

GRACE

Timeless Grace

Brookfield
Properties



CBRE



At a Glance

Grace is an iconic modern tower of **unsurpassed architectural pedigree**. Its high-performance, state-of-the-art spaces offer wide-open floor plates, walls of glass with **magnificent views** and the advanced technology of the finest buildings being constructed today.

Perfectly situated on **Bryant Park**, Grace resides in the very center of Manhattan's commercial heart. Its newly redesigned street level plaza and **art-curated lobby** secure its position at the top of the list of **elite buildings** in which to headquarter a business.

30,000-Square-Foot Outdoor Plaza Redevelopment

In conjunction with a redevelopment of 1100 Avenue of the Americas, The Grace Plaza will be renovated to increase public seating, retail and event programming

Upgraded Lobby Design

A redesigned lobby with a more contemporary aesthetic with bronzed mirrored glass surrounding chic seating area

Art Program

Brookfield's commitment to art continues with a piece from artist Thomas Schütte and a commissioned piece for the lobby

Superb In-Building Restaurants

Including the Michelin star recipient Gabriel Kreuther, STK, Sweetgreen, and Joe & The Juice

Additional Retail and Dining Offerings

As part of the upcoming neighboring 1100 Avenue of the Americas repositioning



A redesigned lobby with a more contemporary aesthetic / Grosser Geist Nr. 9, 1998. Thomas Schütte.



A Central Location

Grace enjoys access to a variety of mass transit options, conveniently located between Grand Central and Penn Station.

Bryant Park

7 B D F M

Times Square

A C E 1 2 3
N Q R W 7 S

Grand Central Terminal

4 5 6 S 7 MTA Metro-North Railroad

Penn Station

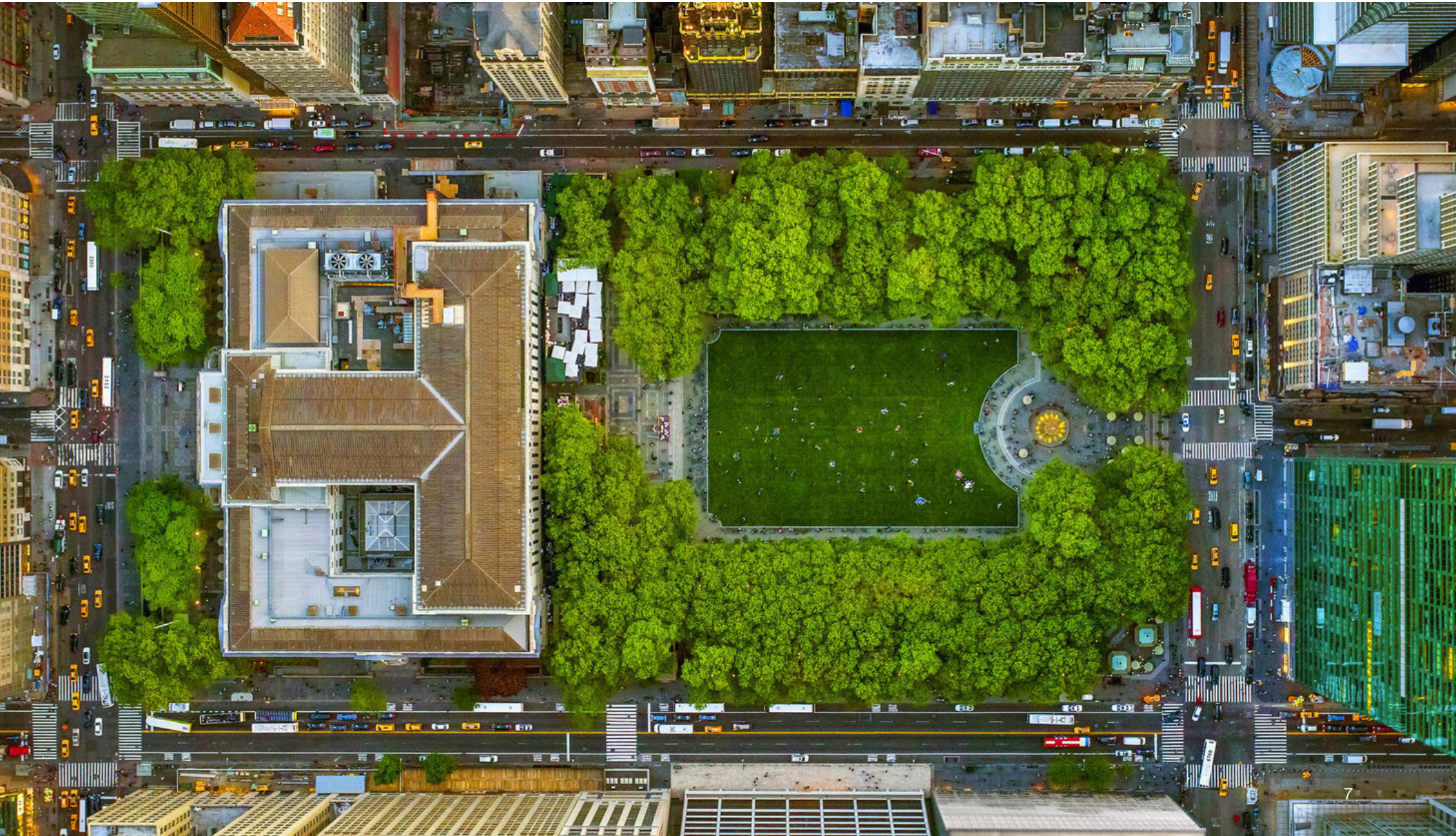
A C E 1 2 3

MTA Long Island Railroad NJ TRANSIT AMTRAK



Bryant Park

Often referred to as “Manhattan’s Town Square,” Bryant Park is beloved for all that it offers and is visited by more than six million people each year.



Bryant Park Activities



Ice Skating



Gabriel Kreuther



Soulcycle



Equinox



NY Public Library



Yoga in the Park



Dance Festivals



Whole Foods



The Grace Building

Current Availability

Partial 30th Floor	16,690	RSF
Partial 16th Floor	11,608	RSF
Partial 12th Floor	11,231	RSF

Total Current Availability

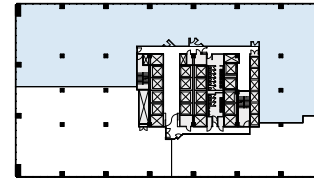
39,529 RSF

Partial 30th Floor

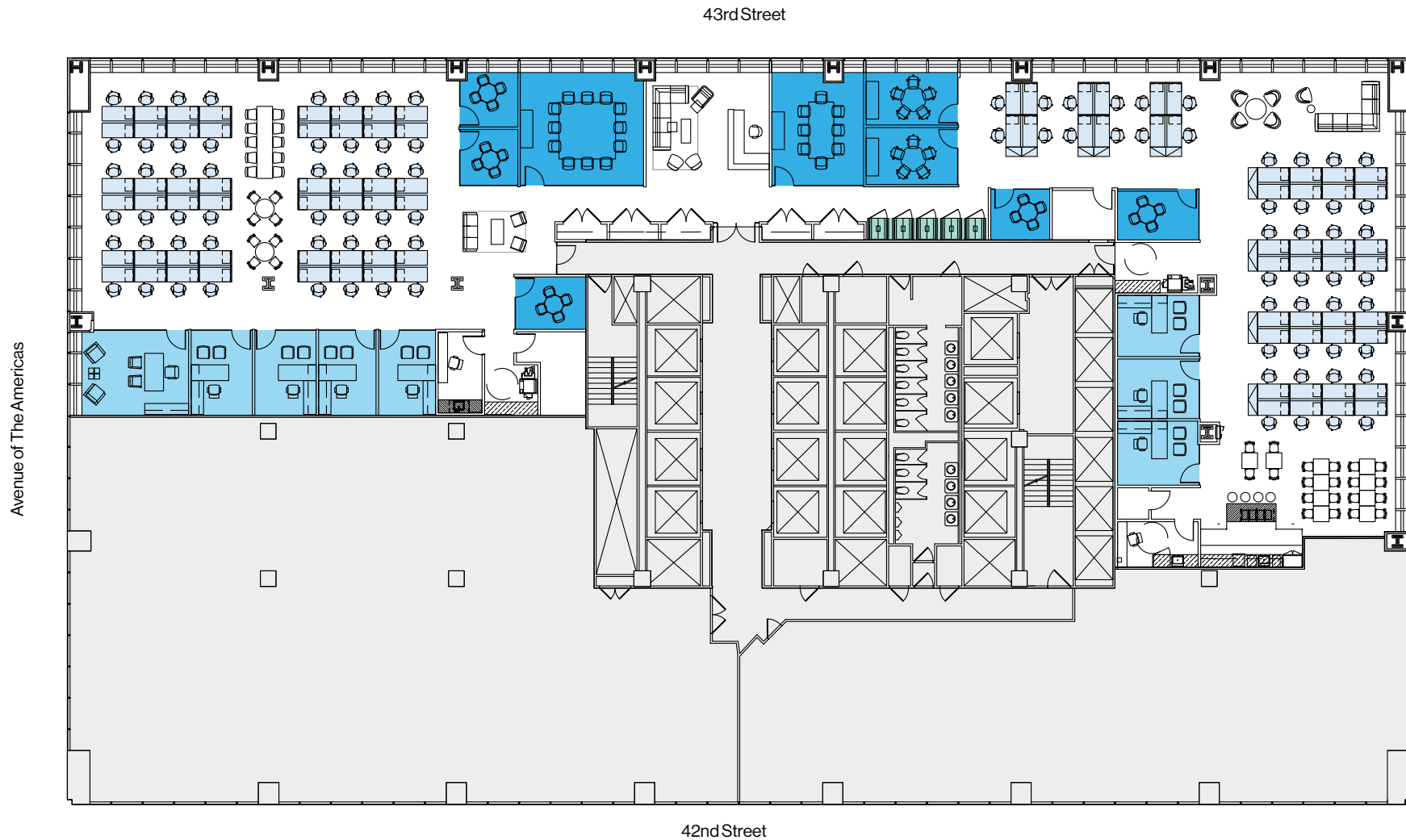
One Tenant

16,690 RSF

Location Key



- Private Offices: 8
- Conference Rooms: 9
- Workstations: 92
- Phone Booths: 5
- Total Headcount: 101
- RSF/Person: 165 SF



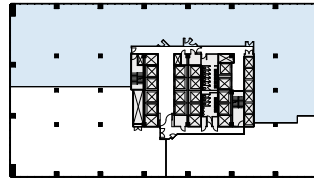


Partial 30th Floor

Two Tenants

16,690 RSF

Location Key



Tenant A | 7,190 RSF

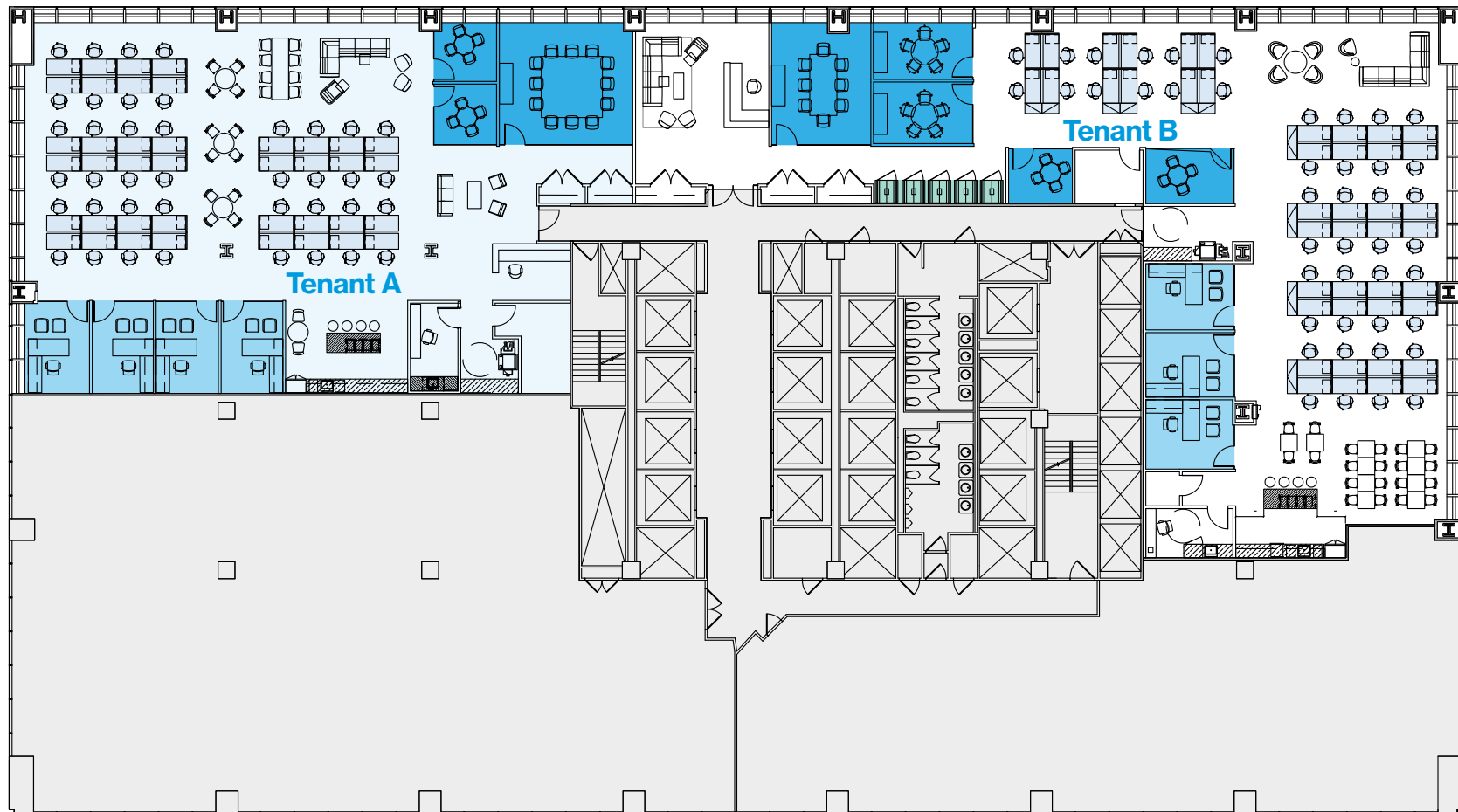
- Private Offices: 4
- Conference Rooms: 3
- Workstations: 40
- Total Headcount: 45
- RSF/Person: 160 SF

Tenant B | 9,500 RSF

- Private Offices: 3
- Conference Rooms: 5
- Workstations: 44
- Phone Booths: 5
- Total Headcount: 48
- RSF/Person: 198 SF

43rd Street

Avenue of The Americas



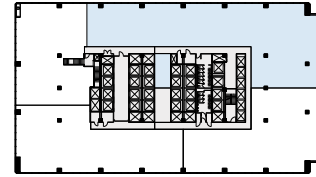


Partial 16th Floor

One Tenant

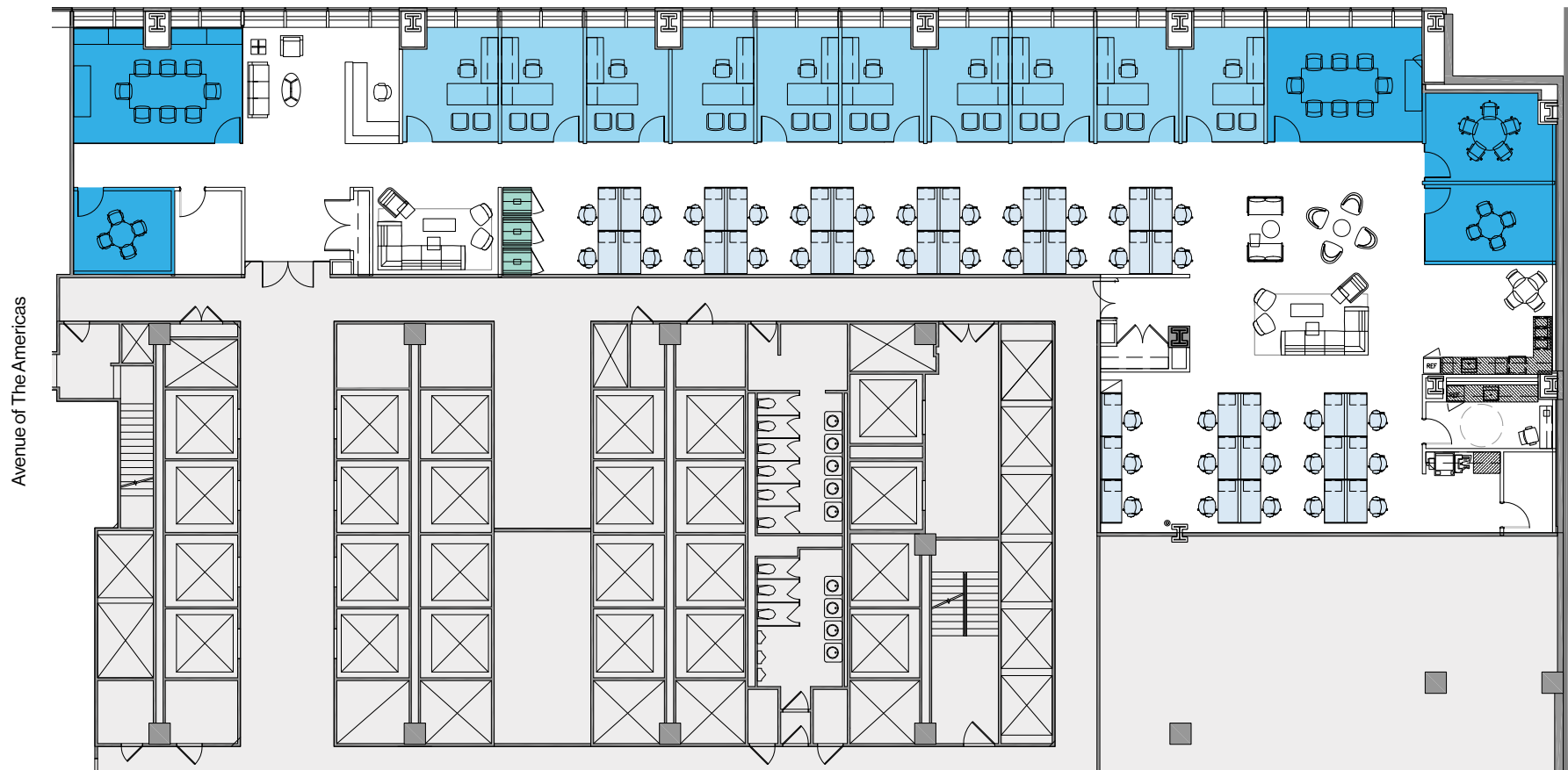
11,608 RSF

Location Key



- Private Offices: 10
- Conference Rooms: 5
- Workstations: 39
- Phone Booths: 3
- Total Headcount: 50
- RSF/Person: 232 SF

43rd Street



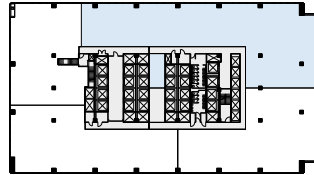


Partial 16th Floor

Two Tenants

11,608 RSF

Location Key



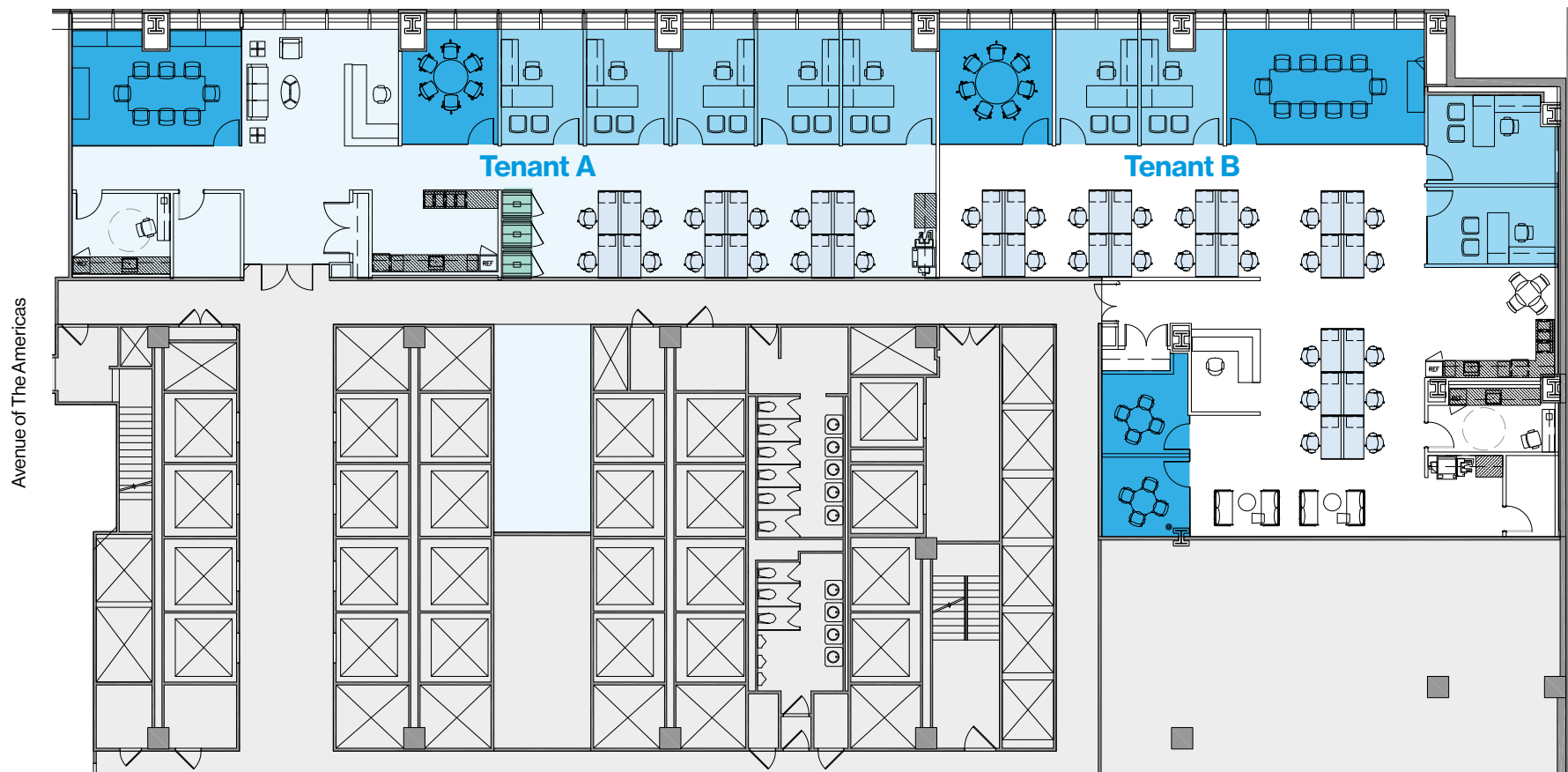
Tenant A | 5,502 RSF

- Private Offices: 5
- Conference Rooms: 2
- Workstations: 12
- Phone Booths: 3
- Total Headcount: 18**
- RSF/Person: 297 SF**

Tenant B | 6,106 RSF

- Private Offices: 4
- Conference Rooms: 4
- Workstations: 22
- Total Headcount: 27**
- RSF/Person: 231 SF**

43rd Street

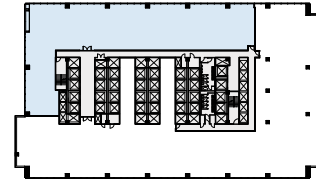




Partial 12th Floor

11,231 RSF

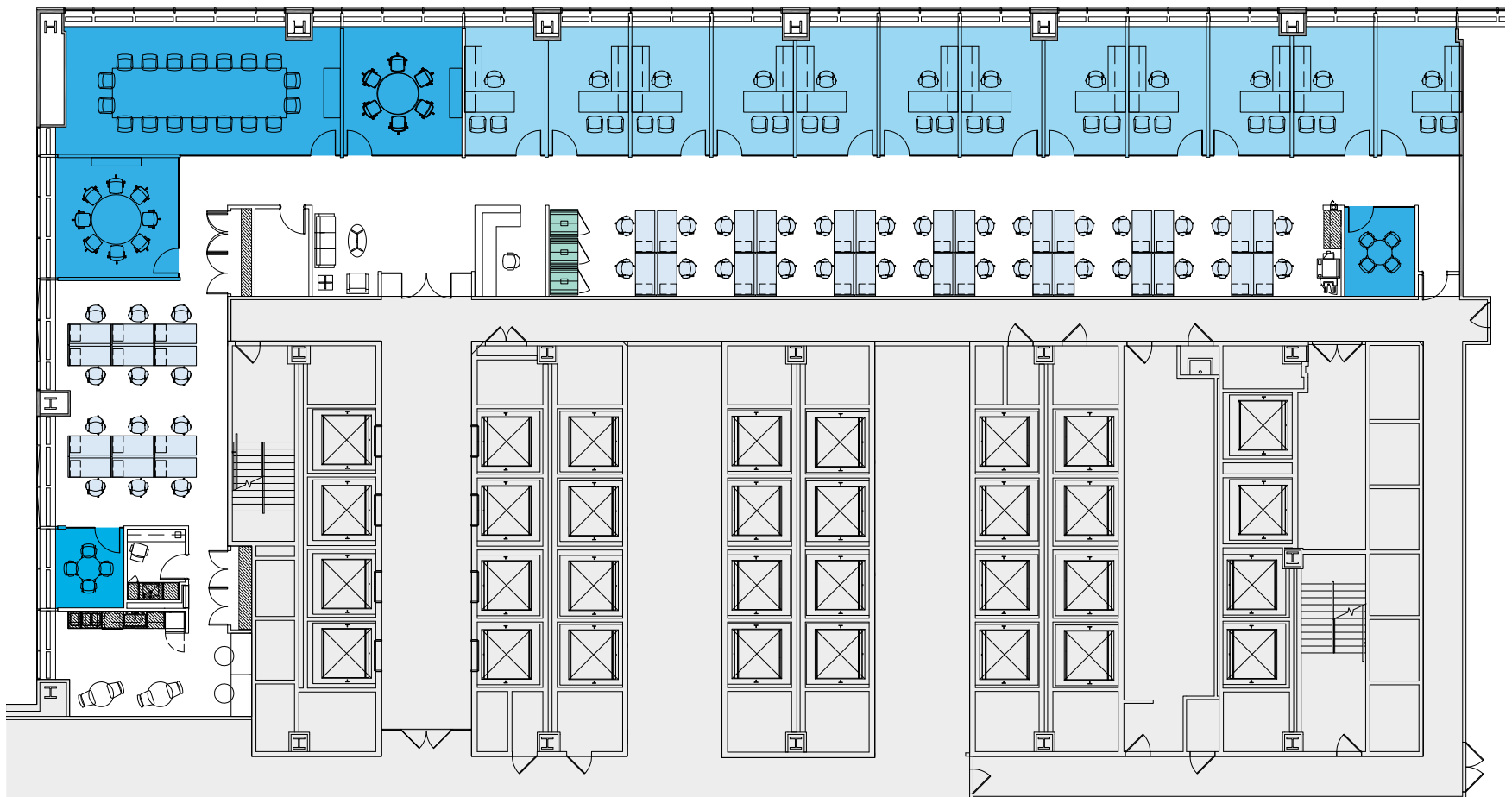
Location Key



- Private Offices: 12
- Conference Rooms: 5
- Workstations: 40
- Phone Booths: 3
- Total Headcount: 53**
- RSF/Person: 212 SF**

43rd Street

Avenue of The Americas



Serviced Office

Turnkey services available including:



Technology Services

Built with a focus on security and privacy to meet enterprise and compliance requirements

- Dedicated state-of-the-art networks with real-time monitoring
- High-speed Internet and segregated Wi-Fi networks
- Secured follow-you printing
- Physical security and access control



Workplace Services

We ensure the efficiency of the workplace so you can remain productive. From cleaning to guest management to mail delivery, we make sure it all works.

- Bean-to-cup coffee machine, tea, milk and non-dairy alternatives, condiments and disposable wares
- Nightly cleaning and additional high-touch sanitizing
- Monthly extermination and refrigerator cleaning
- Quarterly glass partition cleaning
- Oversight of the office including inventory management and stocking, daily mail delivery, plant maintenance, shredding services



Furniture

Work with a design specialist to select your furniture package from a menu of preselected hi-end furniture, customized to curated color and finish preferences.

- Reception
- Pantry
- Meetings rooms
- Workstation and private offices
- Ancillary furniture including lounge and collaboration areas

Brookfield Properties

Safety & Wellness Standards

In keeping with Brookfield Properties' commitment to provide outstanding customer service to our tenants and building visitors, we have implemented portfolio-wide wellness and safety measures in accordance with CDC guidelines.



Social Distancing Directional Signage

All of our commercial properties have been outfitted with physical distancing signage to help tenants and visitors navigate the building safely.



Required Personal Protective Equipment

All tenant-facing building employees are required to wear personal protective-wear and we ask that all visitors entering the building wear a mask as well.



Carbon Health Program

The opportunity to partner with Carbon Health is available for daily temperature tracking and symptom monitoring to keep you and your people safe.



Front Desk Procedures

See-through protective screens have been installed at the manned locations, including concierge desks.



Lobby Entrances

Lobby doors are open during peak periods to provide a touchless entry. Tenants can use app-enabled technology to check in and move through turnstiles with ease.



Mandatory Temperature Reading Station

As a safety precaution, mandatory temperature screening is in place as an amenity to tenants.



Increased Cleaning Frequencies

High-touch areas are routinely cleaned throughout the day in accordance with new disinfecting guidelines.



Elevator Occupancy

In order to practice safe distancing, elevator occupancy has been limited. Building signage clearly indicates occupancy requirements.



Air Filtration & HVAC Systems

Our building HVAC and air filtration ensures optimal air quality and functionality with an increase in outside air ventilation, air filtration efficiency and cleaned systems.

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