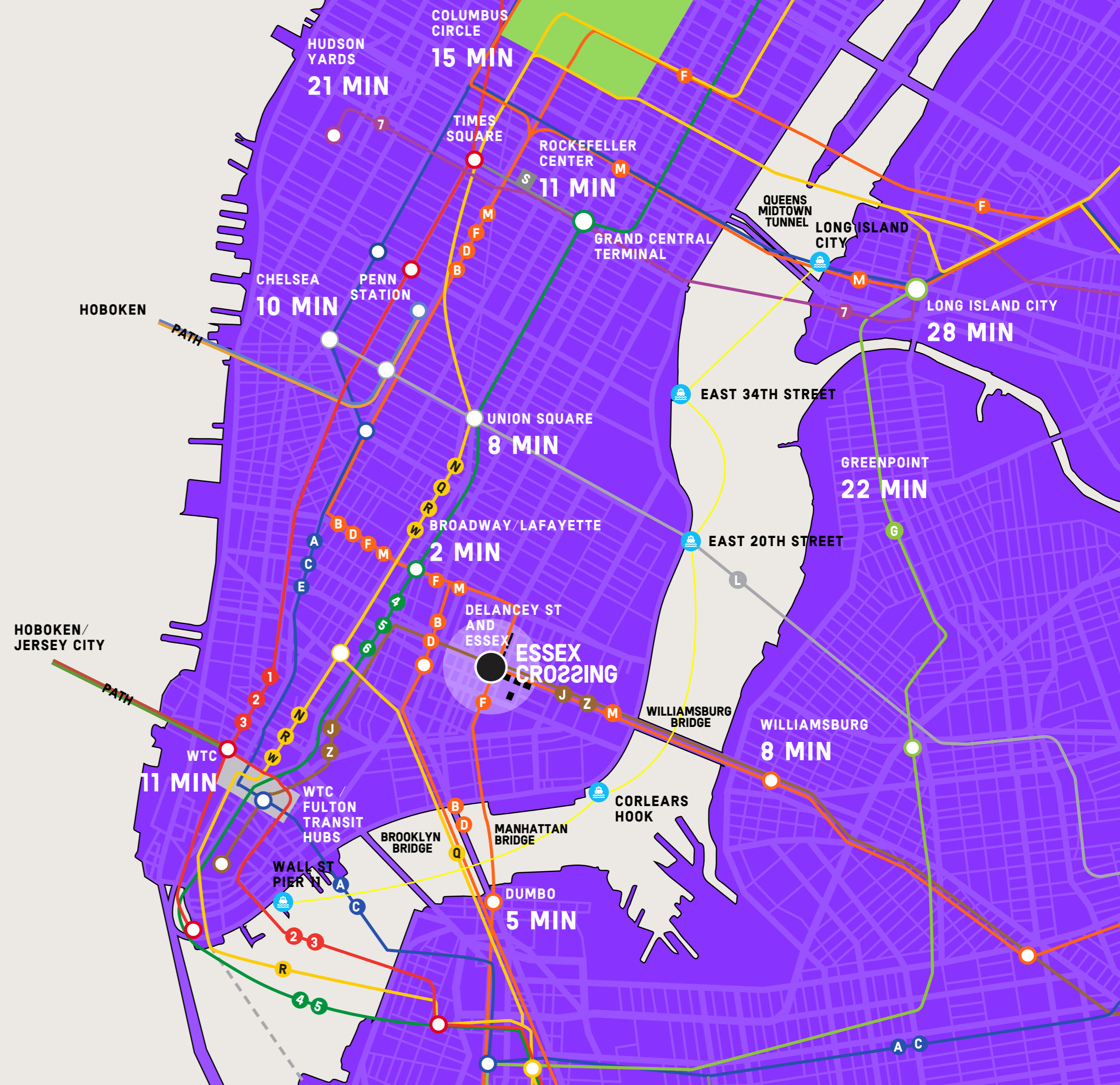
M	Broadway/Lafayette	(Bleecker St)	2 mins
F → D	Columbus Circle	(59 St)	15 mins
F → 6	Grand Central	(42 St)	14 mins
F → 7	Hudson Yards	(34 St)	21 mins
F → A	Penn Station	(34 St)	13 mins
F	Rockefeller Center	(47-50 St)	11 mins
F → 6	Upper East Side	(86 St)	23 mins
F → 6	Union Square	(14 St)	8 mins
J	WTC Path / Transit Hub		11 mins

Brooklyn

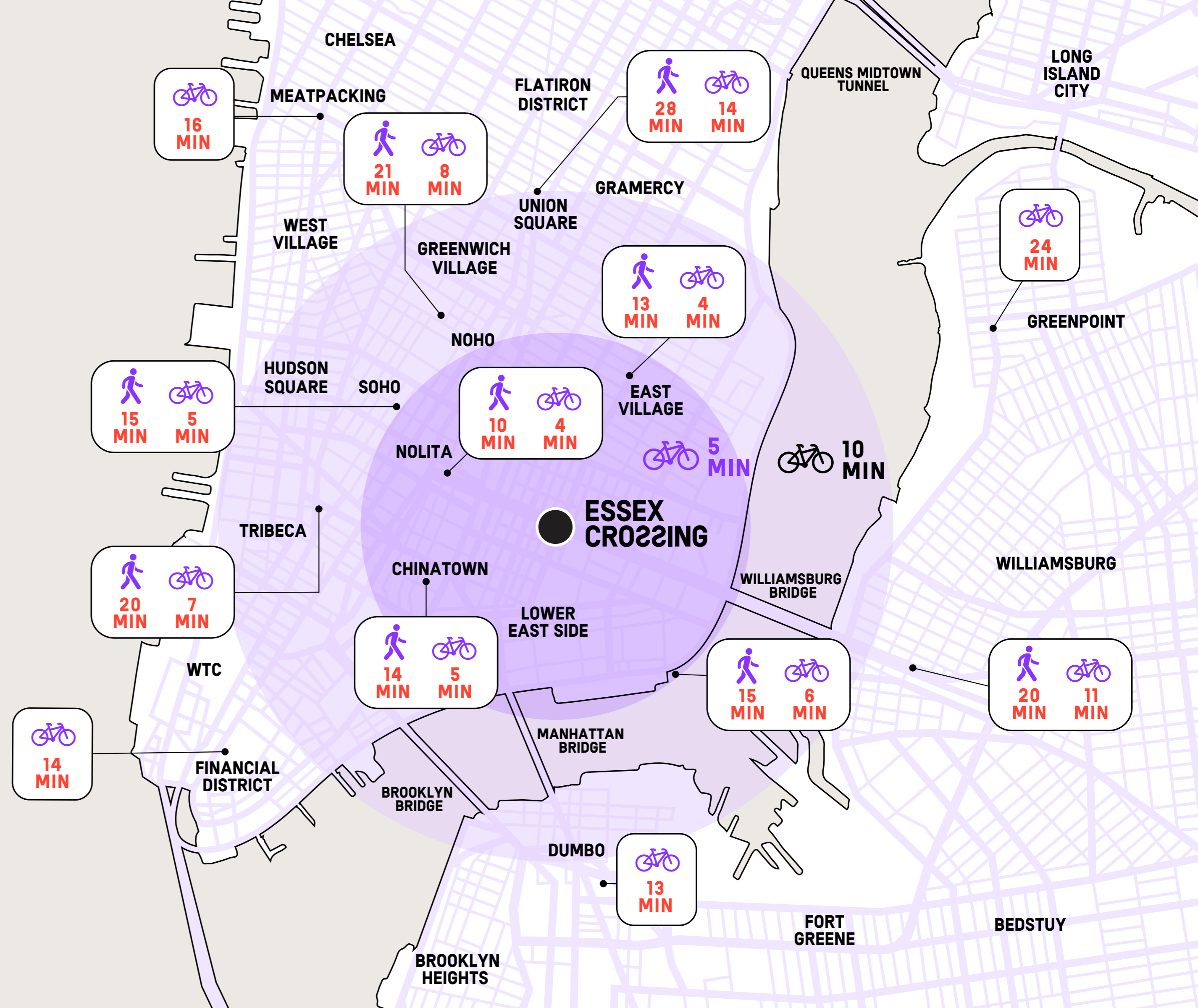
F	DUMBO	(York St)	5 mins
M J → G	Greenpoint Ave		22 mins
M J	Williamsburg	(Marcy Ave)	8 mins

Queens

M	Long Island City	(Court Sq)	28 mins
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HIGHLY ACCESSIBLE WALKING OR CYCLING



**HIGH BRAND
VISIBILITY**

40M

vehicles

3M

cyclists

pass Essex Crossing
annually



145 DELANCEY STREET

FLOOR 5 47,735 RSF AVAILABLE

Suite 501 14,468 RSF

Private Offices	4
Workstations	64
Reception	1
Total Headcount	69

Alternative Seats

Collaboration	34
Pantry	1
Support & Storage	7

Suite 502 27,306 RSF

Private Offices	11
Workstations	146
Reception	1
Total Headcount	158

Alternative Seats

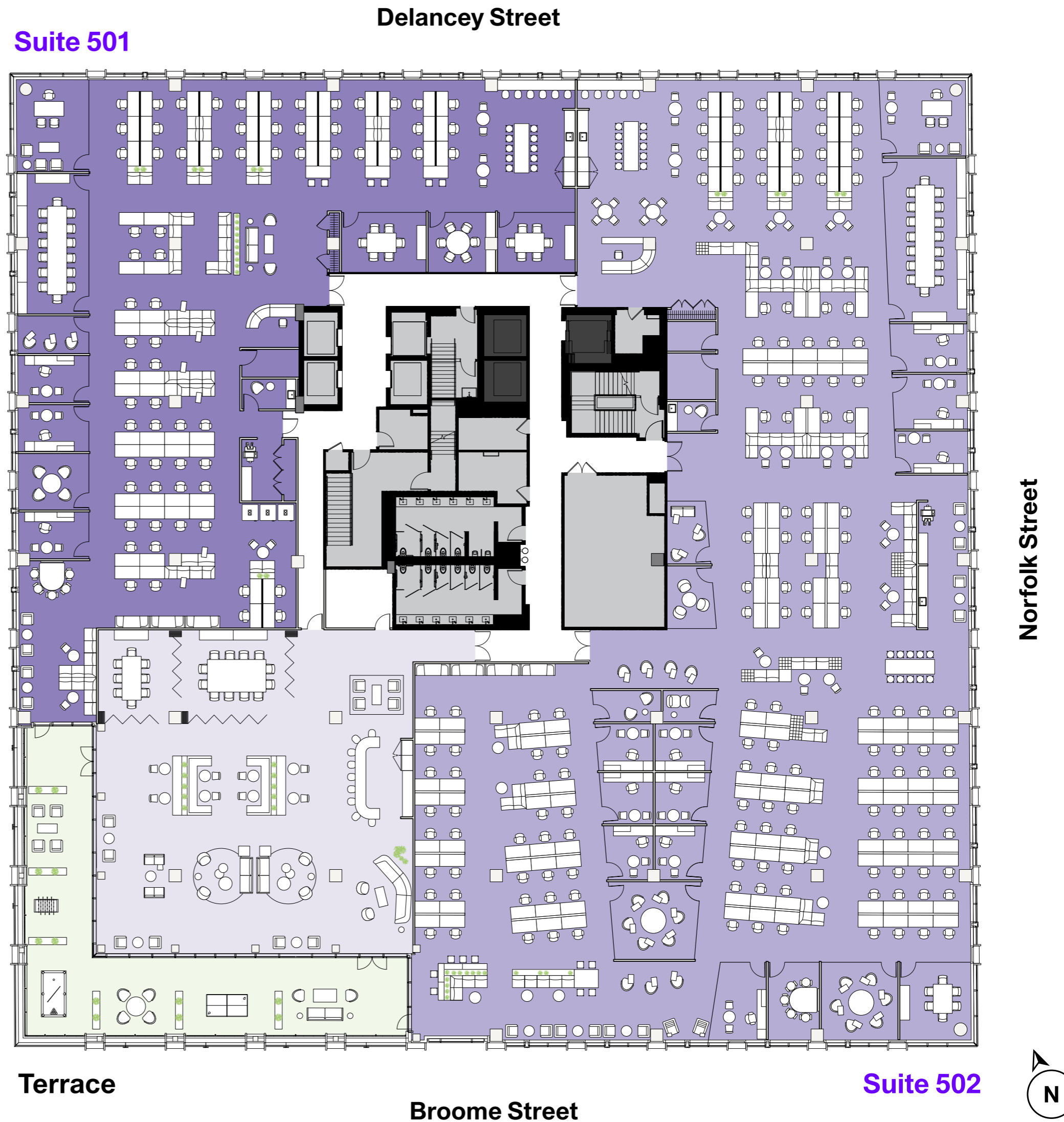
Collaboration	43
Pantry/Coffee Bar	2
Support & Storage	6

Amenity

Reception/Welcome	1
Collaboration	3
Catering	1
Terrace	1

- Core
- Residential Elevators
- Tenant 1
- Tenant 2
- Tenant 3

Suffolk Street



145 DELANCEY STREET

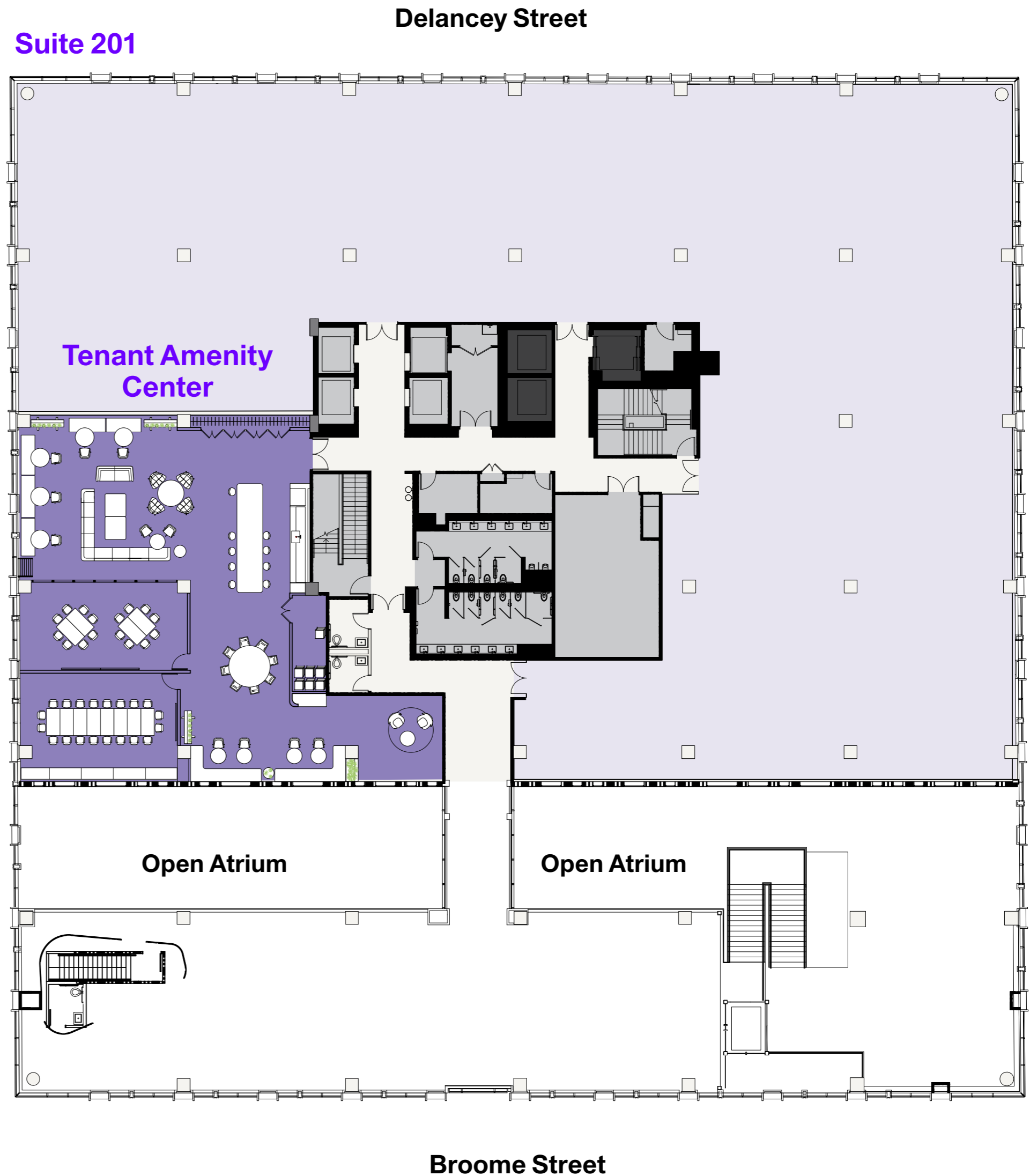
FLOOR 2 TENANT AMENITY CENTER

Suite 201
27,942 RSF

Amenity Center

Conference Room	1
Flexible Spaces	2
Tenant Lounge	1
Pantry	1
Private Breakout	2
Phone Rooms	4

Suffolk Street



Norfolk Street

Broome Street

145 DELANCEY STREET

FLOOR 3 PREBUILT UNITS RANGING FROM 11,000 – 15,000 SQ. FT.

Suite 301 Prebuilt 10,998 RSF

Private Offices	3
Workstations	56
Reception	1
Total Headcount	60

Alternative Seats

Collaboration	4
Pantry	1
Support & Storage	4

Suite 302 Proposed Turnkey 14,398 RSF

Private Offices	4
Workstations	68
Reception	1
Total Headcount	73

Alternative Seats

Collaboration	9
Pantry	1
Support & Storage	4

Suite 303 Prebuilt 10,849 RSF

Private Offices	4
Workstations	52
Reception	1
Total Headcount	57

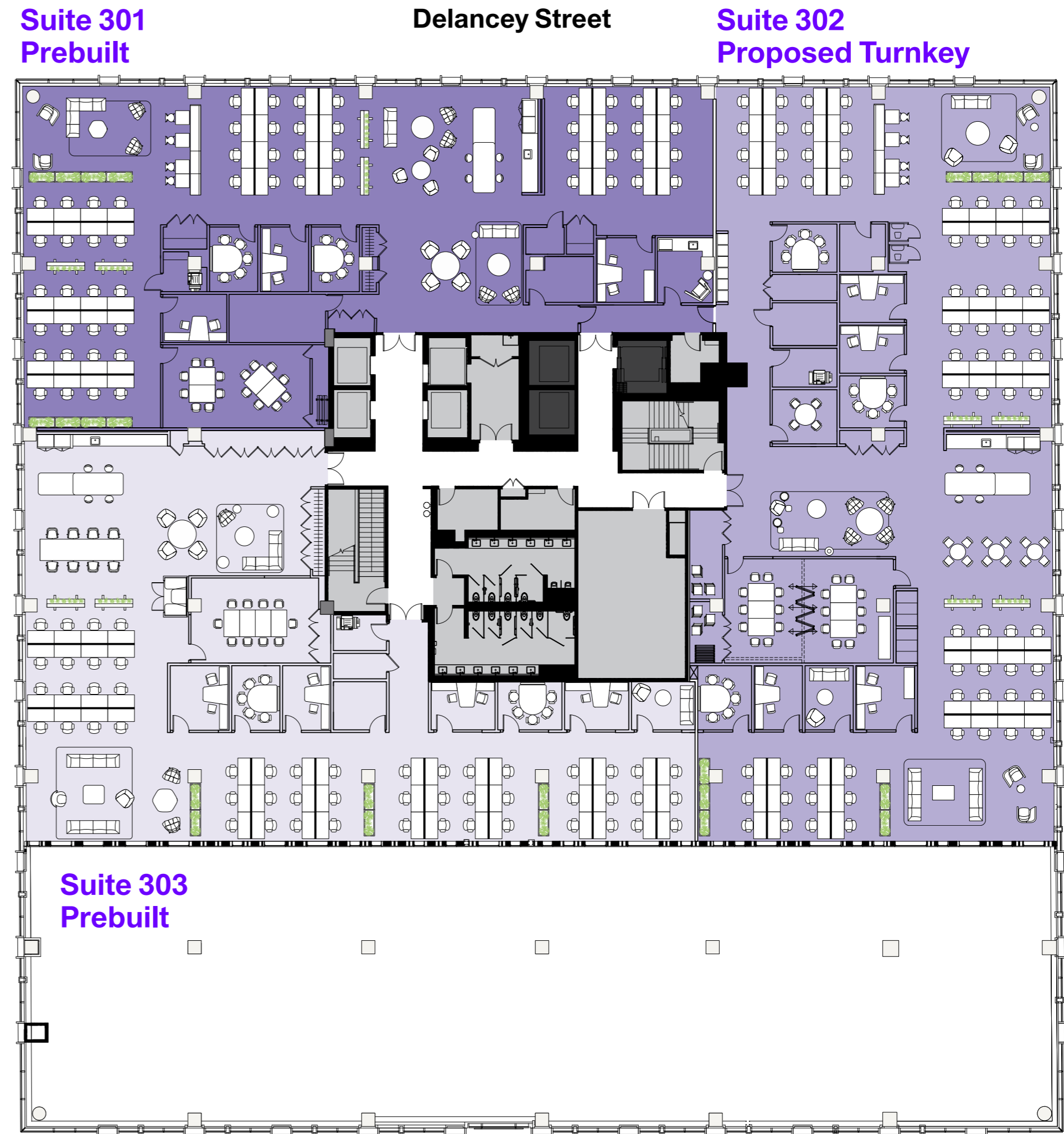
Alternative Seats

Collaboration	5
Pantry	1
Support & Storage	3

- Core
- Residential Elevators
- Tenant 1
- Tenant 2
- Tenant 3

Suffolk Street

Norfolk Street



Delancey Street

Suite 302
Proposed Turnkey

Suite 301
Prebuilt

Suite 303
Prebuilt

Broome Street



145 DELANCEY STREET

FLOOR 4 51,088 RSF AVAILABLE

Suite 401
14,673 RSF

Private Offices	3
Workstations	96
Reception	1
Total Headcount	100

Suite 402
18,411 RSF

Private Offices	5
Workstations	122
Reception	1
Total Headcount	128

Suite 403
19,422 RSF

Private Offices	8
Workstations	98
Reception	1
Total Headcount	107

Alternative Seats

Collaboration	28
Pantry	1
Support & Storage	7

Alternative Seats

Collaboration	23
Pantry/Coffee Bar	2
Support & Storage	6

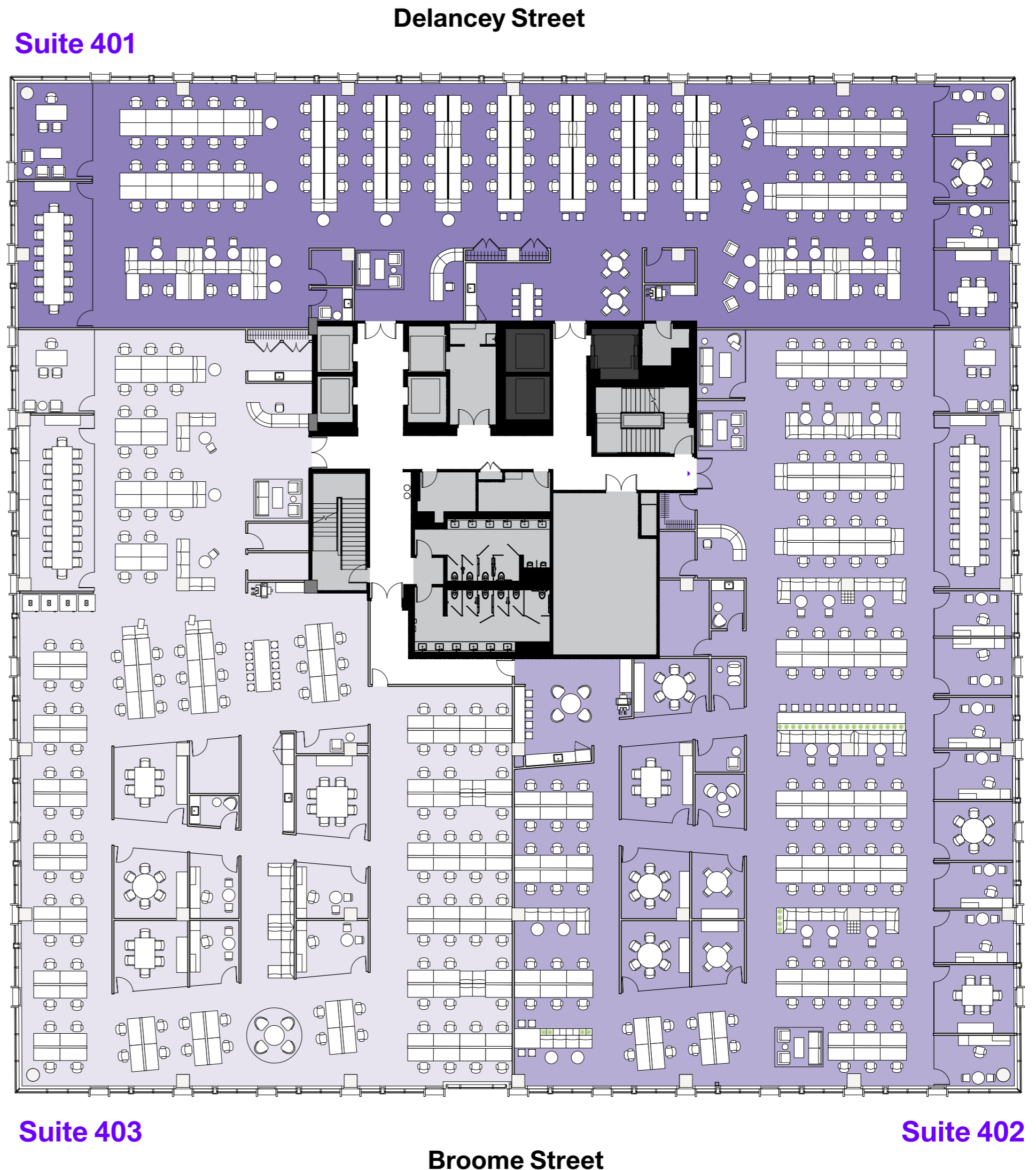
Alternative Seats

Collaboration	30
Pantry	1
Support & Storage	6

- Core
- Residential Elevators
- Tenant 1
- Tenant 2
- Tenant 3

Suffolk Street

Norfolk Street



155 DELANCEY STREET

FLOOR 2 34,071 RSF AVAILABLE

Workstations	155
Reception	2
Total Headcount	157

Alternative Seats
(Meeting Rooms,
Tech Hubs, Phone
Rooms, Living Rooms,
Collaborative areas,
Café) **176**

RSF/person **181**

- Core
- Residential Elevators
- Open Amenity Space
- Meeting Rooms
- Open Workstations

Suffolk Street



Norfolk Street

Broome Street



CAMPUS/OFFICE AMENITIES

PRIVATE OUTDOOR TERRACES



ICP



HALF-ACRE PARK



BIKE ROOMS WITH SHOWERS & LOCKERS

VITAL CLIMBING GYM



REGAL CINEMAS

FULL BUILDING AVAILABILITY

163,550 RSF TOTAL AVAILABILITY

Entire 2nd – 5th Floors

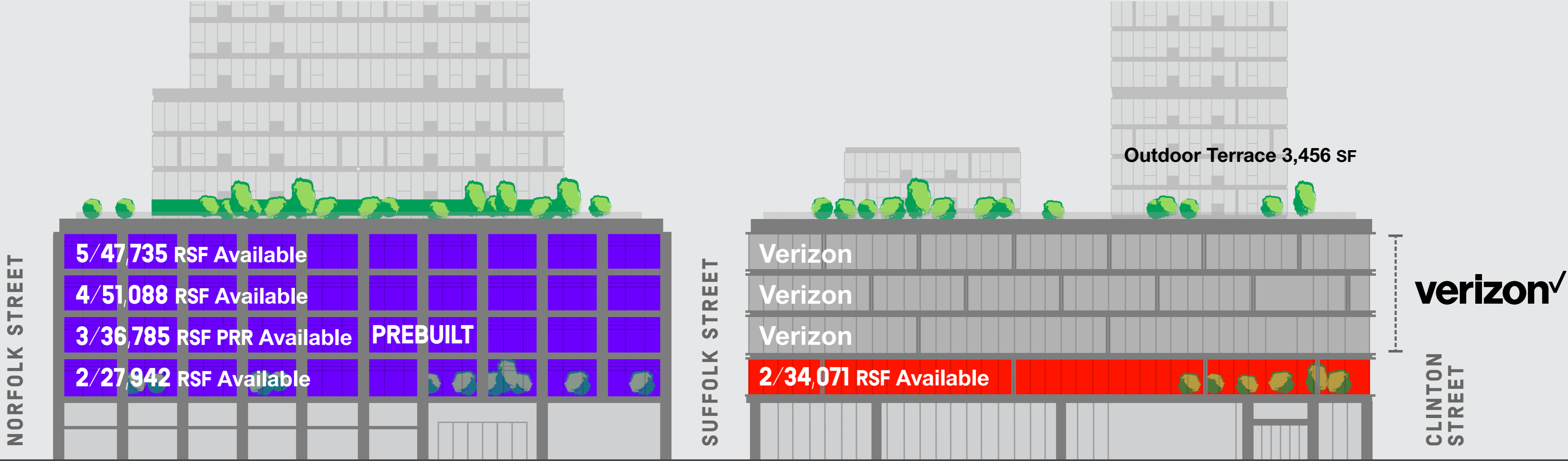


ESSEX CROSSING OFFICE 350,000+ RSF CAMPUS

TOTAL 163,550 RSF

145 DELANCEY STREET

155 DELANCEY STREET



145 DELANCEY STREET

EXCLUSIVE
OFFICE
LOBBY



145 DELANCEY STREET

3RD FLOOR
BUILDING
STANDARD
FINISHES



145 DELANCEY STREET

2ND FLOOR AMENITY CENTER



145 DELANCEY STREET

3RD FLOOR
BUILDING
STANDARD
FINISHES

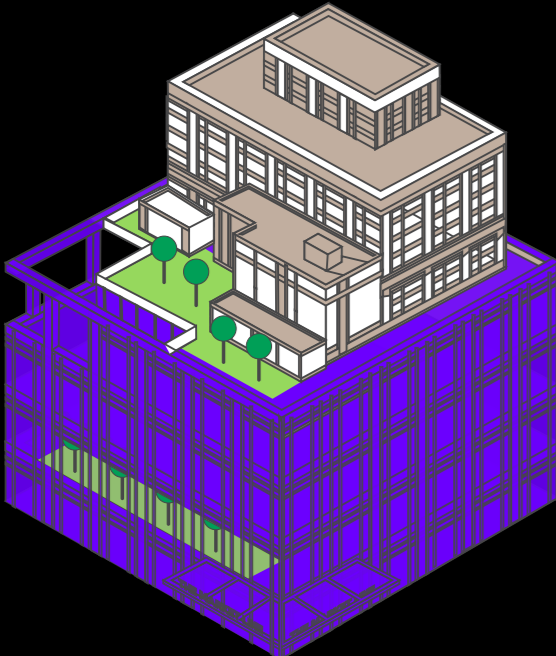


145 DELANCEY STREET

BUILDING
STANDARD
FURNITURE



145 DELANCEY STREET



FACTS AND FIGURES

Office building size
170K RSF

Floor plate sizes
35K – 52K RSF

Type of construction
CONCRETE

Office stories
5

Passenger Elevators
3

Freight Elevators
1

Office ceiling heights

12' 3" – 13' 2"
Slab-to-slab beam free

Column spacing



Floor loads




 HVAC
Water-cooled DX units


 Sustainability
LEED-ND

 Electrical Capacity
8 WT/SF

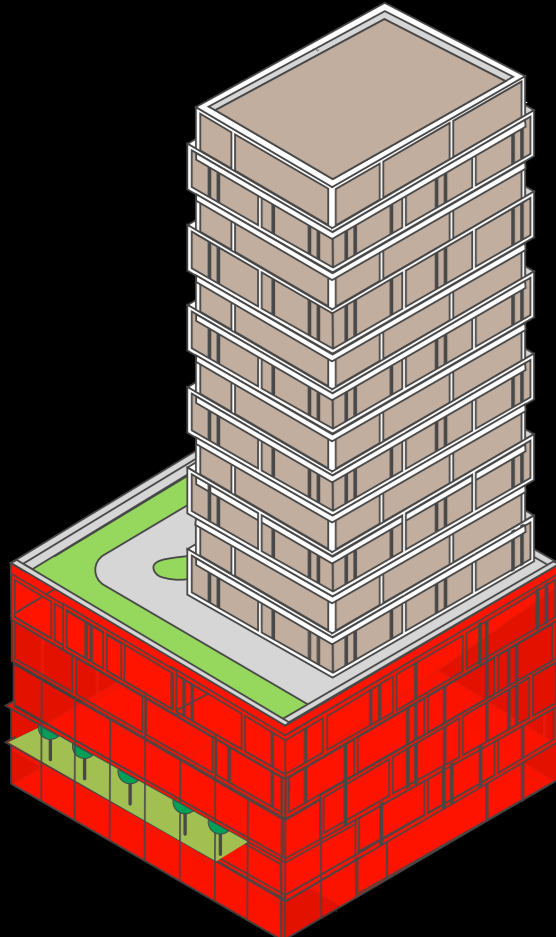
 Heating
Hot water

 Telecom
WIRED Score: Platinum

 Supplemental Cooling
20 tons/floor

 Bicycle storage with lockers and showers

155 DELANCEY STREET



FACTS AND FIGURES

Office building size
178K RSF

Floor plate sizes
35K – 52K RSF

Type of construction
CONCRETE

Office stories
6

Passenger Elevators
3

Freight Elevators
1

Office ceiling heights

12'
Slab-to-slab beam free

Column spacing



Outdoor space

3,456 SF
Sixth floor outdoor terrace

Floor loads



 HVAC
Water-cooled DX units

 Sustainability
LEED-ND

 Electrical Capacity
8 WT/SF

 Heating
Hot water

 Telecom
WIRED Score: Platinum

 Supplemental Cooling
20 tons/floor

 Bicycle storage with lockers and showers

LES



RESTAURANTS

#1

L.E.S. most livable
neighborhood in New York
NEW YORKER



IVAN RAMEN



SOUVLAKI GR



RUSS & DAUGHTERS



GOTHAM BURGER



NIGHTLIFE

#1

East Village and L.E.S. voted
best nightlife in New York

NEW YORKER



DUDLEY'S



SEL RROSE



CASA MEZCAL

BEER	BREWER	ORIGIN	STYLE	TASTE
C.O.B.	Freewill	PA	Coffee Oatmeal Biscuit	3
ch Lager	Abita	LA	Lager w Peach	3
TEN FIDY	OSKAR BLUES	CO	BOURBON BARREL AGED STOUT	3
LON WOOD	DuCLAW	MD	BBA BARLEYWINE	3
as Lit Xella Pils	Oskar Blues	CO	CZECH PILSNER	3
ITUS	WEIHENSTEPHANER	GERMANY	Wheat Bock	3
ONEY	BARRIER	NY	IPA	3
sted Porter	EINSTOK	Iceland	Porter	3
ORPH	NIGHTSHIFT	MA	IPA	3



TOP HOPS

CULTURE

200+

Galleries in L.E.S.



LODGE GALLERY OWNERS



ARTIST CLAW MONEY



ARTIST HANKSY



ICP

HOTELS

900+

New hotel rooms recently delivered
or under construction 2017–2021



RESIDENTIAL

3,700+

New residential units recently built,
under construction or planned

242 BROOME STREET



THE ESSEX



ONE ESSEX CROSSING



THE ROLLINS



CONTACT



cushwake.com

PIERCE HANCE

212 841 7641
pierce.hance@cushwake.com

HARLEY DALTON

212 589 5106
harley.dalton@cushwake.com

PETER KERANS

212 841 7662
peter.kerans@cushwake.com

SAMANTHA PERLMAN

212 709 0804
samantha.perlman@cushwake.com

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CROSSING
OFFICE**