

# ESSEX CROSSING OFFICE

FULLY-FURNISHED  
PREBUILT SUITES

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**

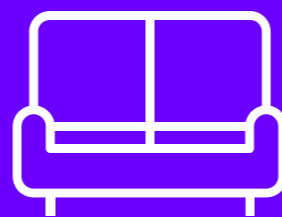
Amenity / Retail Space



**100,000 SF**

Green / Open Space

## VIBRANT HOSPITALITY DISTRICT



**1,000+**

Apartments

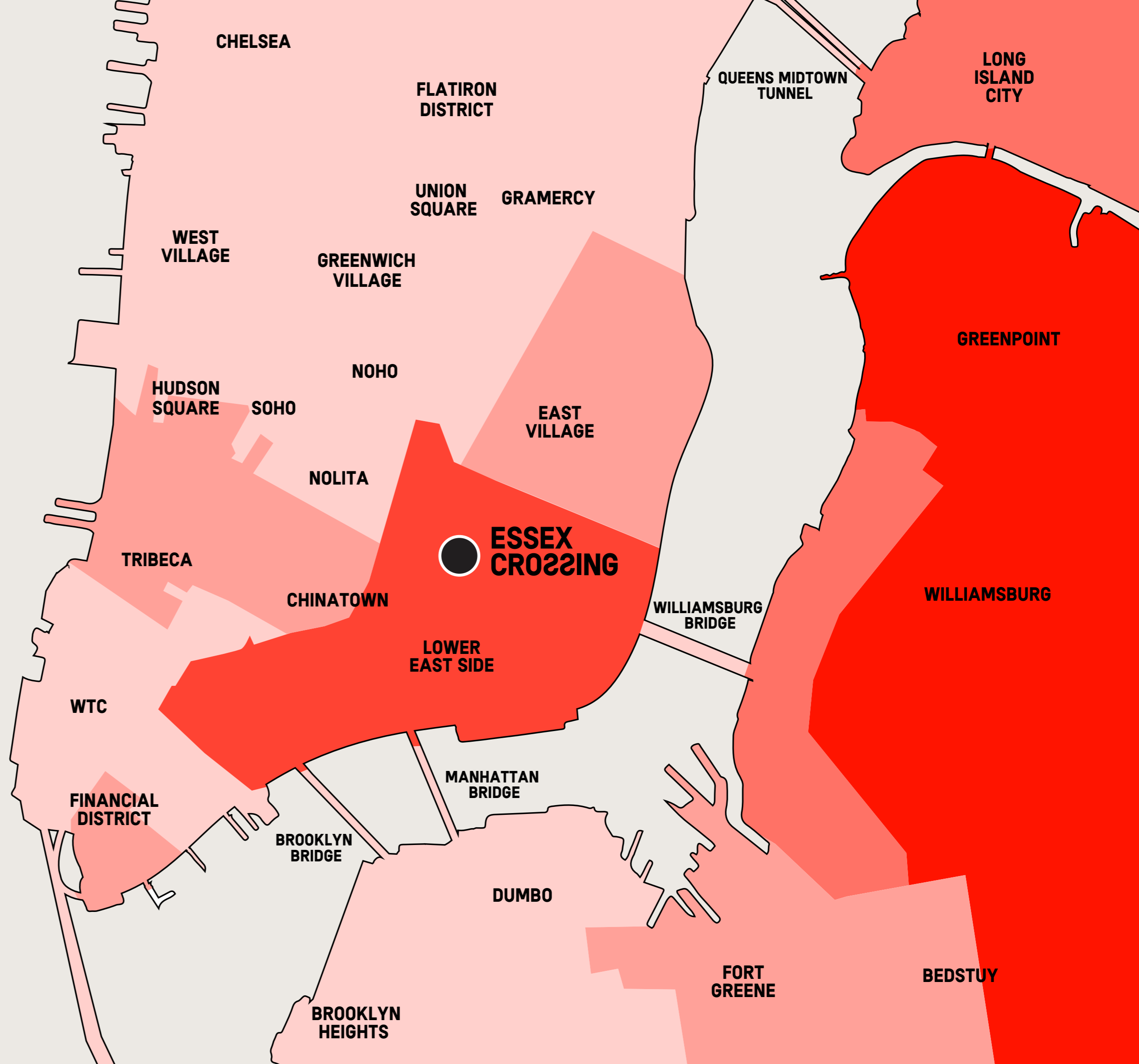
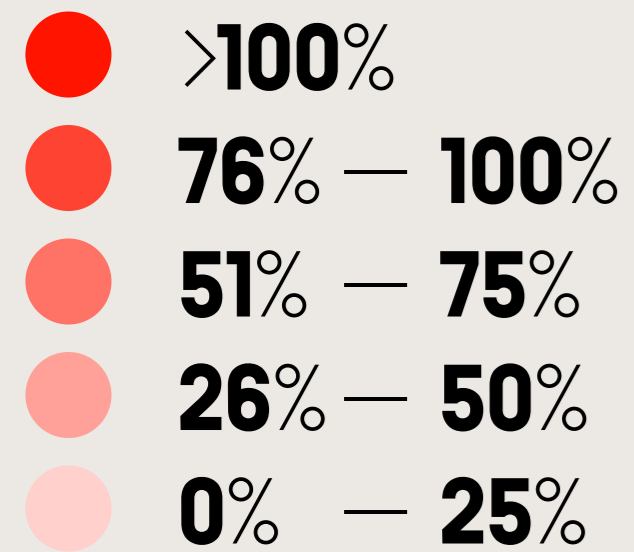


**40,000 SF**

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

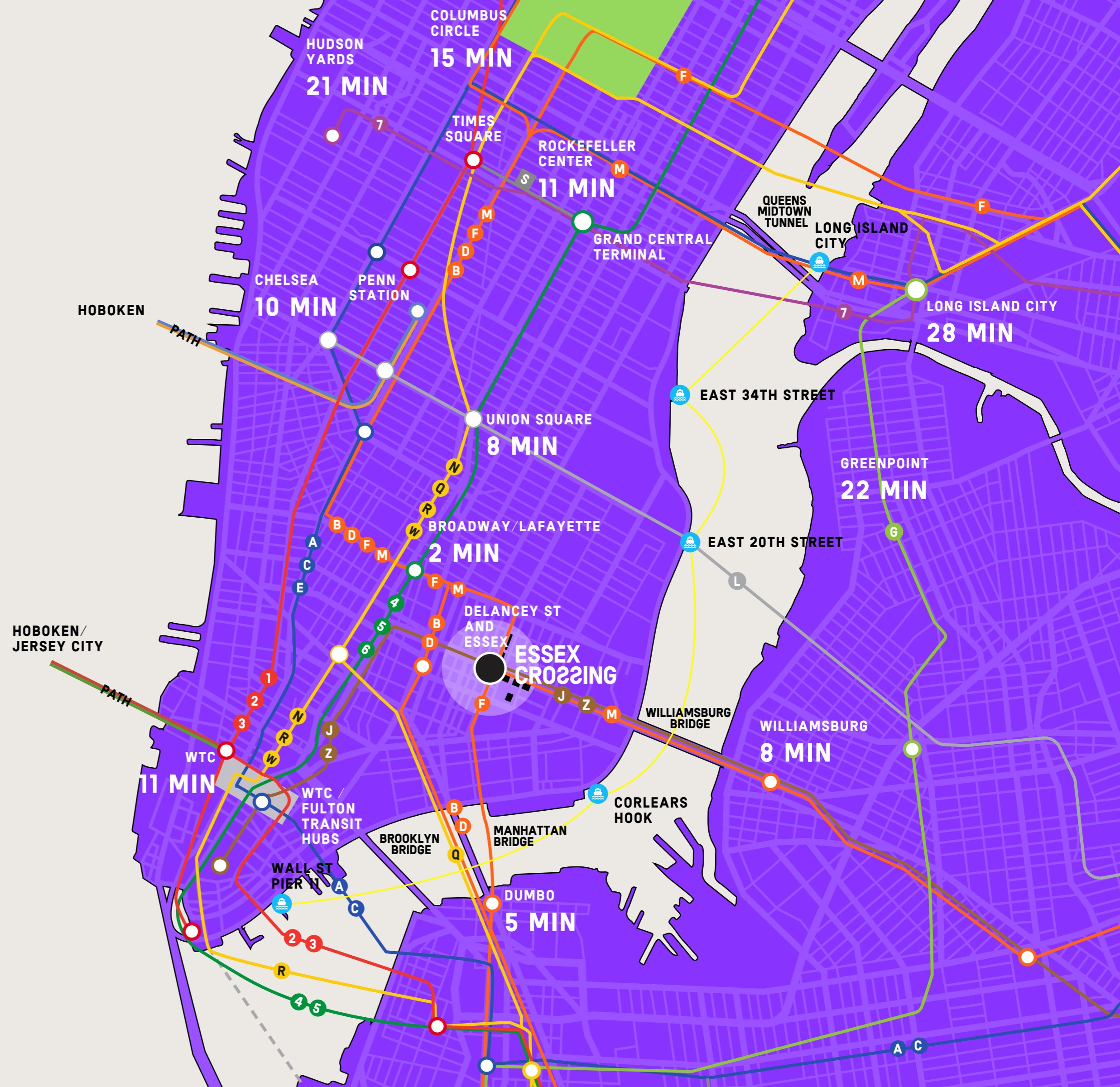
<b>M</b>	Broadway/Lafayette	(Bleecker St)	2 mins
<b>F</b> → <b>D</b>	Columbus Circle	(59 St)	15 mins
<b>F</b> → <b>6</b>	Grand Central	(42 St)	14 mins
<b>F</b> → <b>7</b>	Hudson Yards	(34 St)	21 mins
<b>F</b> → <b>A</b>	Penn Station	(34 St)	13 mins
<b>F</b>	Rockefeller Center	(47-50 St)	11 mins
<b>F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

### Brooklyn

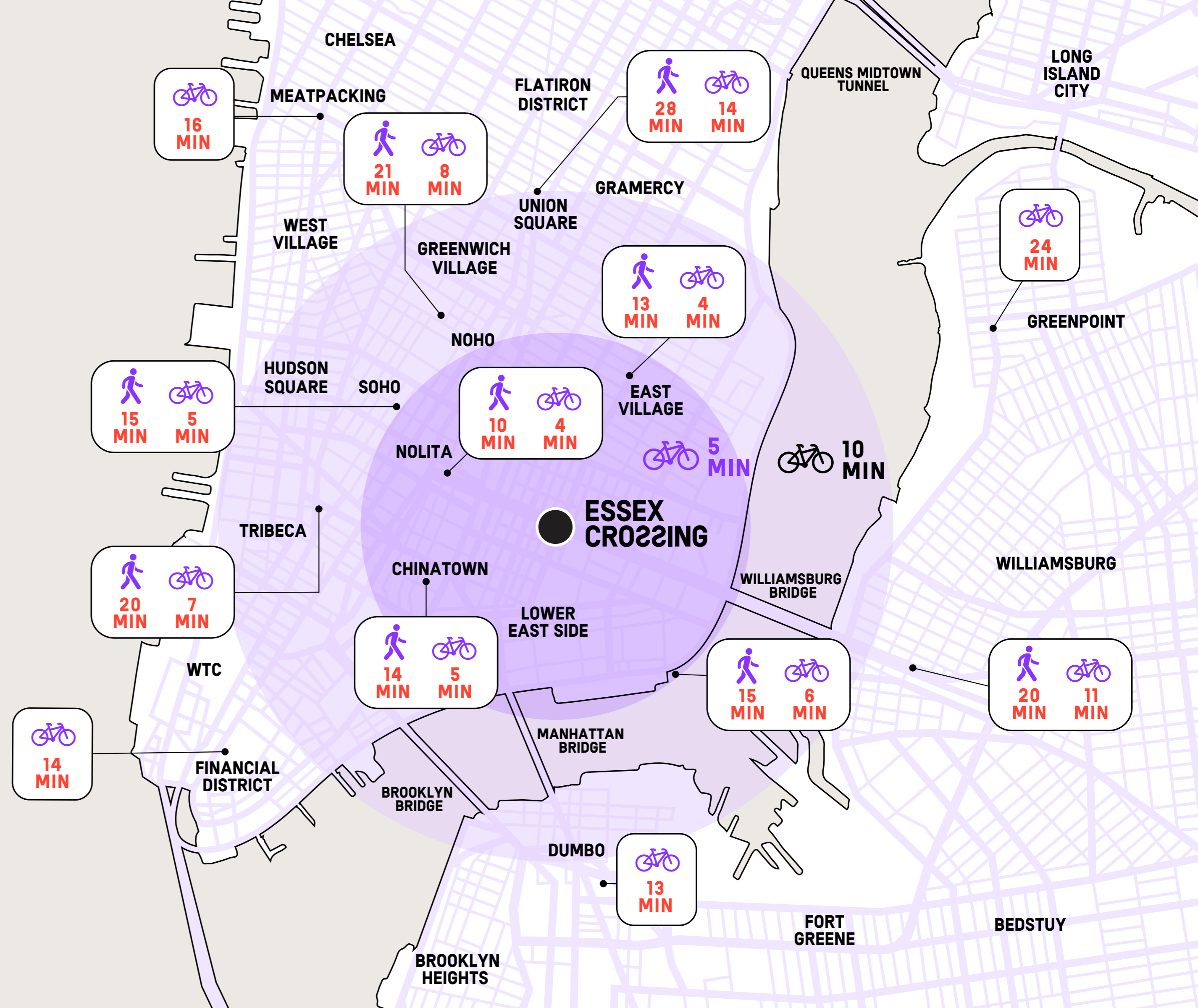
<b>F</b>	DUMBO	(York St)	5 mins
<b>M</b> <b>J</b> → <b>G</b>	Greenpoint Ave		22 mins
<b>M</b> <b>J</b>	Williamsburg	(Marcy Ave)	8 mins

### Queens

<b>M</b>	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



# CAMPUS/OFFICE AMENITIES

PRIVATE OUTDOOR TERRACES



ICP



HALF-ACRE PARK



BIKE ROOMS WITH SHOWERS & LOCKERS

VITAL CLIMBING GYM



REGAL CINEMAS

# 145 DELANCEY STREET

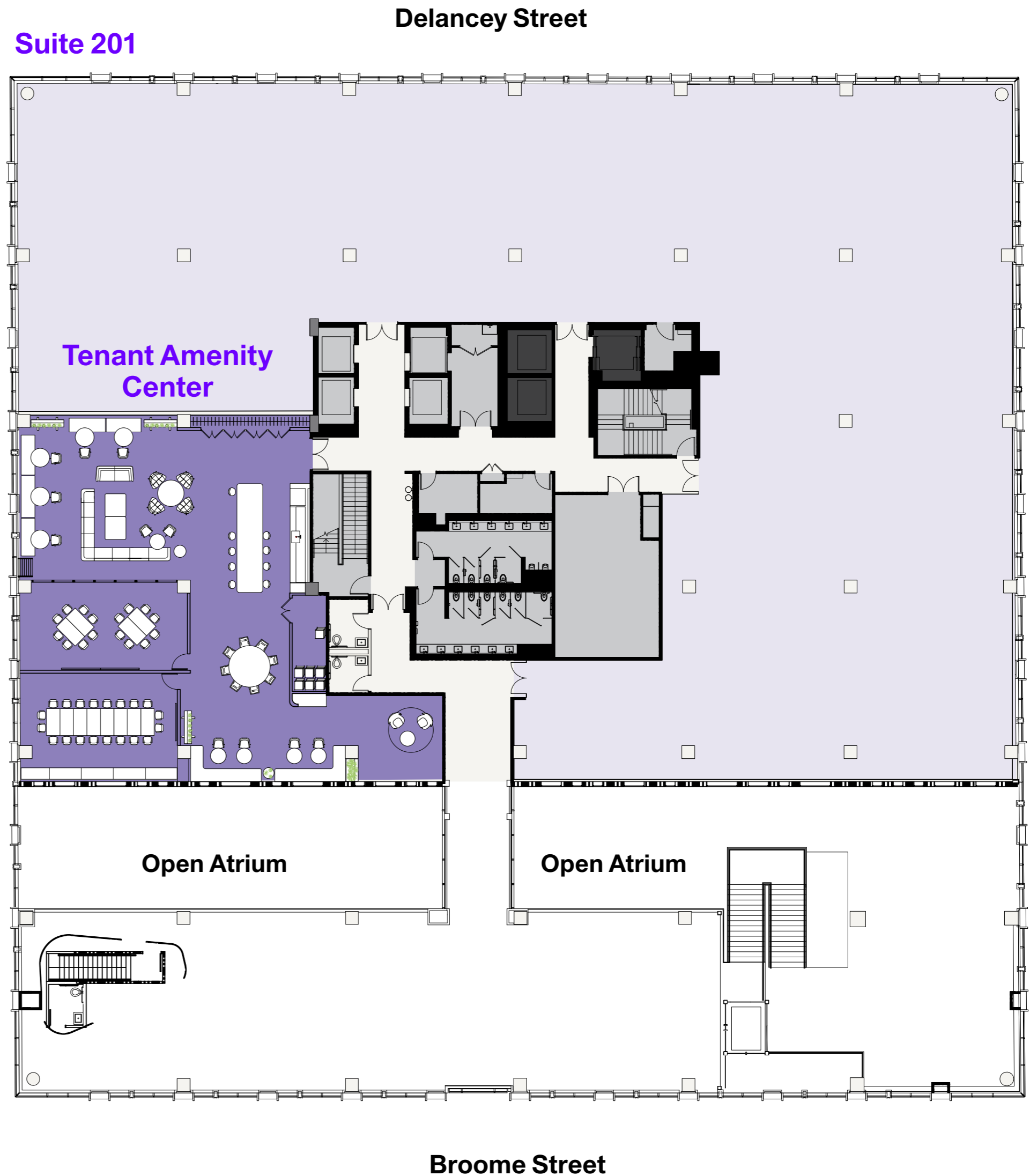
## FLOOR 2 TENANT AMENITY CENTER

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
<b>Total Headcount</b>	<b>60</b>

#### Alternative Seats

Collaboration	4
Pantry	1
Support & Storage	4

### Suite 302 Proposed Turnkey 14,398 RSF

Private Offices	4
Workstations	68
Reception	1
<b>Total Headcount</b>	<b>73</b>

#### Alternative Seats

Collaboration	9
Pantry	1
Support & Storage	4

### Suite 303 Prebuilt 10,849 RSF

Private Offices	4
Workstations	52
Reception	1
<b>Total Headcount</b>	<b>57</b>

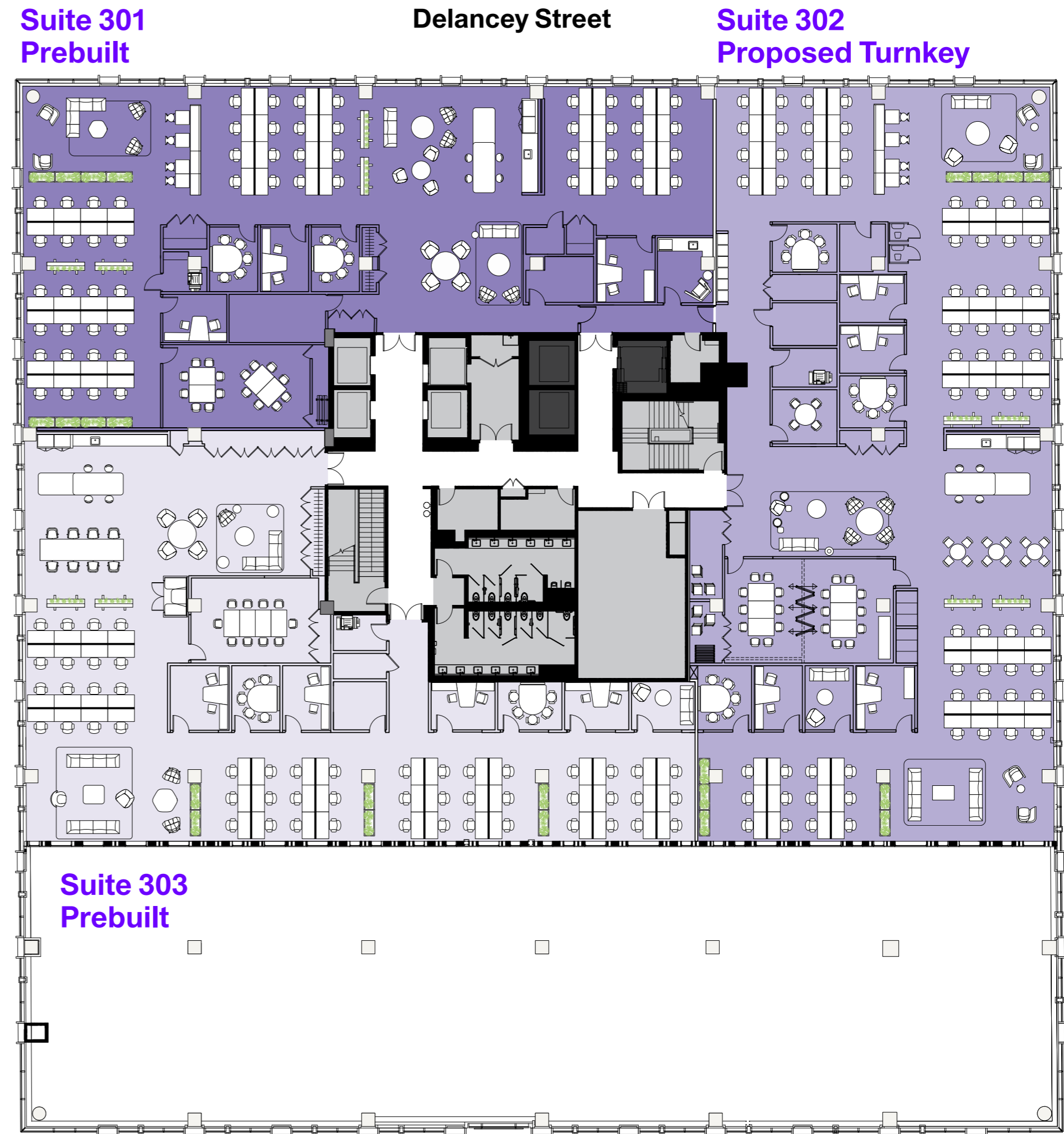
#### Alternative Seats

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
<b>Total Headcount</b>	<b>100</b>

**Suite 402**  
**18,411 RSF**

Private Offices	5
Workstations	122
Reception	1
<b>Total Headcount</b>	<b>128</b>

**Suite 403**  
**19,422 RSF**

Private Offices	8
Workstations	98
Reception	1
<b>Total Headcount</b>	<b>107</b>

**Alternative Seats**

Collaboration	28
Pantry	1
Support & Storage	7

**Alternative Seats**

Collaboration	23
Pantry/Coffee Bar	2
Support & Storage	6

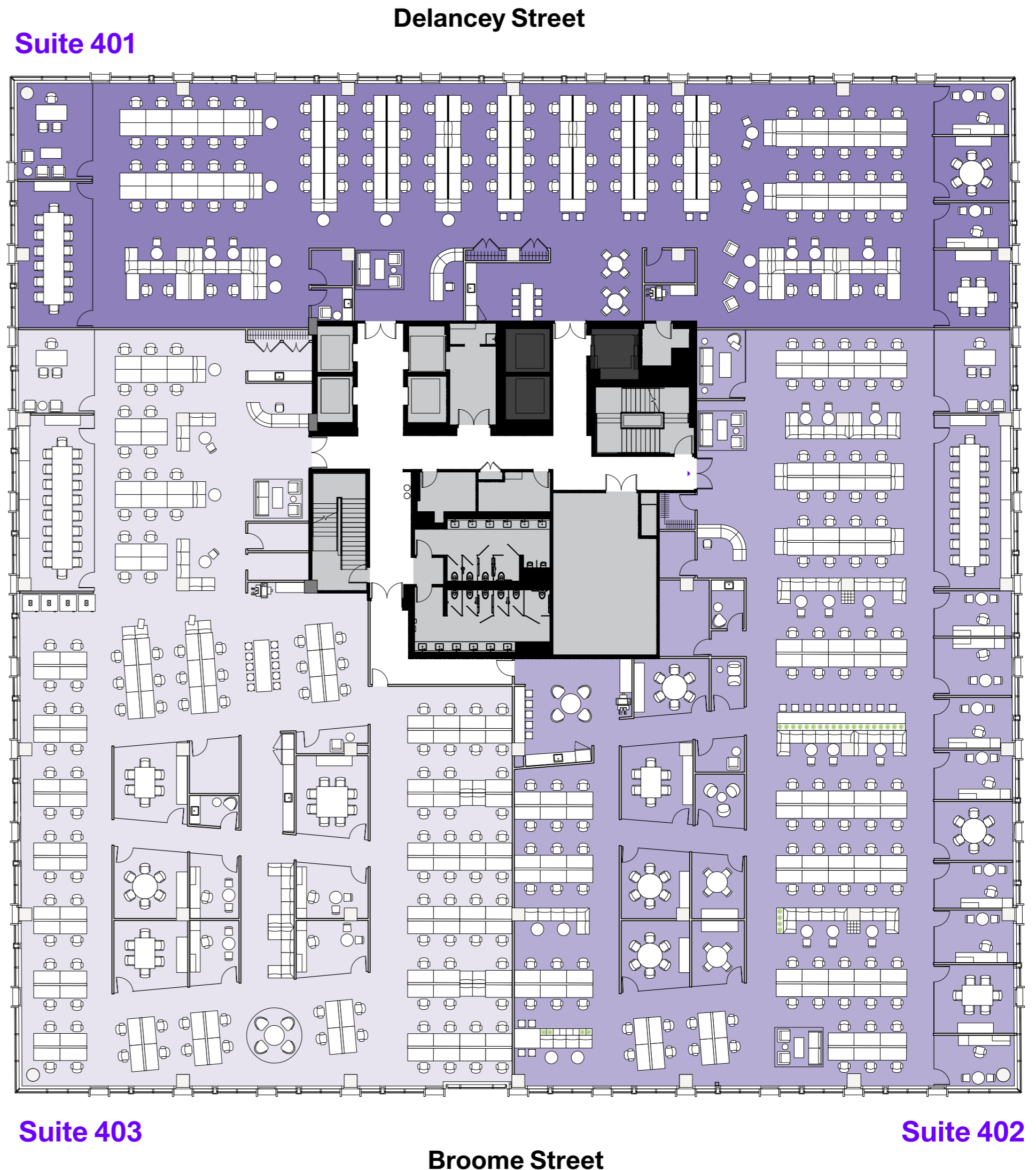
**Alternative Seats**

Collaboration	30
Pantry	1
Support & Storage	6

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

Suffolk Street

Norfolk Street



# 145 DELANCEY STREET

## FLOOR 5 47,735 RSF AVAILABLE

### Suite 501 14,468 RSF

Private Offices	4
Workstations	64
Reception	1
<b>Total Headcount</b>	<b>69</b>

#### Alternative Seats

Collaboration	34
Pantry	1
Support & Storage	7

### Suite 502 27,306 RSF

Private Offices	11
Workstations	146
Reception	1
<b>Total Headcount</b>	<b>158</b>

#### Alternative Seats

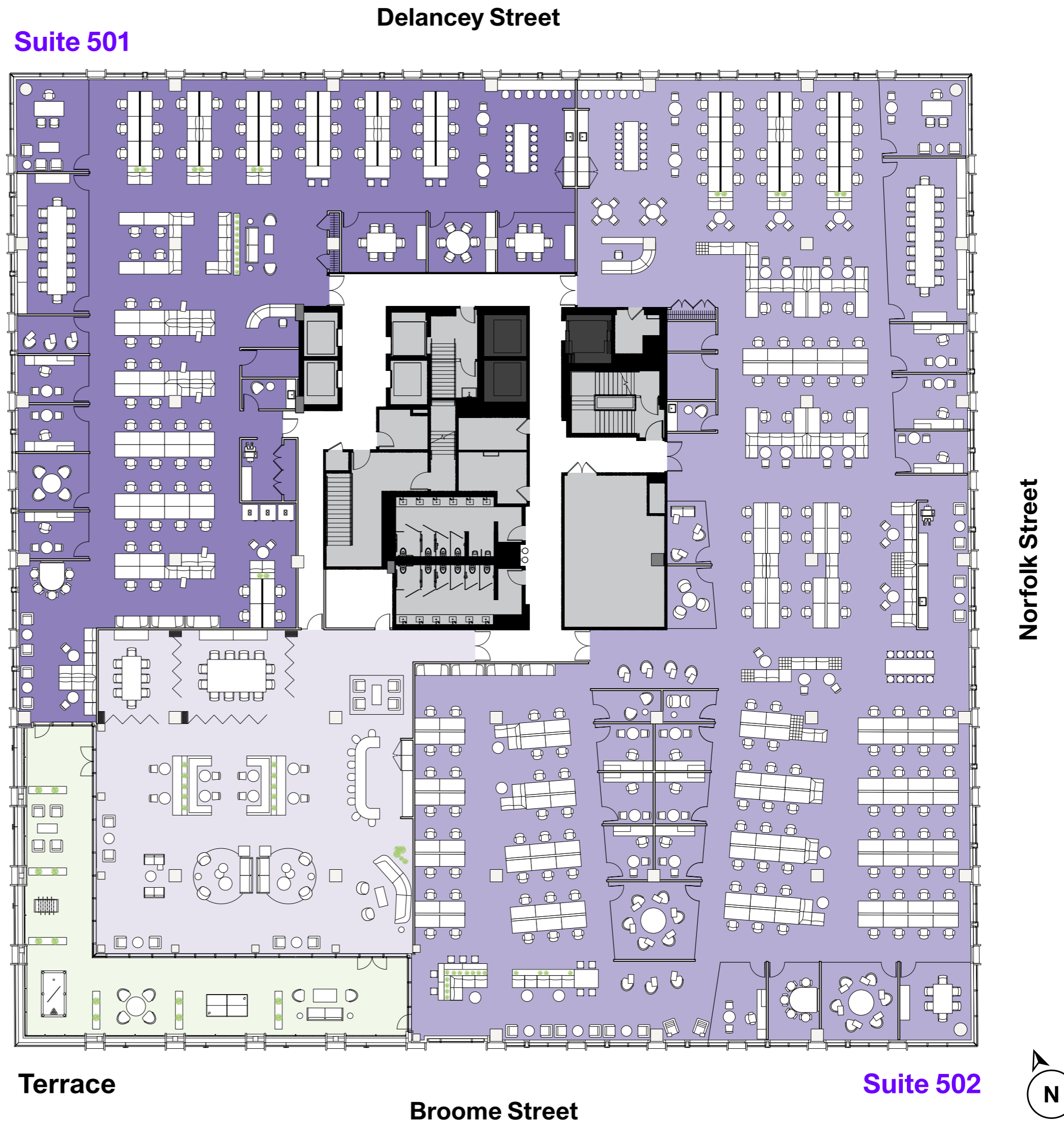
Collaboration	43
Pantry/Coffee Bar	2
Support & Storage	6

### Amenity

Reception/Welcome	1
Collaboration	3
Catering	1
Terrace	1

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

Suffolk Street



Terrace

Broome Street

Suite 502



# 155 DELANCEY STREET

## FLOOR 2 34,071 RSF AVAILABLE

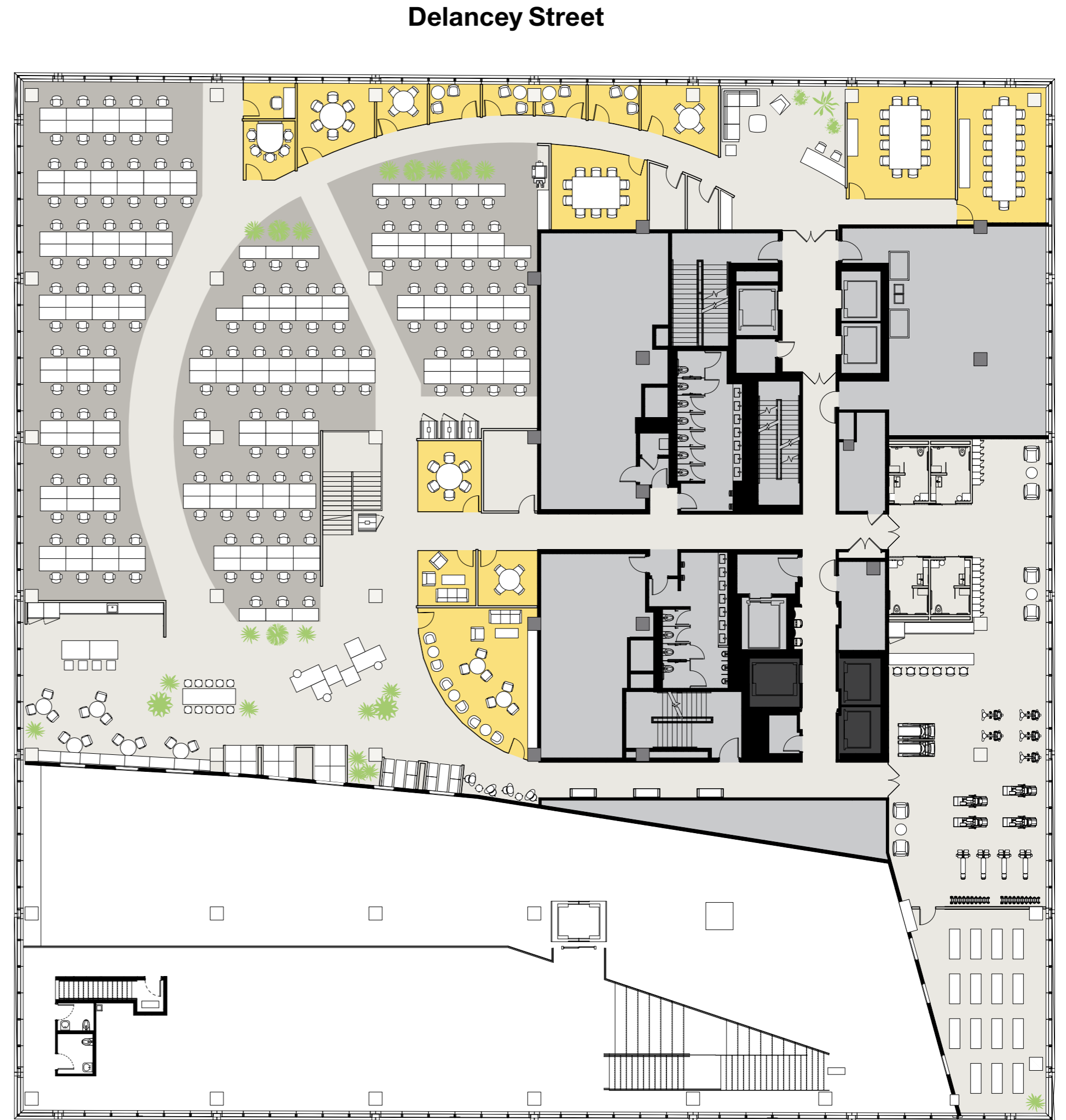
Workstations	155
Reception	2
<b>Total Headcount</b>	<b>157</b>

<b>Alternative Seats</b> (Meeting Rooms, Tech Hubs, Phone Rooms, Living Rooms, Collaborative areas, Café)	<b>176</b>
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<b>RSF/person</b>	<b>181</b>
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- Core
- Residential Elevators
- Open Amenity Space
- Meeting Rooms
- Open Workstations

Suffolk Street



Norfolk Street

Delancey Street

Broome Street



# TURNKEY/ PREBUILT SUITES

FULLY-FURNISHED  
PREBUILT SUITES  
RANGING FROM  
11,000 — 15,000 SQ. FT.



# 145 DELANCEY STREET

EXCLUSIVE  
OFFICE  
LOBBY



# 145 DELANCEY STREET

## 2ND FLOOR AMENITY CENTER



# 145 DELANCEY STREET

3RD FLOOR  
FURNISHED  
PREBUILT



# 145 DELANCEY STREET

3RD FLOOR  
FURNISHED  
PREBUILT

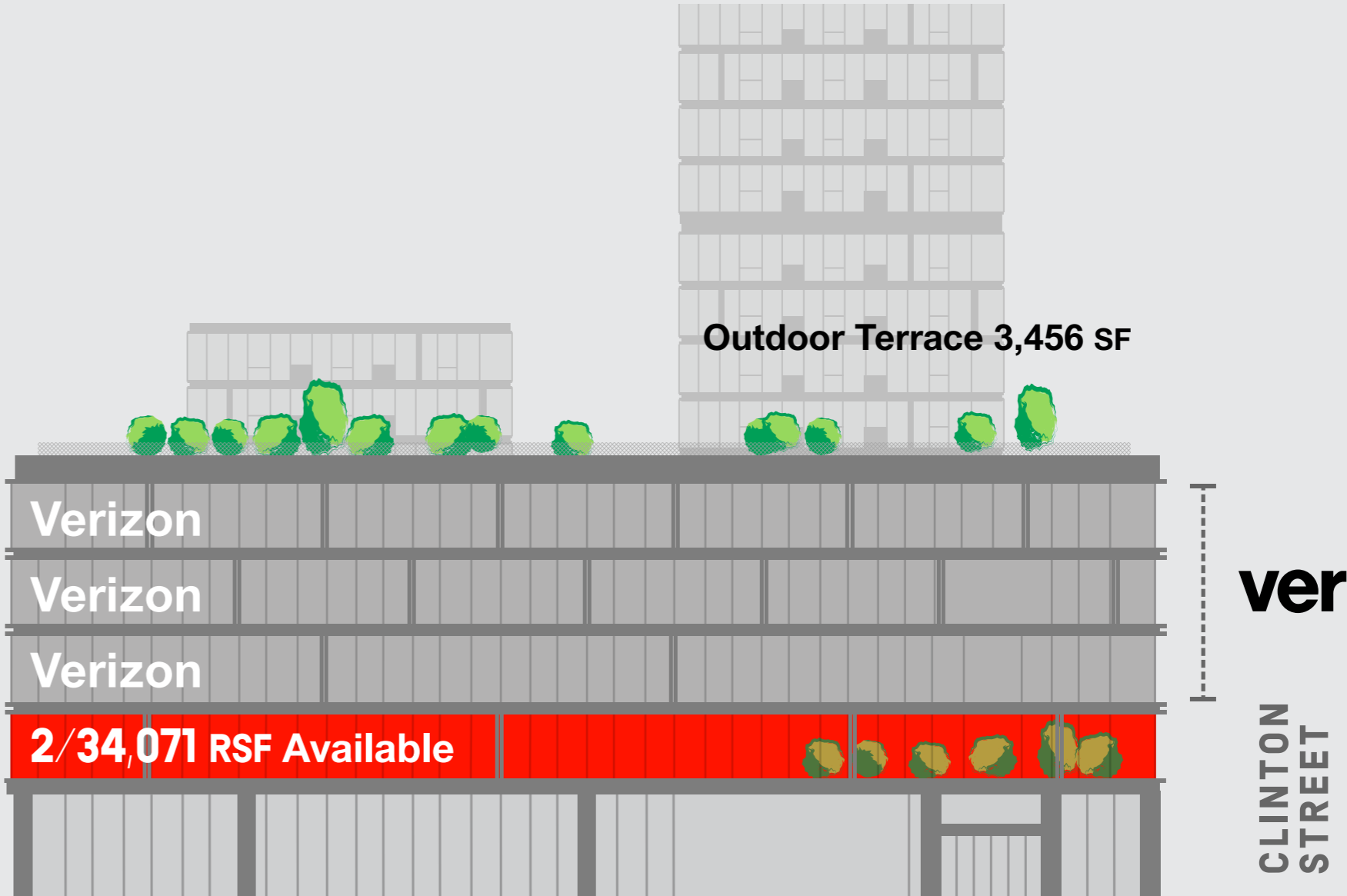
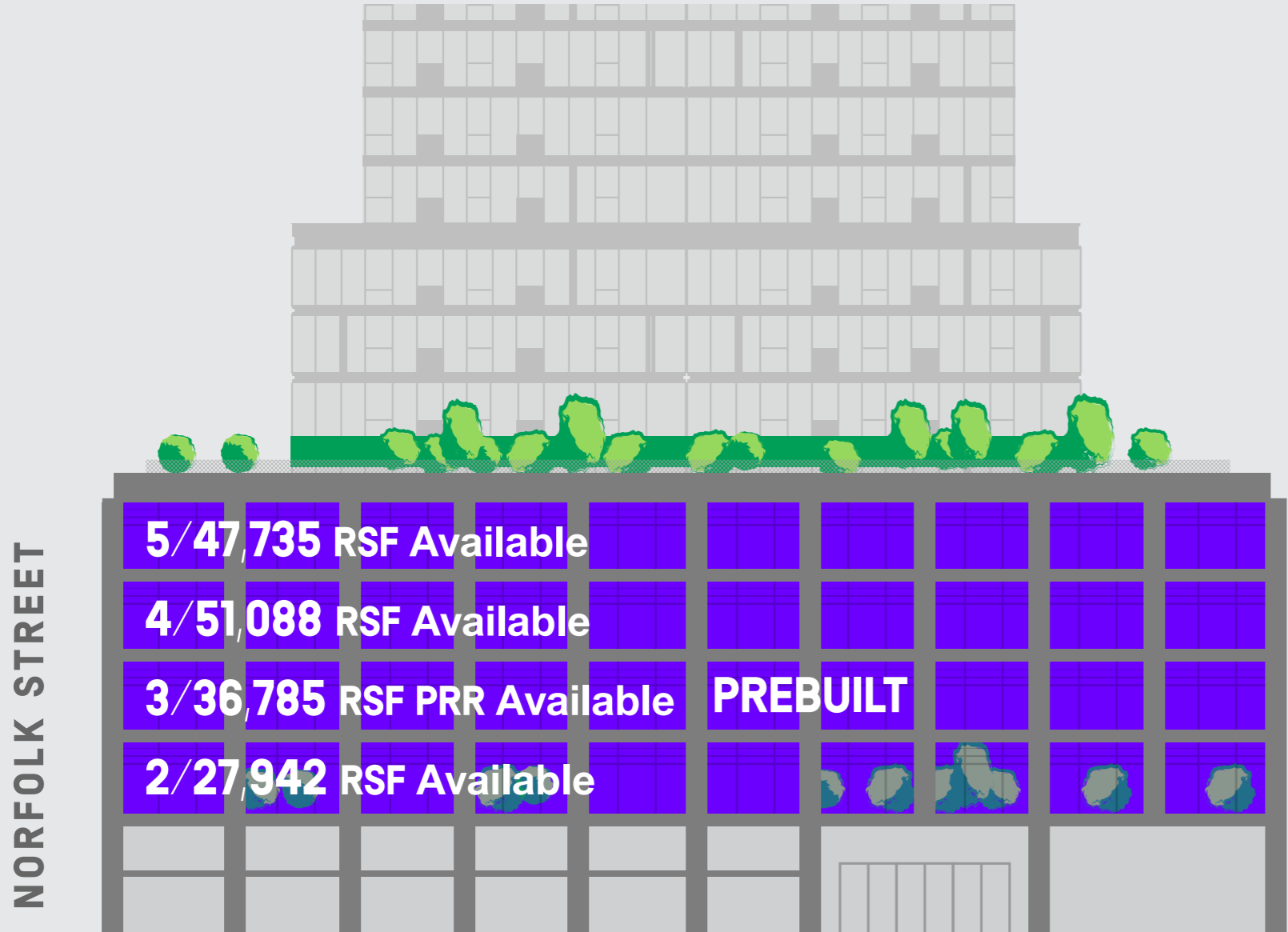


# ESSEX CROSSING OFFICE

## 350,000+ RSF CAMPUS

### 145 DELANCEY STREET

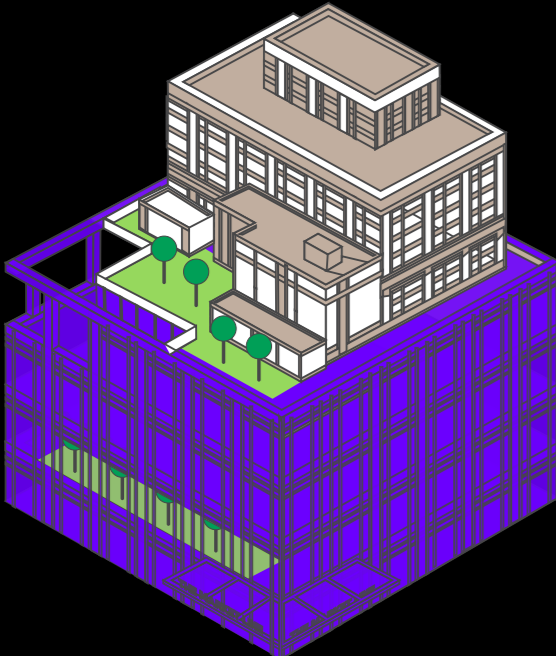
### 155 DELANCEY STREET



**Total 163,550 RSF**

**BROOME STREET**

# 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

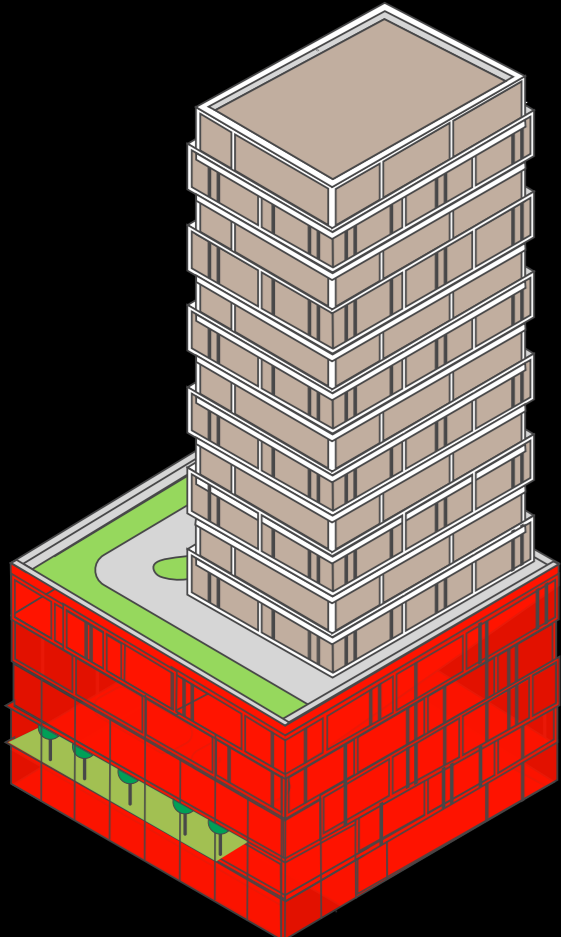
 Heating  
Hot water

 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

□□□□□□□□  
**30' – 35' CENTER**  
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## 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



CASA MEZCAL



SEL RROSE



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



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**ESSEX  
CROSSING  
OFFICE**