

A photograph of tall green grass seen through a window, with a dark diagonal shape in the foreground. The grass is in focus, showing fine details of the blades and seed heads. The background is a soft, out-of-focus green, suggesting foliage outside. The dark shape is a solid, dark brown or black diagonal band that cuts across the lower right portion of the image.

510
H I G H
W22
L I N E
NYC

**HIGH LINE
YOUR BUSINESS**

THE LOCATION

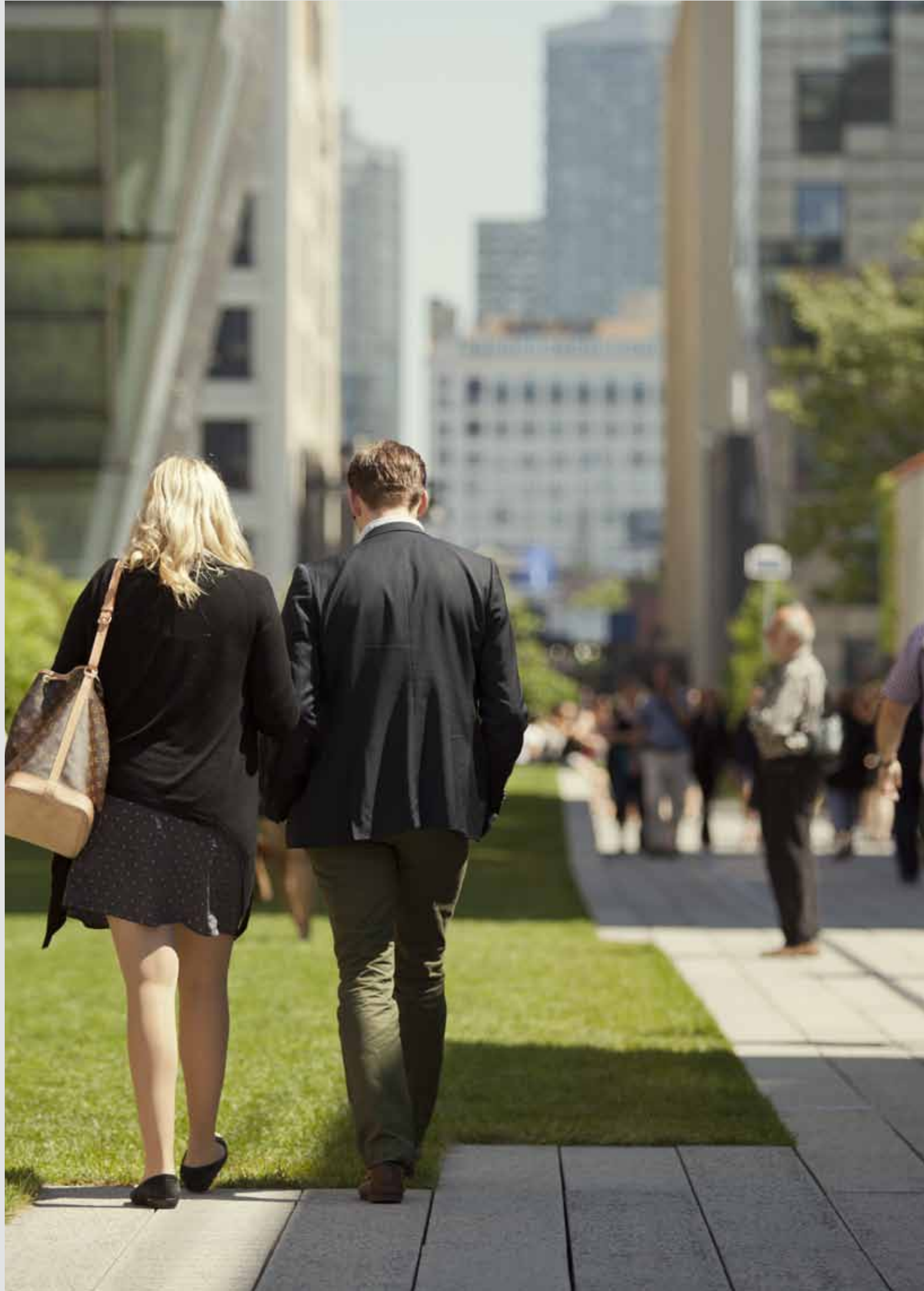
510
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LINE
NYC

THE LOCATION

Over the past decade, Manhattan’s West Side from West Chelsea to the Meatpacking District has been discovered by a compelling mix of emerging and established industry giants in media, fashion, technology, and entertainment. Companies including Apple, Armani Exchange, Deutsch Advertising, Hugo Boss, Food Network, Google, Hewlett Packard, IAC, Martha Stewart Living Omnimedia, MLB.com, NIKE, Oxygen Media, Ralph Lauren, Red Bull, and Tommy Hilfiger took advantage of historic industrial buildings and select development sites. In doing so, they contributed to the evolution of a uniquely 21st century commercial district.

Because this eclectic agglomeration of businesses brought along with it huge numbers of creative class professionals, it has become an increasingly attractive location for boutique hotels, residential properties, and restaurants as well as contemporary art galleries and internationally renowned museums. Unlike any other commercial district in Manhattan, West Chelsea offers the environment to support businesses with a global footprint along with lifestyle amenities that appeal to this generation’s best and brightest talent pool. The thread that ties this extraordinary district together physically and conceptually is the High Line.

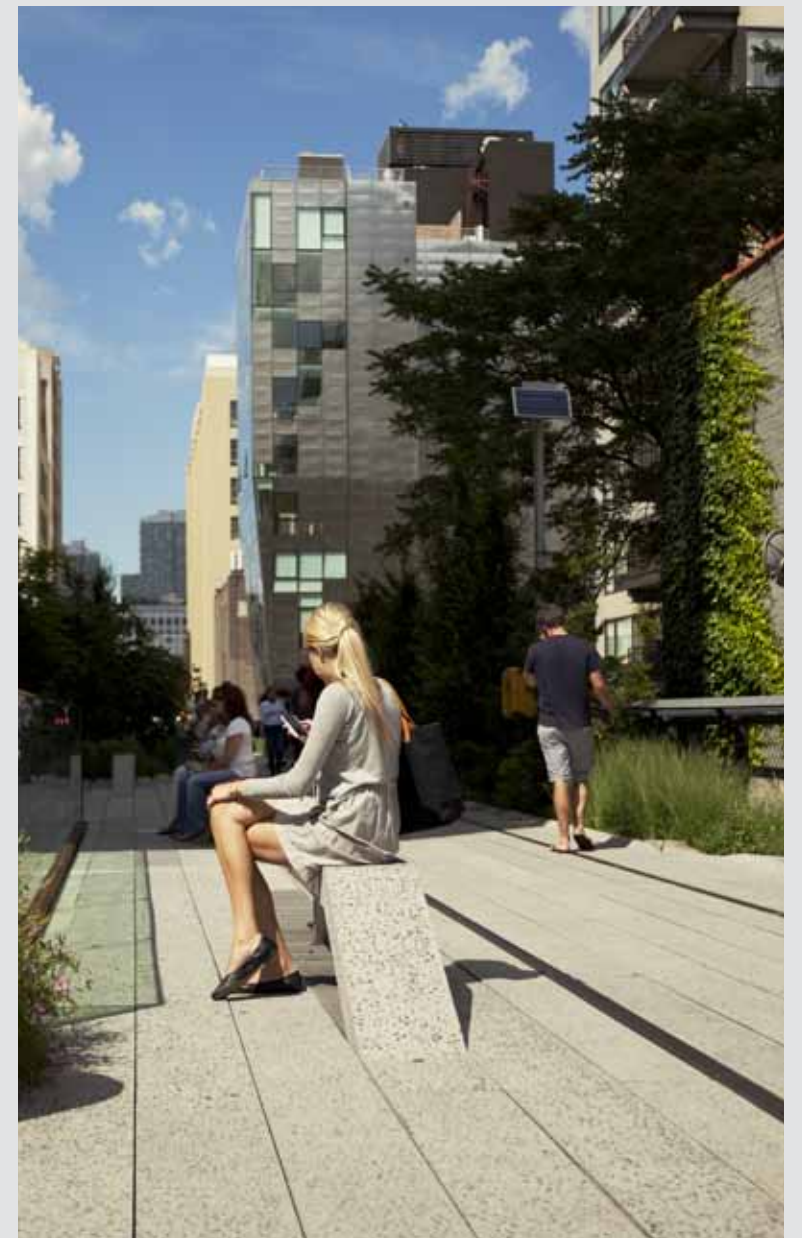




ABOUT THE HIGH LINE

Launched through a visionary collaboration between local residents, the City of New York, and leading landscape architecture firms, the High Line has emerged as the world's most unique urban boulevard and Manhattan's most transformative public park. From its southernmost point at Gansevoort Street to its current northernmost point at 30th Street, more than 20 blocks of previously abandoned elevated railroad tracks have been transformed into a stylized greenway for the 21st century. Sustainably designed, it offers pathways planted with native grasses, trees, and flowers, unexpected views over the Hudson River, innovative seating and people-watching areas, and provocative contemporary art installations. This vibrant artery serves as a key pedestrian connection through the dynamic commercial, residential, and retail neighborhoods of West Chelsea and the Meatpacking District. It has also become a destination in itself and a showcase of world-class design by today's most iconic architects. In coming years, the High Line will extend to 34th Street where it will connect to the Hudson Yards development, a 26-acre mixed-use commercial, residential, and retail community.

510 West 22nd Street will be the first Class A, LEED Platinum-designed office property to be built adjacent to the High Line. Designed and developed by the award-winning team of COOKFOX Architects and Albanese Development Corp., it reflects the spirit of Manhattan's most dynamic neighborhood.



THE BUILDING

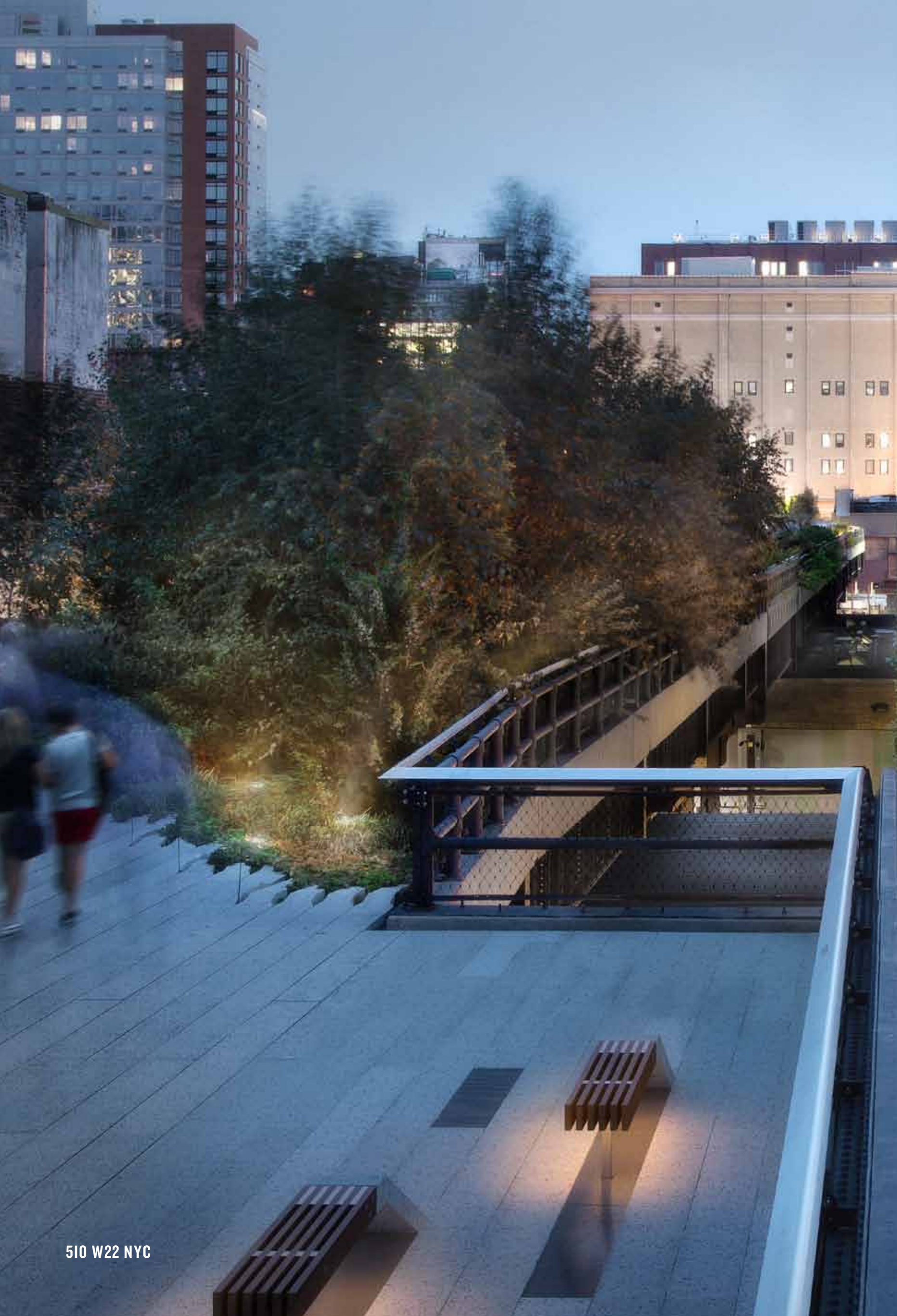




DESIGNED TO A NEW STANDARD: BEYOND CLASS A

Inspired by its prime location on the High Line, 510 West 22nd Street has been designed to achieve a LEED Platinum rating from the US Green Building Council and offer value that goes beyond the highest standards of Class A office space. State-of-the-art building systems, flexible floor plates, dramatic views, extensive private outdoor spaces, and finished ceiling heights that average over 10'-6" are among the many features that have been brought together to create a contemporary, high-performance work environment.

Materials for 510 West 22nd Street have been chosen to resonate with the design of the High Line and create connections with nature. The glass-enclosed lobby brings in natural light and offers tenants and visitors a view of the High Line above, while the beautiful ground-level garden welcomes guests as they approach the elevator banks. The building's glass curtain wall is interspersed with dark charcoal metal structural elements that relate to the park's infrastructure, and terraces that feature natural wood ceilings as a reference to the High Line's distinctive planters and wood benches. The rooftop garden further enhances the High Line connection with mobile planters installed on tracks that resemble the elevated railway's original train tracks, as well as the rolling chaise lounges in place there today.





OUTDOOR SPACE

510 West 22nd Street features over 14,000 square feet of private outdoor space. Taking cues from the way the High Line has artfully woven a dynamic green corridor into the surrounding urban infrastructure, each outdoor space is a distinctive venue with unique views.

At the second floor, a large, landscaped wrap-around terrace sits adjacent to and just below the High Line. Cut into the building profile, this double-height space enjoys lively views of pedestrian activity along the High Line as well as filtered light through the birch tree thicket.

The seventh-floor cutout terrace enhances the profile of 510 West 22nd Street's "buoyant cube" design and offers intimate overhead views of the High Line as well as classic views of the Midtown Manhattan skyline. The eighth and tenth floors feature outdoor space designed to take advantage of the building's proximity to the Hudson River waterfront.

THE OFFICES





NEXT GENERATION WORK ENVIRONMENT

Office spaces within 510 West 22nd Street have been designed to create a professional environment that supports the health, well-being, and productivity of employees. Large, light-filled, flexible floor plates are adaptable to a wide range of interior fit-out preferences, engineered for comfort and performance, and connected to the sights and sounds of the surrounding neighborhood.

Tenants and visitors arrive to workspaces from elevator banks that offer light and views over the building's garden. Throughout the main area of each floor, panoramic views over the High Line and West Chelsea are maximized as a result of support columns drawn in from the perimeter window walls. Many of the window panels are operable, enabling tenants to enjoy fresh air or listen to the birds and crickets in the High Line's birch tree thicket below.

Brise-soleil solar shades installed on the exterior of the building allow abundant natural light to enter work areas while mitigating glare and reducing heat load. A state-of-the-art under-floor air distribution system gives tenants individual temperature control of their work area and a fresh air filtration system keeps the office environment healthy and comfortable.

LEED: LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

510 West 22nd Street will be the first Class A, LEED Platinum-designed office building on the High Line. For COOKFOX Architects, 510 West 22nd Street has presented an opportunity to pursue their interest and expertise in designing projects that enable them to fundamentally re-think how buildings interact with people and the natural environment. The property's unique location directly adjacent to the High Line, in combination with the objective of creating a high-performance sustainable building, has informed a range of decisions from material choices to floor plan layouts.

HIGHLIGHTS OF LEED PLATINUM DESIGN FOR 510 WEST 22ND STREET

High-performance exterior wall

- > Ultra-clear, 10-foot wide, floor-to-ceiling windows
- > Exterior brise-soleil solar shades
- > Solar control coated glass for energy efficiency and improved comfort
- > Featuring operable panels

Outdoor space

- > Access to exterior space from many floors
- > Rooftop greenhouse and garden
- > Interior lobby viewing garden

Systems

- > Energy efficient heating, cooling, and lighting systems
- > State-of-the-art under-floor air distribution system for individual temperature control and comfort
- > Fresh air filtration system with increased ventilation removing 90% of most airborne particles
- > Water retention and reuse for irrigation
- > Ice storage system for reduction of peak energy requirements and supplemental cooling
- > Enhanced systems commissioning for operational assurance

Materials

- > High recycled content in many materials to reduce environmental impact
- > Post-tensioned concrete construction to reduce unnecessary waste
- > Natural, locally-sourced materials
- > Material selections with low or no VOC's to provide improved indoor air quality benefits

Alternative Transportation

- > On-site bicycle storage and showering/changing facilities
- > High Line Park provides a safe and pleasant walking path from 30th Street to Gansevoort Street



Greenroof at COOKFOX office



NORTH



SOUTH

NORTH

EAST

SOUTH

VIEWS

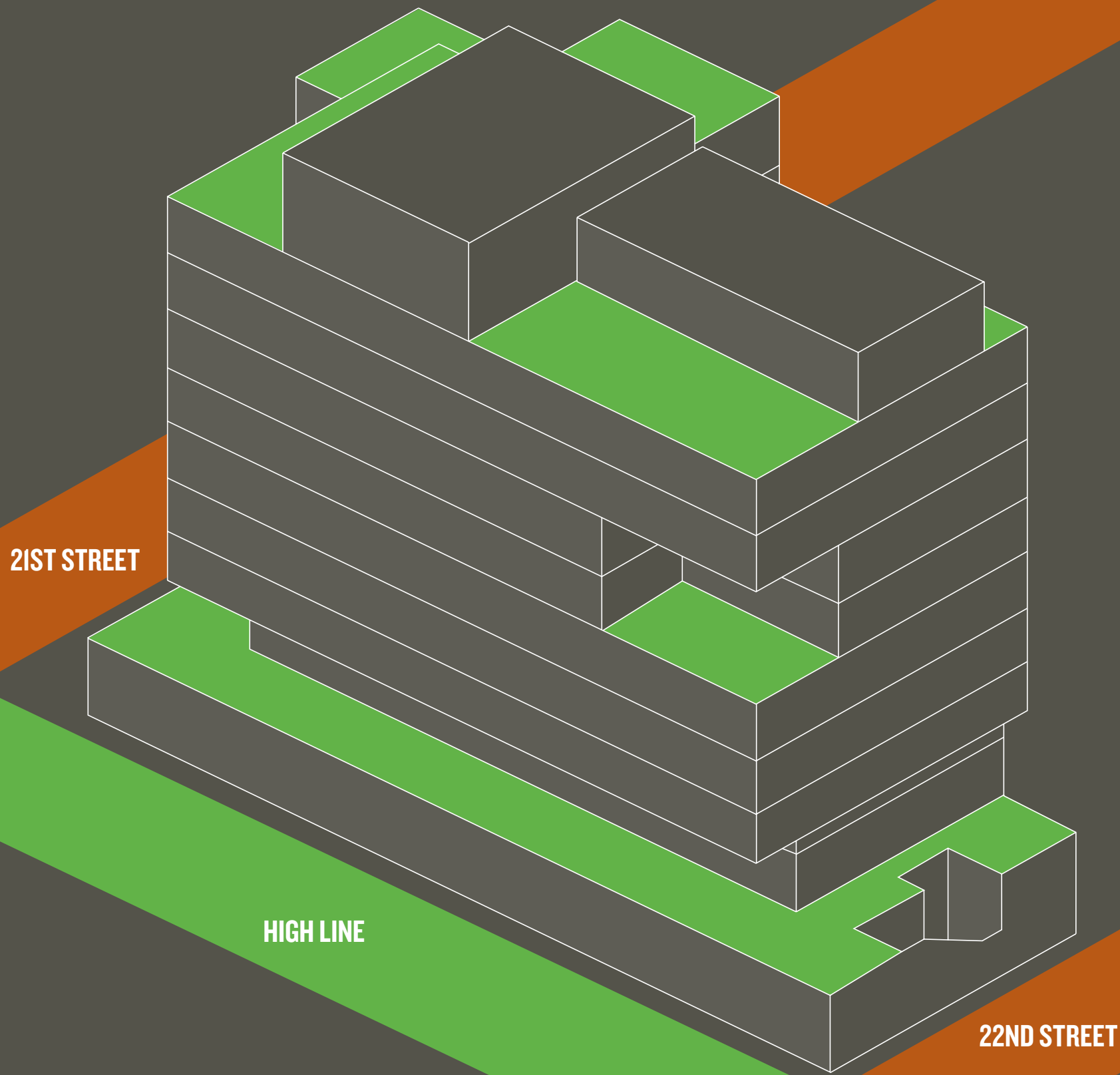
The office spaces at 510 West 22nd Street offer impressive panoramic views to the North, East, and South through ultra-clear 10-foot wide floor-to-ceiling windows. From many of the offices, there are clear and unobstructed views of the High Line, Clement Clarke Moore Park, the Hudson River, the Empire State Building, and beyond.

THE FLOOR PLANS

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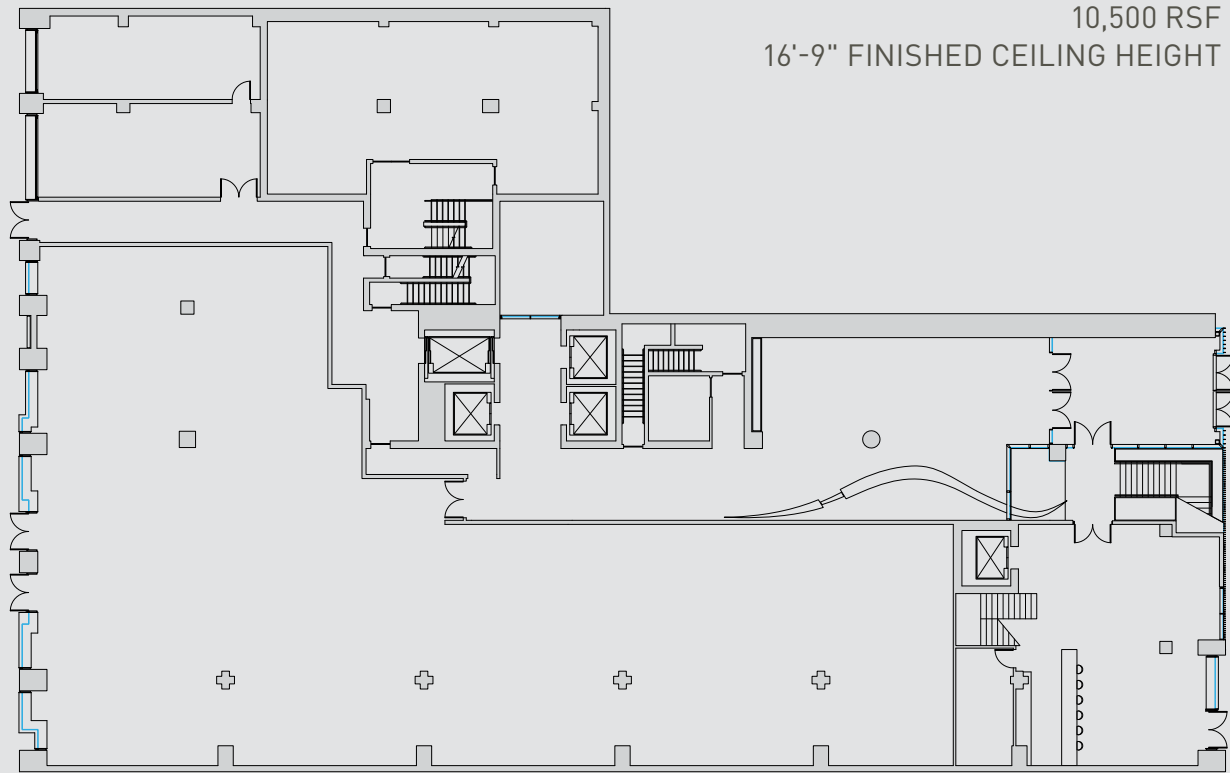
510 W22

STACKING PLAN

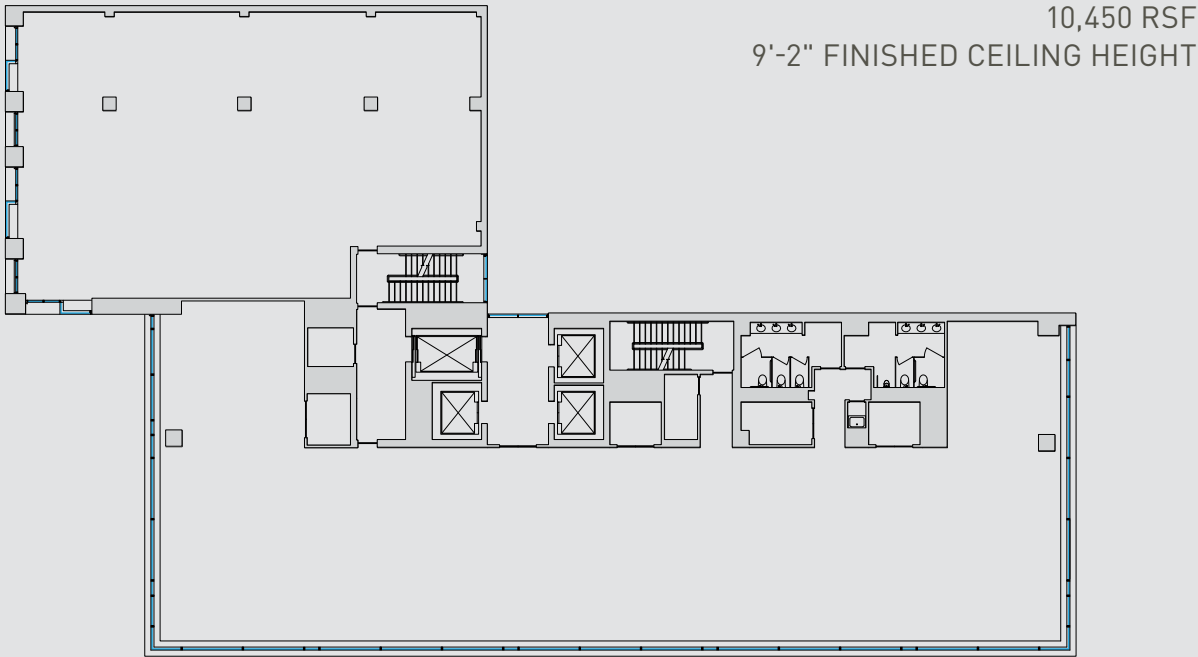


FLOOR	RSF	FINISHED CEILING HEIGHT	OUTDOOR SPACE [SF]
ROOF GARDEN	-	-	6,050
FLOOR 10	17,200	11'-11"	850
FLOOR 9	18,450	11'-4"	-
FLOOR 8	17,400	11'-4"	1,450
FLOOR 7	19,100	10'-6"	600
FLOOR 6	20,000	10'-6"	-
FLOOR 5	20,000	10'-6"	-
FLOOR 4	20,000	10'-4"	-
FLOOR 3	10,450	9'-2"	-
FLOOR 2	15,450	12'-2"	5,700
GROUND FLOOR	10,500	16'-9"	
TOTAL	168,550		14,650

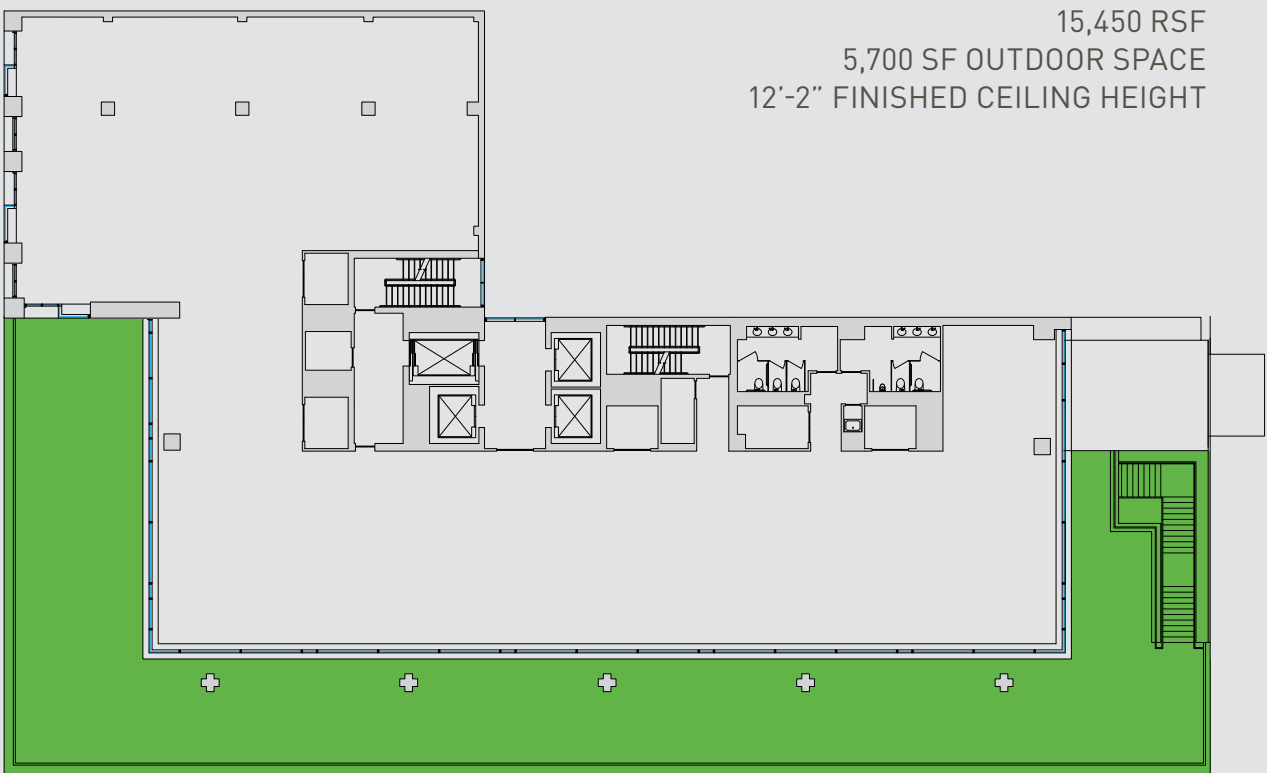
GROUND FLOOR



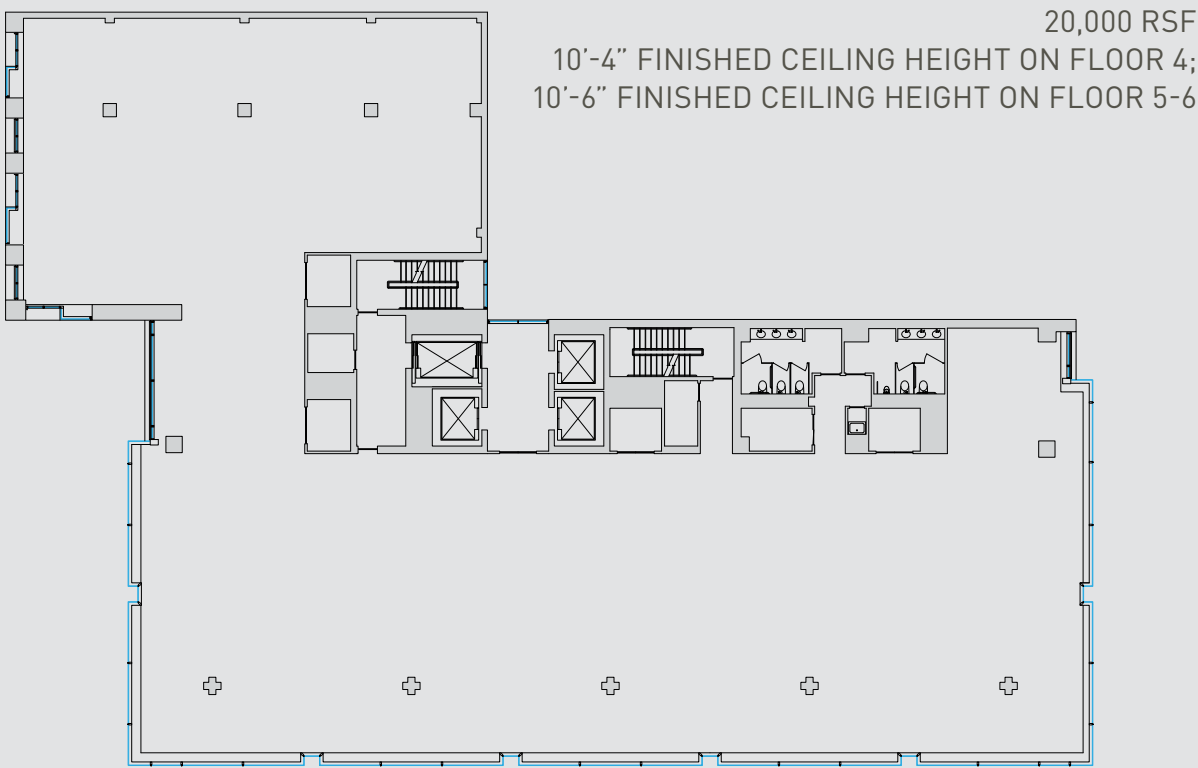
FLOOR 3



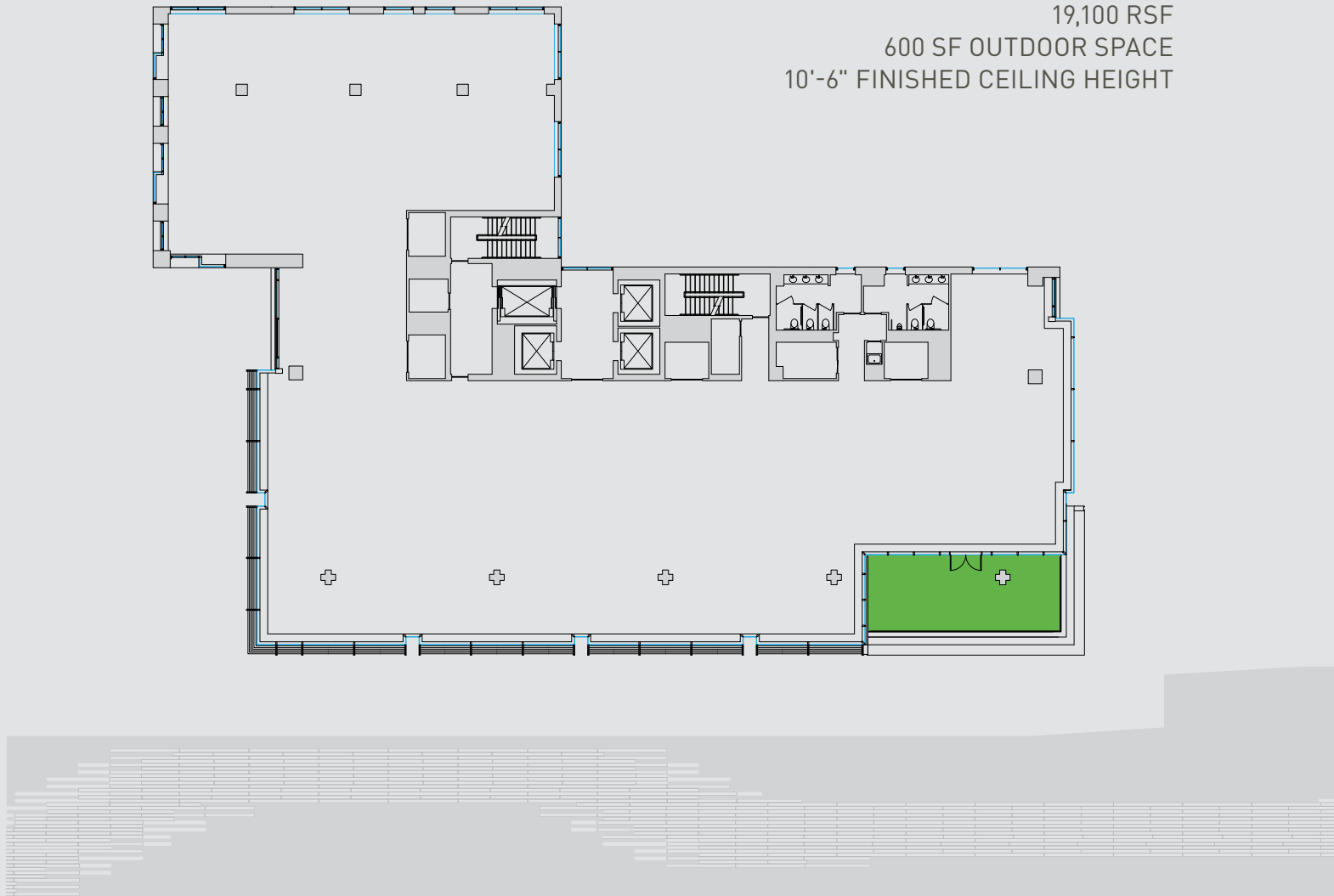
FLOOR 2



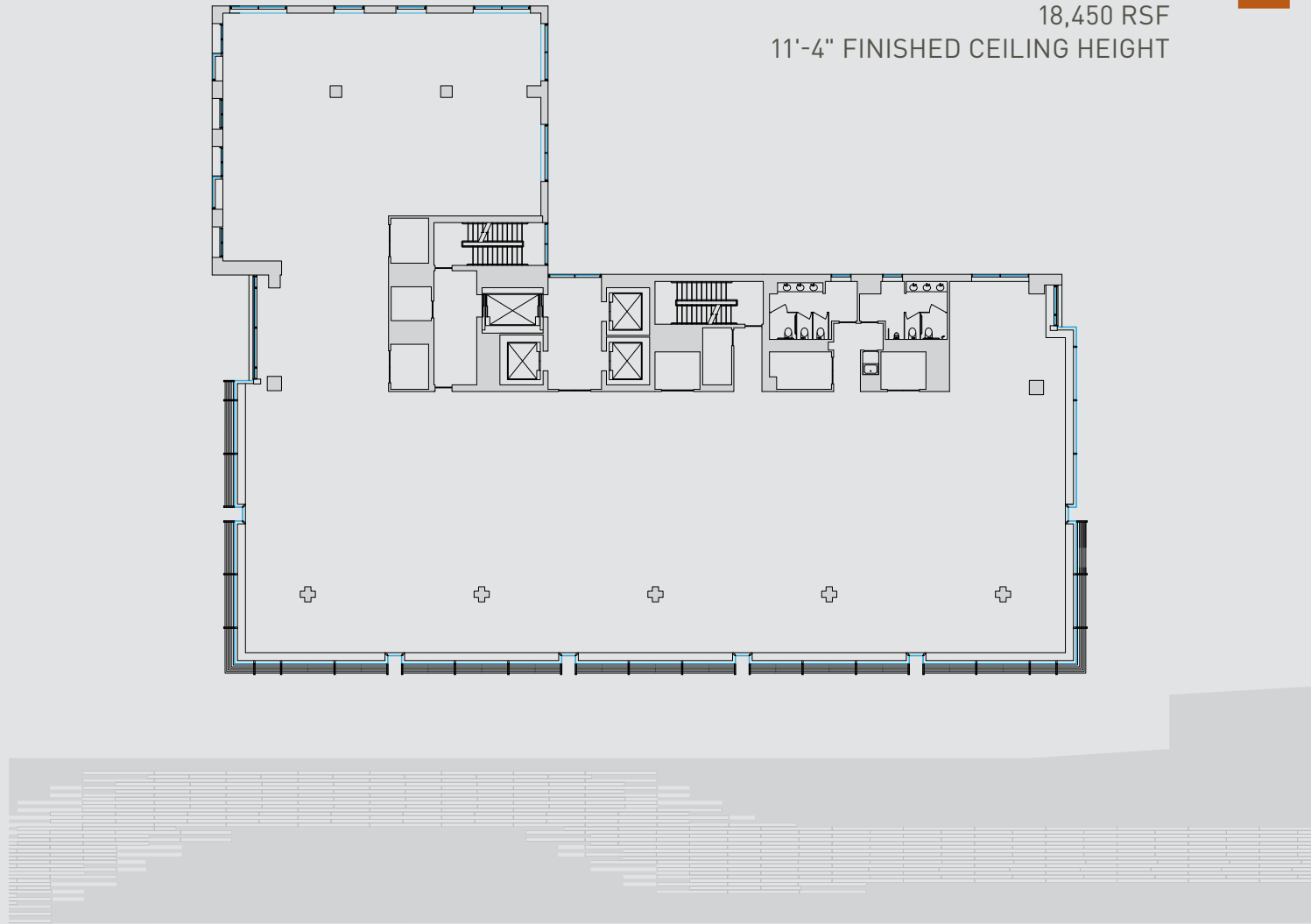
FLOOR 4-6



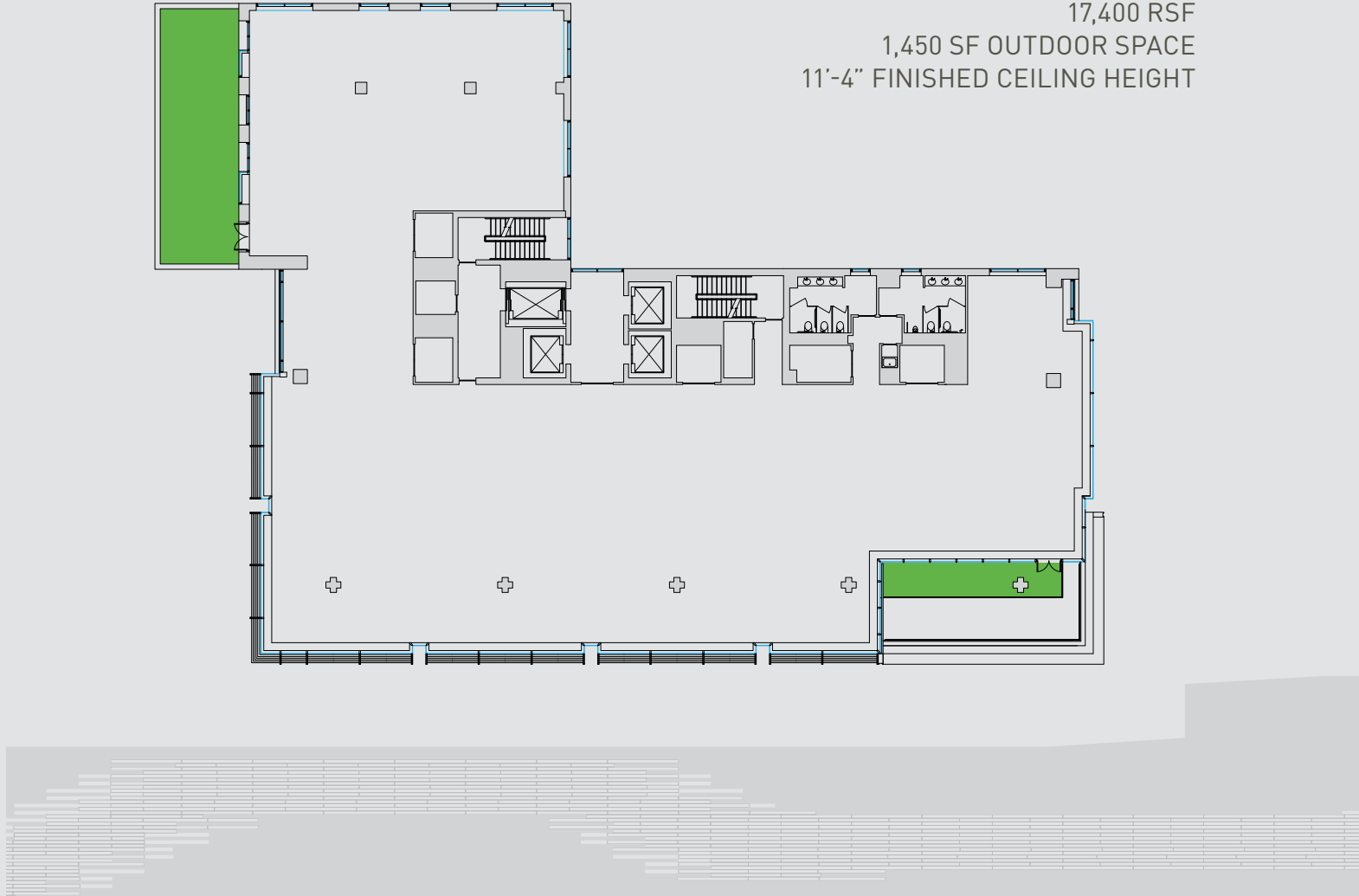
FLOOR 7



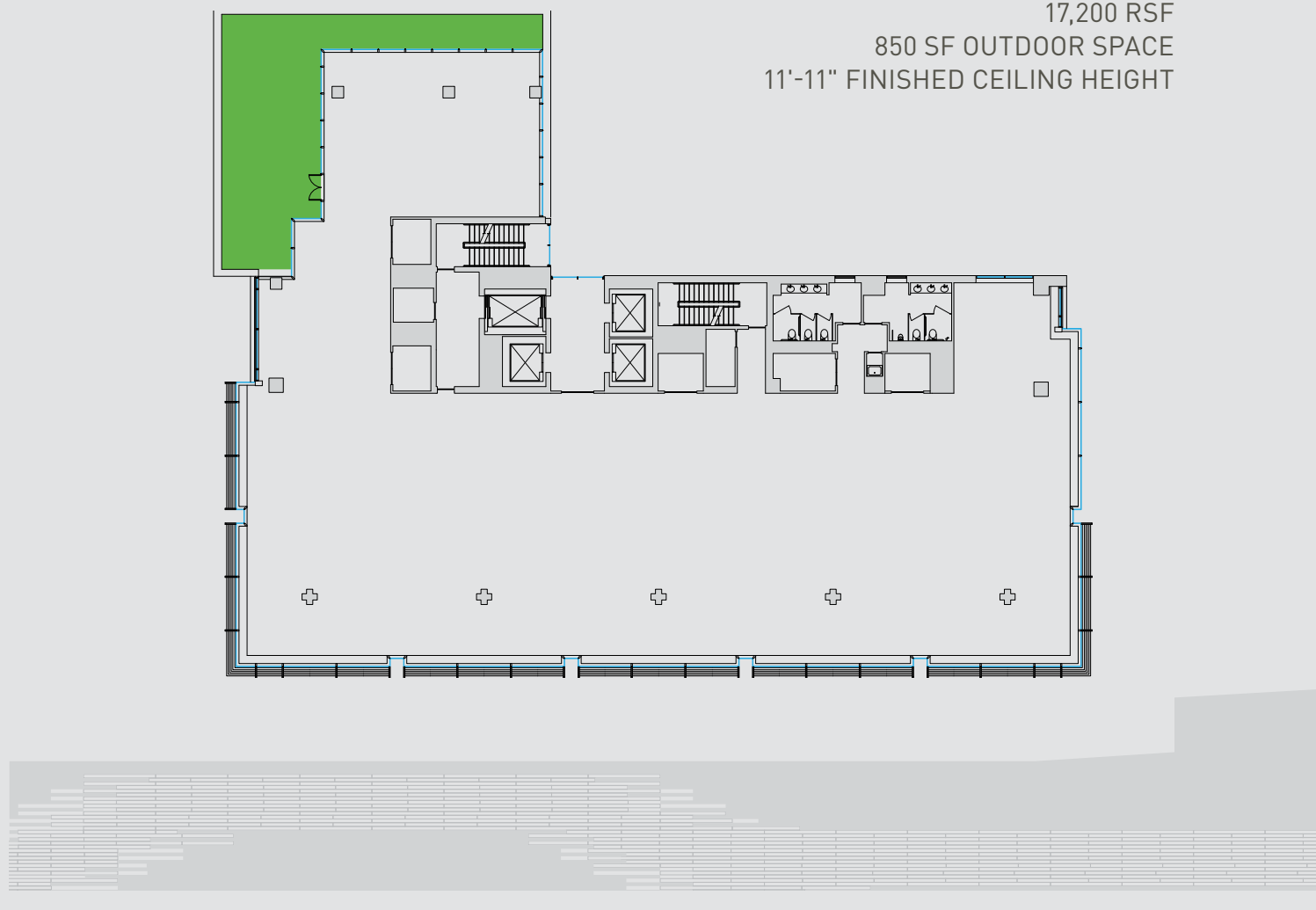
FLOOR 9



FLOOR 8

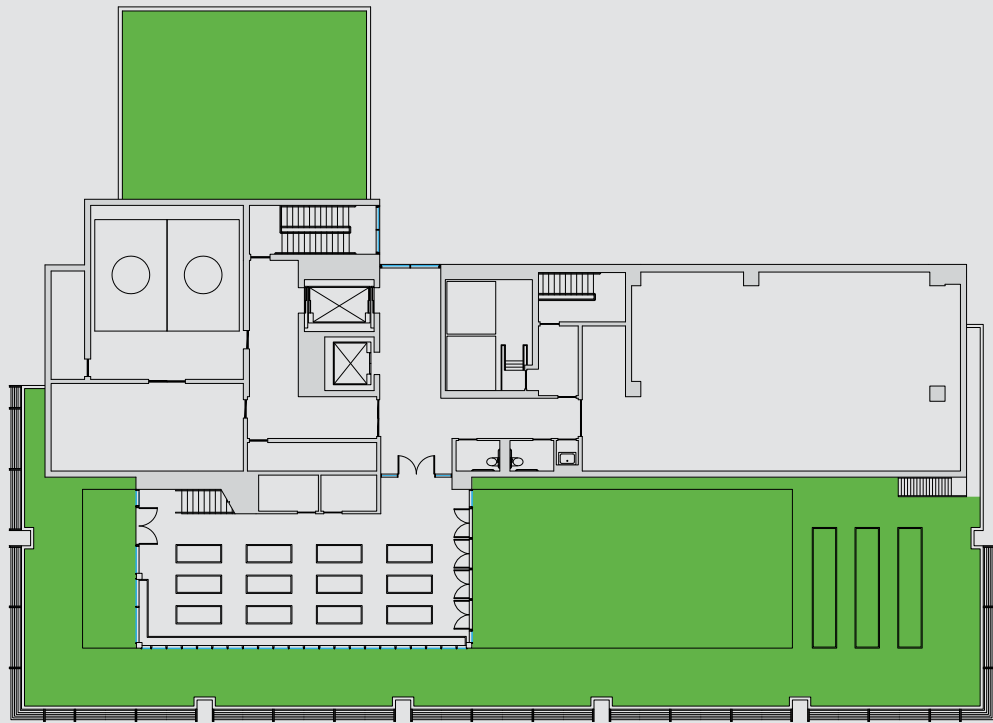


FLOOR 10

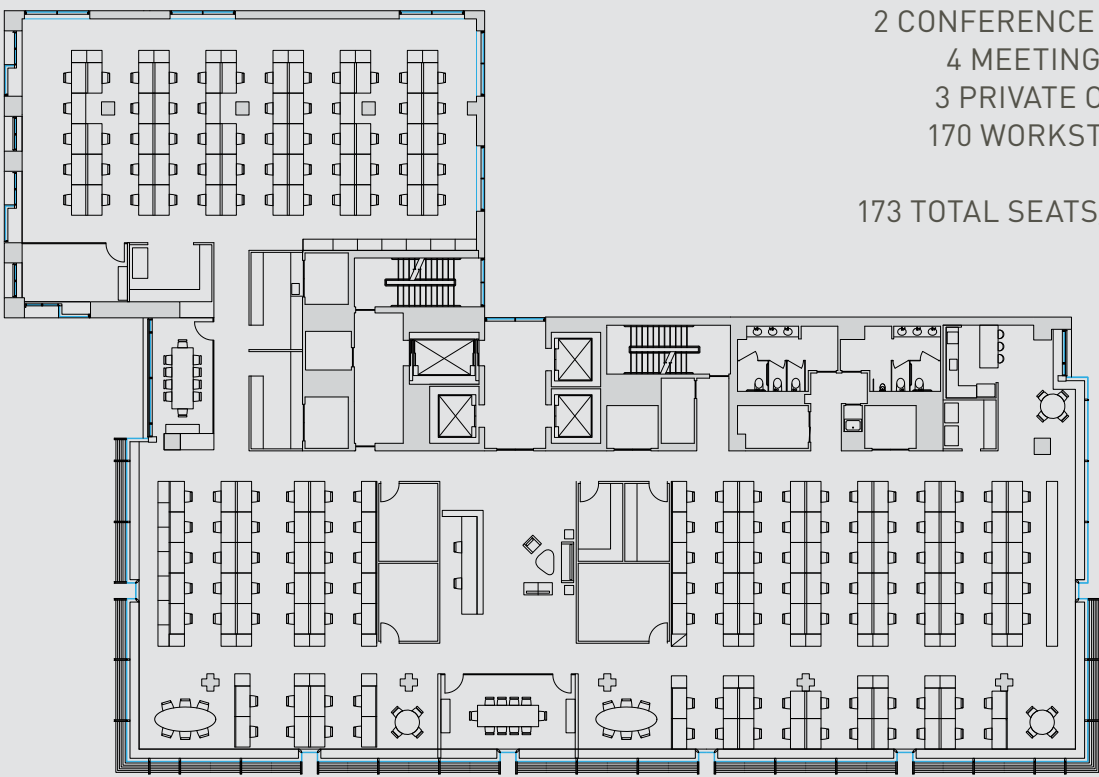


ROOF GARDEN

6,050 SF OUTDOOR SPACE

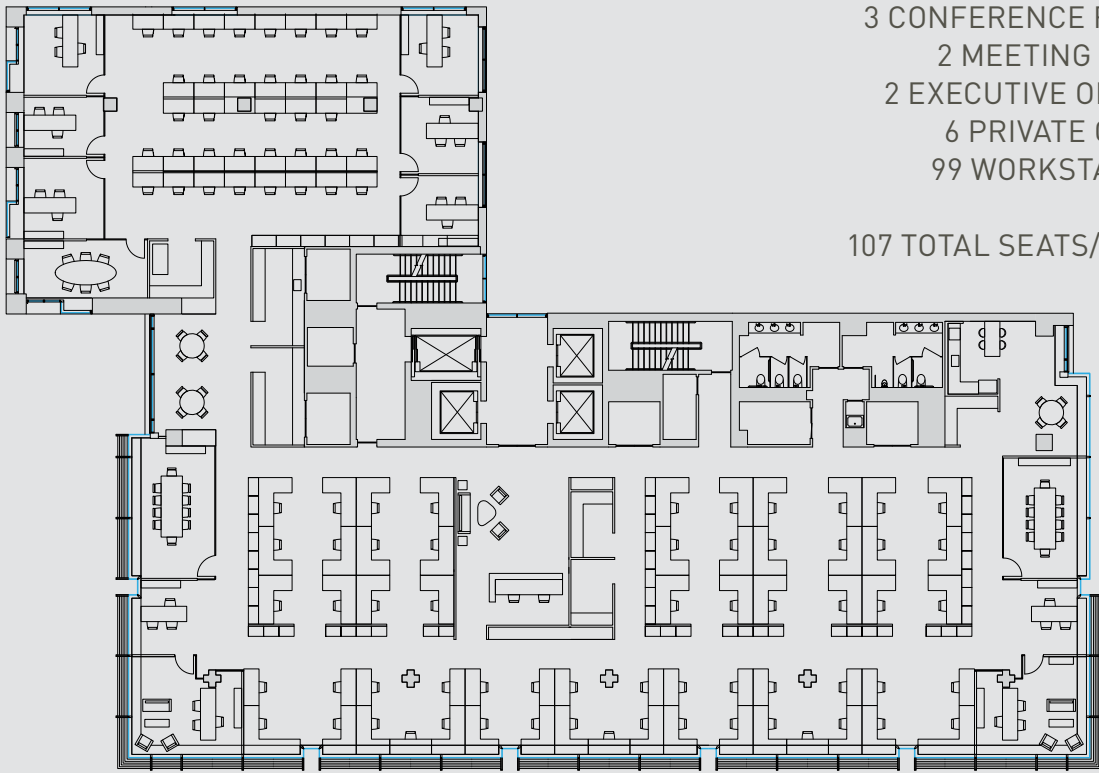


TEST FIT 1: HIGH OCCUPANCY LAYOUT



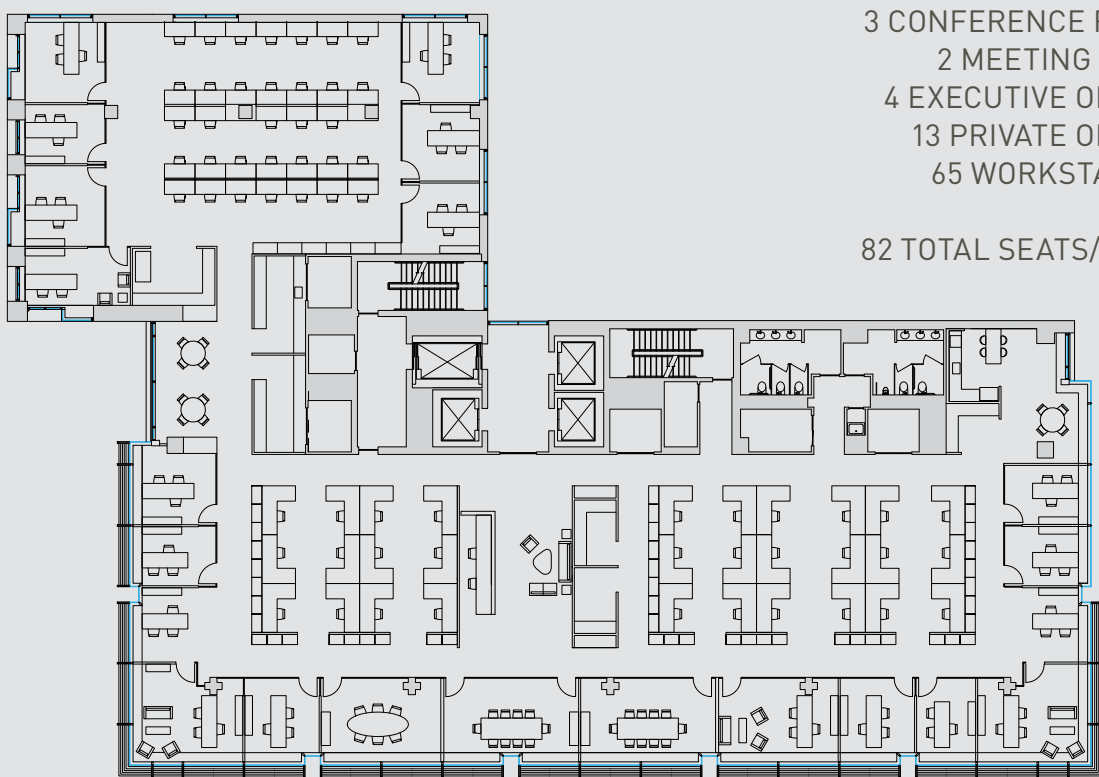
2 CONFERENCE ROOMS
4 MEETING AREAS
3 PRIVATE OFFICES
170 WORKSTATIONS
—
173 TOTAL SEATS/FLOOR

TEST FIT 2: OPEN LAYOUT



3 CONFERENCE ROOMS
2 MEETING AREAS
2 EXECUTIVE OFFICES
6 PRIVATE OFFICE
99 WORKSTATIONS
—
107 TOTAL SEATS/FLOOR

TEST FIT 3: PERIMETER OFFICE LAYOUT



3 CONFERENCE ROOMS
2 MEETING AREAS
4 EXECUTIVE OFFICES
13 PRIVATE OFFICES
65 WORKSTATIONS
—
82 TOTAL SEATS/FLOOR

BANK OF AMERICA TOWER

THE ARCHITECT— COOKFOX

COOKFOX

Founded in 2003 by Bob Fox and Rick Cook, COOKFOX is devoted to designing beautiful, environmentally-responsible, high-performance buildings. They are the first architectural firm to have designed three LEED Platinum projects in New York City: the Bank of America Tower at One Bryant Park; a full-floor interior in the Empire State Building for Skanska Construction; and their own office in the Ladies' Mile Historic District. COOKFOX is also the only architecture firm selected to advise Mayor Michael Bloomberg's Office of Long Term Planning and Sustainability, which is tasked with setting New York City's green agenda for the next twenty years.

The principles of collaboration and integrated design set the tone for every project at COOKFOX. Starting with intensive research, they seek to understand each project in its environmental, cultural, and contemporary context. By engaging clients, developers, contractors, engineers, and public stakeholders early on, they bring diverse perspectives into the design process.

COOKFOX's work has been showcased at the National Building Museum, in the New Yorker and the Wall Street Journal, and in feature programs on PBS, the Discovery Channel, and National Geographic. The partners have spoken at the UN and at the Economist Intelligent Infrastructure Conference, and have been interviewed on National Public Radio, among other notable venues.



641 Avenue of the Americas



Historic Front Street



One Bryant Park



INTERVIEW WITH ARCHITECT RICK COOK

Rick Cook is a Partner at COOKFOX, an architectural firm devoted to creating environmentally-responsible, high-performance buildings, including the LEED Platinum Bank of America Tower. Over the past 25 years as a New York City architect, he has built a reputation for innovative, award-winning architectural design.

As the founder of Richard Cook & Associates, Rick cultivated a broad portfolio ranging from master planning to various commercial and residential projects, with special expertise in integrating contemporary design with sensitive, contextual architecture in historic Landmarked districts. In 2003, Rick combined his established firm with Bob Fox to form Cook+Fox Architects (now COOKFOX) based on a transformative vision: beautiful design shaped by a strong connection to place, high standards of sustainability, and a commitment to excellence enriched by the collaborative process. In 2006, Rick and Bob joined with Bill Browning and Chris Garvin to form Terrapin Bright Green, an environmental consulting firm committed to improving the human environment through public and corporate policy, environmental performance strategies, and green development.

HOW IS THE HIGH LINE DIFFERENT FROM OTHER PARKS?

There's an urban edge to the High Line that's different. It is not a suburban park. When you're here, you can't help but think about this interesting juxtaposition of a vibrant city with the lush quality of the natural world. They're both here, right on top of each other.

Also, usually a park is finite—contained, a vessel with walls on all sides like Central Park or Gramercy Park. The High Line is a departure from that model. It is linear, a long sequence punctuated with portals. By portals I mean framed views—so as you travel along this path, you'll get to a place where there is a framed view of Tenth Avenue or the Statue of Liberty. And there are special moments—areas that open up to bleachers and lawns. The designers have created these linear paths to respond to people who typically get on the High Line and go from Point A to Point B. There are areas of compression and expansion interspersed with these special moments, framed views, and unique landscaping.

The High Line, in many respects, is about intimacy. You're very close to buildings, and you're very close to other people. It's the best of the urban condition.

HOW DID THE HIGH LINE IMPACT COOKFOX'S DESIGN FOR 510 WEST 22ND STREET?

As architects, we look for what's unique about the blank canvas that we face. 510 West 22nd Street has a special location right on the High Line that is very different from a midblock site or a site on an avenue adjacent to West Chelsea. It has the ability to look up and down the High Line and interact with it in a different way. We designed 510 West 22nd Street to relate to this specific location.

For example, just in front of the building, where the High Line curves, there is this beautiful wooded thicket of birch trees. As you walk through the thicket, you feel enclosed by nature even while you're in this elevated position looking out over the streets. All of the city seems to go away – you hear birds and crickets chirping – and when you emerge at 22nd Street, the High Line opens up to a lawn and a big view of Midtown North. Our design responds to the qualities of this aspect of the location in a number of ways.

The second floor terrace—a sort of urban porch—was placed where it is so that people on it can enjoy views of pedestrians passing by as well as shade from the thicket of trees. From the other perspective—for the people on the High Line—it offers a kind of cathedral experience with the canopy of trees overhead as they look down into the terrace.

We also had this idea that to be inside the building looking out on the High Line was the most important thing, so we selected panoramic ten-foot wide lengths of glass for the window wall. It is very unique for an office building to have a ten-foot sweep of glass; it allows your eye to carry along the linear path of the High Line. And we created operable windows so at one point you could puncture the glass sheath that creates this beautiful work environment and actually hear the sounds of the city. In this case, the sounds of the city are both the background noises and the crickets and the birds.

WHAT DOES IT MEAN TO BE “BEYOND CLASS A?”

We're reinventing the modern workplace. Architects typically do that under the terminology of green buildings or healthy work environments. We know that we must radically change the way that we use energy and produce carbon in the world, and at COOKFOX we work very hard at that. But if you really look at it, the biggest cost for a company is the cost of employees—their salaries and their benefits. So if you want to really have an impact on the productivity of an office and the cost of running the modern workplace, it has to do with the people. You need to create the healthiest work environment for them in a holistic way, and that's where “Beyond Class A” comes in.



“Beyond Class A” is green—of course—and it has the best quality filtered fresh air, the best daylight, the best infrastructure, the best technology, and it's infinitely flexible. We created something called a raised floor installation with floor-to-ceiling glass, and we cut the glare of natural light by using exterior sunshades. Inside, an under-floor air displacement system gives people individual temperature control of their work environment. Also, everyone in the building is connected to this remarkable High Line experience visually, with huge sweeps of glass, and through incredibly diverse outdoor spaces. There's the terrace on the second floor, the cutout terrace on the seventh and eighth floors, and a roof terrace with a garden that looks back out over the Hudson River.

THE HIGH LINE

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THE HIGH LINE, YESTERDAY & TODAY

In 1999, two local residents in West Chelsea founded Friends of The High Line and began an effort to save New York City's abandoned West Side railroad tracks from demolition. Over the next decade, with the support of urban historians, elected officials, corporate leaders, celebrities, designers, artists, architects, and environmental activists, Friends of The High Line succeeded in not only saving the railway, but also in creating a powerful catalyst for economic development and an award-winning public park that has captured international attention. Today, the High Line is a well-established - yet still evolving - destination that draws three million annual visitors and offers unique access to the many corporate offices, flagship retail stores, boutique hotels and restaurants, and luxury residential properties that surround it.





THE HIGH LINE, YESTERDAY & TODAY (CONT'D)

When Friends of The High Line was founded, the 1.45 miles of elevated railroad tracks that parallel 10th Avenue from Gansevoort Street to 30th Street had been out of use for almost 20 years. It was the only surviving section of New York Central Railroad's 13-mile long West Side spur, which was built in 1929. Once part of a vital distribution network for food, raw materials, and manufactured goods, the elevated tracks had become overgrown with weeds and filled with urban litter.

In 2004, after winning a court battle to reverse a demolition order and securing a commitment of \$50 million from the City of New York to fund redevelopment, Friends of The High Line launched an international competition for the transformation of the High Line into a vibrant, contemporary public park. The design presented by the winning team of landscape architecture firm James Corner Field Operations, architectural firm Diller Scofidio + Renfro, and planting designer Piet Oudolf was the subject of a special exhibition at the Museum of Modern Art in 2005.

Their design, now fully realized, features native plantings inspired by images of the naturally overgrown railway, adaptive re-use of portions of the remaining railroad tracks as rolling chaise lounges with views over the Hudson River, a glass-front observation stand suspended over 10th Avenue, and interactive water features. Unlike any other park in New York City, the High Line deliberately juxtaposes historic urban infrastructure with the most tranquil aspects of a natural landscape and, in doing so, has reinvented the concept of the public park as a place of meaningful connection rather than pure escape.







THE NEIGHBORHOOD

510
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555 West 18th St. - IAC



111 8th Ave.



545 West 25th St. - Chelsea Arts Tower



100 11th Ave.



519 West 23rd St. and HL23

ARCHITECTURAL NEIGHBORS

As the redevelopment of the High Line began to transform connections with the neighborhoods it overlooks, internationally acclaimed architects were commissioned to design buildings that would redefine the surrounding skyline. The first was IAC's corporate headquarters, completed in 2007 and designed by Pritzker Prize-winning architect Frank Gehry. Its folded glass façade, reminiscent of the sails of a boat or the pleats of a skirt, is as remarkable in daylight as it is when lit at night. A stunning residential condominium by another Pritzker Prize-winning architect, Jean Nouvel, added to the sculptural quality of the new skyline with a 23-story façade composed of over 1,700 rectilinear windows framed in steel. This was followed in 2011 by two more innovative residential properties. The first, Shigeru Ban's minimalist Metal Shutter Houses, introduced fully retractable shutter walls—a common feature in commercial properties—into a residential design. The second, Neil M. Denari's HL23, cantilevered 11 luxury condominiums directly over the High Line.

Complementing this impressive array of "starchitecture" is a large collection of commercial buildings that include 111 8th Avenue, the Chelsea Market at 75 9th Avenue, Chelsea Arts Tower, 85 10th Avenue, 511 West 25th Street, the Avenues School at 10th Avenue, and the historical Starrett-Lehigh Building at 601 West 26th Street, a full-block freight terminal, warehouse, and office building originally constructed in 1930.

THE WEST SIDE CULTURAL DISTRICT

Over the past decade, Chelsea’s West Side has become the destination of choice for premier art galleries, internationally renowned cultural institutions, and an eclectic array of critically acclaimed restaurants.

Artists, curators, and collectors from around the world are drawn by more than 400 art galleries, studios, and performance spaces in the neighborhood, including marquee art-world names such as Gagosian, Pace, Marlborough, and Gladstone. The area’s significance as an influential art district will only increase with the opening of two additional institutions in the coming years; The Whitney Museum’s new Renzo Piano-designed building is now under construction at the foot of the High Line, and the Dia Art Foundation’s newest project space is under construction on 22nd Street.

The rise of West Chelsea has attracted premier restauranteurs offering everything from creative organic fare to see-and-be-seen nightspots. Casual lunch and dinner venues such as Cook Shop and The Park complement the expansive Chelsea Market, which offers gourmet take-away in addition to a number of sit-down establishments. For professional entertaining, Mario Batali’s Del Posto and Masaharu Morimoto’s eponymous Morimoto are critically acclaimed choices, while the stylish Bottino and Abe + Arthur’s are perfect venues for after-work cocktails.



CHELSEA PIERS

Chelsea Piers Sports and Entertainment Complex is a 28-acre indoor/outdoor facility located on the Hudson River waterfront between 17th and 23rd Streets, just one block from 510 West 22nd Street. In a \$125 million redevelopment plan, four historic piers were transformed into an unprecedented urban destination for sports and fitness. Among many other attractions, Chelsea Piers has a 75-foot indoor swimming pool, an 11,000-square-foot indoor rock-climbing wall, an outdoor golf driving range, and a sailing school. Catering to all ages, levels of fitness, and areas of interest, Chelsea Piers offers a wide variety of fitness classes, organized sports, children’s camps, and personal training as well as sport-specific training. It also features a spa, restaurants, and over 30,000 square feet of waterfront private event space.

THE NEIGHBORHOOD

OFFICES

- 1. **STARRETT LEHIGH BLDG**
LVMH-CLIQUOT
RR DONNELLY
MARTHA STEWART OMNIMEDIA
SCHOOL OF VISUAL ARTS GALLERY
JOHN HARDY
HUGO BOSS
TOMMY HILFIGER
MCGARRYBOWEN
RALPH LAUREN
- 2. **511 - 541 WEST 25TH ST**
IMG
TESLA MOTORS
BISMARCK PHILLIPS
WORLDWIDE DIGITAL MEDIA
- 3. **III 8TH AVE**
DEUTSCH ADVERTISING
SPRINT COMMUNICATIONS
BARNES & NOBLES
ARMANI EXCHANGE
NIKE
DIGITAL REALTY
- 4. **85 10TH AVE**
MOET HENNESSY
PUBLICIS
LEVEL 3 COMMUNICATIONS
- 5. **CHELSEA MARKET /75 9TH AVE**
GOOGLE
FOOD NETWORK
MAJOR LEAGUE BASEBALL
NYI NEWS
OXYGEN MEDIA
EURO RSCG LIFE CHELSEA
- 6. **401 WEST 14TH ST**
TUDOR INVESTMENTS
- 7. **450 WEST 14TH ST**
ACCESS INDUSTRIES
ALICE + OLIVIA
FAST RETAILING CO. LTD.
STREAMLINE CIRCLE
SULLIVAN & COMPANY
- 8. **450 WEST 15TH ST**
MILK STUDIOS
CHANDLER CHICCO AGENCY
PHILLIPS DE PURY & CO
- 9. **556 WEST 22ND ST**
HEWLETT PACKARD
- 10. **555 WEST 18TH ST**
INTERACTIVECORP (IAC)

CULTURAL

- [1-17 GALLERIES]
- 1. PAUL KASMIN GALLERY
 - 2. GLADSTONE GALLERY (BOTH LOCATIONS SHOWN)
 - 3. GAGOSIAN (BOTH LOCATIONS SHOWN)
 - 4. PAULA COOPER
 - 5. MATTHEW MARKS
 - 6. AMERINGER MCENRY YOHE
 - 7. ANDREW KREPS
 - 8. MITCHELL-INNES & NASH
 - 9. PACE GALLERY (3 LOCATIONS)
 - 10. DAVID ZWIRNER
 - 11. MARLBOROUGH CHELSEA
 - 12. CRG GALLERY
 - 13. JACK SHAINMAN
 - 14. STEVEN KASHER
 - 15. YANCEY RICHARDSON GALLERY
 - 16. EYEBEAM
 - 17. DIA ART FOUNDATION
 - 18. NEW WHITNEY MUSEUM
 - 19. GENERAL THEOLOGICAL SEMINARY

DINING

- 1. ABE + ARTHUR'S
- 2. BOTTINO
- 3. COOK SHOP
- 4. RED CAT
- 5. THE PARK
- 6. CHELSEA MARKET
- 7. DEL POSTO
- 8. MORIMOTO
- 9. LA PROMENADE DES ANGLAIS

SPORTS FACILITIES

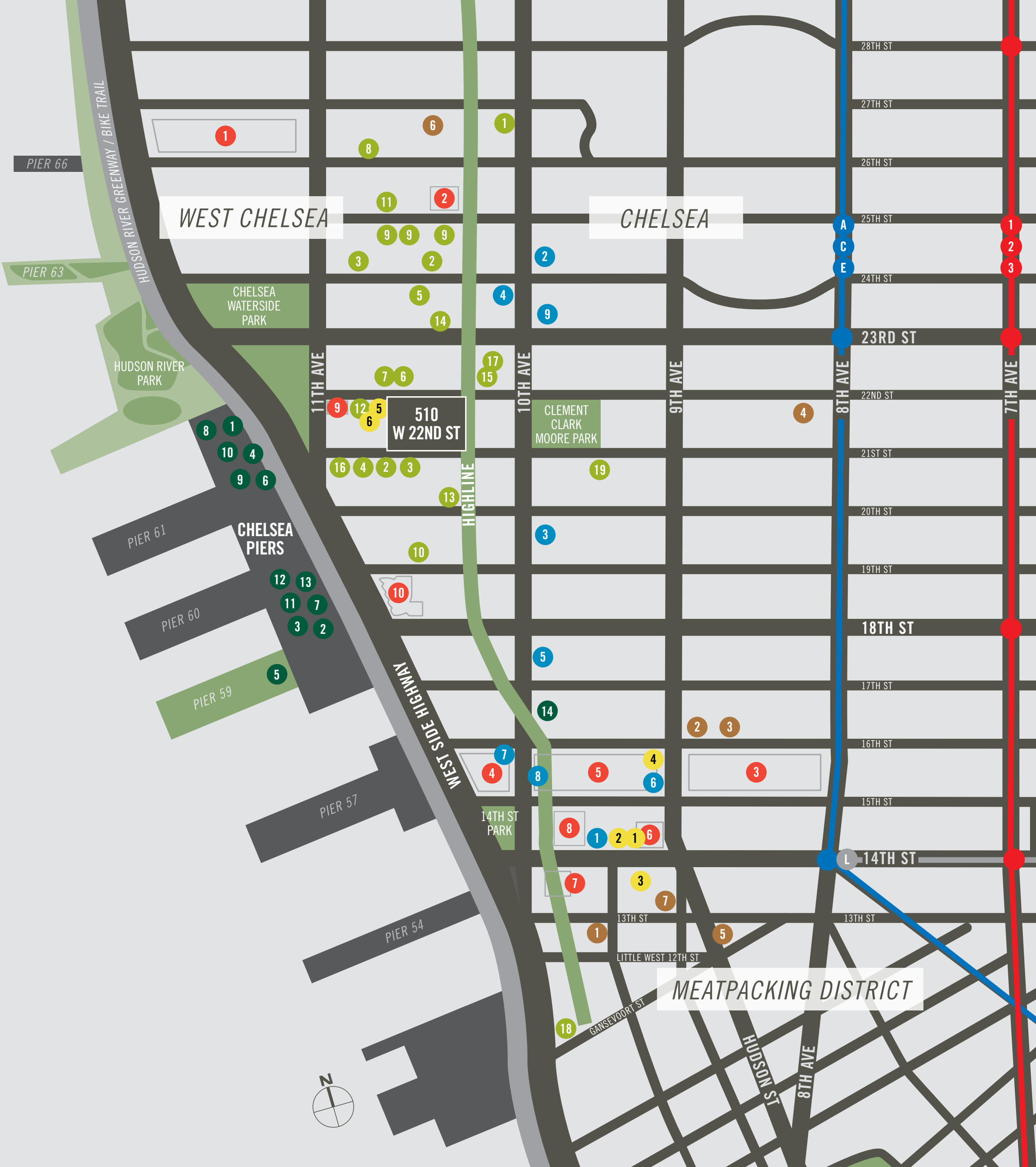
- [1-13: CHELSEA PIERS]
- 1. BASEBALL
 - 2. BASKETBALL
 - 3. BOWLING
 - 4. GYMNASICS
 - 5. GOLF
 - 6. ICE HOCKEY
 - 7. ROCK CLIMBING
 - 8. SAILING
 - 9. ICE SKATING
 - 10. SOCCER
 - 11. SWIMMING
 - 12. VOLLEYBALL
 - 13. YOGA
 - 14. EQUINOX GYM

RETAIL

- 1. APPLE STORE
- 2. HUGO BOSS
- 3. DESIGN WITHIN REACH
- 4. POSMAN BOOKS
- 5. COMME DES GARCONS
- 6. BALENCIAGA

HOTELS

- 1. THE STANDARD
- 2. MARITIME HOTEL
- 3. DREAM DOWNTOWN
- 4. THE GEM HOTEL
- 5. HOTEL GANSEVOORT
- 6. HOTEL AMERICANO
- 7. SOHO HOUSE



BUILDING

HEIGHT 10 Floors above grade.
GROUND FLOOR Commercial / Office / Gallery / Restaurant
OFFICE FLOORS Floors 2–10
TOTAL RENTABLE AREA 168,550 RSF
FLOOR SIZES (RSF @ 27% +/- L.F.)

FLOOR	RSF	OUTDOOR TERRACES [SF]
G	10,500	2 5,700
2	15,450	7 600
3	10,450	8 1,450
4–6	20,000	10 850
7	19,100	ROOF 6,050
8	17,400	
9	18,450	
10	17,200	

POST-TENSIONED BUILDING CONSTRUCTION

Reinforced concrete structure and slabs with raised floors affording large column-free spans. Curtainwall façade with masonry accents and high performance, energy-efficient glazing.

SLAB TO SLAB HEIGHTS 11’-4” to 18’-4”
FINISHED CEILING HEIGHTS 9’-2” to 16’-9”

Allowing space for under-floor air distribution and cabling

TRANSPORTATION ACCESS & AREA INFRASTRUCTURE

PARKS The High Line elevated rail park, Chelsea Piers, Hudson River Greenway, Clement Clarke Moore Park, Chelsea Waterside Park, 14th Street Park.

SUBWAY A/C/E at 14th or 23rd Street; 1 at 18th/ 23rd Street; L at 14th Street; PATH train at 14th / 23rd Street.

PARKING Abundant parking nearby.

HVAC

HEATING + COOLING SYSTEM State-of-the-art building design allowing for under-floor air distribution system with individual occupant control of air and temperature.

SUPPLEMENTAL CAPACITY AVAILABLE Overtime/supplemental capacity through a four-zone-per-floor, occupant controlled system for maximum flexibility.

VENTILATION SYSTEM Ventilation air/outside air in amounts greater than required by building code. Mechanical air filtration of 90% of most airborne particulates.

STANDARD HOURS OF OPERATION 8AM-8PM M-F / 8AM-12PM SAT. System configuration allows for overtime flexibility.

ELECTRICAL

4,000 amp, 208 volt, 3 phase main service distributed through the building in a copper bus duct riser.

Office floors feature 6 watts/sf of power per floor, exclusive of base building air conditioning; expandable to meet individual needs. Retail floors feature 20 watts/sf of power per floor.

FIRE PROTECTION

SPRINKLER SYSTEMS Local code-compliant system with full building coverage.

FIRE ALARM Fire detection, alarm, monitoring, and control system as required by code.

TELECOMMUNICATIONS

Two closets provided on every floor to allow for redundant tenant risers with redundant points of entry from street.

RISER CONDUITS Four 4” vertical conduit sleeves in each of the closets extending from the main telecom room.

ELEVATORS

Three dedicated passenger elevators and 1 passenger/service elevator all traveling at 350 feet/minute with a capacity of 3,500 lbs each (5000 lbs for the passenger/service car).

ACCESSIBILITY

The building is fully ADA compliant.

LEED CERTIFICATION

Designed to meet LEED Platinum Rating requirements, the highest sustainability rating offered by the US Green Building Council (USGBC) LEED Rating System.

BUILDING ENTRANCE

Attended lobby entrance on gallery-lined 22nd Street.

LOADING DOCK

Receipt of deliveries and packages via 21st Street loading dock.

COLUMN SPACING

Post-tensioned reinforced concrete allows for column spacing of 32 feet and column free perimeter.

SECURITY SYSTEMS

Integrated security management system including uniformed front desk personnel, visitor check-in, access control, and video surveillance.

BUILDING MANAGEMENT SYSTEM

Computerized building management system with connection to building HVAC systems for full building monitoring and control.

BUILDING SERVICES

On-site property manager.
24/7 access and security.

THE BUILDING SPECS

THE TEAM

ALBANESE DEVELOPMENT CORP.

DEVELOPER

Albanese Development Corp. is a privately held, full-service real estate firm dedicated to developing commercial and residential buildings of distinction and architectural merit. For over 60 years, the firm has focused on creating properties that maximize value and enhance the communities in which they are located. The firm is widely credited with introducing environmentally advanced ("Green") urban living to the United States with the development of The Solaire and The Verdesian (both in Battery Park City, NYC), which were the first residential towers in the U.S. to receive LEED Gold and LEED Platinum, respectively. Albanese has developed over 5 million square feet of distinctive residential and commercial properties in the New York Metropolitan area.

COOKFOX

ARCHITECT

COOKFOX Architects is a studio dedicated to a vision of integrated, environmentally responsive design. Guided by a passion for design excellence and a belief in the collaborative process, COOKFOX seeks select projects that fundamentally re-think how buildings interact with people and the natural environment. Starting with intensive research, COOKFOX seeks to understand each project in its environmental, cultural, and contemporary context, so that its work may engage with layers of time and a strong sense of place. Inspired by concepts such as biophilia, COOKFOX pursues architecture that goes beyond LEED to restore, regenerate, and contribute to the urban environment.

DESIMONE CONSULTING ENGINEERS

STRUCTURAL CONSULTANT

DeSimone Consulting Engineers provides high-quality, creative structural engineering services to architects, owners, and developers. The firm's breadth and diversity are key strengths that have positioned them to best serve client needs.

Founded in New York City in 1969, the firm has grown to more than 250 employees and now has offices worldwide. Located in New York, Miami, San Francisco, New Haven, Las Vegas, Hong Kong, and Abu Dhabi, DeSimone Consulting Engineers is organized to support clients around the country and around the globe. DeSimone performs structural analysis and design for all types of buildings at all project phases.

WSP FLACK + KURTZ

MECHANICAL ENGINEER

WSP Flack + Kurtz is a multi-faceted engineering firm that has completed significant projects with internationally acclaimed architects for the world's largest corporations, developers, and institutions, and is known for imaginative thinking, high client service levels, resourceful application of new technology, and innovation. WSP Flack + Kurtz continues to be an international leader in providing complete engineering services in mechanical, electrical, plumbing, fire protection, security, information technology, and architectural lighting design.

ALF NAMAN

DEVELOPMENT CONSULTANT

Alf Naman has been developing unique properties for more than twenty years. His two most recent projects include Neil Denari's HL23 and Jean Nouvel's 100 Eleventh Avenue, for which he served as developer and development partner, respectively.

DBOX

BRANDING & MARKETING

dbox is an Emmy Award winning, full service branding and creative agency that specializes in building communications for real estate properties and brands.

dbox maintains offices in New York, London, and Taipei.

CBRE

EXCLUSIVE LEASING AGENT

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company, is the world's largest commercial real estate services firm (in terms of 2011 revenue). CBRE is the Tri-State region's dominant real estate services provider. In New York City, CBRE has consistently completed more of the top 50 Manhattan commercial real estate transactions than any other firm and earned the prestigious Real Estate Board of New York's Most Ingenious Deal of the Year award eighteen times since 1994.

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