

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.



"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

Integrated Site Plan The Lofts WEST 3757 STREET

Manhattan West Retail

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





WHÖLE FOODS

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



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



"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

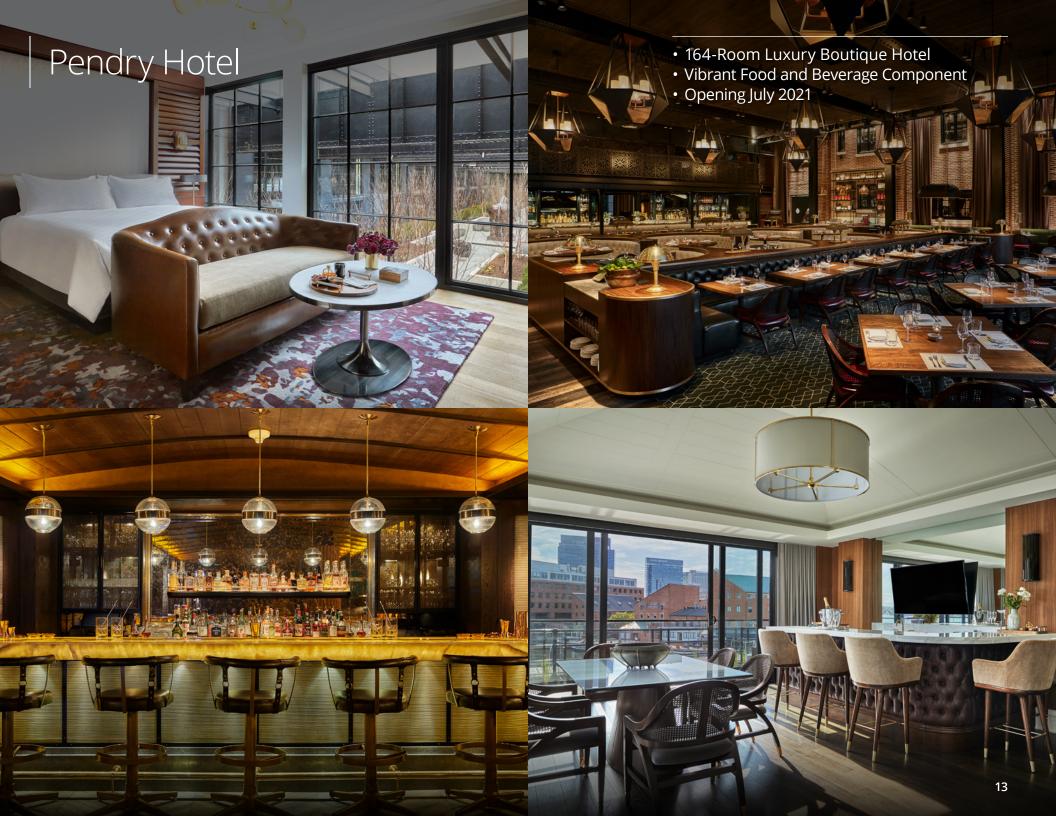
Brookfield Events

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.







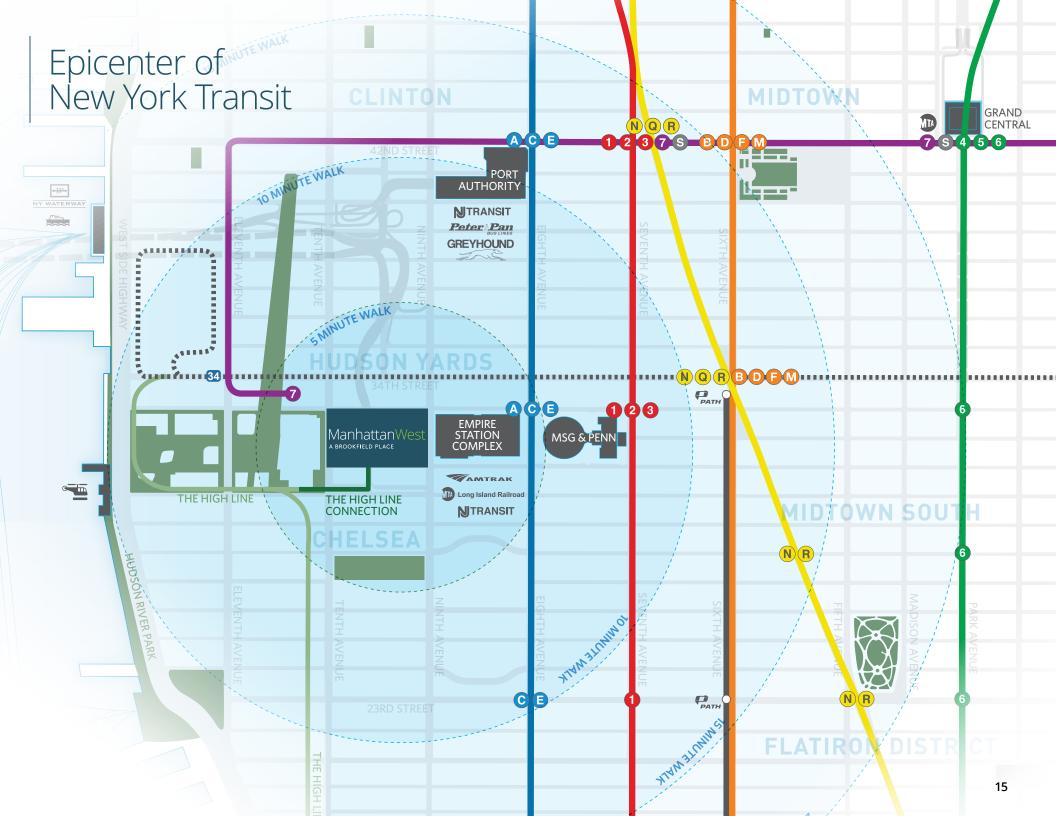
"Manhattan West is essentially a new city, a remarkable, multifaceted neighborhood that's been created there...

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













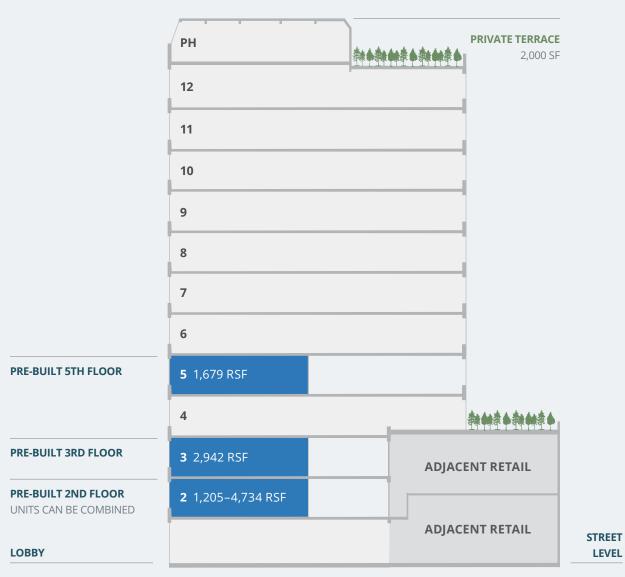


The Lofts // Stacking Plan

UP TO

4,734 RSF

IMMEDIATELY AVAILABLE



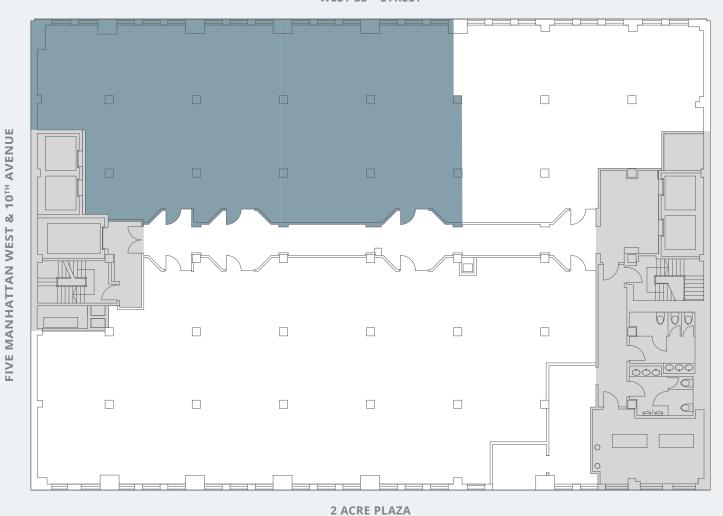


LEVEL

Second Floor // Core & Shell

1,205-4,734 RSF

WEST 33RD STREET



Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Second Floor // As-Built

1,205-4,734 RSF

WEST 33RD STREET



Currently built with glass-fronted offices

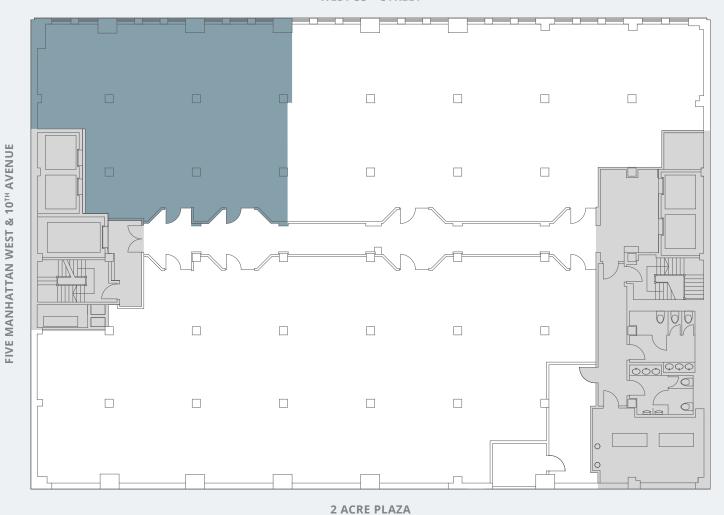
Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Third Floor // Core & Shell

2,942 RSF

WEST 33RD STREET



Currently built with glass-fronted offices

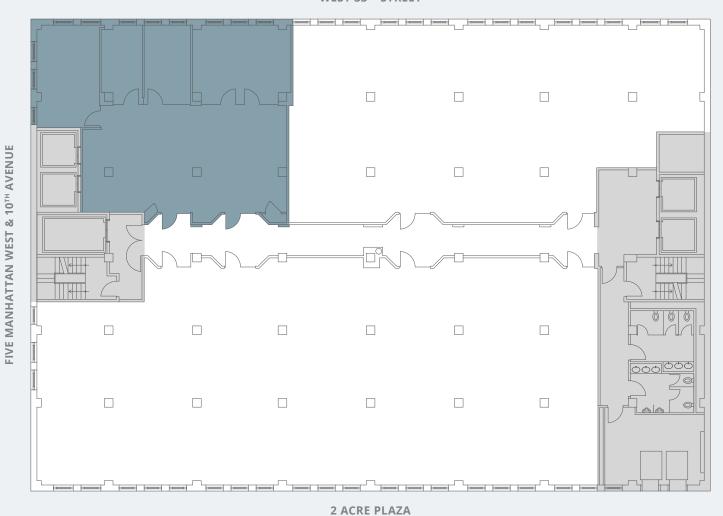
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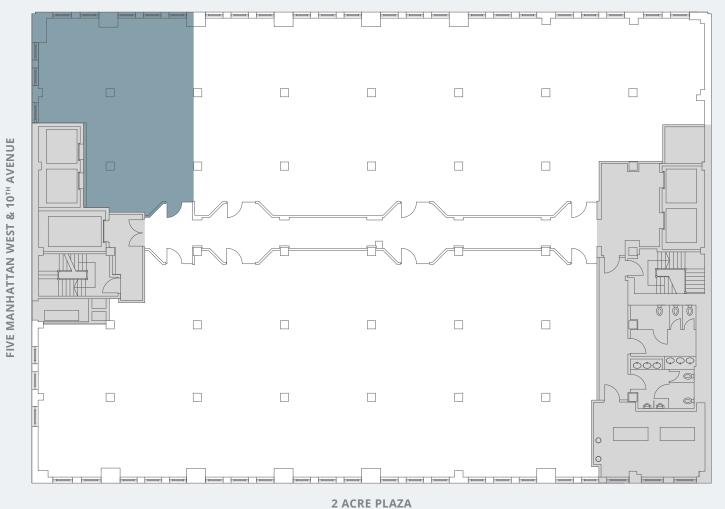
Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Fifth Floor // Core & Shell

1,679 RSF

WEST 33RD STREET



Currently built with glass-fronted offices

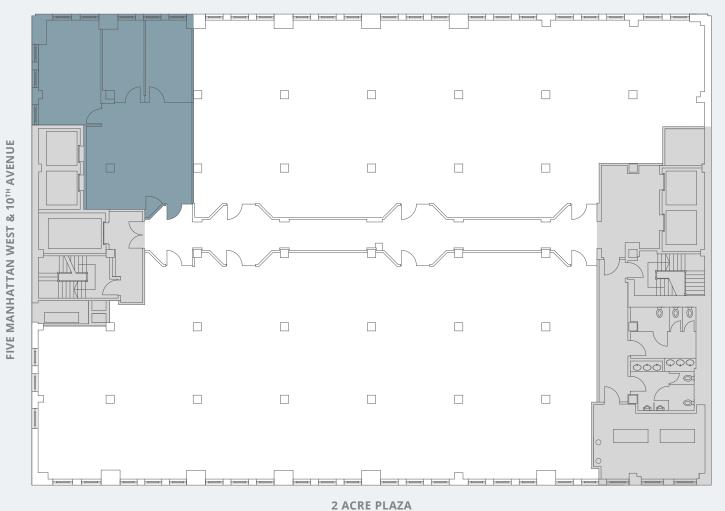
Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Fifth Floor // As-Built

1,679 RSF

WEST 33RD STREET



Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant

Development Timeline

2016	2017	2018	2019	2020	2021	2022/2024
TRANSIT						
7 Train Extension	Penn Station West End Concourse	2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			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		Point72 Milbank	EY McKool Smith	WHÔLE		CRAVATH
L'ORÉAL BCG THE BOSTON CONSULTING GROUP	Five Manhattan West	THIRD POINT Cooley	Skadden accenture	M A R K E T	Manhattan West Luxury Boutique Hotel	50 Hudson Yards
	amazon	SILVERLAKE BSF		PELOTON STUDIOS	PENDRY	BLACKROCK
	JPMorgan Chase & Co.		Shops at Hudson Yards and The Shed	GN	(Q3 2021)	
	■R/GA		Neiman Marcha Cartier	CITY NATIONAL BANK AN RBC COMPANY	Manhattan West Retail	The Spiral Pfizer
	IHS Markit		momofuku		Market Hall (Q2 2021) Restaurants (Q2 2021)	
			30 Hudson Yards			The High Line Connection Complete
			TimeWarner		UNION SQUARE HOSPITALITY GROUP (Q2 2021) (Q2 2021)	connection complete
			WELLS KKR		MIDNIGHT	
			Equinox Hotel		(Q2 2021) Plaza Retail Stores	
			EQUINOX		(Q2 2021)	
					Plaza Access (Q2 2021)	
					quality branded (Q3 2021)	
						Mark .

ManhattanWest A BROOKFIELD PLACE