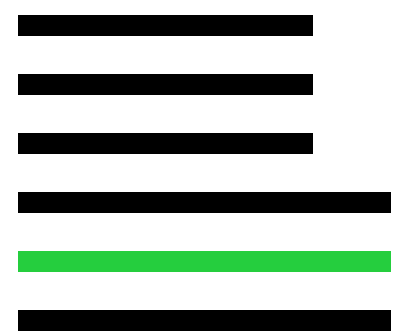


135 W 50



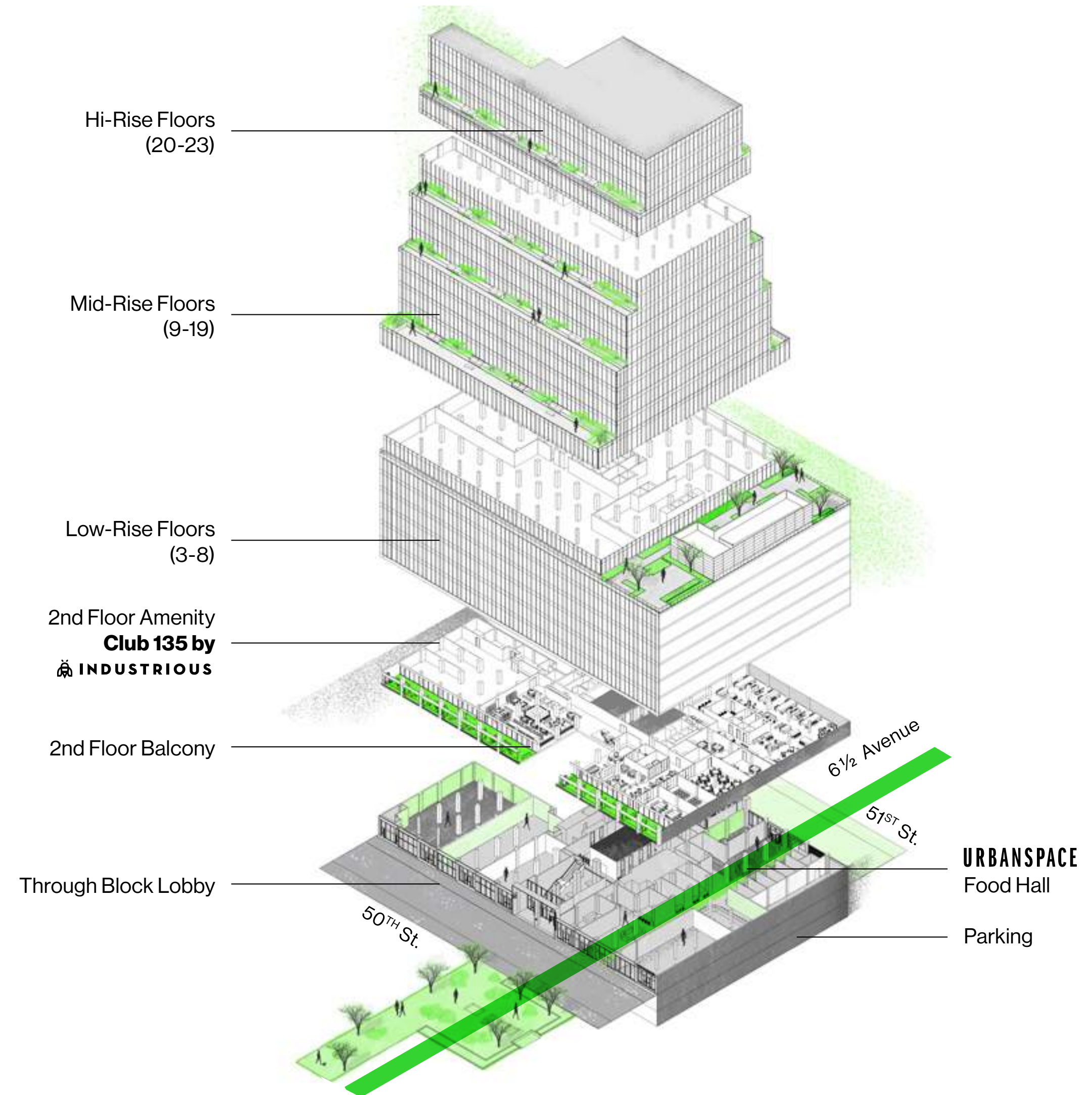
GEORGE COMFORT & SONS, INC
Commercial Real Estate Since 1919

ARTIST RENDERING

Availabilities

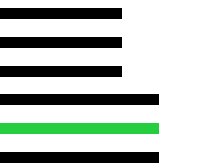
Built to Perform

135 W 50th Street offers tenants some of the most vibrant and community-orientated space in all of New York City including 2nd floor amenity space and a food hall on the ground floor.



135w50.com

135 **W** 50



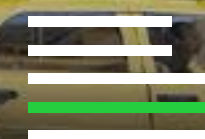
50th Street
Entrance



ARTIST RENDERING

135 W 50

135 W 50



New Lobby with Seamless
Connection between 50th
and 51st Streets





About

Work Without Limits

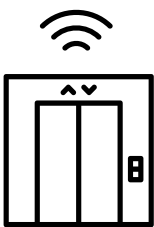
Located in the heart of Manhattan's most vibrant business district, the new 135 West 50th Street reimagines the modern office building not just as a great place to work, but a space that advances the brightest ideas.

This 23 story building has 925,000 rentable square feet of Class A office space. Airy, open spaces reinvigorate the modern office building and offer easily customizable options for companies of all types. There are contiguous full-floor blocks and up to 564,000 RSF available including private terrace opportunities. Varying floor plate sizes range from 12,000 to 63,000 RSF with flexible layouts.

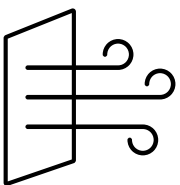
135 W 50th works without limits and offer tenants some of the most engaging and community-oriented office space in all of New York City.

Comfort First

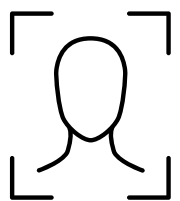
At 135W50, we have implemented a series of safety measures to mitigate the spread of COVID-19 and also to promote health and wellness in the office — now and in the future.



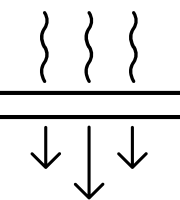
Destination Dispatch Elevators
installed with turnstile integrated HID Bluetooth Readers to read badges for a touchless entry experience



Upgraded Merv 13 Air Filters
with ratings that are at or above ASHRAE/ CDC recommendation



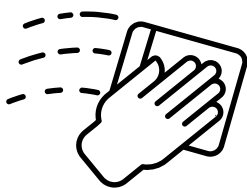
Facial Recognition Turnstiles
with StoneLock Facial biometric readers for a contactless entry



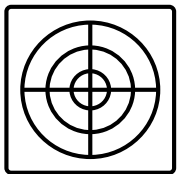
Increased Fresh Air Intake
by flushing building with 100% outside air whenever possible



Wave Senors
mounted on property entry doors



Increased Cleaning Personnel
to disinfect all high touch points at all hours



Upgraded Toilet Exhaust
to promote better air circulation within confined bathroom stalls



Electrostatic Spraying
of lobby and all high touch points throughout the property



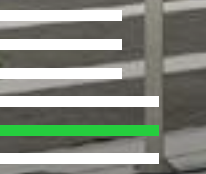
Touchless Fixtures
in all bathrooms

51st Street
Entrance



ARTIST RENDERING

135 W 50

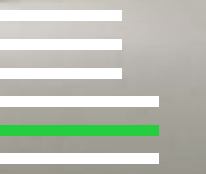


51st Street Lobby





135 W 50



Availabilities

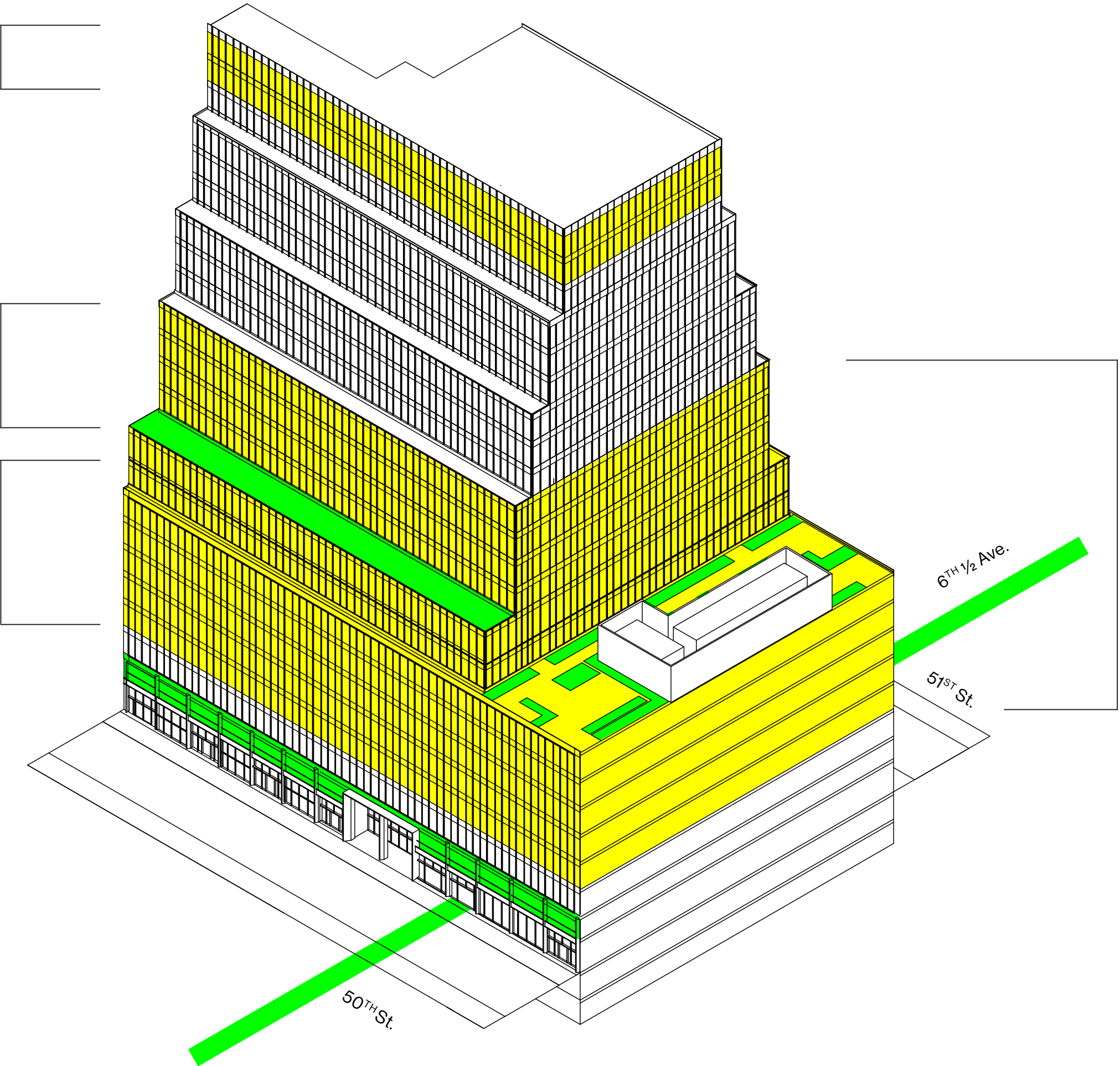
Large Blocks
Available

■ Available

Floors 22 - 23 available
as a block immediate
25,955 RSF

Floors 10 - 14 available
as a block immediate
173,537 RSF

Floors 3 - 9 available
as a block immediate
391,359 RSF



Floors 3 - 14 available
as a block immediate
564,896 RSF

Large Blocks
Floors 4-9



Large Blocks
Floors 9-14

14th Floor

13th Floor

12th Floor

11th Floor

10th Floor

9th Floor

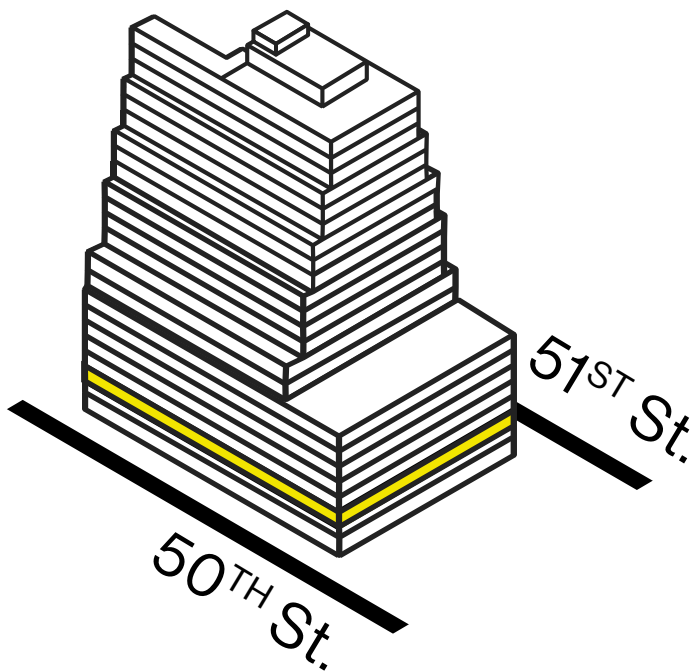
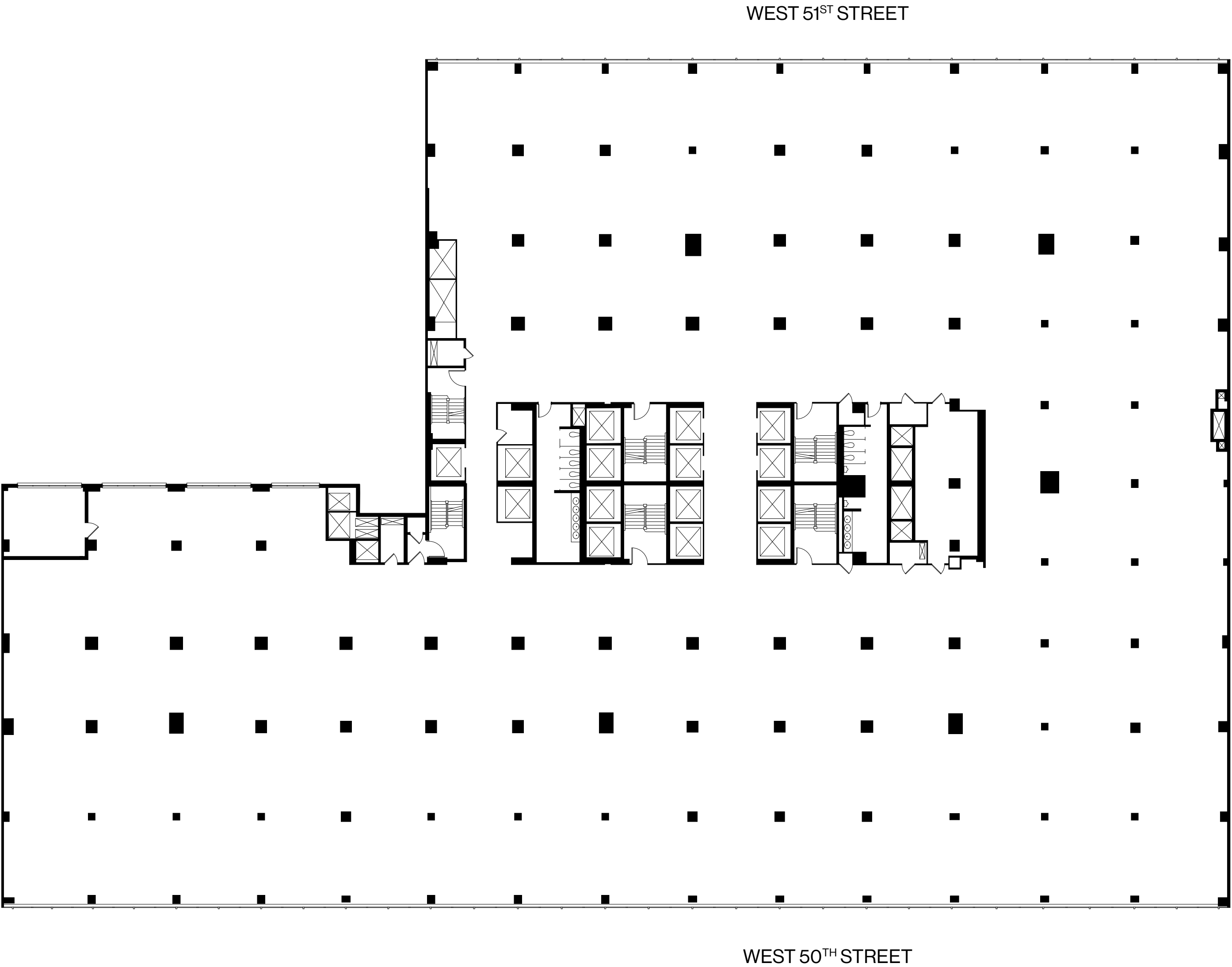


Availabilities



3rd Floor

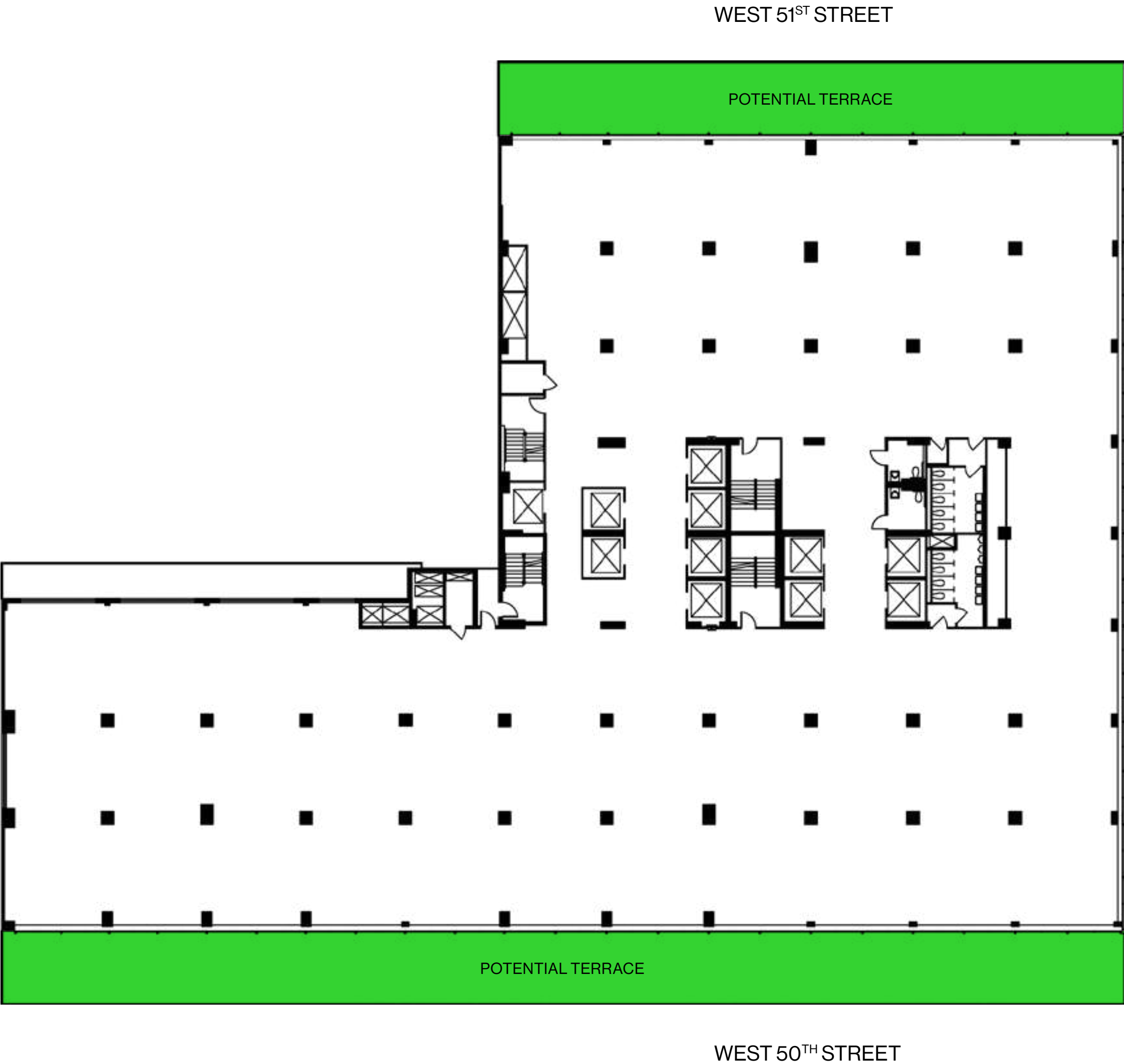
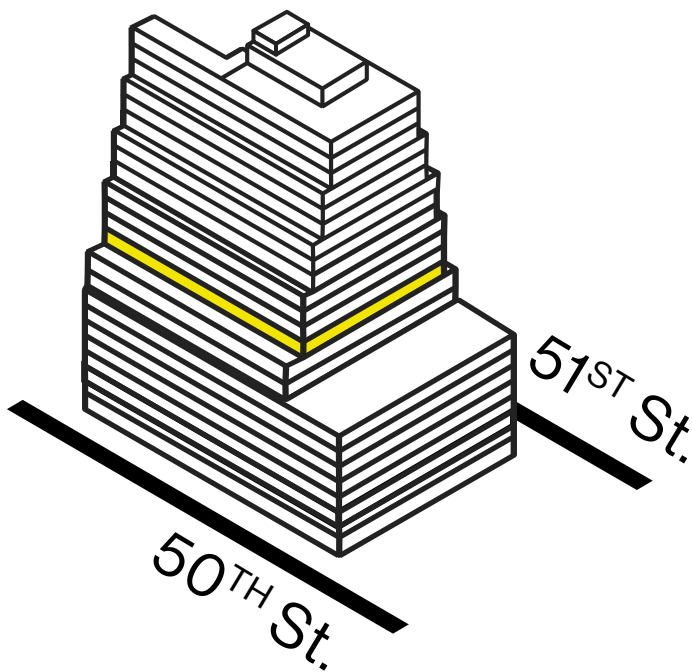
Approx. 62,000 RSF
Core and Shell Plan



Availabilities

11th Floor

Approx. 34,000 RSF
Core and Shell Plan

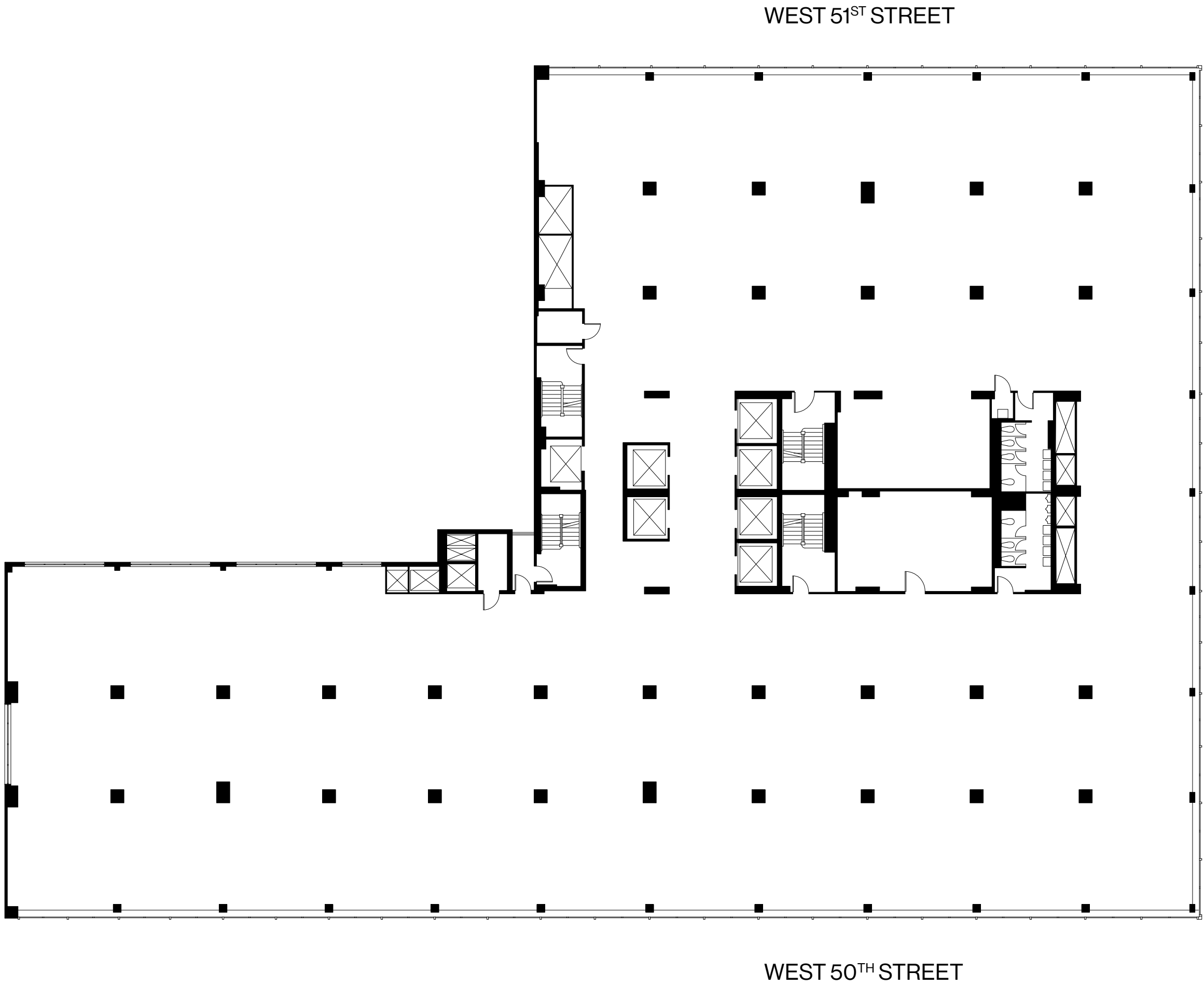
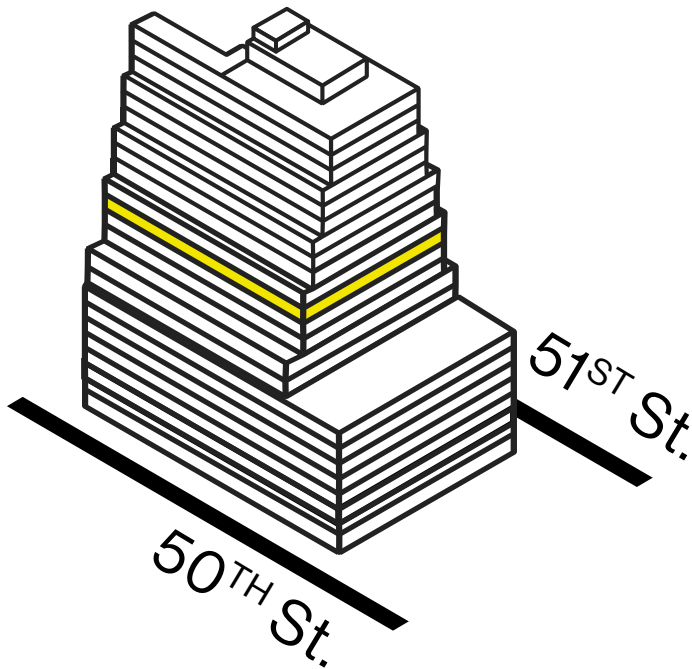


Availabilities



13th Floor

Approx. 34,000 RSF
Core and Shell Plan

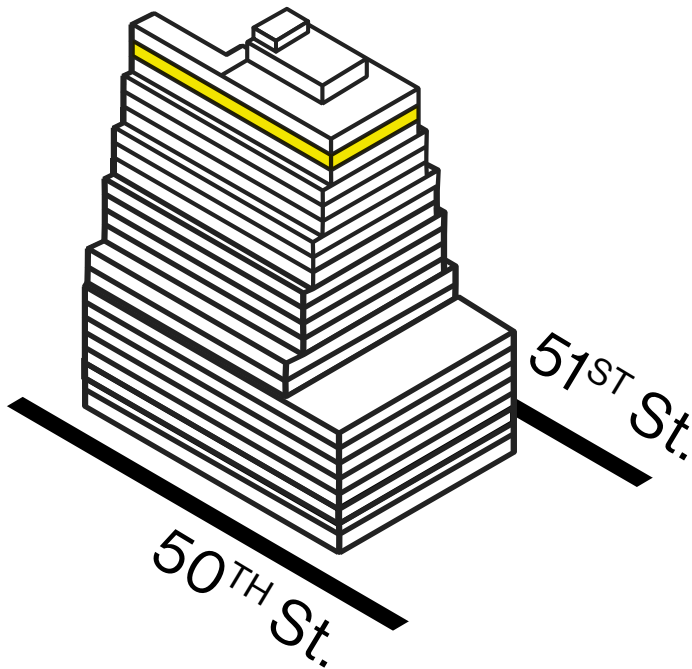
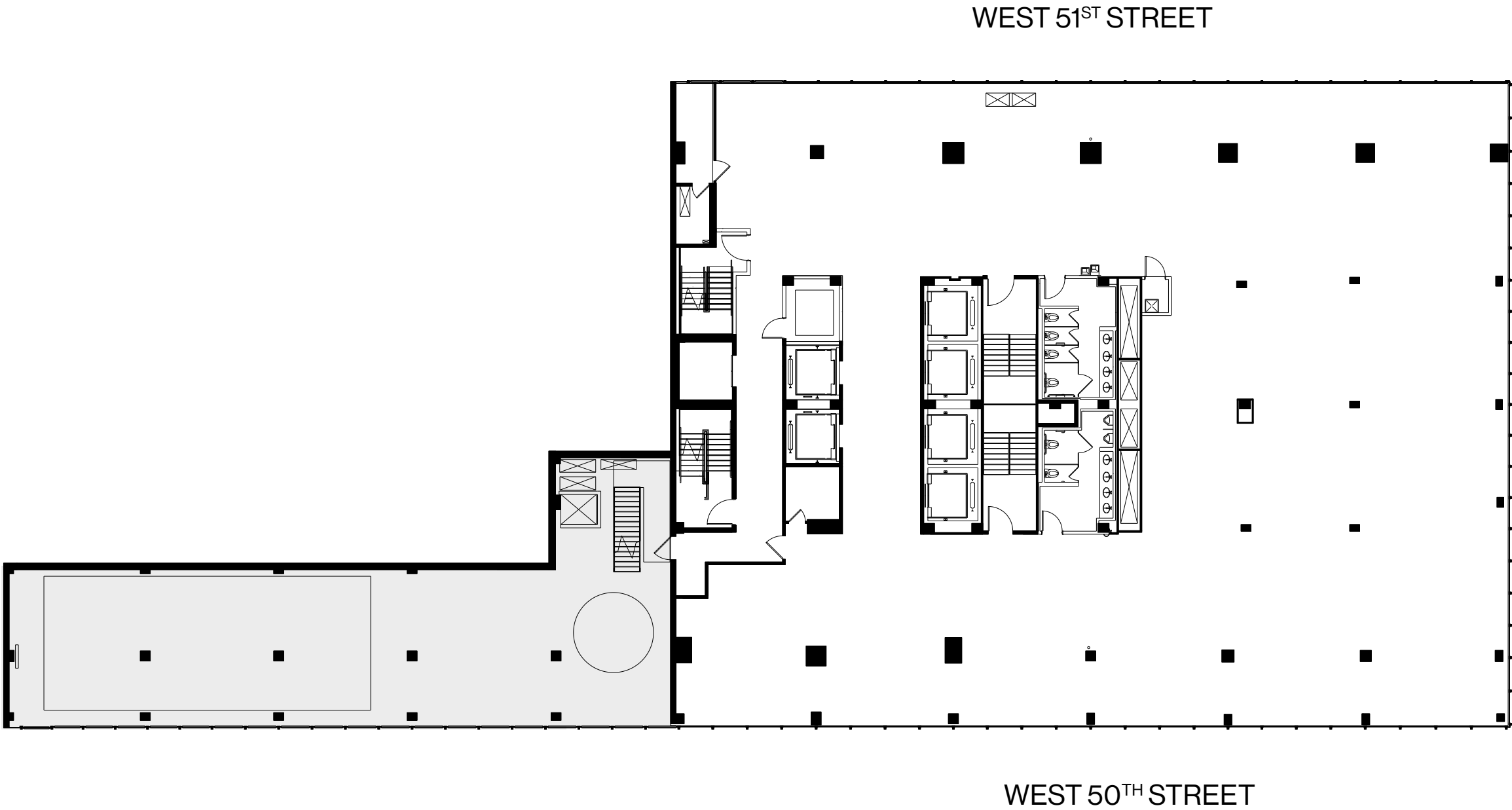


Availabilities



22nd Floor

Approx. 15,000 RSF
Core and Shell Plan



Amenities

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 6th ½ Avenue

New, spacious double-height lobby
with two separate entrances

On-site parking

On-site management

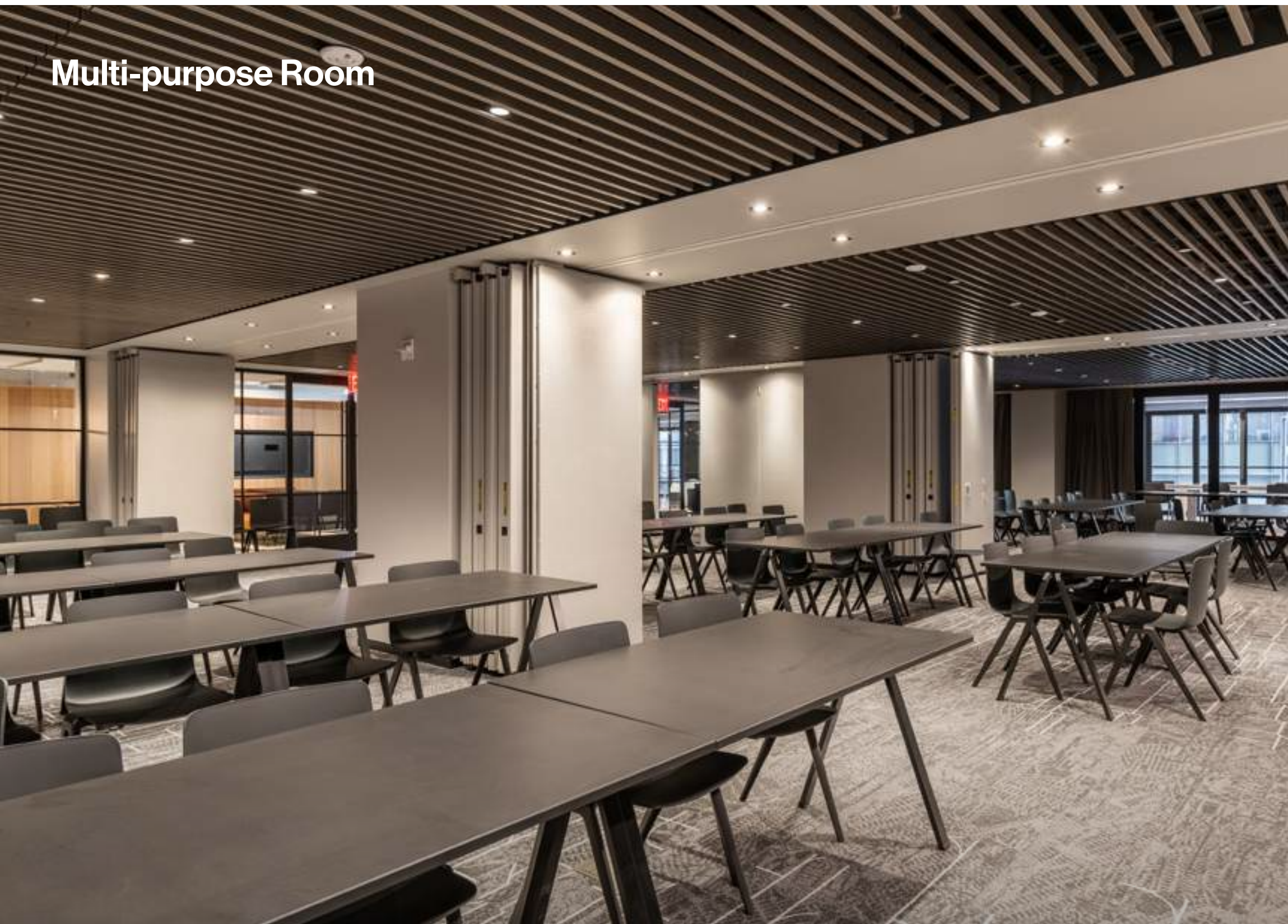
Social Lounge & Bar



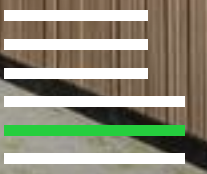
Indoor/Outdoor Terrace



Multi-purpose Room



Breakout Room



Urbanspace
Street-level Food Hall
on 6th ½ Avenue



ARTIST RENDERING

11th Floor
Private Terrace

ARTIST RENDERING

135 W 50

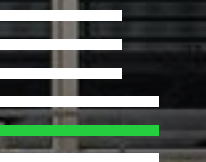


9th Floor North Terrace



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135 W 50



9th Floor
South Terrace

ARTIST RENDERING

135 W 50

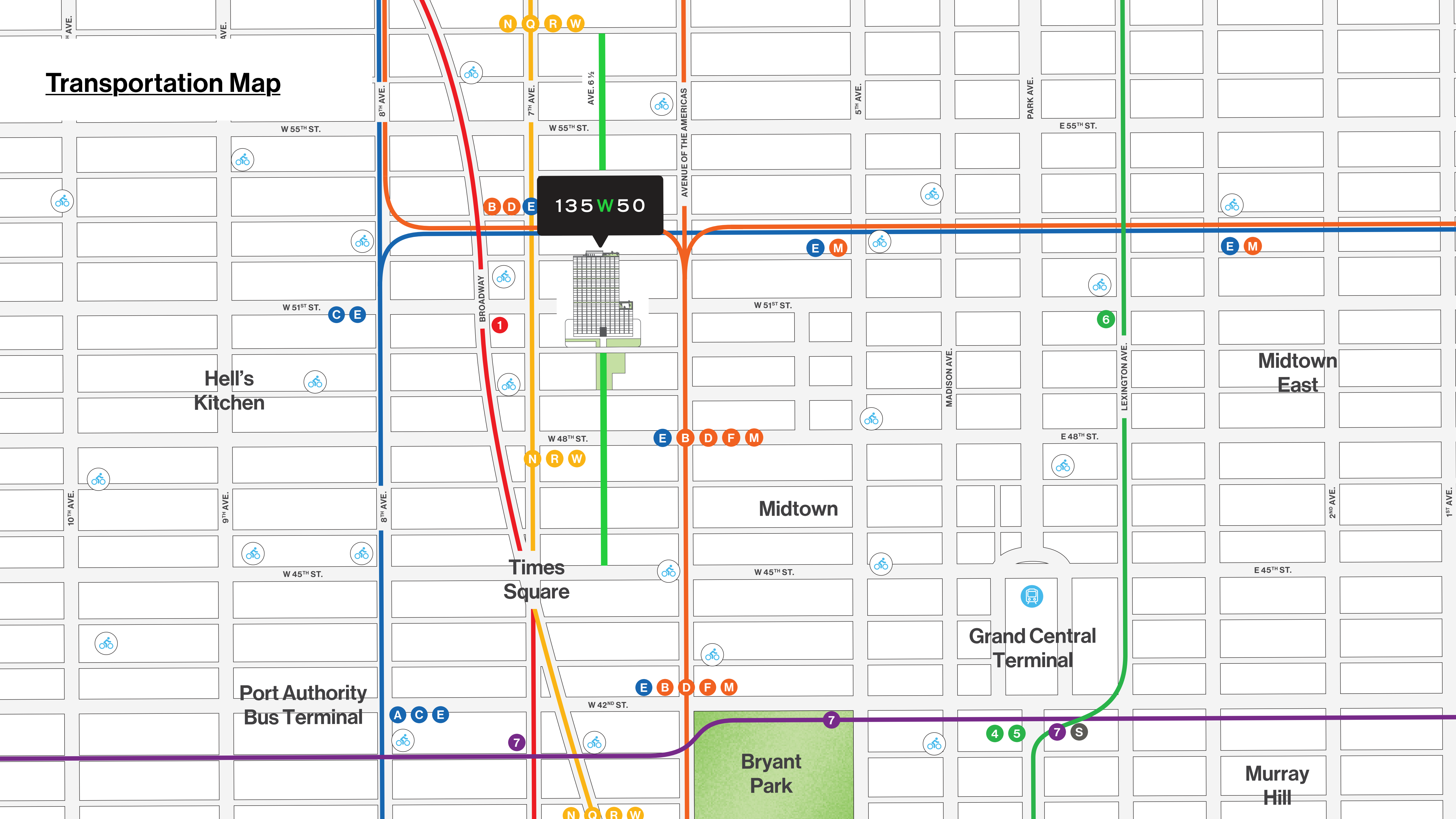


Location

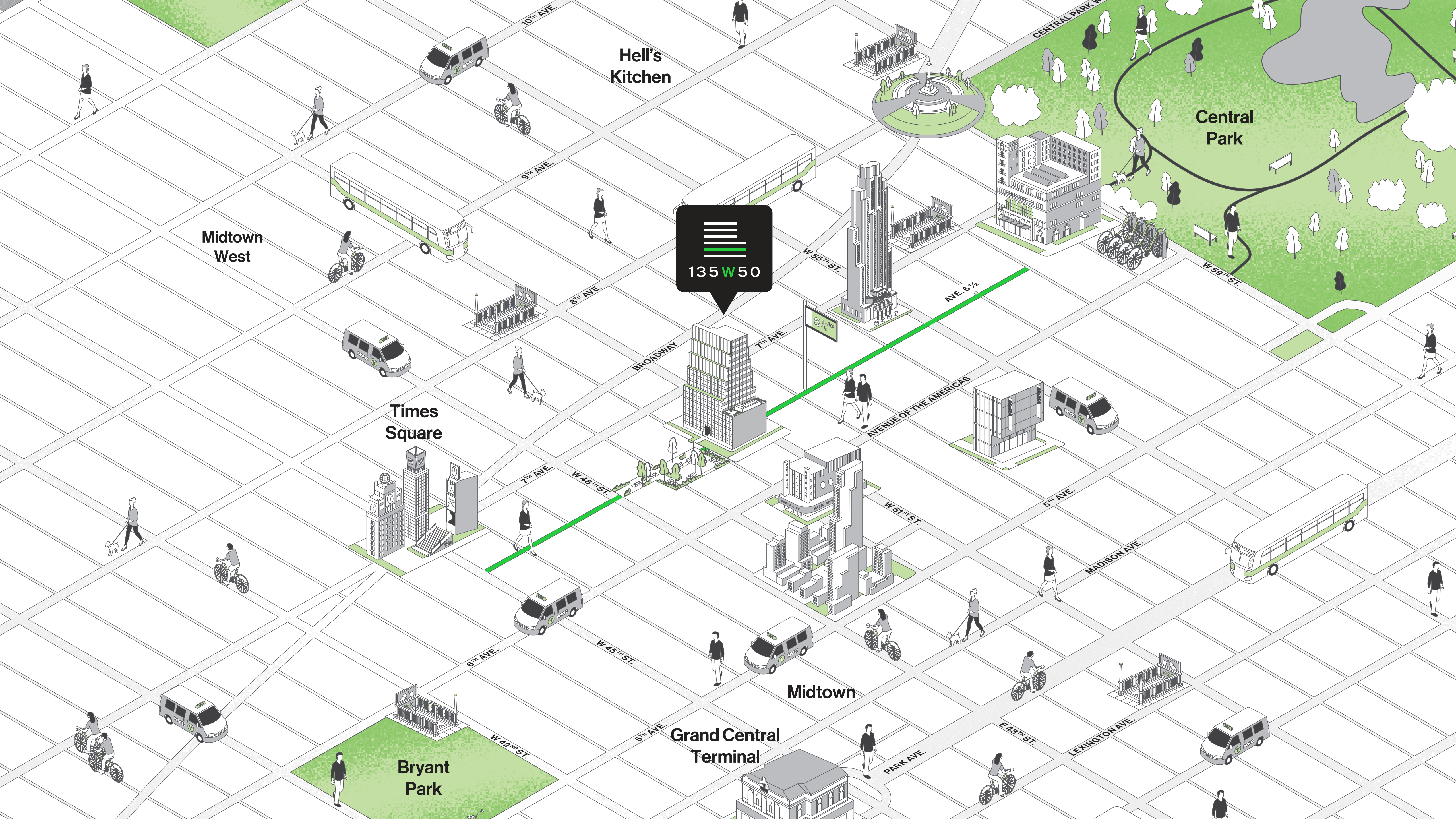
At the Center of it All

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.

Transportation Map







Building Specs

Efficient &
Flexible

Building Management:
George Comfort & Sons, Inc.

Year Constructed:
1963/2020 renovated

Number of Floors:
23 Floors

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.

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 50thStreet; 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.

Building Security:
24/7 attended lobby with turnstiles; 24/7 automated security system; card access control by passenger elevators after hours; CCTV cameras in main lobby and passenger elevators.

For leasing inquiries or more details
about **135W50**, please contact:

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