



SIXSIXTY

Fifth Ave

Defining what it means
to work in clarity.

An icon reimagined

An extraordinary 39-story office building offering 1.25 million sq ft of workspace.



SixSixty Fifth is the most progressive building in Manhattan's most sought-after location, offering every Midtown amenity at your doorstep. This trophy asset is undergoing a \$400M redevelopment and modernization, creating a space that inspires your workforce and invigorates them with the clarity of thought to propel your business forward.

It's the clear choice.

SIXSIXTY
Fifth Ave



Project vision

Delivering 2022

\$400M Redevelopment Program

- > Stunning new facade
- > New, elegant and expansive lobby
- > Oversized tenant terraces
- > Entirely-new infrastructure and building systems optimized for tenant experience and wellness

Large Base Floors and Boutique Tower Floors

- > Suitable for all industry types

Unparalleled Branding Opportunities

- > Top-of-building illuminated sign
- > Dedicated tenant lobby



Top-of-building
signage opportunity

Main lobby entrance

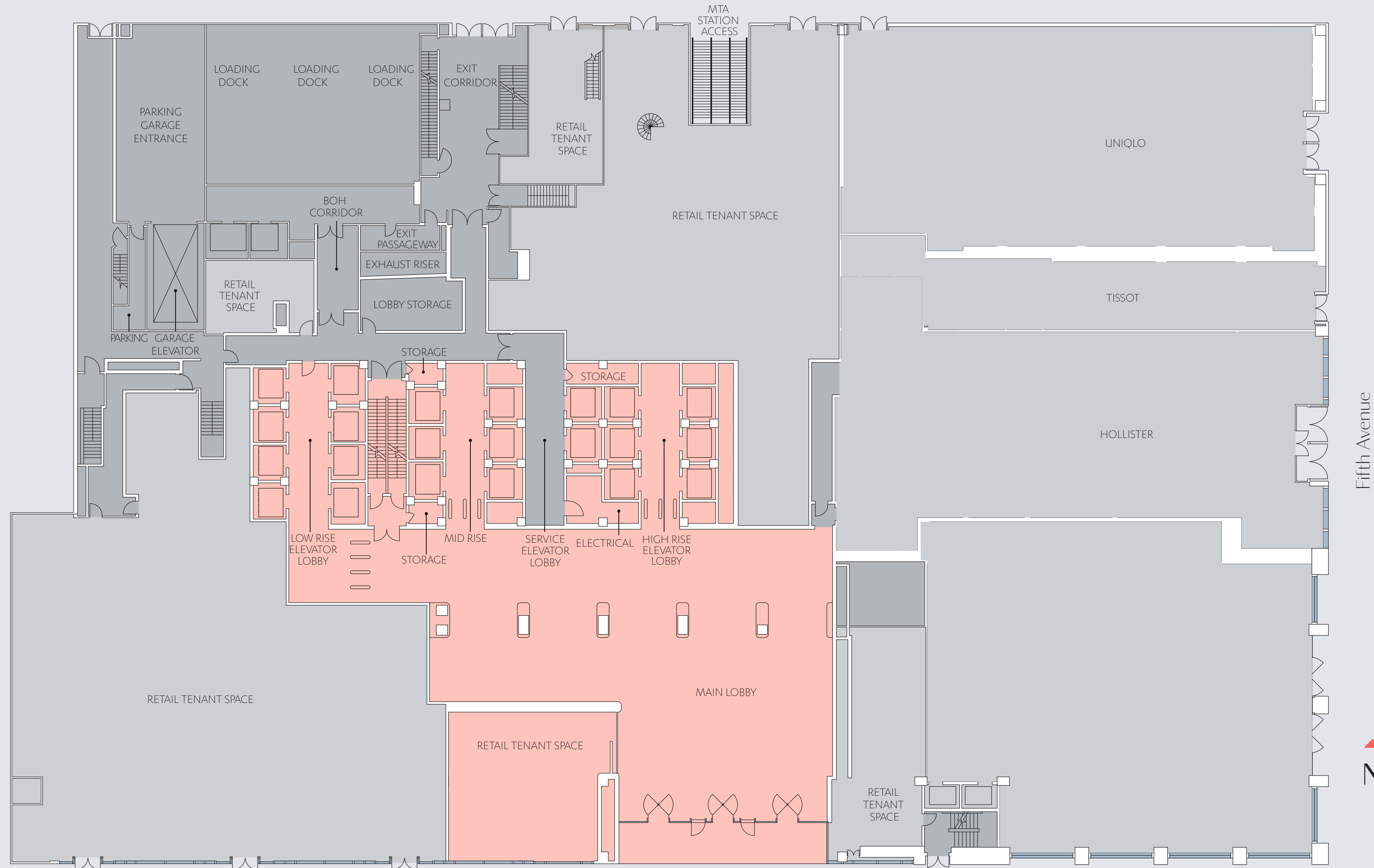




An elevated welcome experience

SixSixty Fifth Avenue is a leader in design. With a brand new lobby and elevators, every design detail has been carefully considered, giving your team and visitors the best welcome.

West 53rd Street



West 52nd Street

Main Lobby Plan

1st Floor

19,403 RSF

Fifth Avenue



SIXSIXTY

Fifth Ave

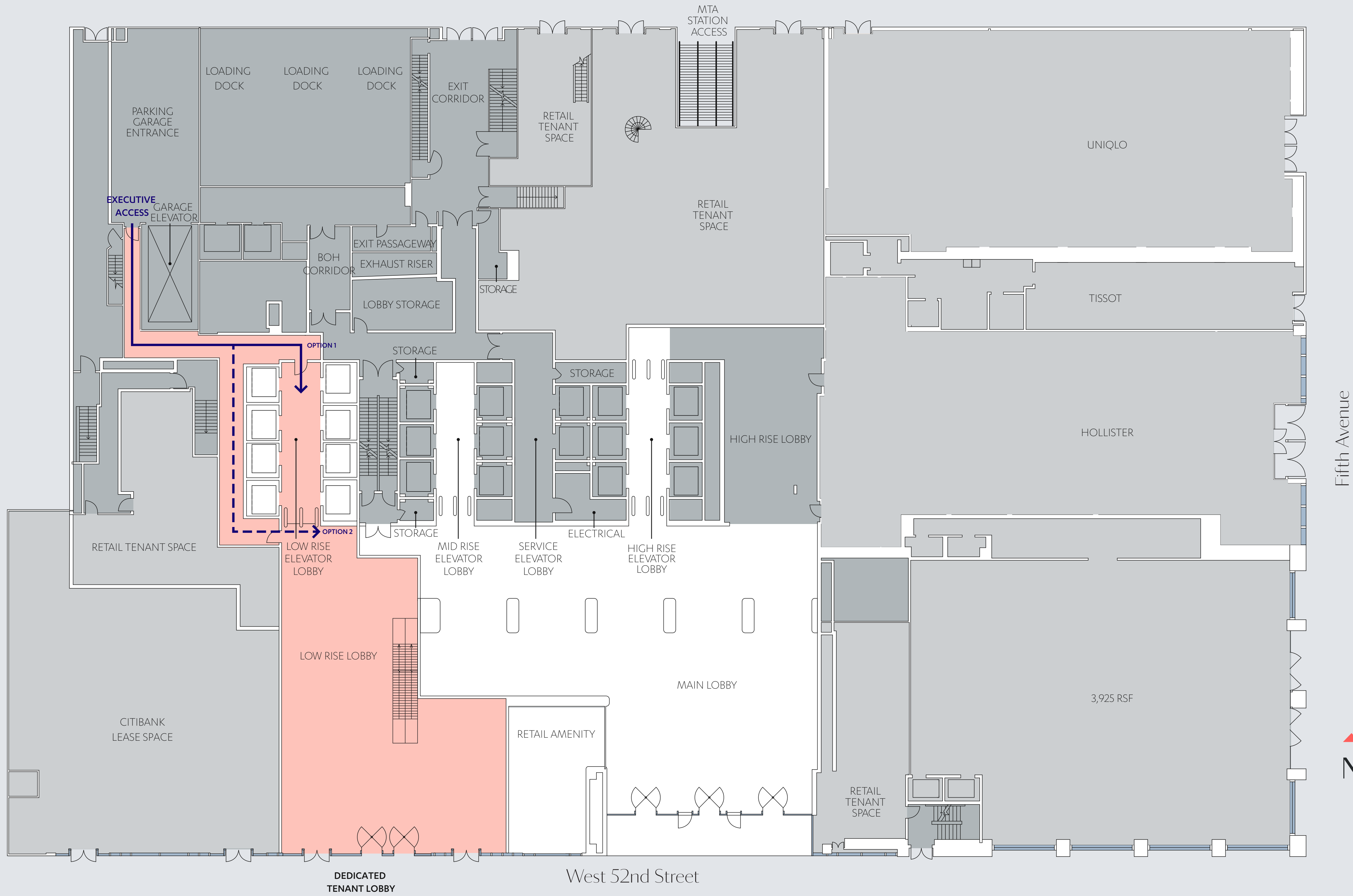
A building to call your own



SixSixty Fifth Ave offers dedicated lobby and branding opportunities to create a true building-within-a-building.



West 53rd Street



Private Lobby Plan

Partial Ground Floor

3,925 RSF

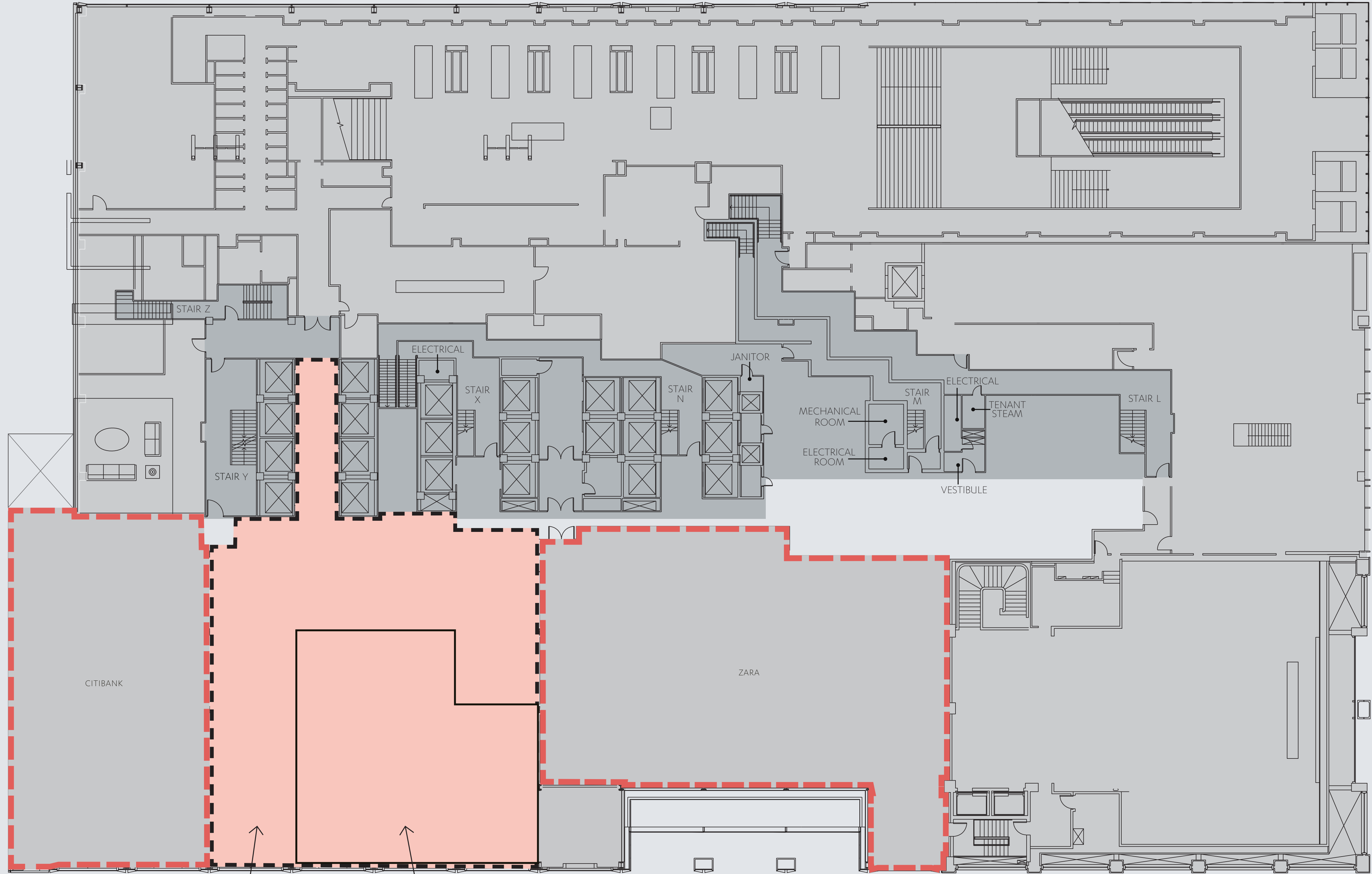
Fifth Avenue



SIXSIXTY

Fifth Ave

West 53rd Street



~4,150 ft
2nd Floor Lobby

~2,750 ft
Double-height space

West 52nd Street

Fifth Avenue

N

2nd Floor Plan

Partial 2nd*

6,900 RSF

*Measurement is under review and subject to change.

Brand the skyline

A modern glass skyscraper with a sign that reads "NAME YOUR BUILDING". The building is shown from a low angle, looking up. The sign is in large, bold, blue letters with a white outline. The building's facade is made of large glass panels, and the interior of some floors is visible. In the background, other city buildings and a clear blue sky are visible.

**NAME YOUR
BUILDING**

The top-of-house signage opportunity is comprised of three illuminated panels affixed to the Northern, Western and Southern faces of the building's crown.

Signage visibility boasts 157,150 daily impressions with an average gross annual value of \$1.8 million.

A bright space for intelligent business

The building facade will be re clad with floor-to-ceiling glass, each frame spanning 11x19 ft, making them the largest single-pane units ever used on an office development in New York City. Fluid workspaces, flooded with natural sunlight, have shown measured effects on cognitive function and workforce productivity.





Enlightened design

11X19—New York's largest windows

75% of all regularly occupied floor areas will have access to outdoor light and views



— SPACE —

Availabilities

1.25 million RSF

Delivering 2022

Branded private lobby



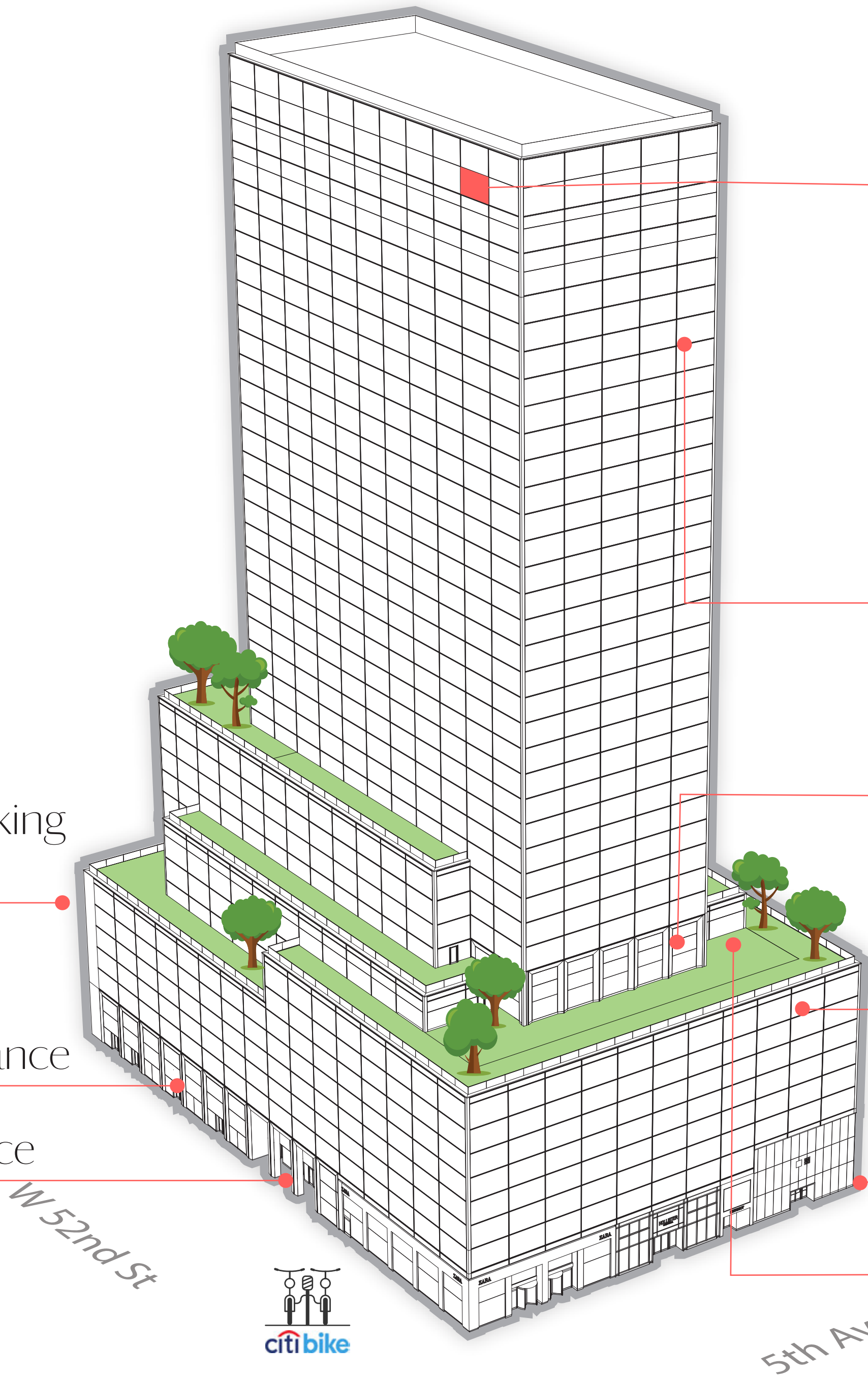
Elegant and expansive lobby



In-building parking & bike storage

Private Lobby Entrance

Main Lobby Entrance



Top-of- building signage
across North, South and West exposures



Tower Floors 15-39
~25,000 RSF

Mid-Rise Floors 10-14
~40,000 RSF

Base Floors 4-9
66,000 – 79,000 RSF

Underground retail
concourse and
MTA connection

5 Ave-53 St 

Dedicated outdoor terraces
42,000 RSF



Floors 8, 10, 11, 15

West 53rd Street

West 52nd Street

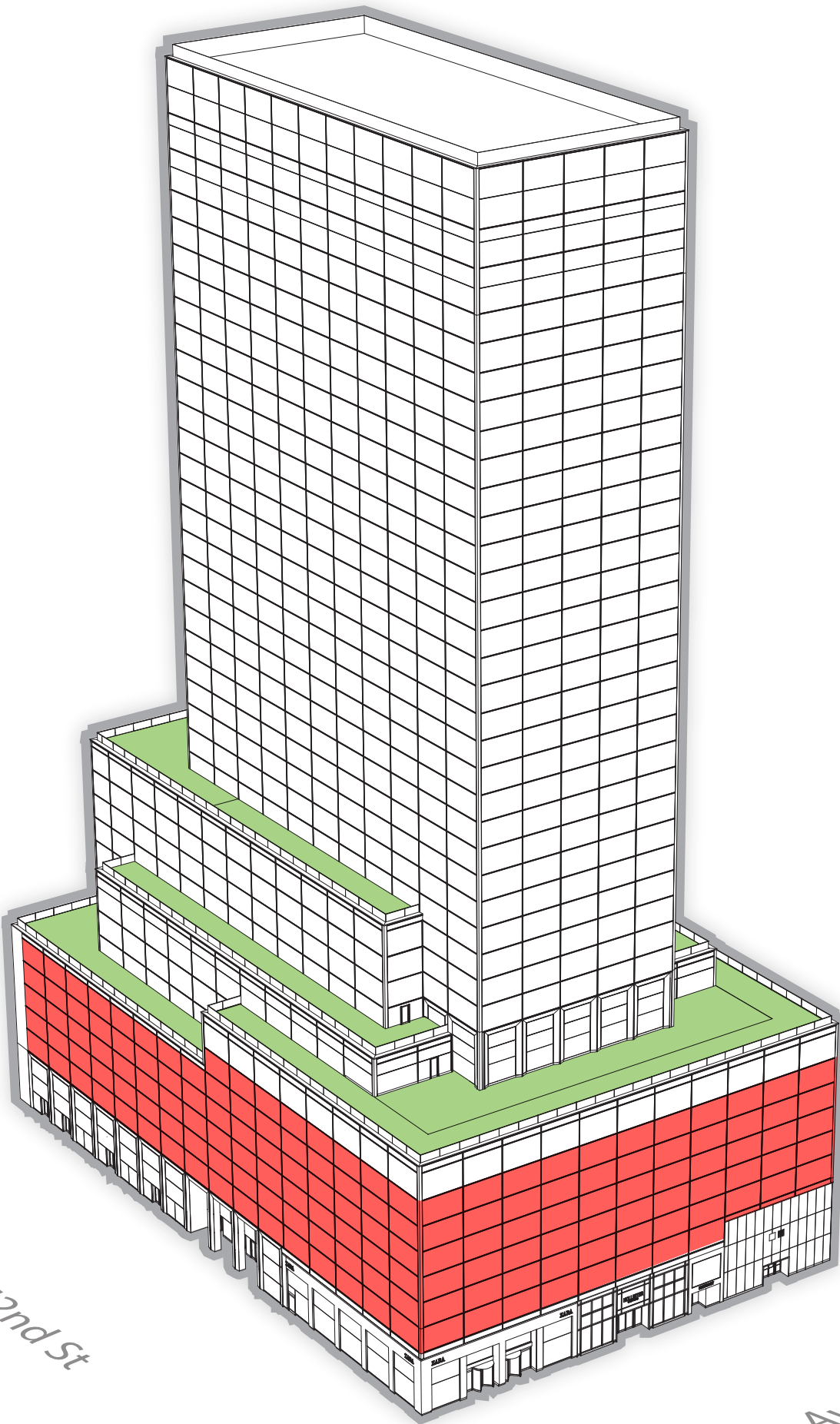
Fifth Avenue



Typical Base Plan

Floors 4-9

79,000 RSF – 68,000 RSF



West 53rd Street

West 52nd Street

Fifth Avenue



Podium Trading Test Fit

5th Floor

Metrics:

77,068 RSF

125 RSF / Person

Desk Size: 6'-0"x 2'-6"

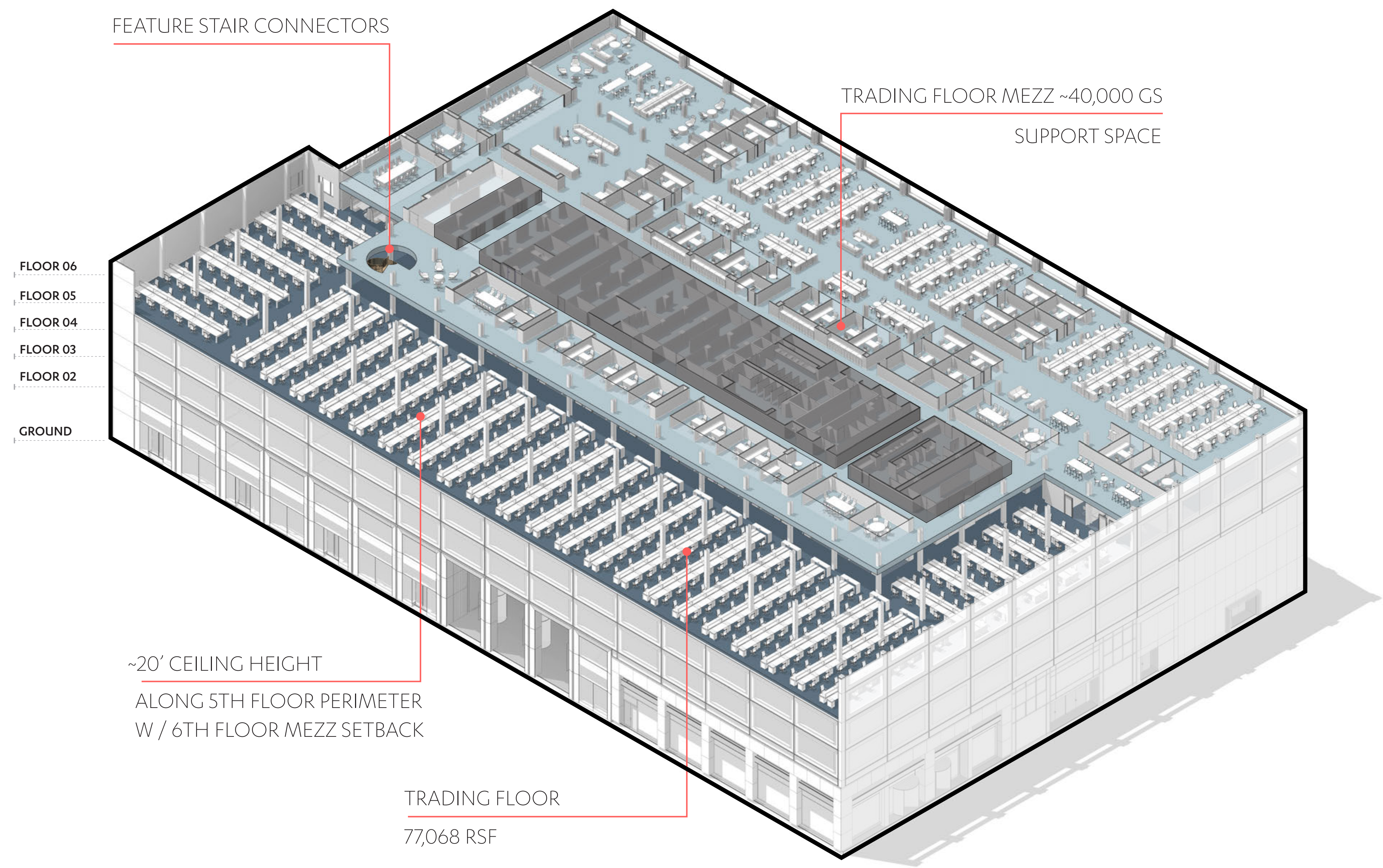
Counts:

617 Total seats

460 Trading desks

157 Workstations

Trading Mezzanines







West 53rd Street



West 52nd Street

Financial Services Firm Test Fit

5th Floor

Metrics:

77,068 RSF

338 Total seats

228 RSF / Person

Desk Size: 6'-0"x 2'-6"

Counts:

268 Workstations

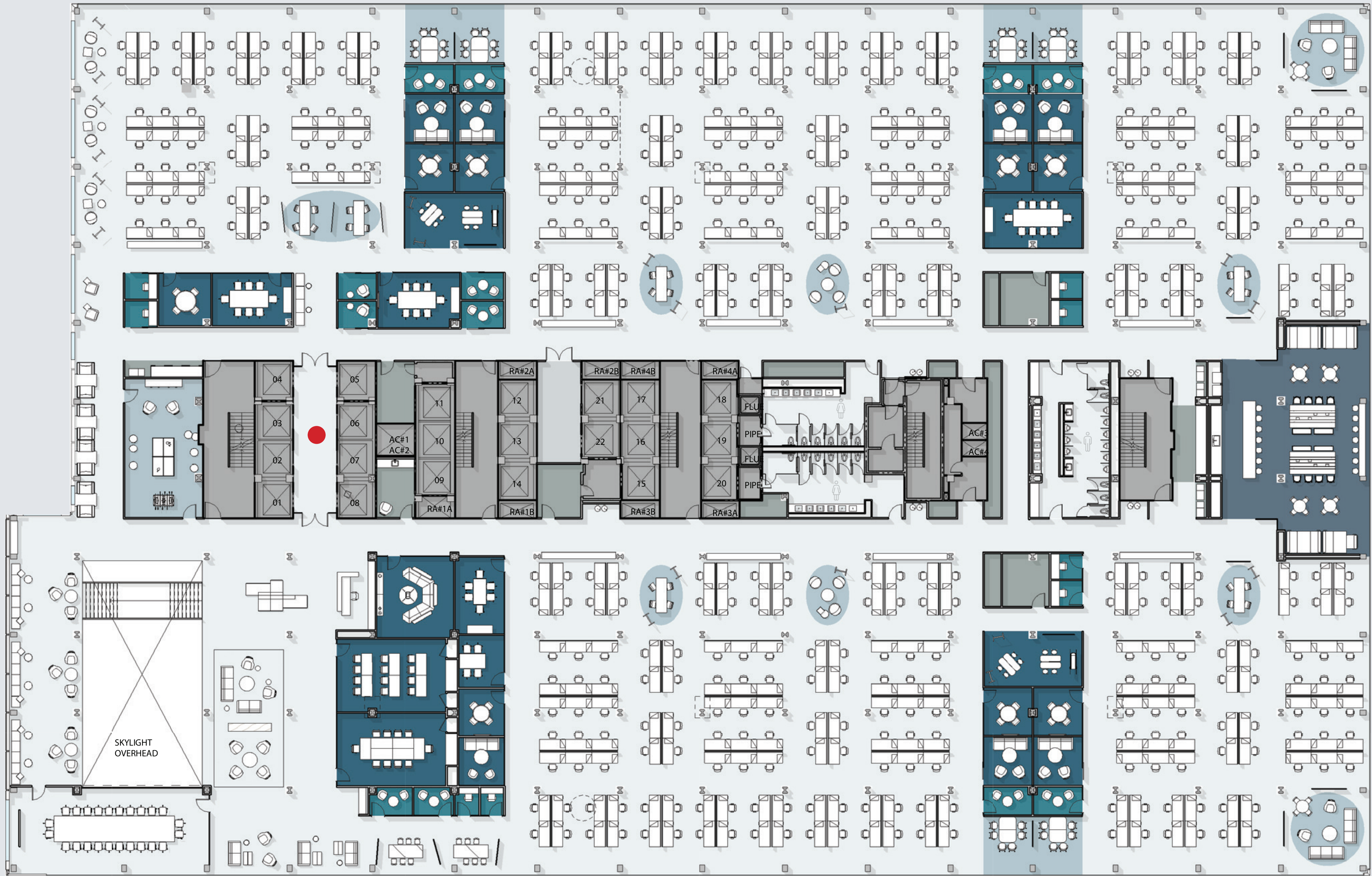
52 Office

202 Enclosed meeting

Fifth Avenue



West 53rd Street



West 52nd Street

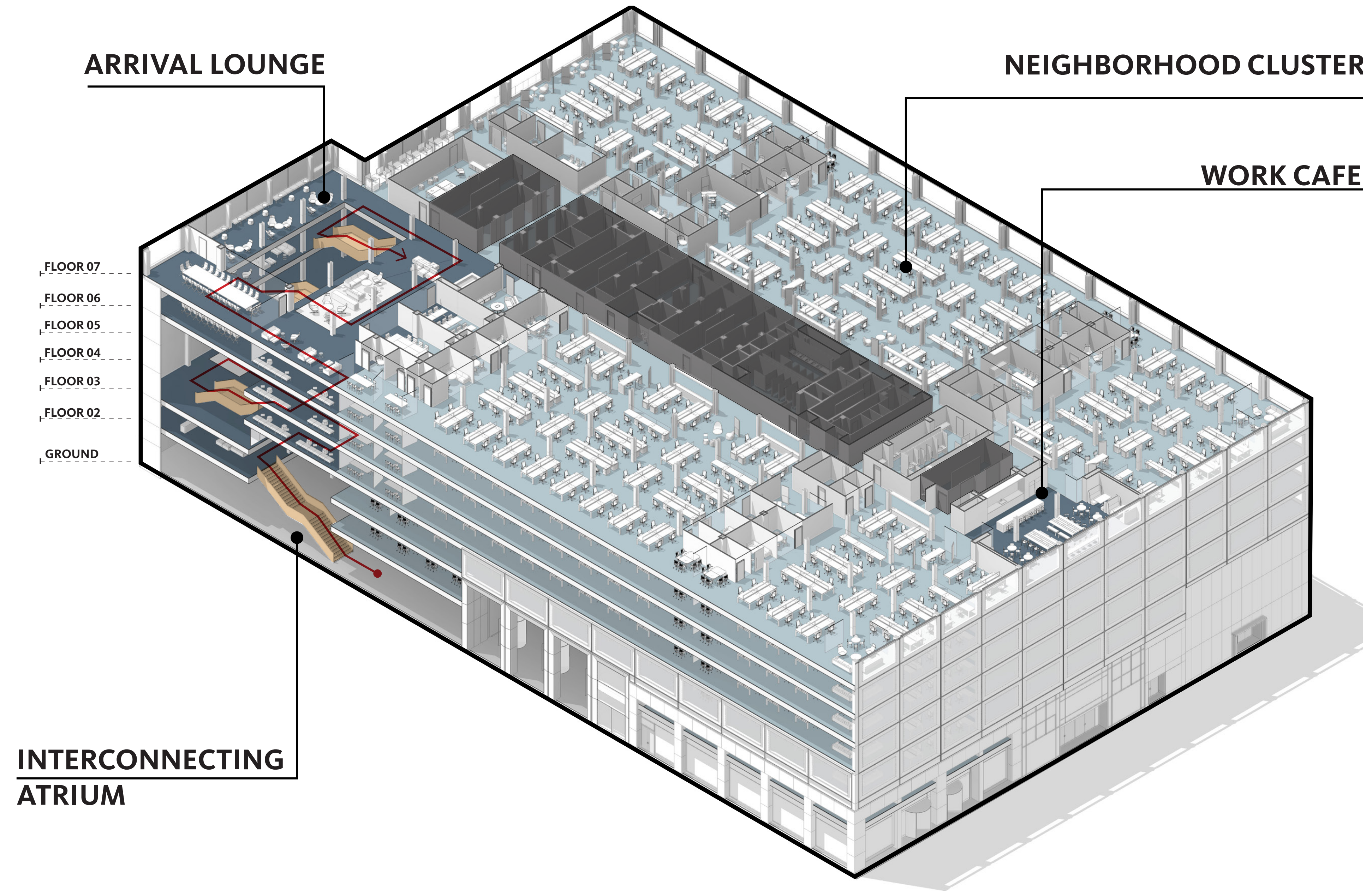
Podium Tech Test Fit

7th Floor

Metrics:
73,671 RSF
178 RSF / Person
Desk Size: 6'-0"x 2'-6"

Counts:
414 Workstations
173 Closed collab spaces
217 Open collab spaces
30 Focus rooms

Podium Connectivity



Stunning-interiors

Large floor plates enable interiors limited only by the imagination





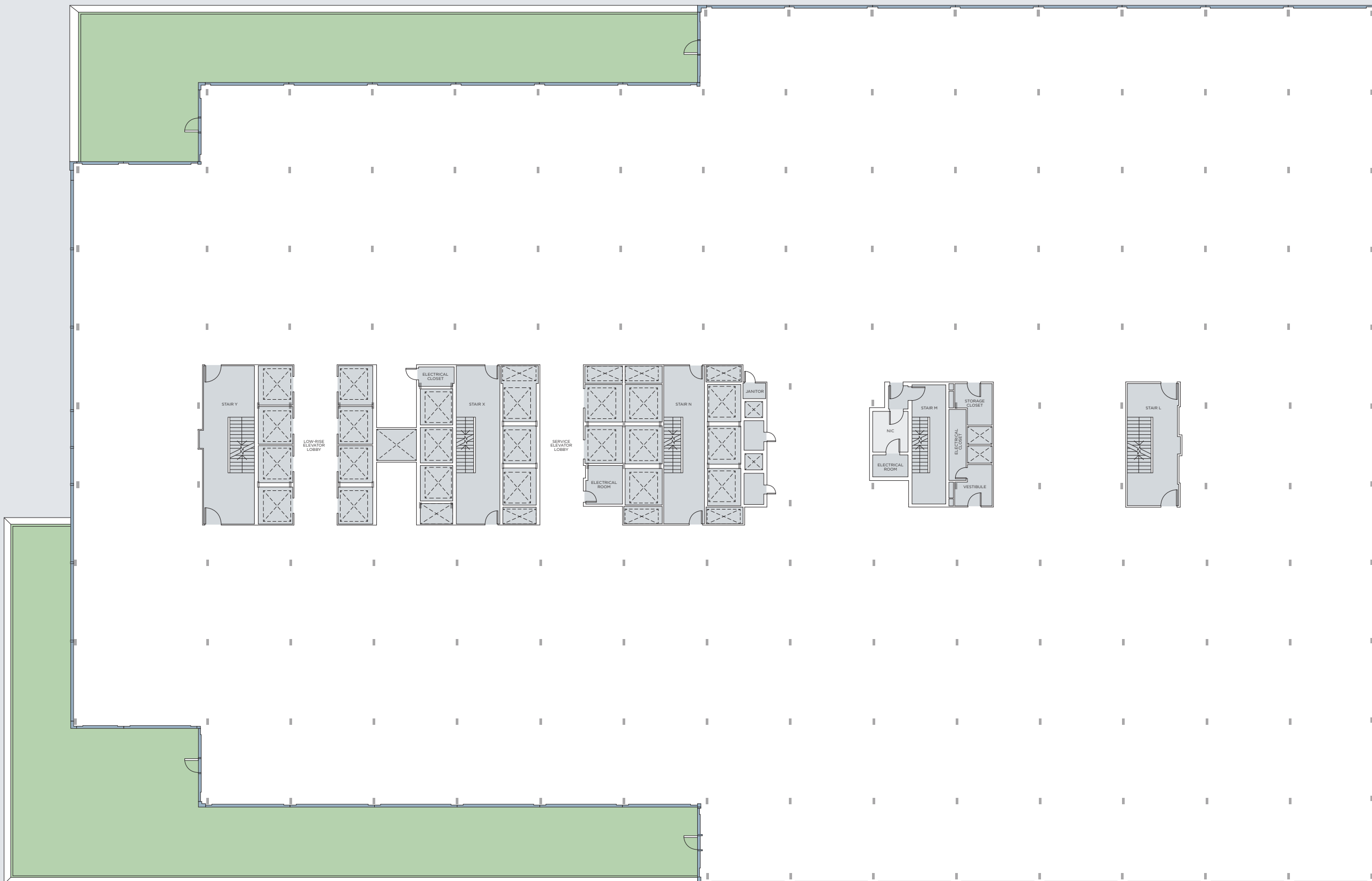
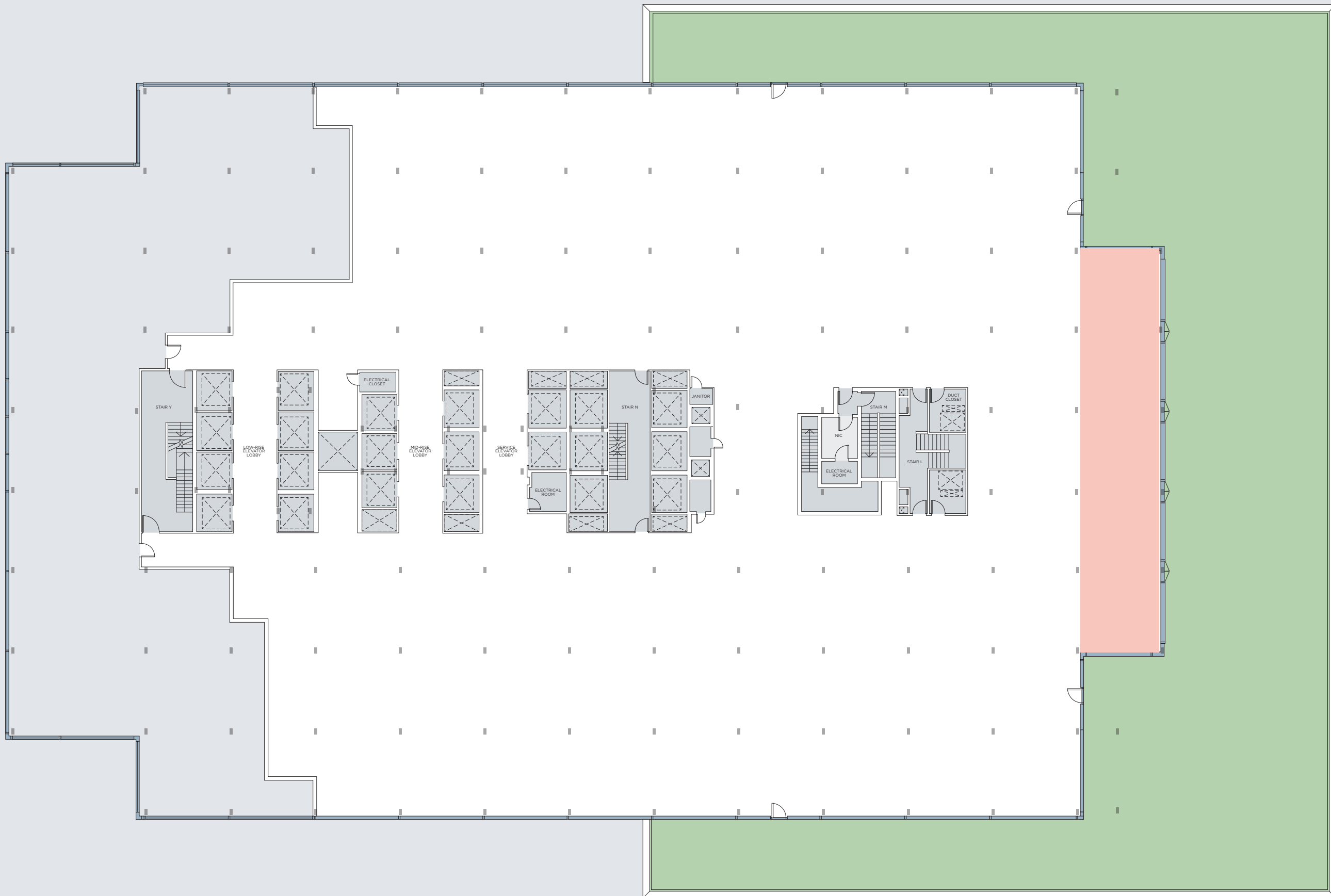


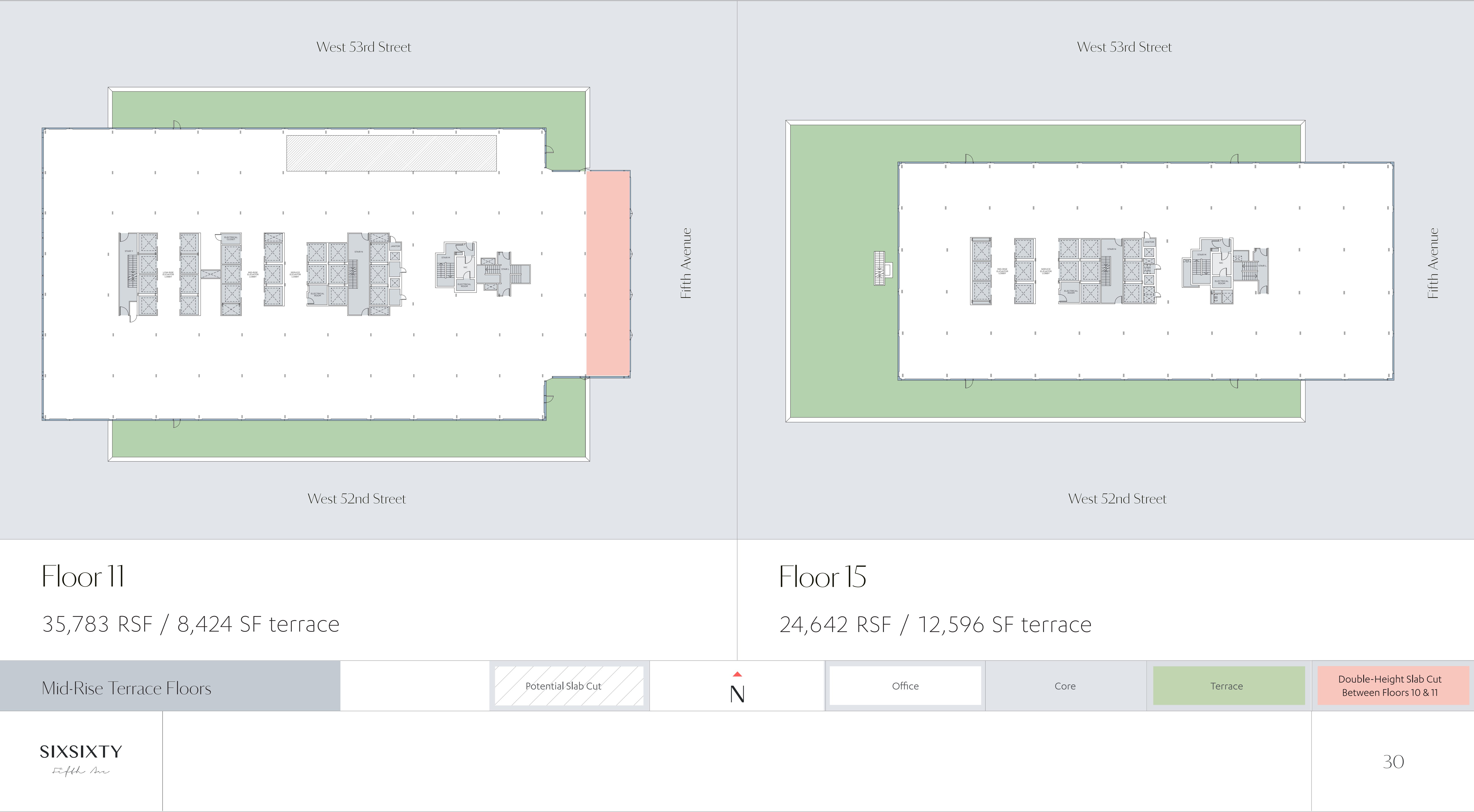




Double-height atrium

Ability to remove slabs and columns to create dramatic, oversized areas.

<div><div>West 53rd Street</div><div></div><div>West 52nd Street</div></div>		Fifth Avenue		<div><div>West 53rd Street</div><div></div><div>West 52nd Street</div></div>				Fifth Avenue	
Floor 8		Floor 10							
68,636 RSF / 7,409 SF terrace		39,882 RSF / 13,273 SF terrace							
Mid-Rise Terrace Floors			<div><div></div><div>N</div></div>	<div>Office</div>	<div>Core</div>	<div>Terrace</div>	Double-Height Slab Cut Between Floors 10 & 11		
SIXSIXTY <i>Fifth Ave</i>								29	



Oversized terraces

42K sq ft of exclusive outdoor space on 4 levels



Oversized terraces

42K sq ft of exclusive outdoor space on 4 levels



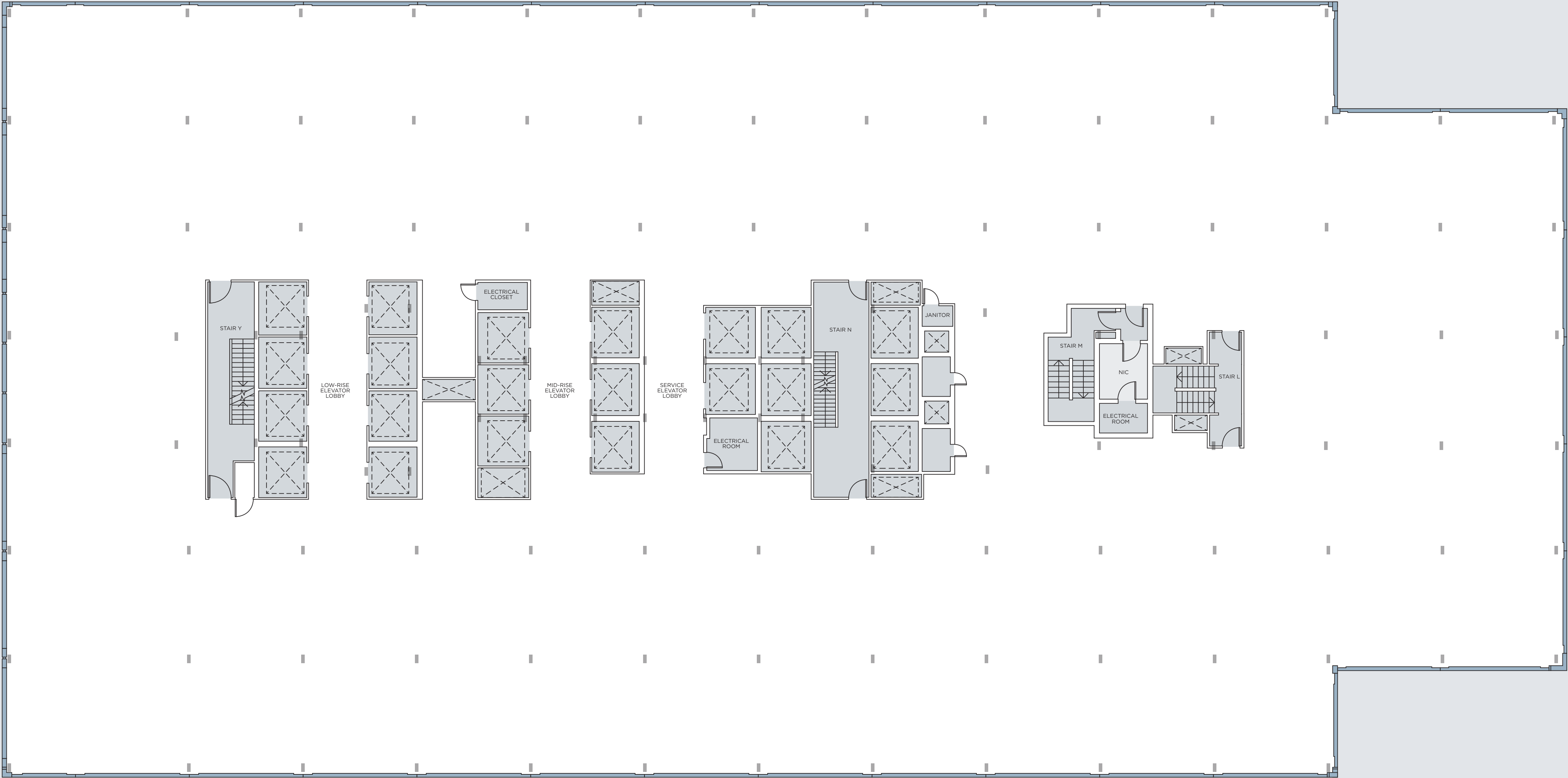
West 53rd Street

West 52nd Street

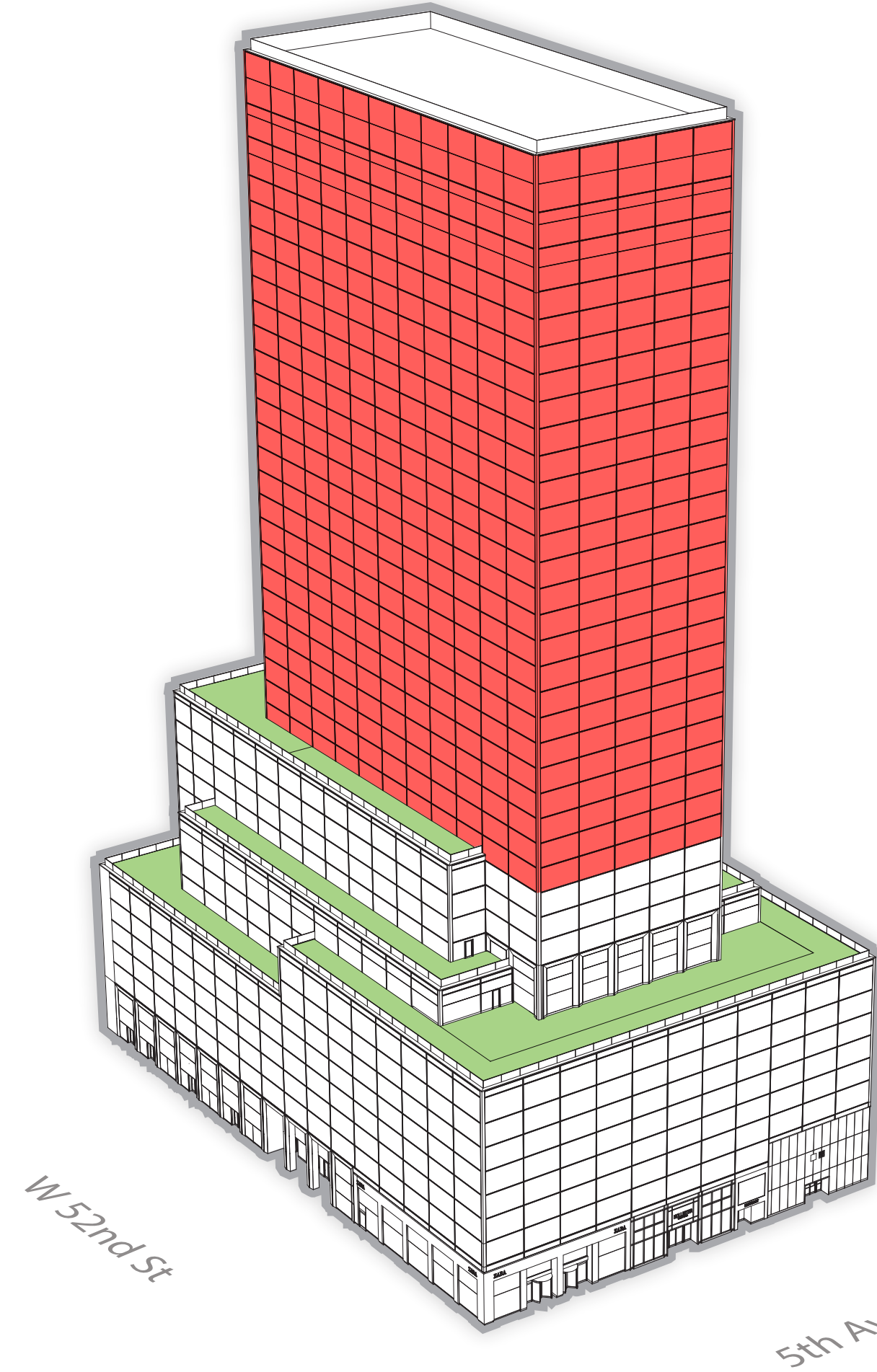
Typical Tower Floor

Floors 15-39

Approximately 25,000 RSF



Fifth Avenue



16th Floor

Metrics:

112 SF Perimeter Offices

24,642 RSF

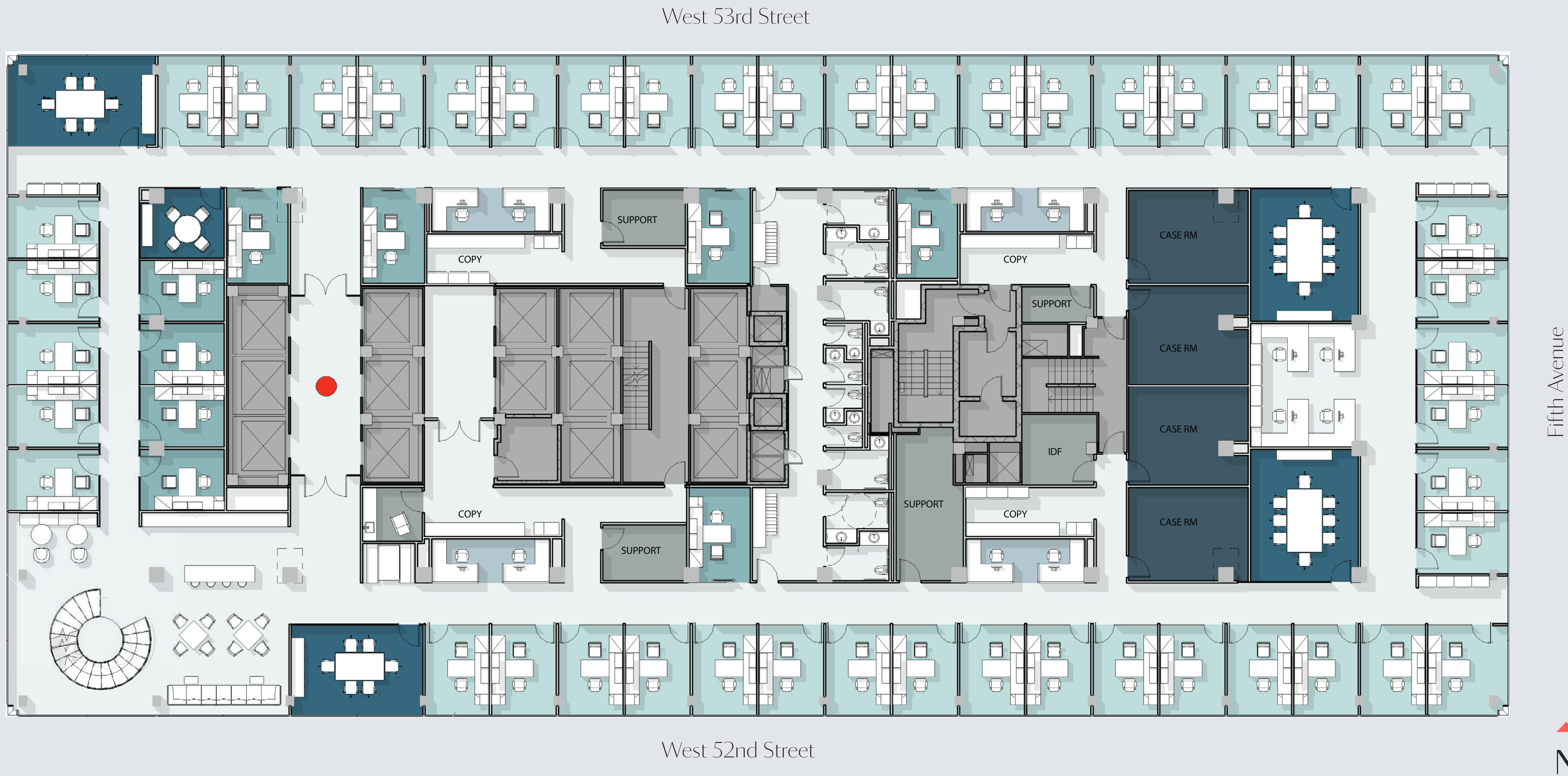
56 Attorneys

440 RSF / Attorney

Counts:

56 Perimeter offices

5 Meeting rooms



Fifth Avenue



16th Floor

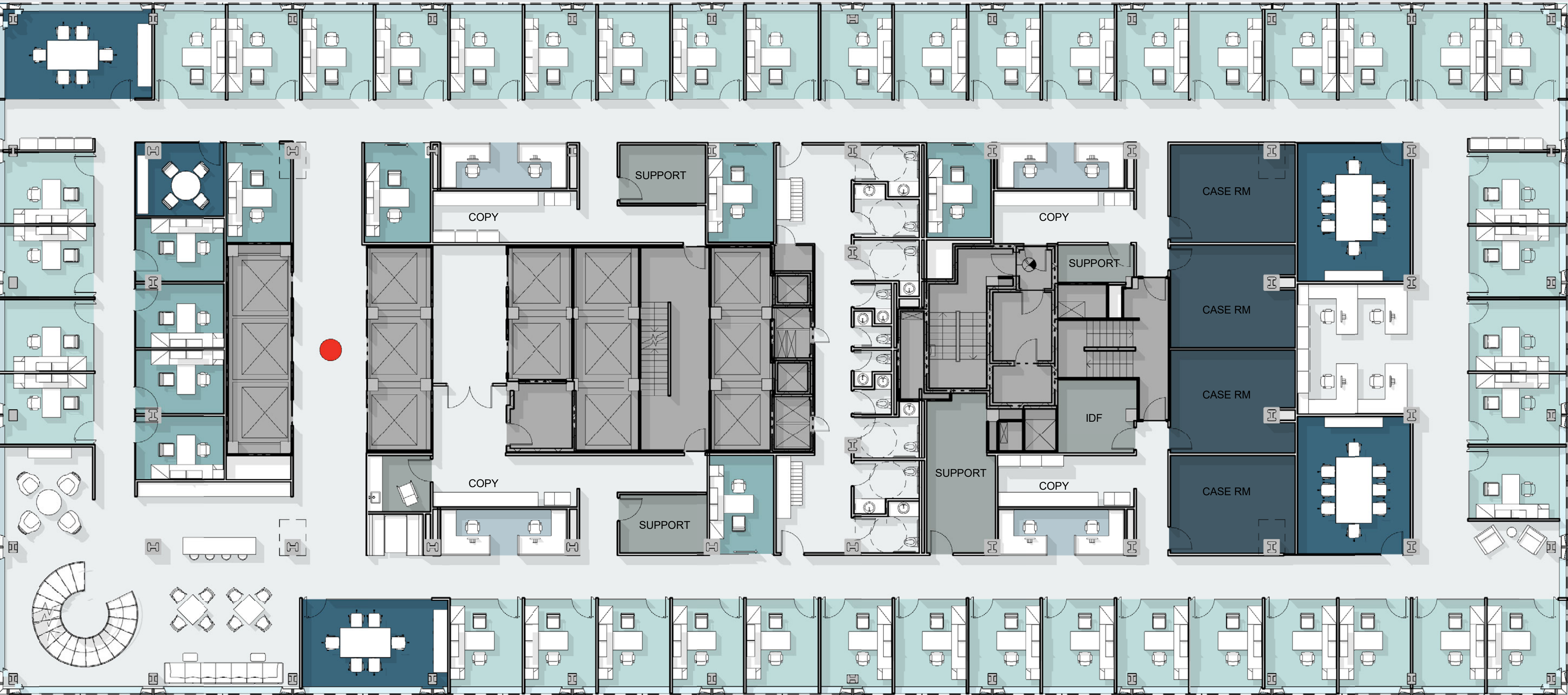
Metrics:
125 SF Perimeter Offices
24,001 RSF
52 Attorneys
462 RSF / Attorney

Counts:
52 Single offices
5 Meeting rooms

West 53rd Street

West 52nd Street

Fifth Avenue



16th Floor

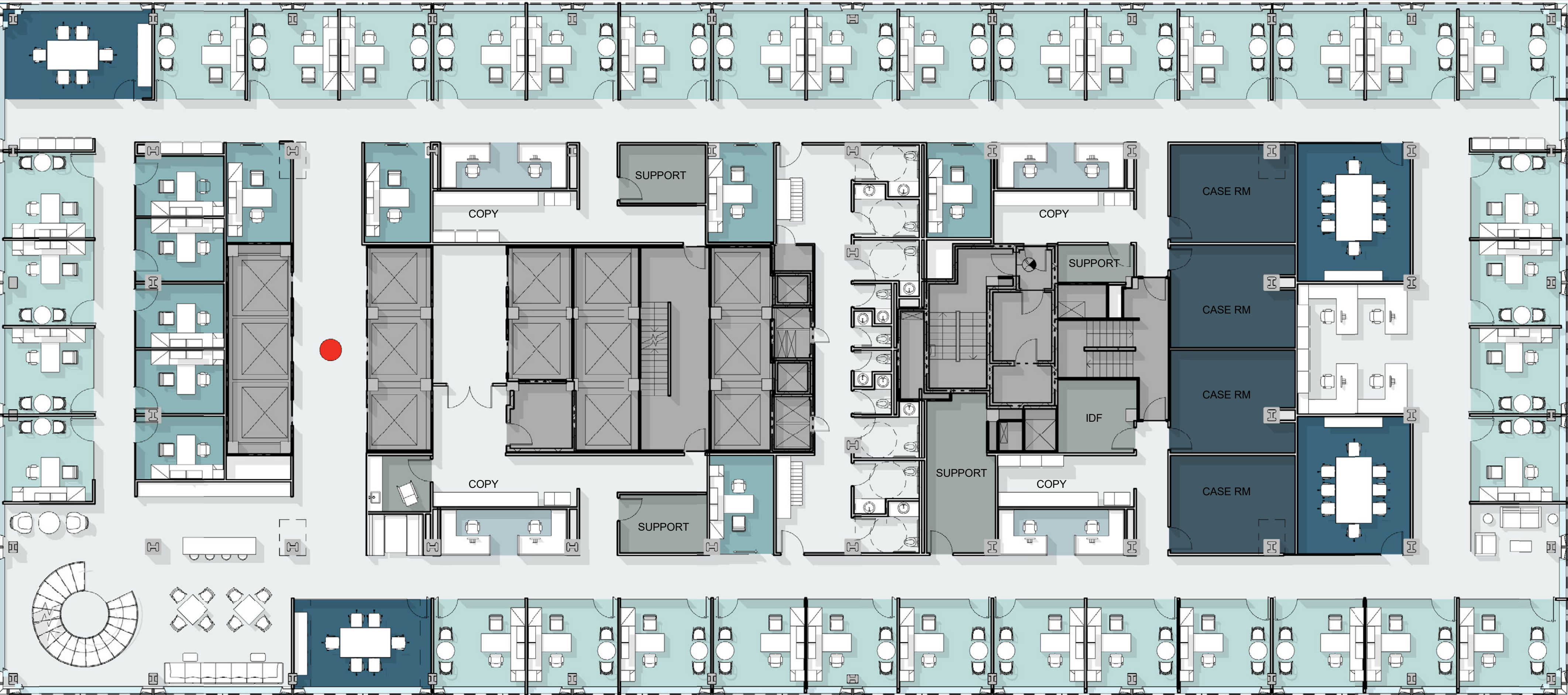
Metrics:
160 SF Perimeter Offices
24,001 RSF
45 Attorneys
533 RSF / Attorney

Counts:
45 Single offices
4 Meeting rooms

West 53rd Street

West 52nd Street

Fifth Avenue



30th Floor

Metrics:

25,547 RSF

77 Total Headcount

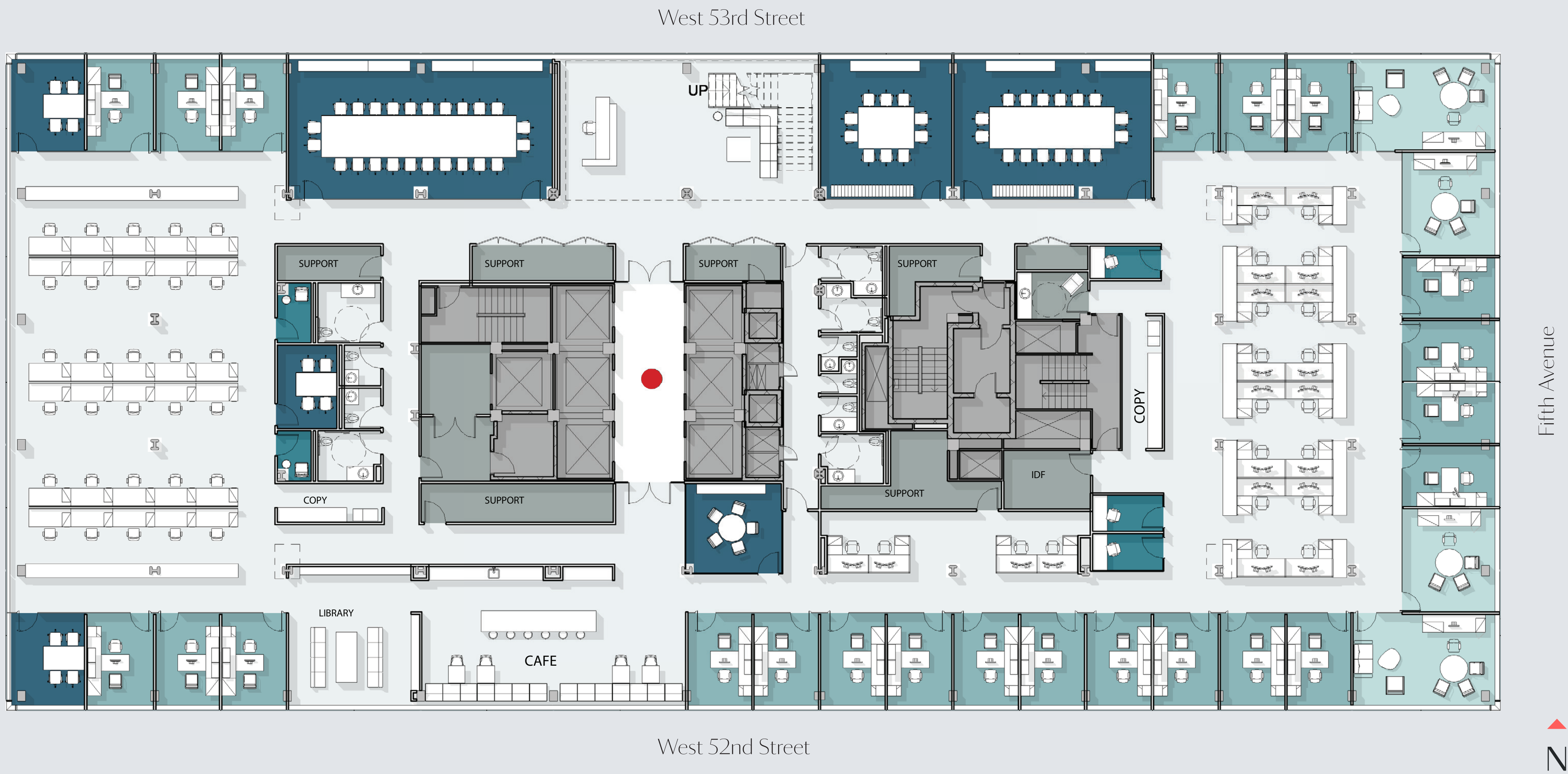
332 RSF / Person

Counts:

50 Workstations

23 Offices

4 Executive Offices



Boutique tower floors

Tower floors offer an elevated vantage point





The clear choice for sustainability

SixSixty Fifth Ave has been designed to have a positive effect on both its surroundings, the planet, and the health and well-being of its tenants.



The building is targeting **LEED Gold V4** Certification.



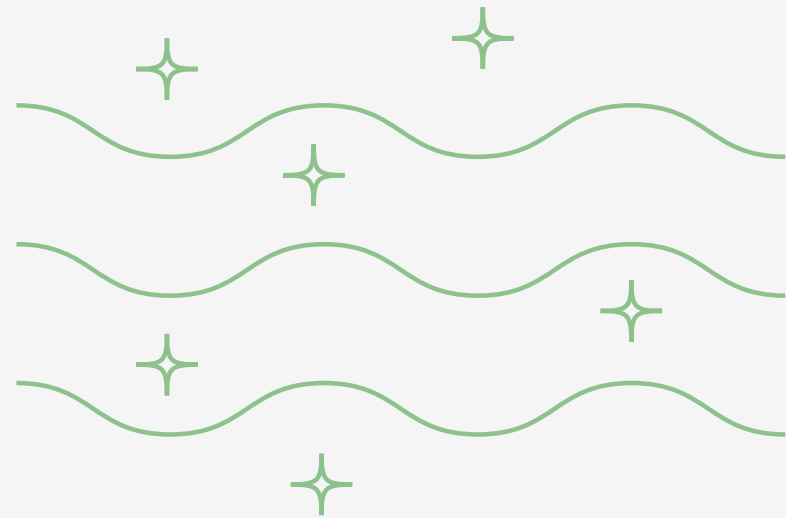
New **thermally insulated IGU facade** improves thermal performance by 35%.



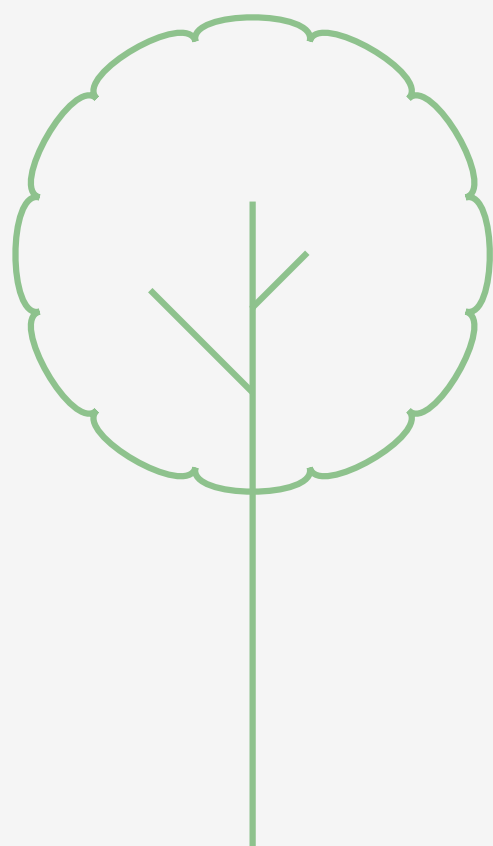
Abundant access to public transportation, private bike parking and CitiBikes, all within steps, thus reducing greenhouse gas emissions.



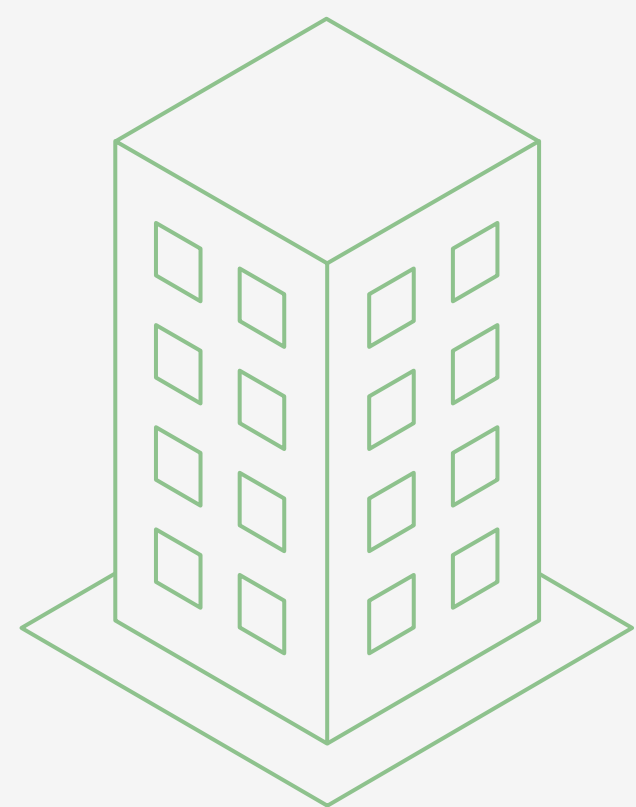
Our **water calculations show a targeted 20% water use reduction**, saving an estimated 1.98m gallons of water annually.



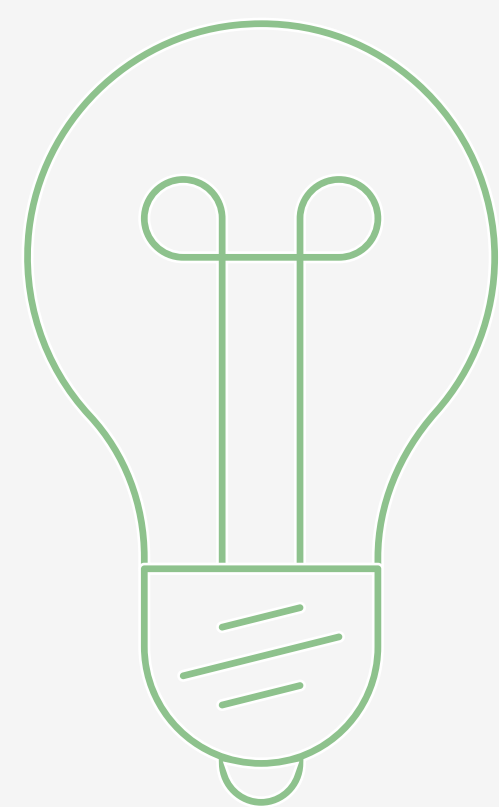
Low/no-Volatile Organic Compounds (VOC) are being used for **better air quality**. A Harvard study links 101% increase in cognitive scores for well-ventilated work spaces.



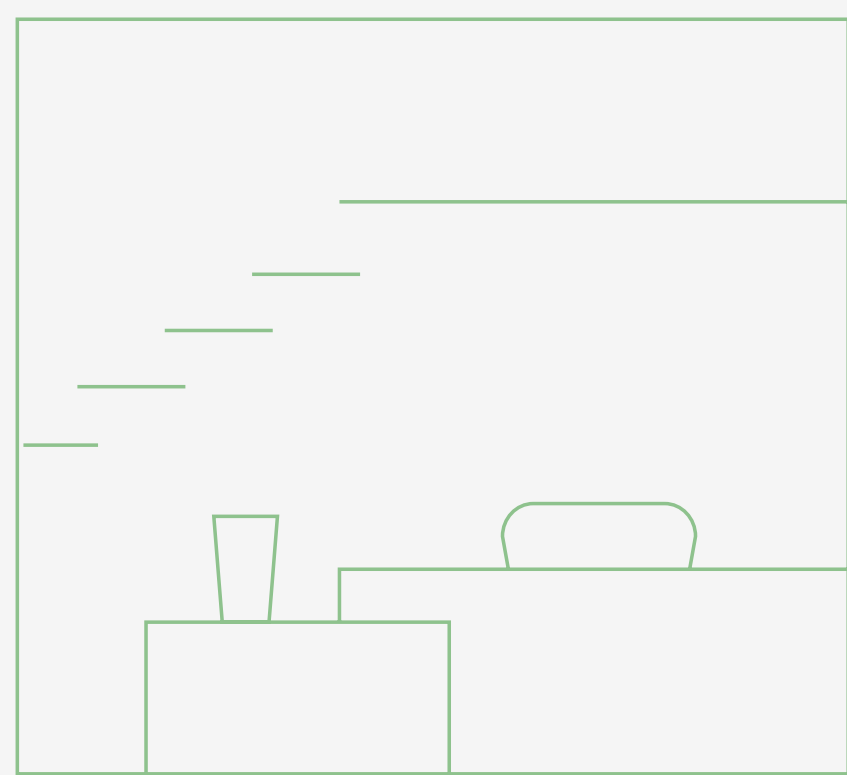
Several expansive outdoor terraces provide **abundant greenspace opportunities** for tenants, and a 6 minute walk to Central Park.



Digital Twin modeling software will **monitor and troubleshoot building performance** and integrate with state-of-the-art building management system.



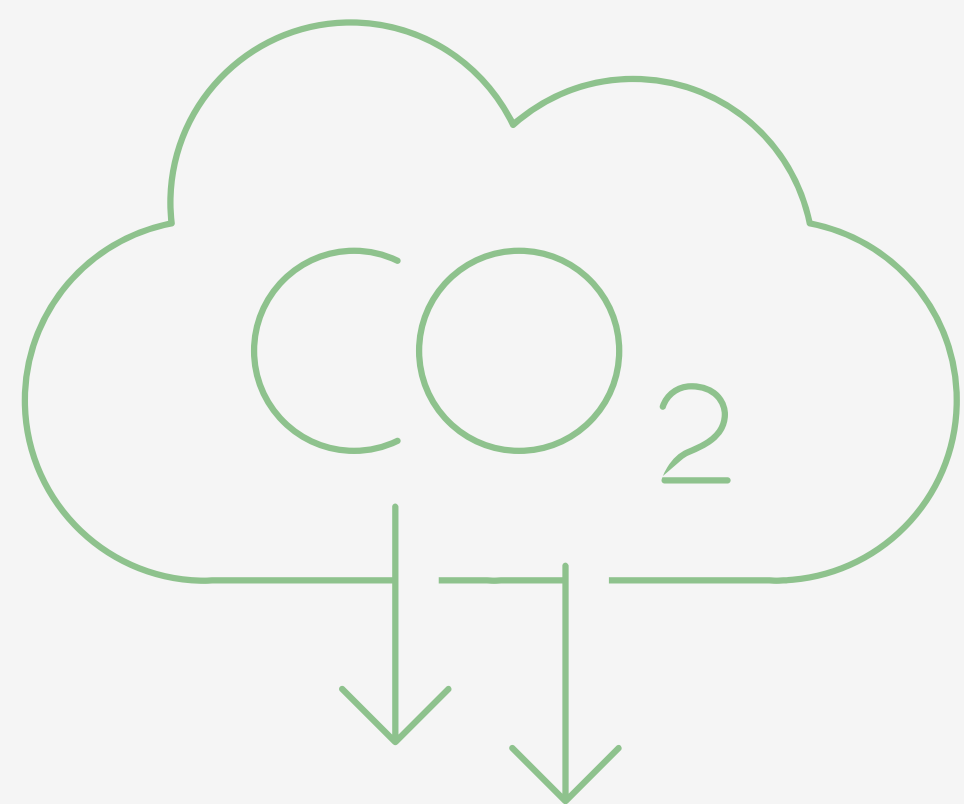
POE lighting capable; LED lighting used for all base building lighting to reduce energy loads. **28% more energy efficient than required by NYC energy code.**



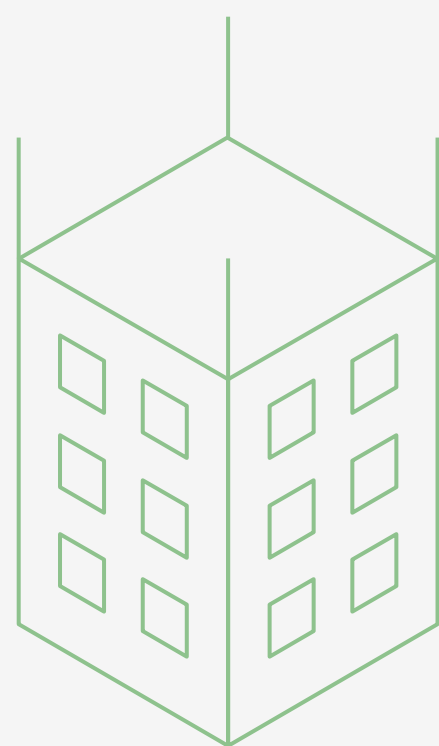
With 11x19 ft window panes, **75% of all regularly occupied floor areas will have access to outdoor light and views.**



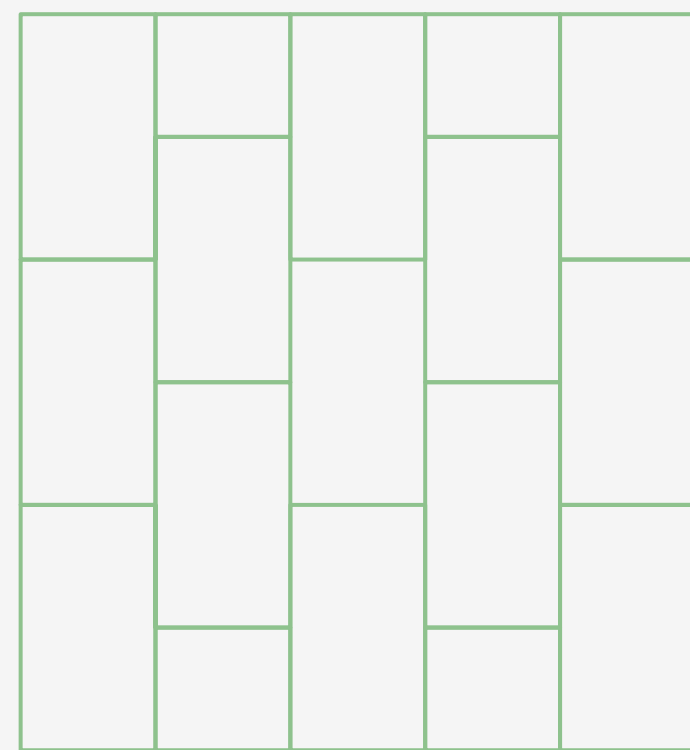
75% of construction waste will be **recycled**.



The renovated building will reduce operating **carbon emissions by 54%.**



Re-using the building structure in lieu of demolishing and building new saved over **17,000 metric tons of embedded carbon.**

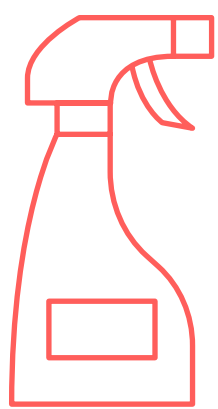


Heat Island reduction with use of high albedo roofing and pavers.

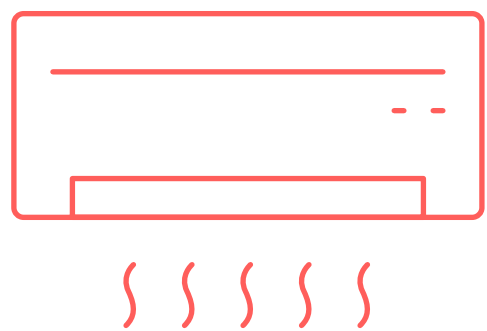


Green housekeeping and pest control.

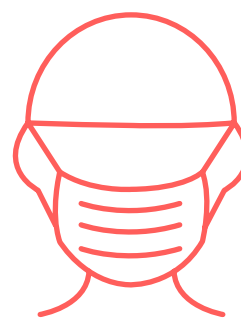
The clear choice
for *wellness*



Increased Cleaning
Frequencies

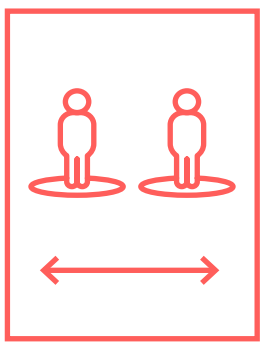


Top of the Line Air Filtration
& HVAC Systems



Required Personal
Protective Equipment

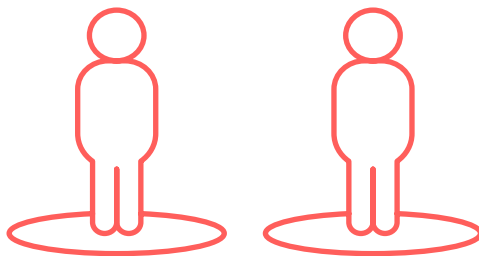
In keeping with Brookfield Properties’ commitment to provide outstanding customer service to our tenants and building visitors, we have implemented portfolio-wide wellness and safety measures in accordance with CDC guidelines.



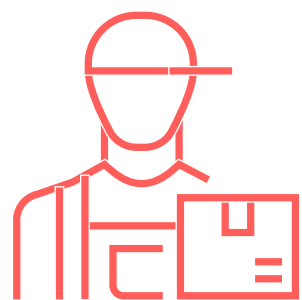
Social Distancing
Directional Signage



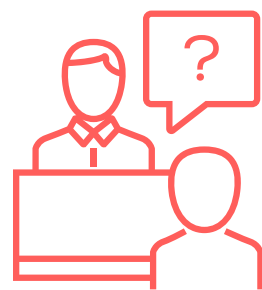
Carbon Health Program



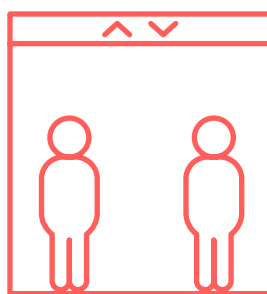
Contactless Entry



Mandatory Temperature
Reading Stations



Enhanced Bike Storage



Elevator Occupancy Limits

PLACE



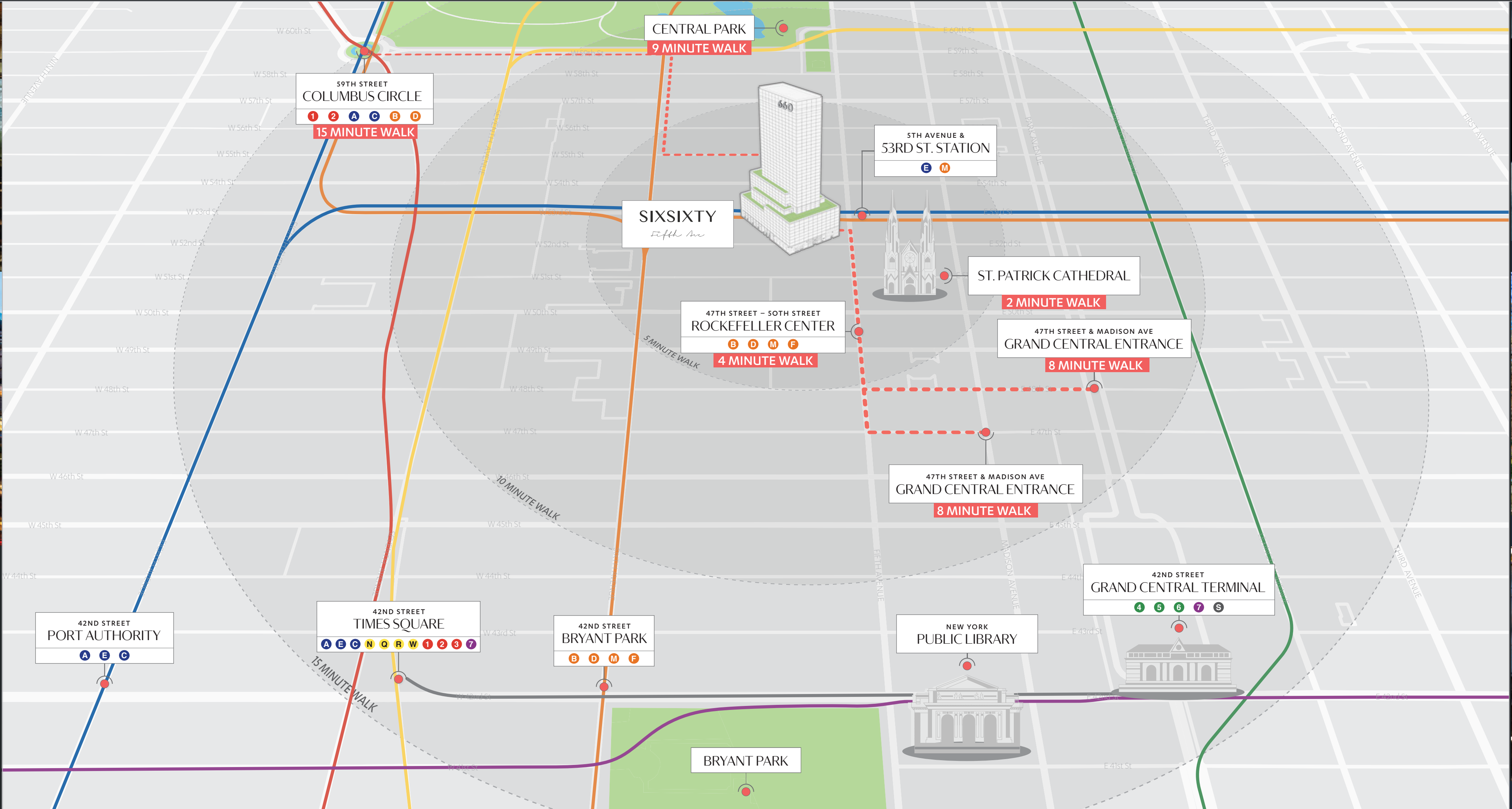
Where the best convene

Here, art and architecture collide,
creating an energy unlike anywhere else
in the world. SixSixty has long stood in
Manhattan's most sought-after location.
Now it's Manhattan's most state-of-the-
art workspace for innovative companies.



A location that needs no introduction

- > In-building subway entrance
- > 9 minute walk to Central Park
- > 8 minute walk to Grand Central



Central Park at your doorstep

The famous park provides botanicals, sculptures and lake side views - yet another setting for thinking in clarity.



Good taste comes in many forms

Exit SixSixty and within minutes you could be seated at one of several Michelin starred restaurants, whether at The Modern at MoMa, or Aquavit or other favorites like The Polo Bar, 21 Club and Avra.

For when time isn't on your side, high quality quick eateries abound, with popular spots like Dig Inn and Sweetgreen just minutes away.

From fine dining to the most refined drinking establishments, you, your workforce and your clients are never far from the very best.



Modern amenities & world-class experiences

5th Avenue shopping unlike anywhere in the world.

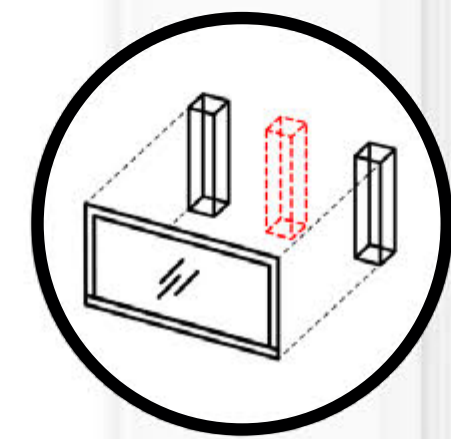




SPECS

Flexible and forward-thinking

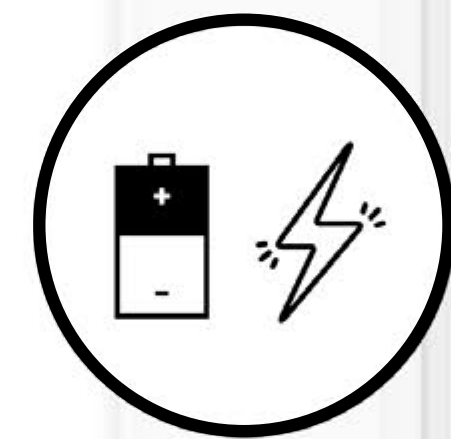
State-of-the-art infrastructure to support forward adaptability, wellness, and superior performance



Efficient Perimeter

1/2

of all perimeter columns removed



Robust Capacity

2X

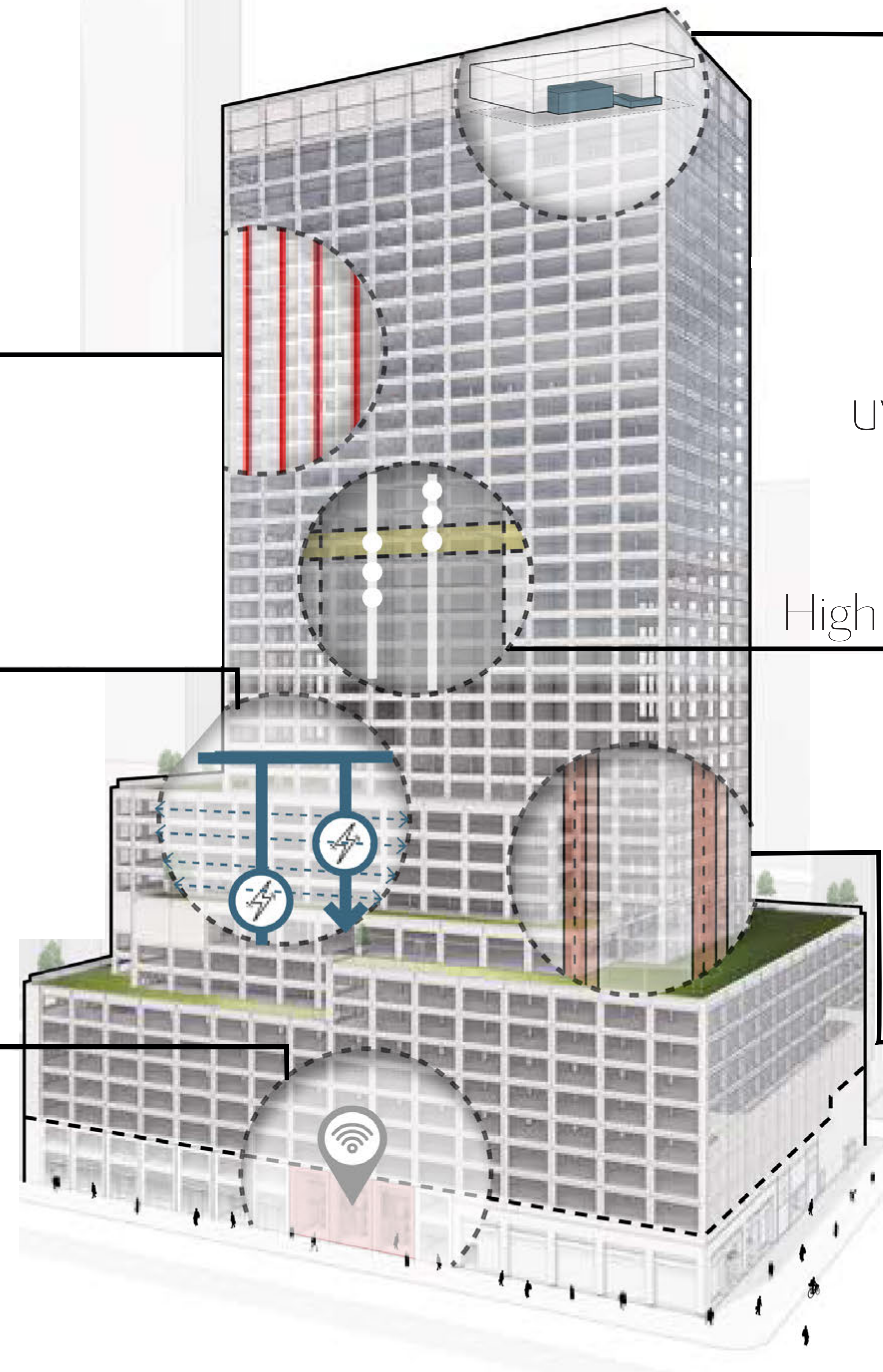
Redundant power for entire building



Contactless Arrival

0

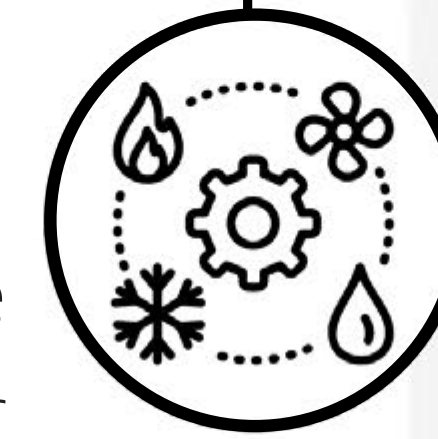
Touchpoints from building entry to tenant suite



Flexible Mech Systems

+28%

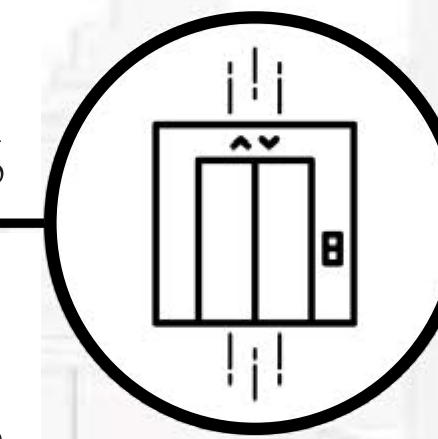
More energy efficient than required
150% more fresh air than required by code
No recirculated air
UV-C lights for sanitization
MERV 15 filtration



High Performance Elevators

+10+

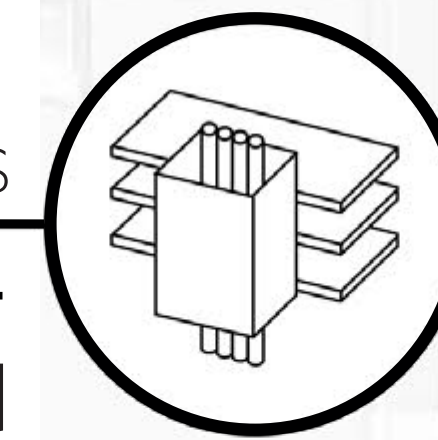
Modernization features



Adaptable Shafts + Risers

4+

Additional dedicated shafts for amenitized spaces



HVAC Flexibility: DOAS vs. AHU

Direct Outdoor Air System (DOAS)

WHAT IT DOES

Ventilates smaller areas of a floor for increased localized control

HOW IT LOOKS

Great for constructing higher finished ceilings that completely conceal the system

WHO IT BENEFITS

- > Financial Service Firms
- > Law Firms
- > Professional Services
- > Client-facing floors

Traditional Air Handling Unit System (AHU)

WHAT IT DOES

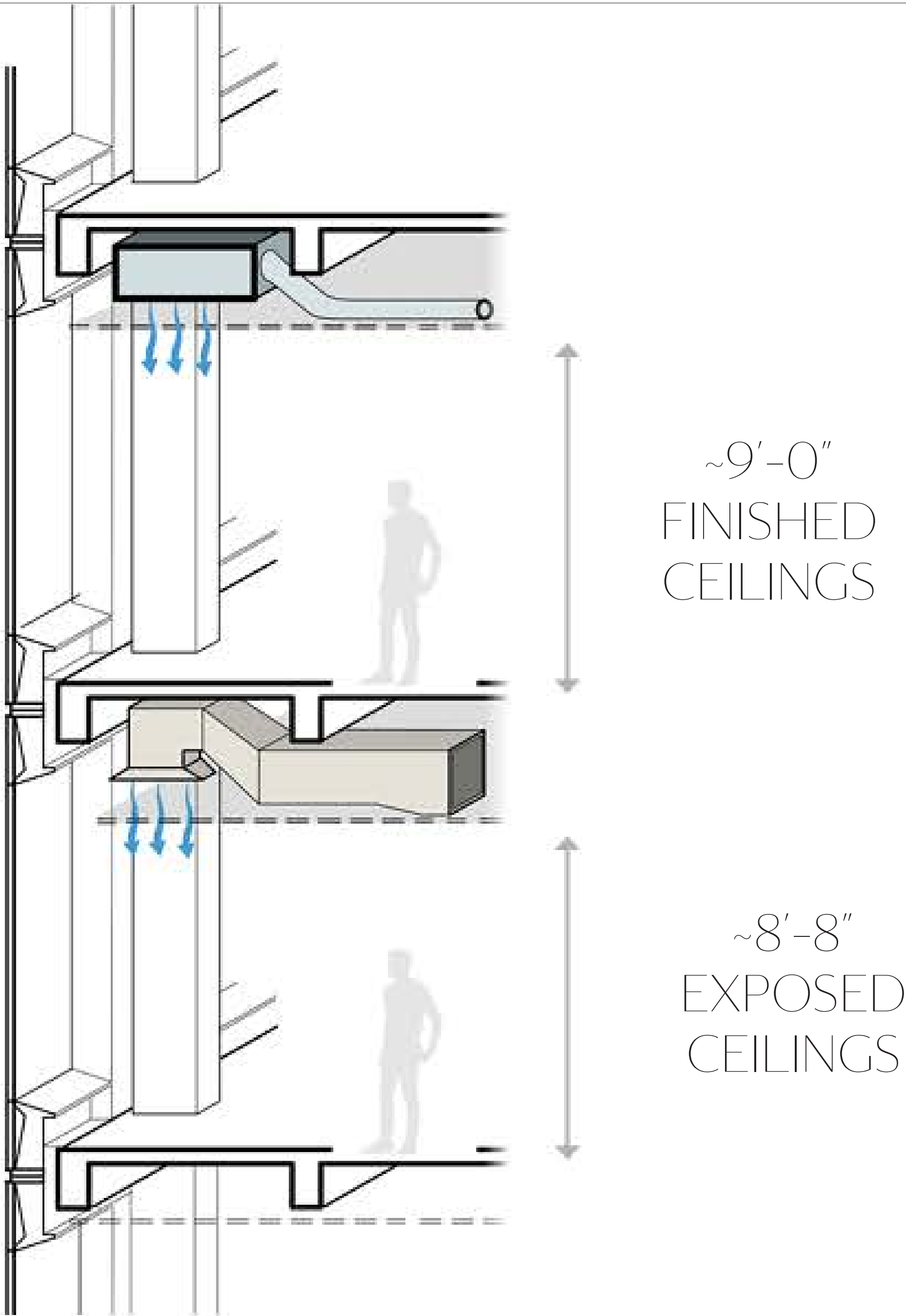
Covers large areas of a floor with flexible locations and fewer control zones

WHAT IT LOOKS

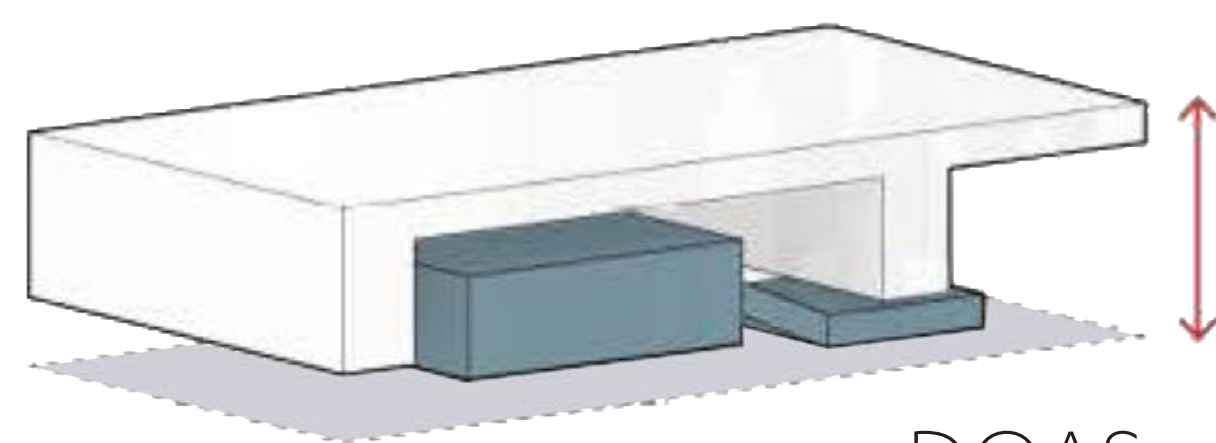
Pairs well with exposed or slatted ceiling designs that reveal the ductwork

WHO IT BENEFITS

- > Tech Companies
- > Media Agencies
- > Professional Services

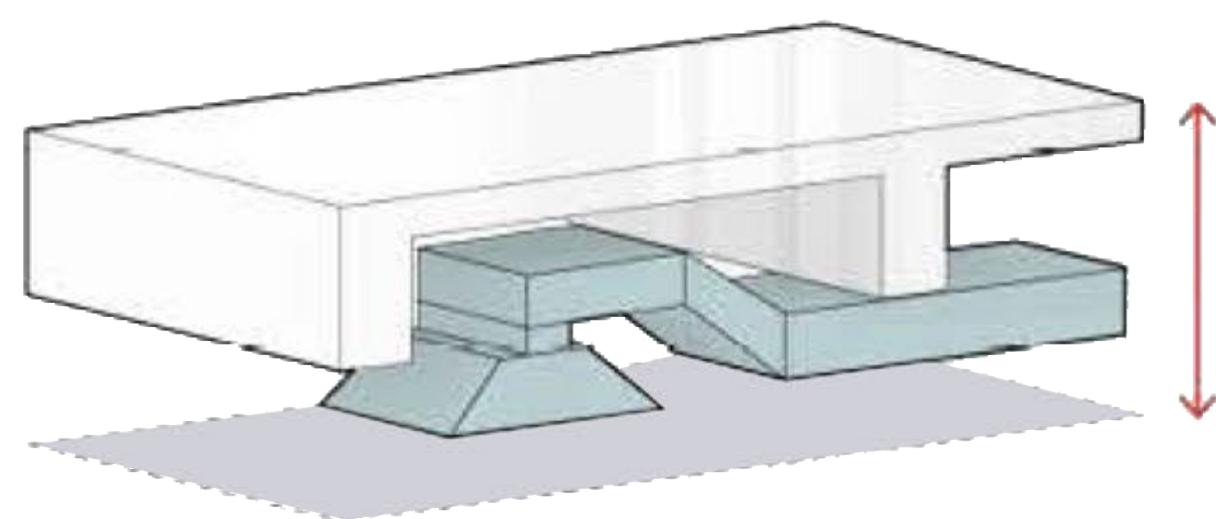


HVAC Flexibility



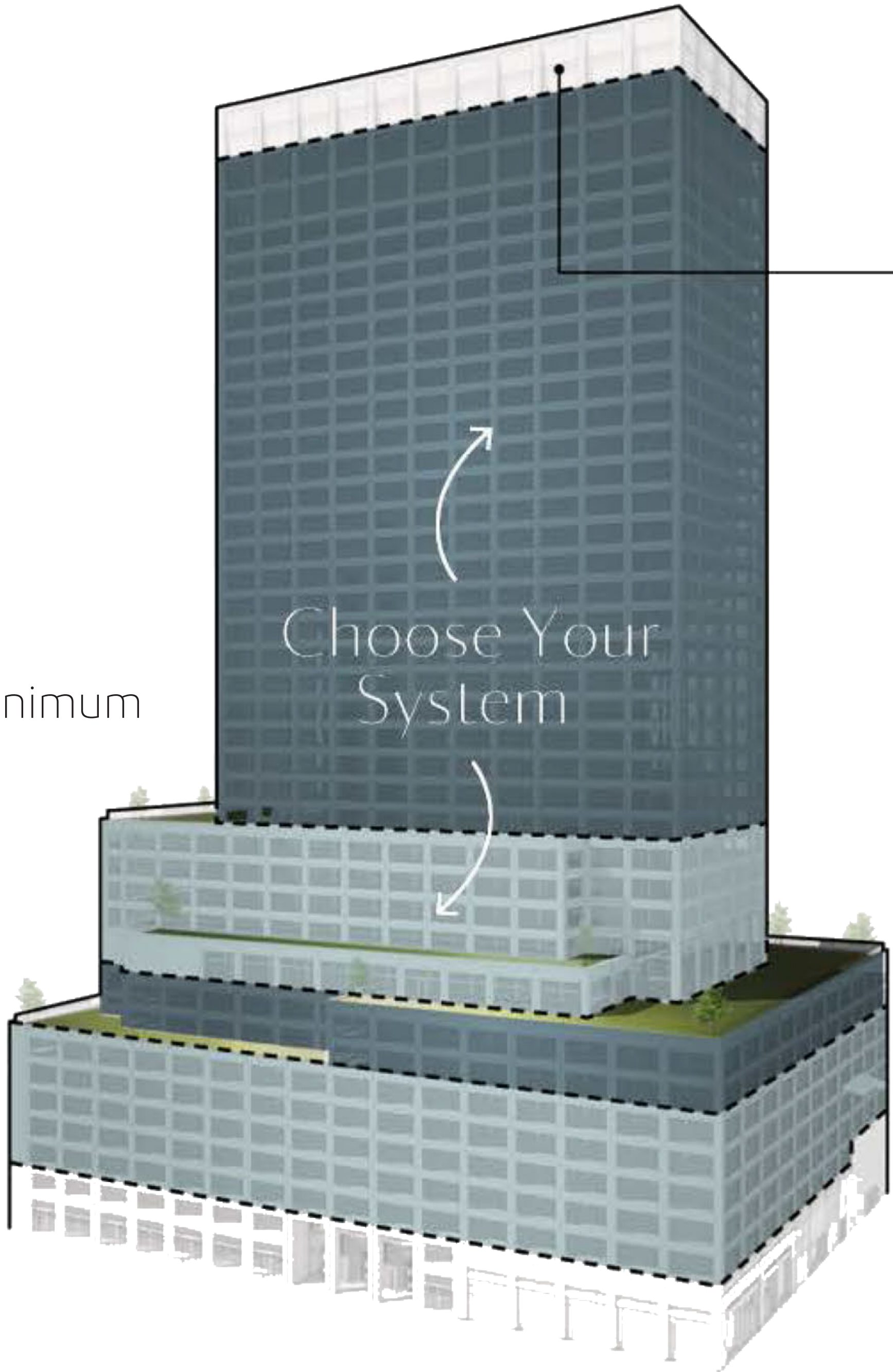
DOAS
System

- > Higher ceilings
- > 30% more ventilation air than code minimum
- > Floor-by-floor control



TRADITIONAL
System

- > Exposed ceilings
- > Flexibility + efficiency



Flexible Mech Systems

+28%

More energy efficient
than required



Choose your own system.

The design of the building's infrastructure will allow for extraordinary flexibility in selecting an HVAC system built for tenant's operational and space requirements. Tenants may choose between an AU or DOAS system.

Brookfield Properties is in the transformation business

Brookfield reimagines and defines skylines around the globe

- > Brookfield Properties develops and operates real estate investments on behalf of Brookfield Asset Management-one of the largest alternative asset managers in the world, with approximately \$550 billion in assets under management.
- > Brookfield’s primary focus is Placemaking, which is how we transform urban vision into enduring value. A multi-disciplinary process that turns the individual attributes of every master plan - location, infrastructure, design and public spaces - into a greater whole: a place that people want to be.
- > Brookfield’s global portfolio encompasses over 500M square feet of commercial space, with 56M square feet of active development and redevelopment projects.

Brookfield Place NY



Manhattan, NY

Greenpoint Landing



Brooklyn, NY

ICD Brookfield Place Dubai



Dubai, UAE

Manhattan West



Manhattan, NY

Wood Warf



London, UK

Canary Wharf



London, UK

Leasing Contacts

Brookfield Properties

Jerry Larkin

M: 212.417.7100
E: Jeremiah.larkin@brookfieldproperties.com

Duncan McCuaig

M: 212.417.7020
E: Duncan.mccuaig@brookfieldproperties.com

Mikael Nahmias

M: 212.417.7032
E: Mikael.nahmias@brookfieldproperties.com



Bruce Mosler

M: 212.841.7900
E: Bruce.mosler@cushwake.com

Josh Kuriloff

M: 212.841.7894
E: Josh.kuriloff@cushwake.com

Robert Lowe

M: 212.841.5974
E: Robert.lowe@cushwake.com

Ethan Silverstein

M: 212.698.2694
E: Ethan.silverstein@cushwake.com

John Santora

M: 212.841.5060
E: John.santora@cushwake.com

Howard Cross

M: 212.841.7960
E: Howard.cross@cushwake.com

Matthias Li

M: 212.841.7712
E: Matthias.li@cushwake.com

Nicholas Dysenchuk

M: 212.841.7739
E: Nicholas.dysenchuk@cushwake.com

SIXSIXTY
Fifth Ave