

Welcome to Manhattan West

Manhattan West is a thriving community made up of state-of-the-art custom-designed office space, experiential retail, abundant green space, an amenity-rich residential tower and boutique, urban-format hotel.

The Lifeline of New York City

Once home of the notorious "Death Avenue" rail lines and the Tenth Avenue Cowboys that kept pedestrians safe from these trains, the far west side entered the 20th century as a Wild West Industrial Landscape.



The Hudson River Railroad gave way to the High Line in the 1930s and was known as

"The Life Line of New York"

the route through which valuable raw materials
were transported into Manhattan



The Lifeline of New York City

In 2019, the innovators and tastemakers have replaced the industrialists of the 19th and 20th centuries as the next business titans.



Manhattan West will usher in a return of the west side as the lifeline of New York City,



bringing together thought-leadership, innovative retail, activated outdoor spaces and providing a platform for organizations to reach their highest potential

The Nexus of New York's Night Out

The rezoning of the Theater District along with the redevelopment of Chelsea Piers into an entertainment and recreation complex has

Transformed the West Side Into a Destination for Experience.



Manhattan West is positioned at the epicenter of experiences from arts to athletics. Uniquely positioned as the connection point between the theater district, the High Line, the Chelsea art galleries, the Culture Shed and Madison Square Garden, Manhattan West will be the destination for all of the audiences attending these events.

Manhattan West Lifestyle

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Hudson Bonlevard

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"It's the best of new New York and old New York:

you can move into a building that's state of the art, and at the same time you're sitting in the middle of a part of the city that's got art galleries, old time restaurants...that old part of New York history.

- BRUCE GOLDNER

NY OFFICE LEAD & PARTNER SKADDEN, FUTURE MANHATTAN WEST TENANT



Manhattan West Retail

200,000 SF of Experiential Retail, Dining, and Health and Wellness Amenities







60,000 square foot marketplace with restaurants, tap room & cooking classes

PELOTON STUDIOS

Forward thinking fitness and wellness offerings including Peloton's global flagship studio



Midnight Theatre, a 10K SF entertainment venue and restaurant, will offer an intimate variety theater with curated programming



Unique dining concepts including five fine dining sit down restaurants and a market hall with nice fast casual eateries

Two-Acre Landscaped Plaza

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"Being able to walk out of your office, whether at the end of the day or for a break in the middle of the day, and enjoy the outdoors or arts, **is balancing, enriching, it helps focus and clear our thoughts to see something new, engage with something different**."

— AUDREY SOKOLOFF

PARTNER, REAL ESTATE SKADDEN, FUTURE MANHATTAN WEST TENANT

Brookfield Events

Arts Brookfield presents exciting, world-class cultural experiences to hundreds of thousands of people for free each year in both indoor and outdoor public spaces at Brookfield's premier properties. With over 30 years' experience, Arts Brookfield hosts over 500 cultural experiences globally every year with more than 1 million attendees annually. From concerts, theater and dance to film screenings and art exhibitions, Arts Brookfield brings public spaces to life through art.





80 Events Held in NYC Within 365 Days 117,000 Total Attendees



Pendry Hotel

• 164-Room Luxury Boutique Hotel

Vibrant Food and Beverage Component

Opening July 2021

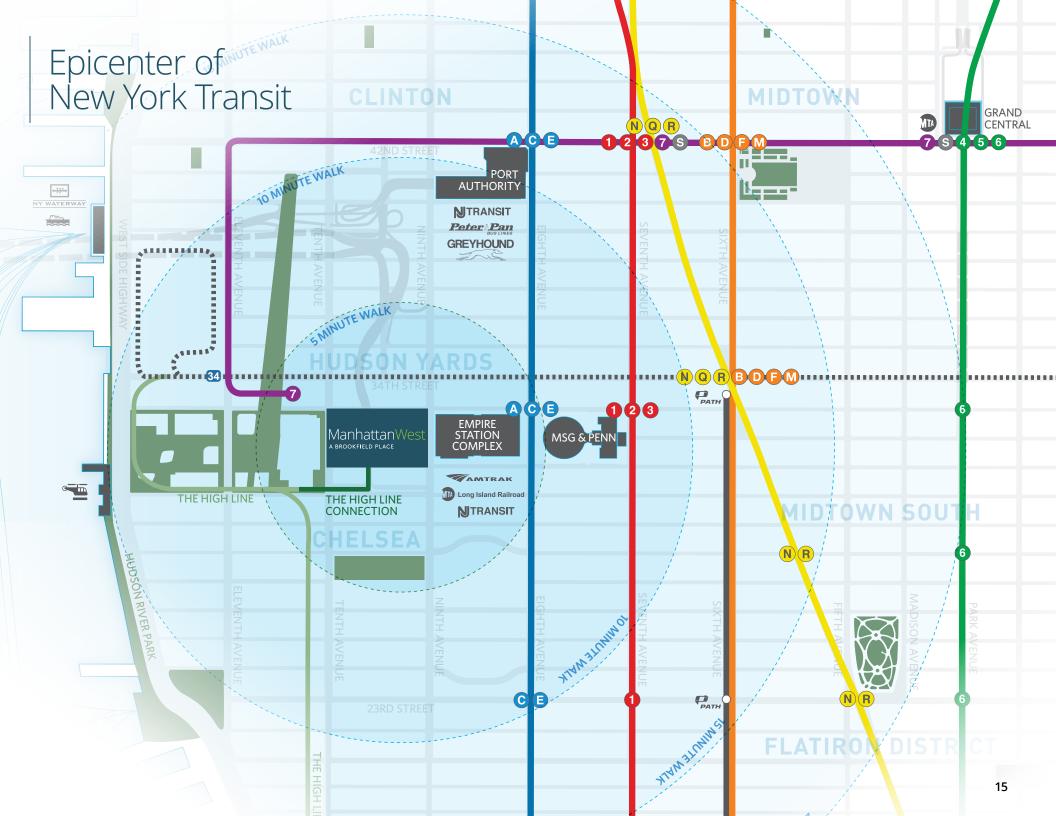
SALES.

"Manhattan West is essentially a new city, a remarkable, multifaceted neighborhood that's been created there...

You and your family are going to enjoy being in the space, and your employees are going to be attracted to it. You're going to want to stick around a little later and come in a little earlier and visit when you don't have to because it really is this beautiful new city that's sprung up on the west 30's."

- FRED KLEIN

FORMER CHIEF CONTENT OFFICER PELOTON, FUTURE MANHATTAN WEST TENANT



Empire Station Complex

NEW YORK'S NEWEST TRANSIT HUB

- The world's most dynamic and successful places have direct connectivity to convenient and efficient mass transit systems
- The \$2.5 billion Empire Station Complex, which is scheduled to be completed by early 2021 and is located directly across the street from Manhattan West, will provide unparalleled urban and suburban travel connectivity
- Manhattan West will have direct connectivity to all of Manhattan, Brooklyn, the Bronx, Queens, Westchester, Connecticut, New Jersey, and the Eastern Seaboard via Penn Station, 14 subway lines, NJ Transit, Amtrak and the 7 train extension. Future access to the Metro North New Haven line is planned





MTA Metro-North Railroad

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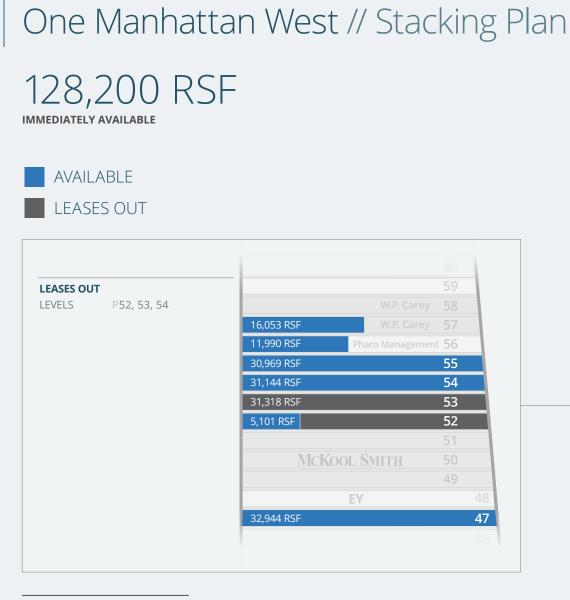
MTA Long Island Railroad



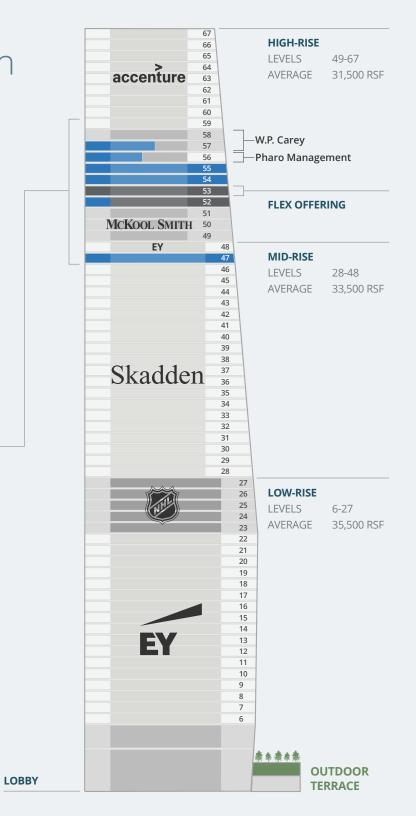


One Manhattan West





ELEVATOR BANKS	FLOORS
A	6-17
В	17-28
С	28-39
D	38-49
E	49-59
F	59-67



9th Avenue Lobby

Captivating Skyline Views



Unlimited Design Potential

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Flexible Open Workspaces

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Brookfield's Flexible Space Offering

WORKPLACE SERVICES

Turnkey delivery of professional space that includes conference rooms, common areas, desks and collaboration zones designed to support business needs.

We understand the dynamic nature of real estate and how space strategies can change, and in response, Brookfield is pleased to provide premium turnkey office solutions with flexible 1-5 year terms. Positioned in the tower portion of the building on the 53rd and 54th floors, our flexible office space provides unparalleled views and is available for a single tenant with up to 175 desks (for the entirety of both floors), or can be divided to support smaller requirements. Ready for occupancy in Q2 2020, everything is taken care of — from design to finish to furniture while providing a fully managed service solution for a seamless experience.

Our Floors Are Designed With

- A carefully curated workplace experience that combines open desking and private 'flex' offices with open collaboration areas
- Activity based work zones to support differing work methodologies, from internal and external conference rooms to phone booths to open collaborative areas with a variety of seating
- · A welcoming reception area adjacent to external conference rooms and collaboration, all supported by an adjacent café







WORKPLACE SERVICES

A dedicated team to be your workplace partner, ensuring a seamless experience.

Fully Managed Office

- Dedicated Workplace team to manage daily operations ensuring a seamless tenant experience
- Visitor management and support
- Reception and meeting management and support
- Facilities and office maintenance, cleaning and ongoing support

Amenities

- Coffee / beverage program, including bean-to-cup espresso machine providing choice in beverages; brewed drip coffee, cold brew on tap and still and sparkling filtered water
- Honesty market provided through New Stand; curated snacks, drinks, and to-go items for purchase available via app and integrated POS as well as the ability to customize offerings based on requests and frequently purchased items
- Package lockers for secure package management via Luxer One

TECHNOLOGY SERVICES

A robust and secure fully managed technology framework providing Wi-Fi and data services focused on the tenant experience.

Network

Dedicated, secure state-of- the art network with web administration, analytics, and real-time monitoring

- High-speed redundant network
- 2 Gbps internet access to support high bandwidth requirements
- Segmented tenant networks for optimal security and data privacy

Wireless Capabilities

Wi-Fi 6 deployed throughout the floor

- Seamless, end-to-end coverage. High security RADIUS Wi-Fi authentication enabled with SSO
- Separate secured guest Wi-Fi network
- Building-wide DAS system for enhanced cellular capability

Audio and Video Conferencing

Easy to use meeting room equipment to support a variety of audio and video needs.

- Touch screen conference room booking system
- Check-in/out with access card & SSO Identity
- Instant on-the-go bookings, start, stop and extend
- Integration with Exchange or Google to manage room bookings seamlessly

Printing and Secure Paper Shredding

Secure, Follow-Me printing and high security paper shredding to reduce printing waste and ensure data privacy

- Scan, badge or enter credentials to print, copy, scan or fax
- Secure commercial shredding for paper disposal

FLOORPLAN

WEST 33RD STREET



9TH AVENUE

2 ACRE PLAZA

RECEPTION

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RECEPTION

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COLLABORATION

PANTRY

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WORK AREA COLLABORATION

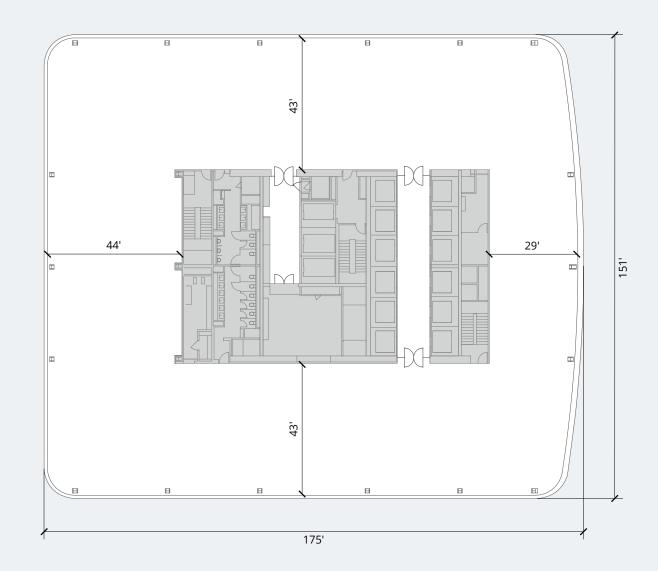
High-Rise Views



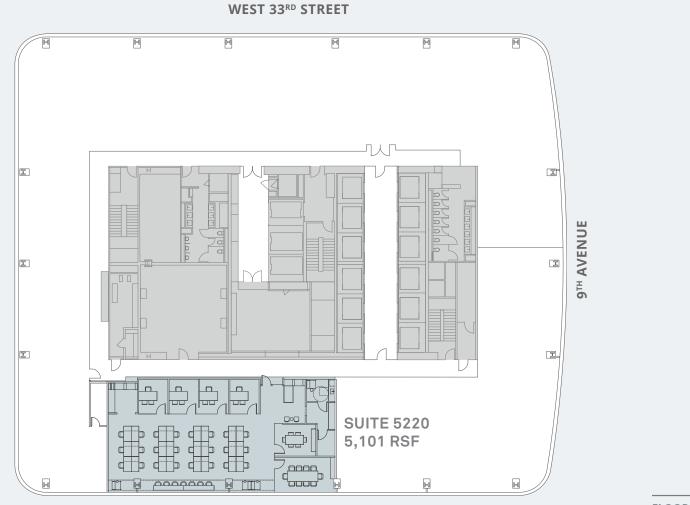




31,500 RSF





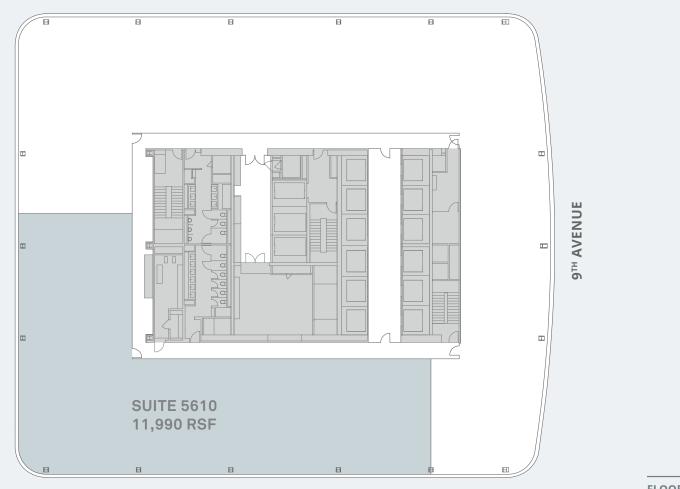


2 ACRE PLAZA

FLOOR 52







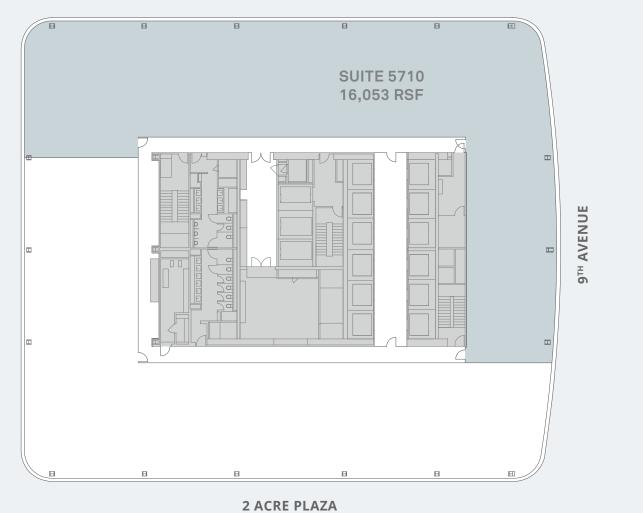
WEST 33RD STREET

2 ACRE PLAZA

FLOOR 56



16,053 RSF



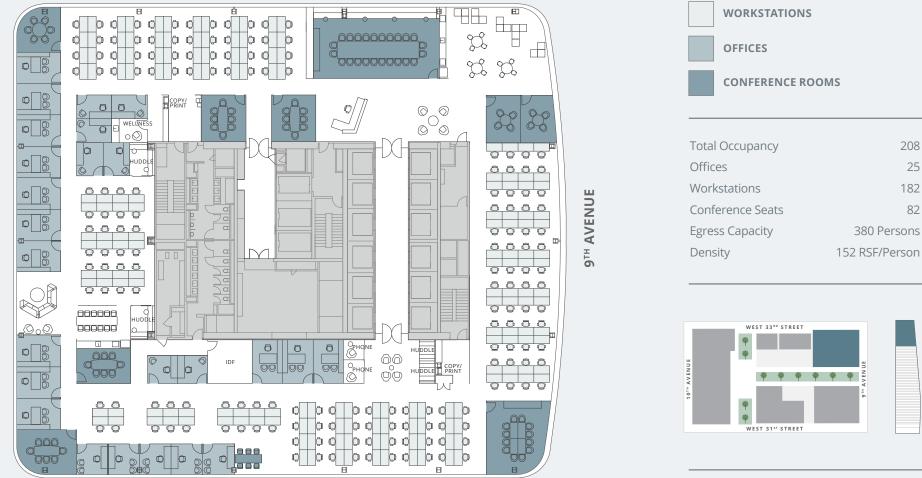
WEST 33RD STREET

FLOOR 57

High-Rise // Combination Layout

31,500 RSF

WEST 33RD STREET



2 ACRE PLAZA

SITE PLAN

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High-Rise // Perimeter Office Layout

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2 ACRE PLAZA

WEST 33RD STREET



	WORKSTATIONS	5
	OFFICES	
	CONFERENCE RO	DOMS
Total	Occupancy	78
Office	es	65
Work	stations	12
Confe	erence Seats	80
Egres	s Capacity	380 Persons
Dens	ity	404 RSF/Person



SITE PLAN

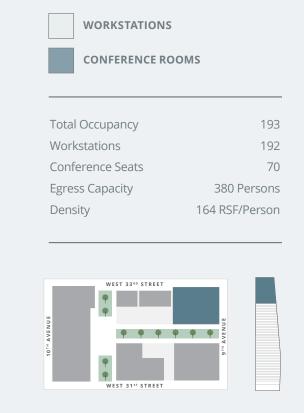
High-Rise // Open Layout

31,500 RSF

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WEST 33RD STREET

2 ACRE PLAZA



SITE PLAN

9TH AVENUE

Development Timeline

2016	2017	2018	2019	2020	2021	2022/2024
TRANSIT						
7 Train Extension	Penn Station West End Concourse				Empire Station Complex	
NEIGHBORHOOD						
10 Hudson Yards	The Eugene	55 Hudson Yards	One Manhattan West	Manhattan West Retail	Javits Center Expansion	Two Manhattan West
COACH SAP		Point 72 Milbank	EY McKool Smith	WHÔLE FOODS		Cravath
L'ORÉAL BCCG THE BOSTON CONSULTING GROUP	Five Manhattan West		Skadden accenture		Manhattan West Luxury Boutique Hotel	50 Hudson Yards
	amazon	SILVERLAKE BSF	Shops at Hudson Yards and The Shed	PELOTON STUDIOS	PENDRY (Q3 2021)	BlackRock
	JPMorgan Chase & Co.		Neiman Marine Cartier	CITY NATIONAL BANK	Manhattan West Retail	The Spiral
	IHS Markit		momofuku		Market Hall (Q2 2021) Restaurants (Q2 2021)	Pfizer
			30 Hudson Yards			The High Line
			TimeWarner		UNION SQUARE HOSPITALITY CROUP (Q2 2021) (Q2 2021)	Connection Complete
			Equinox Hotel		(Q2 2021)	
			ΕQUINOX		Plaza Retail Stores (Q2 2021)	
					Plaza Access (Q2 2021)	
					quality branded (Q3 2021)	

ManhattanWest

manhattanwestnyc.com