

High Performance Design

> Midtown Manhattan

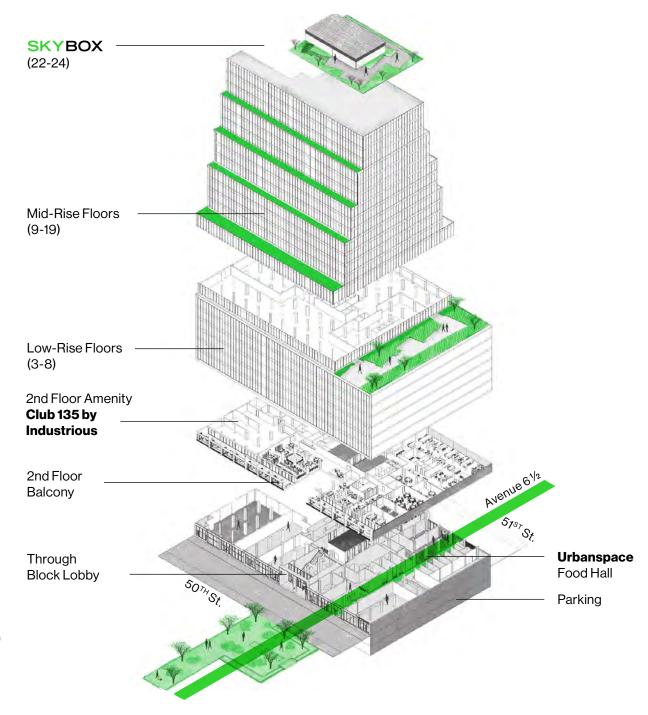


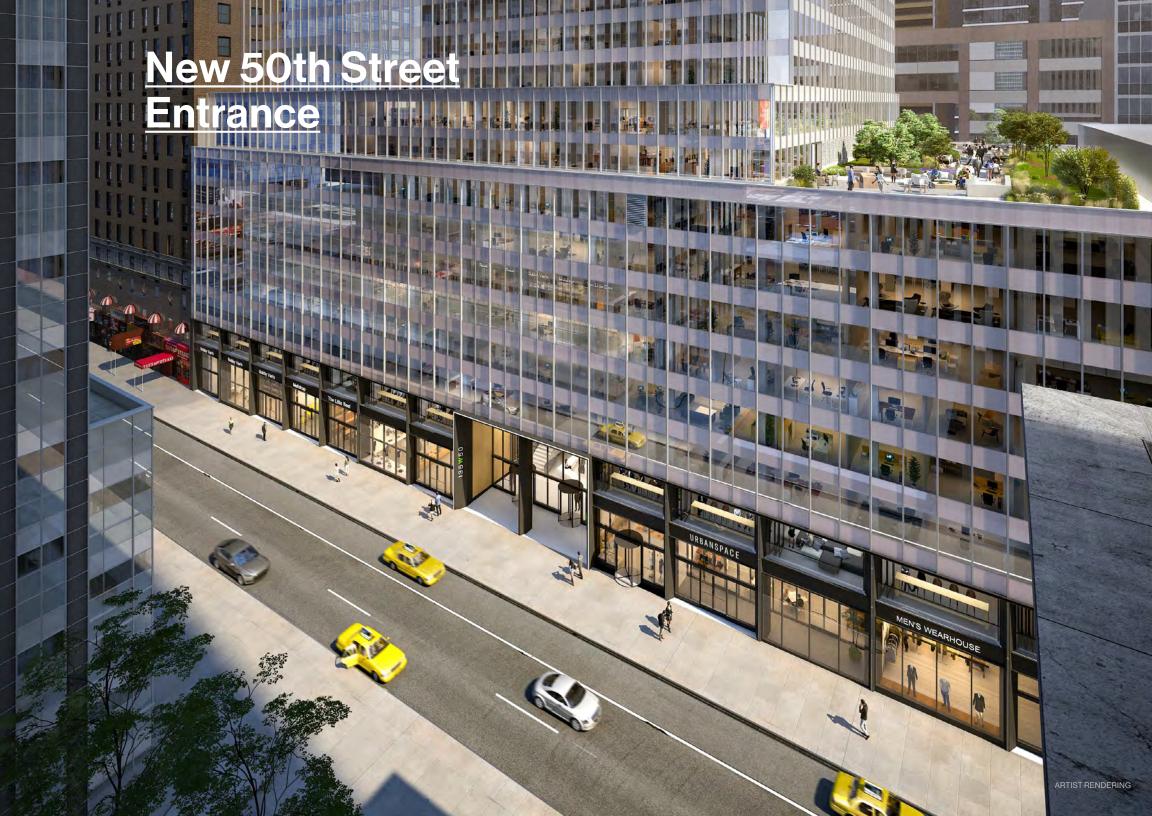
Built to Perform

135 W 50th Street offers tenants some of the most vibrant and community-oriented office space in all of New York City.

Located in one of the city's most iconic business districts, the 925,000 rentable square foot (RSF) Class A office building is undergoing an extensive renovation.

The Gensler redesigned building will deliver tenants with top of the line **Club 135** by Industrious, while also improving the neighborhood with a 12,000 SF **Urbanspace** food hall. Experience the new 135 W 50th Street.







Designed for a unique tenant experience

From the outside in, new renovations are underway at 135 W 50th Street that will modernize the property and create more efficient office spaces.



Amenity Center



Urbanspace Food Hall



Breakout Space & Conference Room



Terrace Spaces

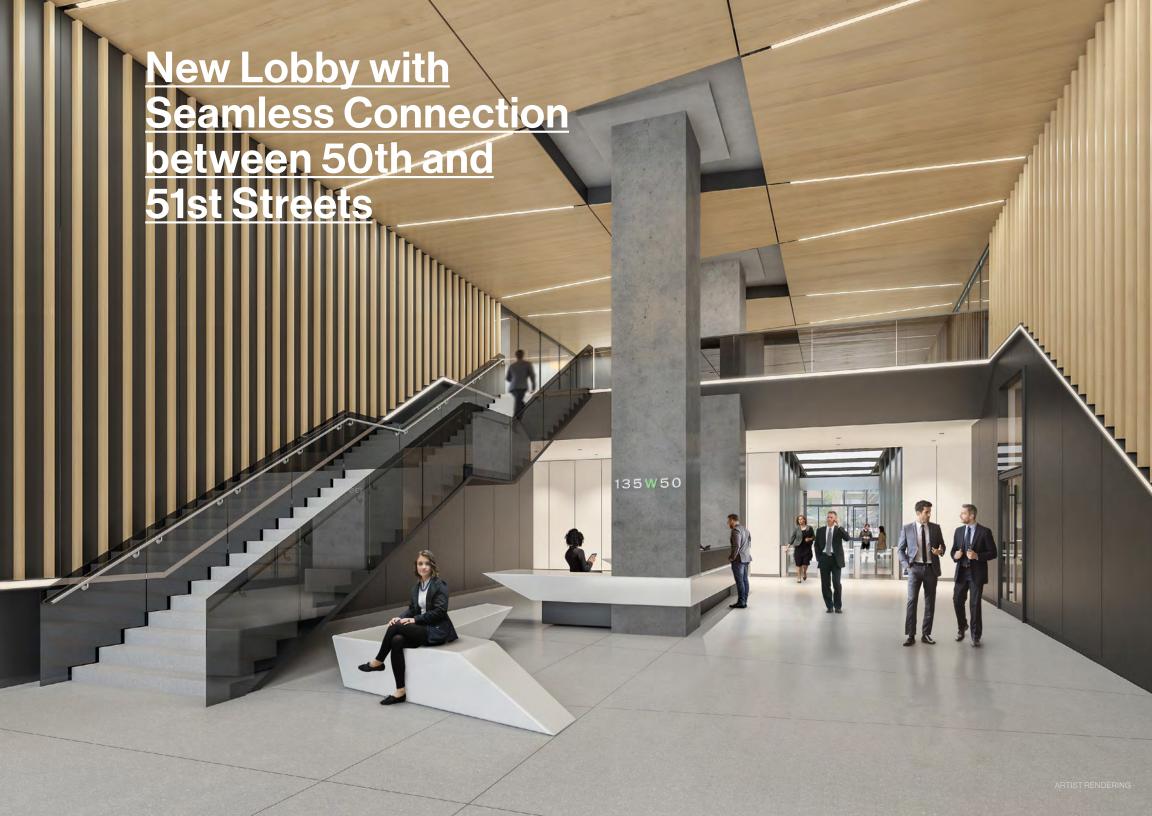


Efficient Floor Plates

Capital Projects

- New, spacious double-height lobby with two separate entrances, through block lobby connection from 50th to 51st Street, and direct access to the secondfloor amenity space
- Club 135 by Industrious
- Renovated retail spaces and storefronts
- New double-paned, energy-efficient windows to enhance natural light on all floors and increase operational efficiency
- New Urbanspace Food Hall on Avenue 6½
- Destination dispatch elevators with newly designed interior cabs
- State-of-the-art security system with hands free check-in
- Large, open floor plates ideal for customization
- Private terrace on the 24th floor

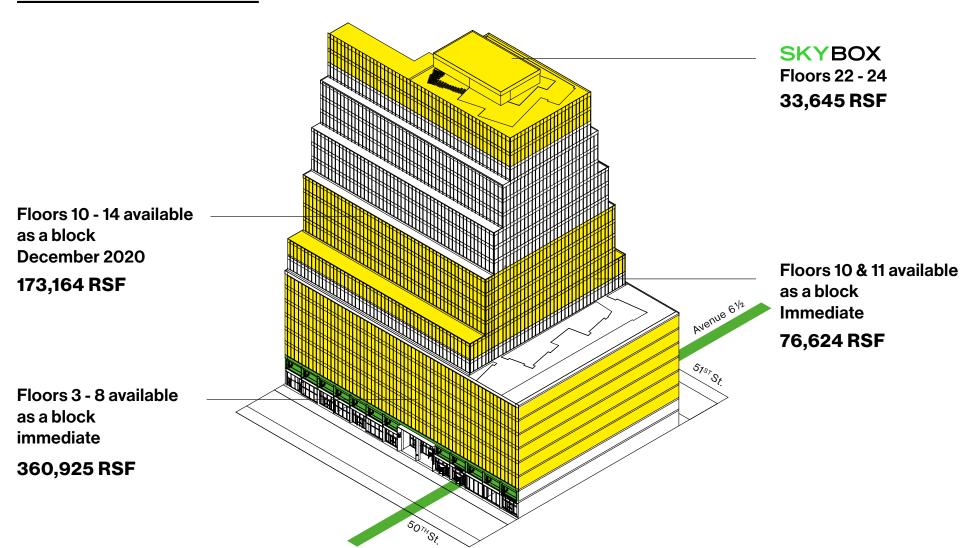








Availabilities

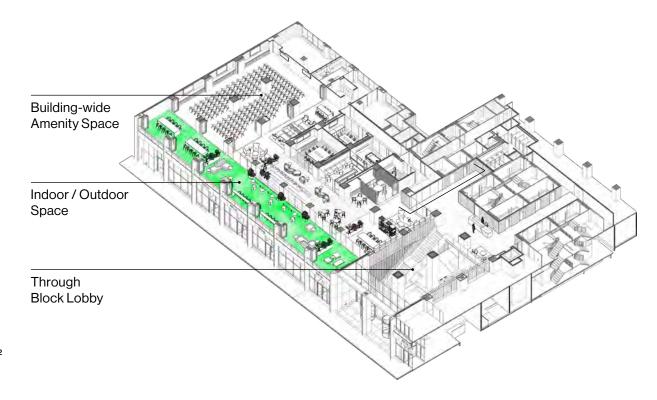




Amenities Beyond Expectations It's all at 135 W 50th Street

Location is everything, and 135 W 50th Street is designed to be a destination in its own right. 135 W 50th Street has been transformed, including double height lobbies and a 20,000 SF **Club 135 by Industrious.**

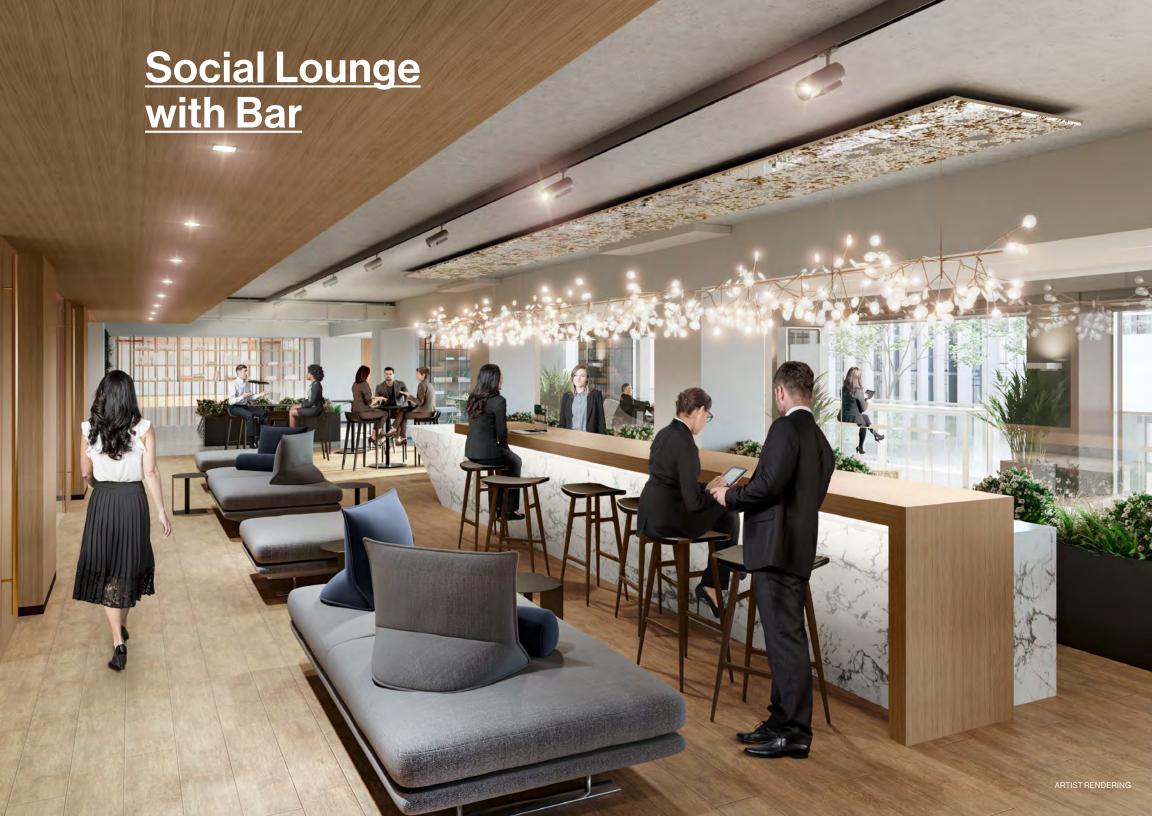
- Club 135 by Industrious, includes:
 - Meeting & conference rooms
 - Multipurpose room for 200+ people
 - Social lounge with bar
 - Game room
 - Indoor / Outdoor Terrace
 - Wellness programs including yoga, meditation and core classes by HOM
- 12k SF **Urbanspace** food hall connecting Avenue 6½
- Full floors & large blocks (560k SF available)
- New, spacious double-height lobby with two separate entrances



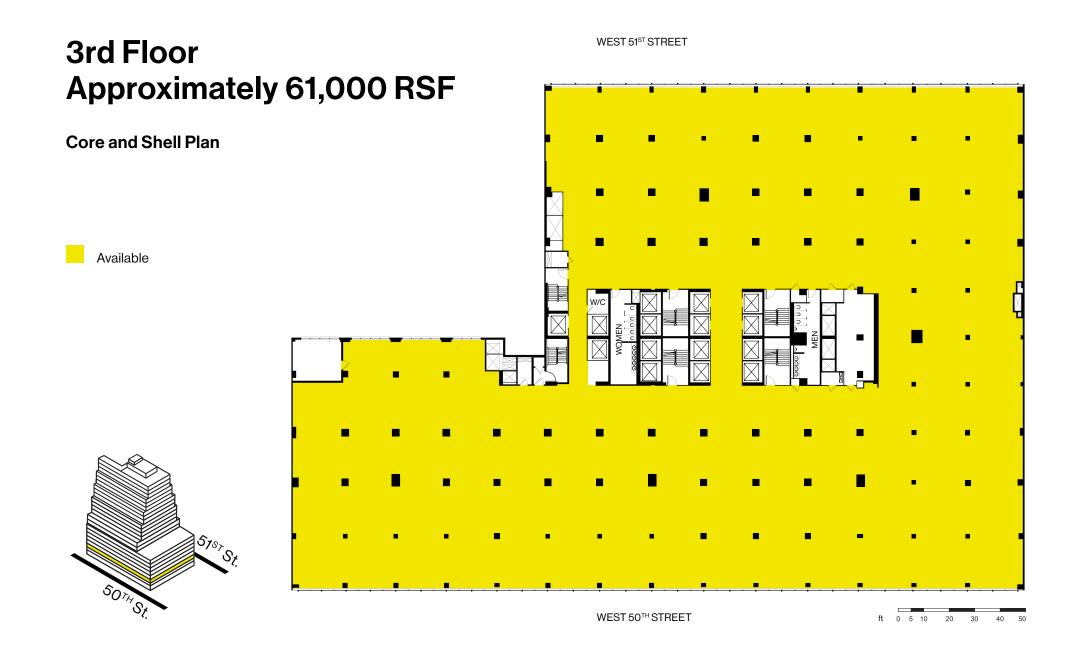














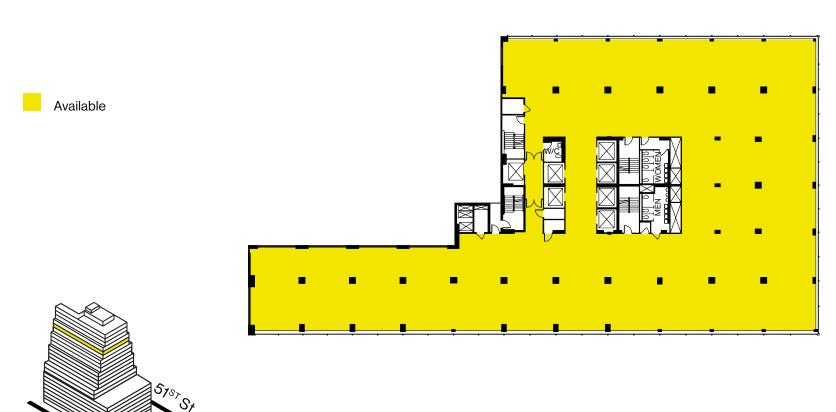
WEST 51ST STREET 11th Floor **Approximately 34,000 RSF** POTENTIAL TERRACE **Core and Shell Plan** Available POTENTIAL TERRACE



22nd Floor Approximately 15,000 RSF

WEST 51ST STREET

Core and Shell Plan





Workspace to Inspire

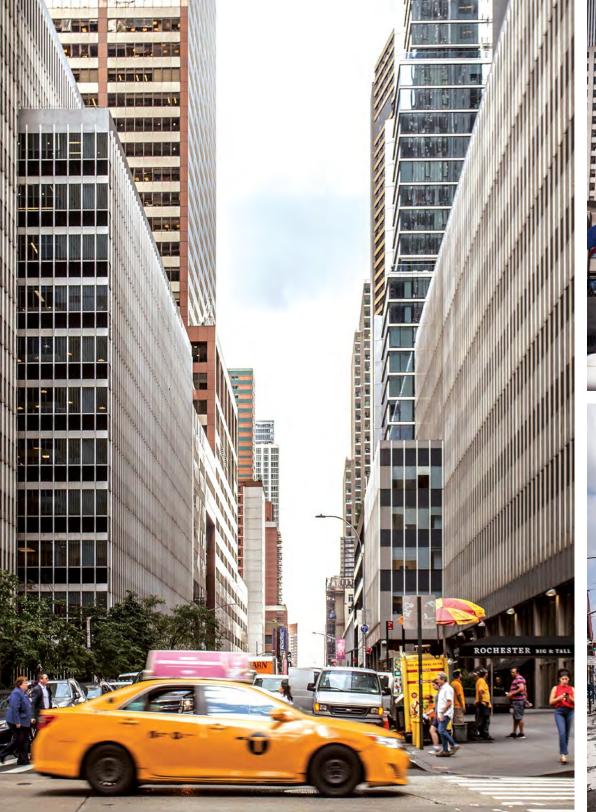
Just steps off of Sixth Avenue, 135 W 50th Street is ideal for companies looking to inspire and engage their workforce in the center of the city.

Green terrace spaces, a rooftop pavilion, large flexible office spaces, and a food hall imbue a sense of collaboration and community, appealing to businesses of today and of the future.















At the Center of it All

Located in the heart of Midtown Manhattan, 135 W 50th Street is at the epicenter of New York's Corporate Row and the energetic 6th Avenue corridor. Its optimal location is easily accessed by NYC's major transit hubs and subway lines, with some of the city's most iconic destinations, like Central Park and Rockefeller Center, only a few blocks away.

Truly at the center of it all, top restaurants and high-end retail connect tenants to the authentic and electrifying energy of NYC's most bustling neighborhood.





135W50 ==

Restaurants

- 1. Urbanspace Food Hall @135W50
- 2. The Capital Grille
- 3. Ruth's Chris Steakhouse
- 4. Ocean Prime
- 5. Maestro's Steakhouse
- 6. Oceana
- 7. Del Frisco's
- 8. Satsuki
- 9. STK Midtown
- 10. The Four Seasons Restaurant
- 11. La Grenouille
- 12. San Pietro
- 13. Empellon
- 14. Nerai
- 15. The Polo Bar
- 16. Nobu
- 17. Brassiere 8 1/2
- 18. Estiatorio Milos
- 19. Indian Accent
- 20. Le Bernardin
- 21. Quality Meats
- 22. 21 Club
- 23. Per Se
- 24. Jean-Georges
- 25. The Modern
- 26. Limani
- 27. Rainbow Room
- 28. Urbanspace W 52

Fast Casual

- 29. Le Pain Quotidien
- 30. Maison Kayser
- 31. Dos Toros
- 32. Bill's Bar & Burger
- 33. Chick-fil-A
- 34. Little Beet @ 135W50
- 35. Melt Shop @ 135W50
- 36. Chop't
- 37. Burger Joint

Hotels

- 38. New York Marriot Marguis
- 39. The Manhattan Club
- 40. The London NYC
- 41. 1 Hotel Central Park
- 42. The Plaza
- 43. The Sherry-Netherland
- 44. The Peninsula New York
- 45. The St. Regis New York
- 46. Park Hyatt New York
- 47. Four Seasons Hotel New York
- 48. JW Marriot Essex House
- 49. Paramount Hotel
- 50. W New York
- 51. The Whitby Hotel
- 52. Lotte New York Palace

Entertainment/Landmarks

- 53. Avenue 6 1/2
- 54. Columbus Circle
- 55. Radio City Music Hall
- 56. Rockefeller Center
- 57. Broadway Theatres
- 58. St. Patrick's Cathedral
- 59. MoMA
- 60. Top of the Rock
- 61. Central Park Zoo
- 62. NBC Studio

Retail

- 63. Saks Fifth Ave
- 64. Thomas Pink
- 65. Salvatore Ferragamo
- 66. Cartier
- 67. Gucci
- 68. Tiffany & Co.
- 69. Louis Vuitton
- 70. Bergdorf Goodman
- 71. Chanel
- 72. Harry Winston

Gym and Fitness

- 73. Equinox Rockefeller Center
- 74. New York Sports Club
- 75. Athletic & Swim Club
- 76. New York Health & Raquet Club

Major Corporations

- 77. UBS
- 78. Barclays
- 79. Morgan Stanley
- 80. FoxNews
- 81. KPMG
- 82. Accenture
- 83. Marsh & McLennan
- 84. Bank of America
- 85. ING Financial Services
- 86. AllianceBernstein
- 87. Neuberger Berman
- 88. Credit Agricole CIB
- 89. CBS Corporation
- 90. McGraw-Hill
- 91. Simon & Schuster
- 92. Cravath, Swaine & Moore LLP
- 93. Nomura





Efficient & Flexible

135 W 50th Street is designed to facilitate the flow of ideas and inspire creativity in everyday work. Airy, open spaces reinvigorate the modern office building and offer easily customizable options for companies of all types.

- 925,000 RSF
- · 24 stories
- Open and efficient floor plates
- Full-floor blocks that could serve as a "building within a building" for the right tenant
- Floors range from 12,000 to 63,000 RSF with flexible layouts

Specifications

Building Management:

· George Comfort & Sons, Inc.

Number of Floors:

24 Floors

Year Constructed:

1963

On-Site Parking:

209 Car Garage

Construction:

- The property's framing and slabs are made of reinforced concrete.
- The façade is composed of an aluminum-framed curtain wall system with projecting vertical mullion covers. The west façade and north-facing courtyard façade are a brick veneer.

Elevators:

• 15 Passenger with Destination Dispatch; 1 Freight

Office Tenants:

 Mazars USA LLP, Volunteers of America
 Greater New York, Inc., Jewish Board & Industrious

Retail Tenants:

 Urbanspace, Bobby Van's, Little Beet, Meltshop & Men's Wearhouse

Transportation Access:

 One half block to Rockefeller Center concourse with access to the M, F, D and B trains; one block from the 1 train stop at 50th Street; two blocks from the E and C trains at 50th Street; one half block from the N and R stop at 49th Street.

Main Electrical:

 277/460 Volt Service from (3) ConEd services fed by a network of transformers totaling 10,000 amps; 6 watts per usable square foot available for tenants.

Life Safety:

- · Class E System.
- · Full coverage sprinkler system.
- The building features a 2,000 KVA life safety generator with spare capacity for tenant stand by loads.

Mechanical Details:

- Heating The tenant spaces are primarily heated through a steam coil in each base building fan.
- Each floor has a perimeter hot water loop.
- The hot water is heated by steam in a shell and tube heat exchanger.
- Cooling Three Carrier electric centrifugal chillers located in the cellar engine room (500, 800, 1200 tons).
- The chillers provide chilled water to central fans.
- The main cooling tower located on the 22nd floor roof is a Phillips open circuit induced draft tower with axial fans and has 4 cells.
- The building also features a tenant dedicated cooling tower for tenant 24/7 loads and supplemental loads.

Building Security:

 24/7 attended lobby; State-of-the-art security system with hands free check-in; card access control by passenger elevators after hours; CCTV cameras in main lobby and passenger elevators.

Sustainability and Connectivity:

- · LEED Certified Gold
- · Wired Certified Platinum
- · Energy Star Rated
- DAS Coming Soon



www.135w50.com



Branding, Marketing & Design by Conway+Partners Renderings by Conway3d

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