

10 HUDSON YARDS





Tenants:

New home of Coach, L'Oréal and SAP
Fairway Market at ground level

Size:

52 stories
1.7M SF commercial office tower
85% committed
(260K RSF available)

Amenities and Features:

Direct access to the High Line
Retail connection on 3rd floor
LEED Gold
#7 Subway Station Access
13'-6" Slab-to-Slab heights with floor to ceiling windows

Design:

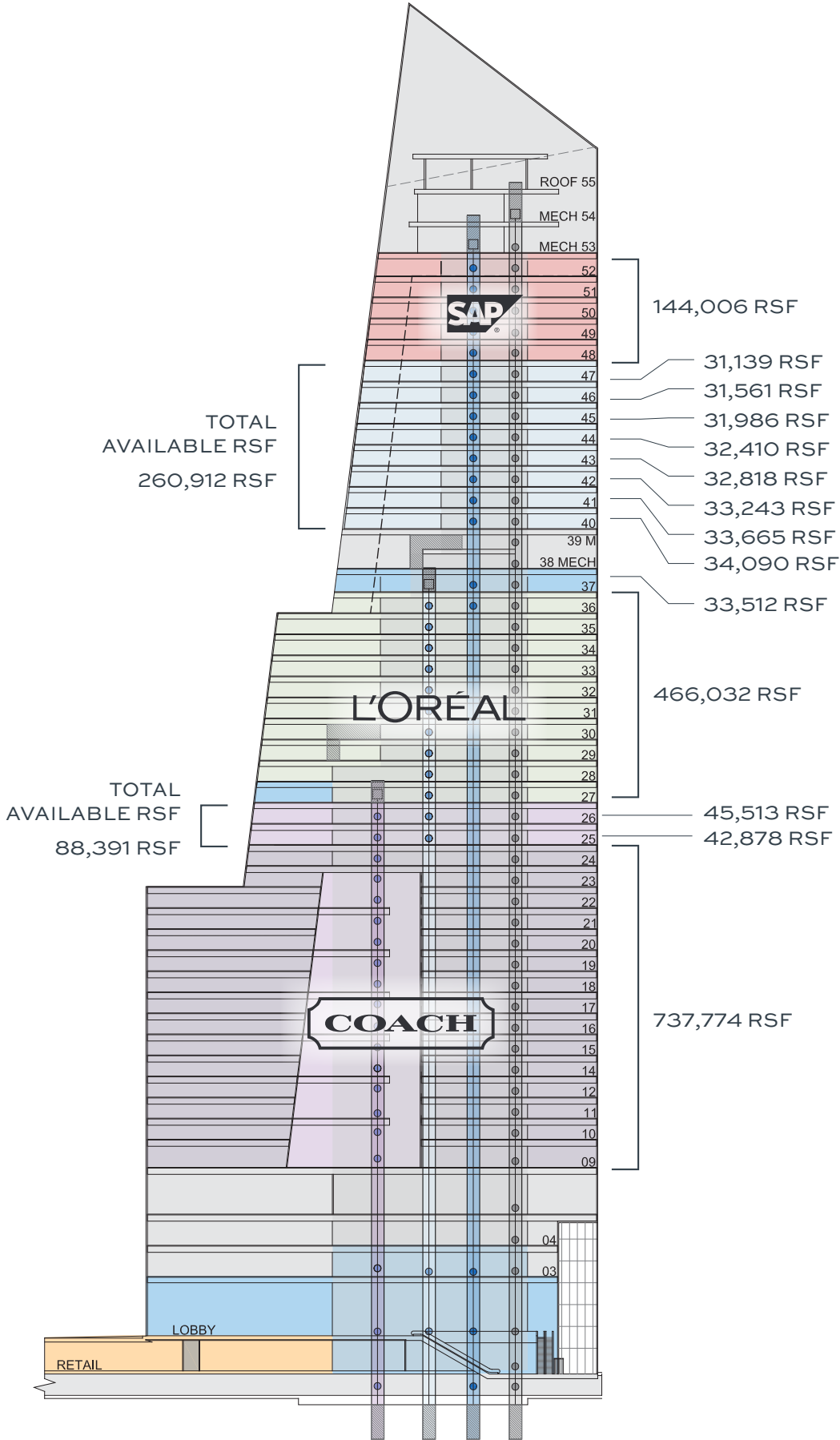
Kohn Pedersen Fox

Tenant Delivery:

2015









10 HUDSON YARDS, VIEWED FROM THE HIGH LINE



PUBLIC PLAZA ENTRANCE AT THE HIGH LINE AND CULTURE SHED



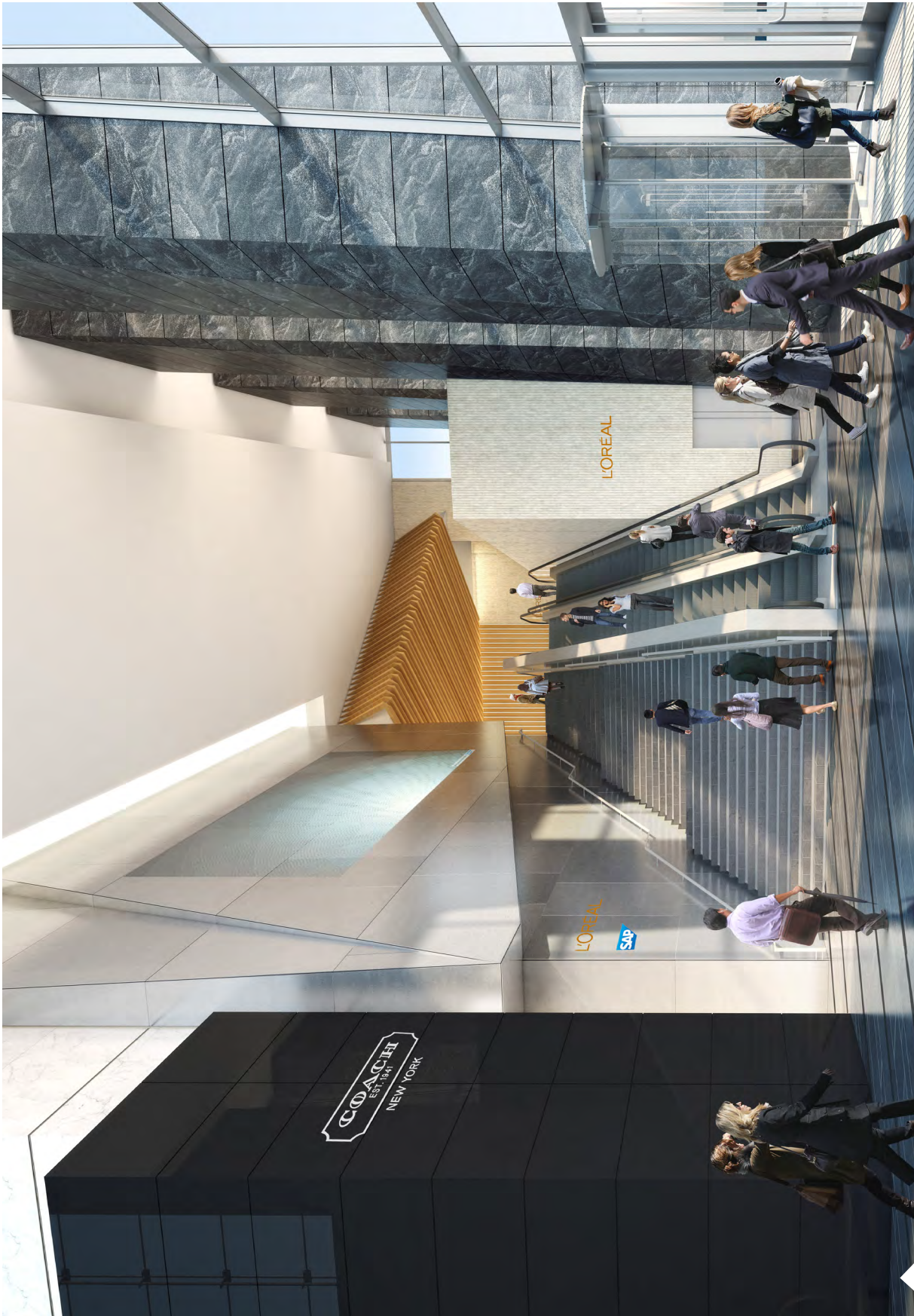
10 HUDSON YARDS, WEST LOBBY ENTRANCE AT THE HIGH LINE



10 HUDSON YARDS, FAIRWAY ENTRANCE ON 30TH ST.



10 HUDSON YARDS, 10TH AVE. ENTRANCE



10 HUDSON YARDS, LOWER LOBBY EAST



10 HUDSON YARDS, WEST LOBBY



10 HUDSON YARDS, UPPER LOBBY



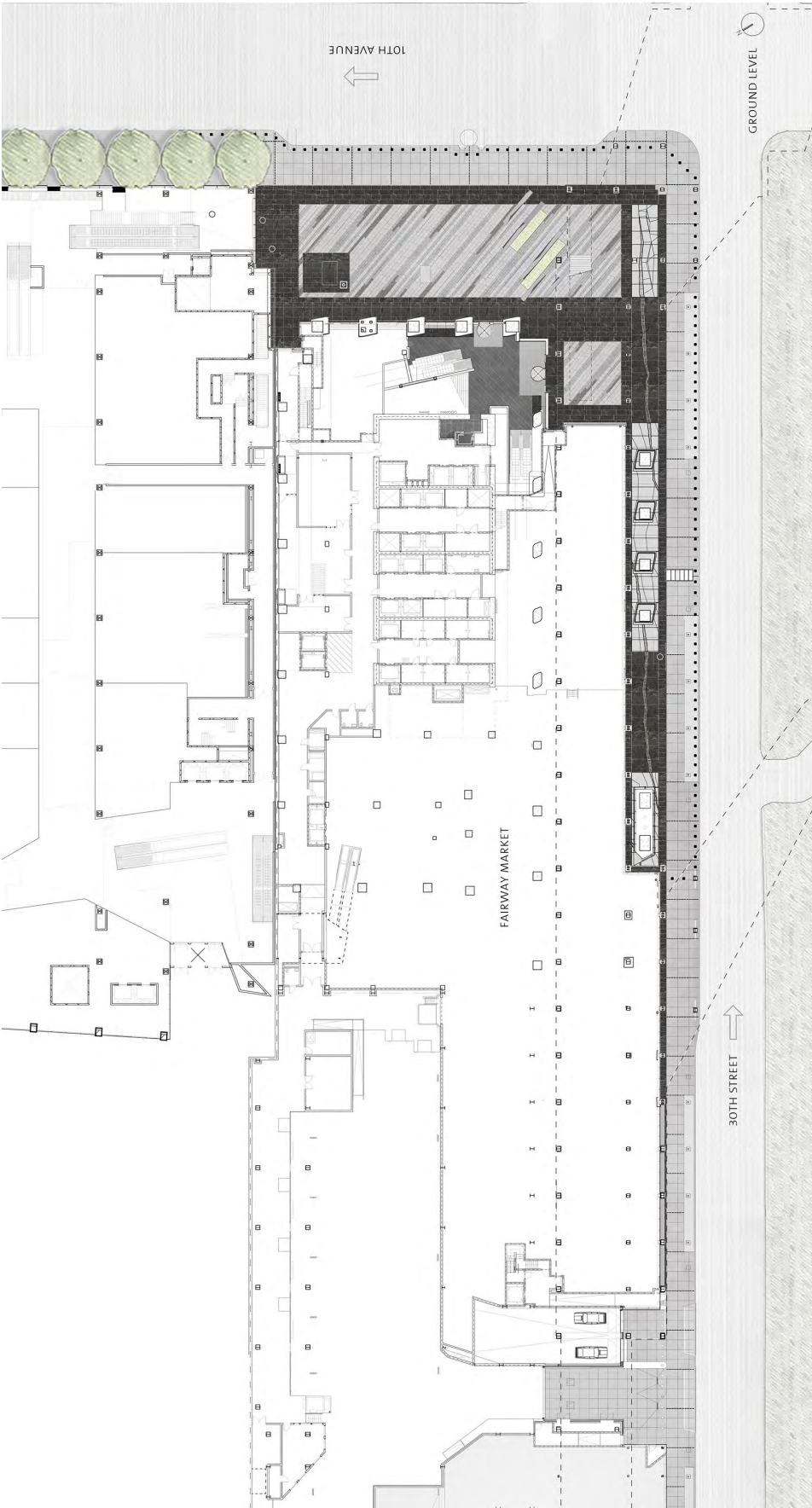
ELEVATOR BANK SECTION

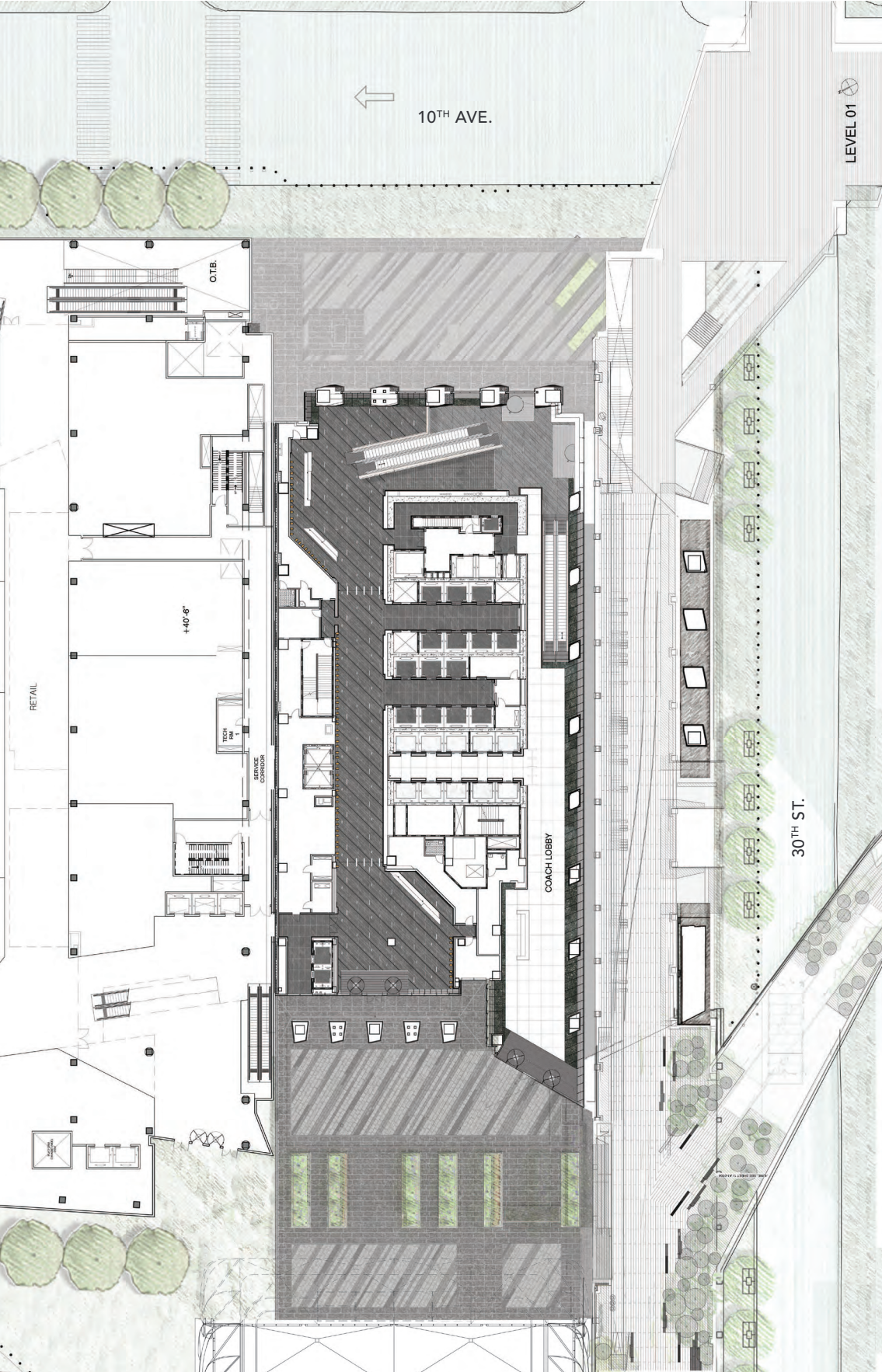


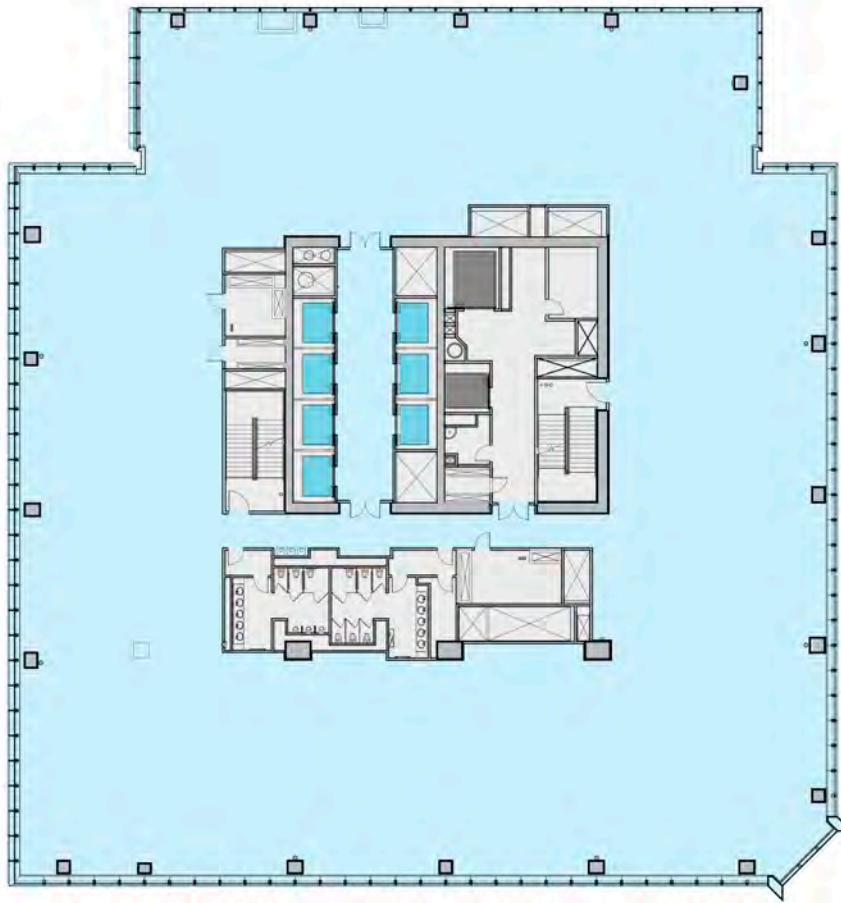
10 HUDSON YARDS, OFFICE INTERIOR, LOOKING SOUTH



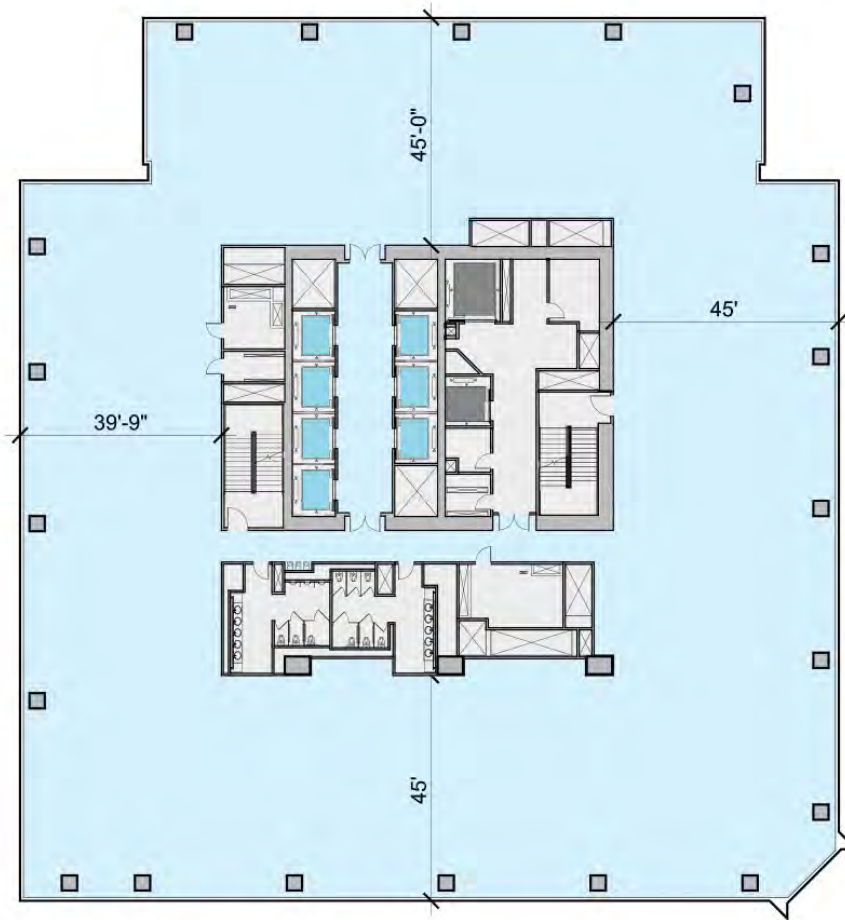
10 HUDSON YARDS, CONFERENCE ROOM INTERIOR, LOOKING NORTH



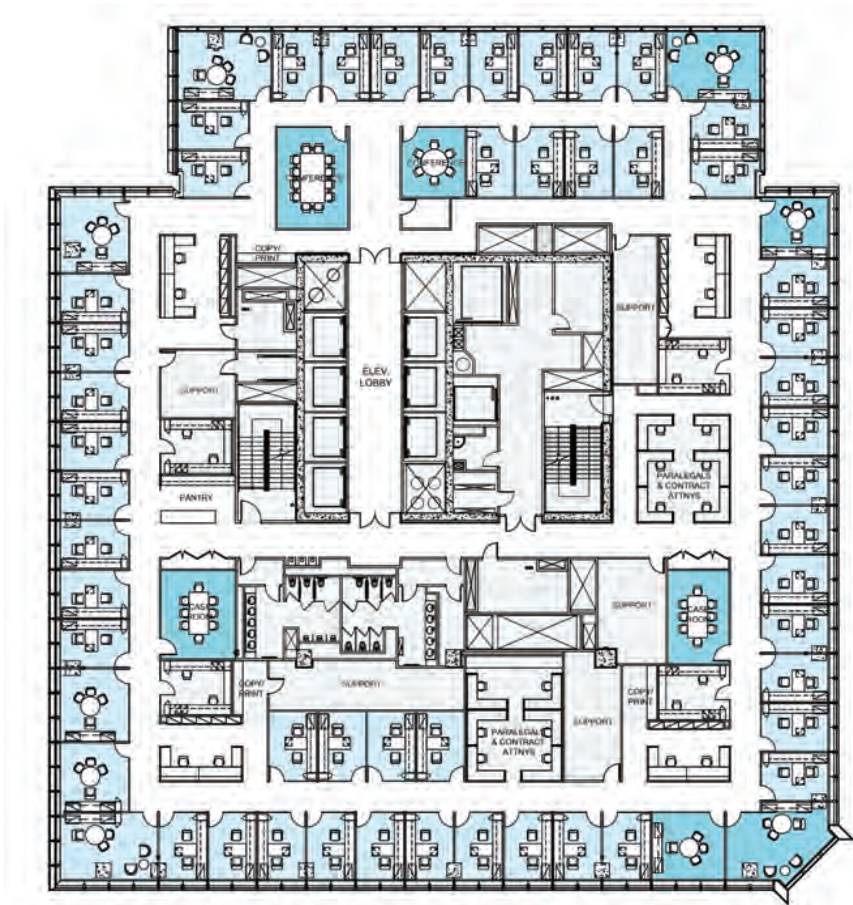




- 34,090 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



- 33,665 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



LAW FIRM LAYOUT
31,139 - 33,512 RSF

	OFFICES	SEATS
Corner Partners (P)	6	6
Partners (P)	3	3
Associates (A)	41	41
Interior Associates (AI)	8	8
Interior Associates (AD)	4	8
Total Attorneys	62	66
Secretarial Seats		8
Partners:Associates		1:6
Conference Seats		34
Conference Seats:Employee		1:2



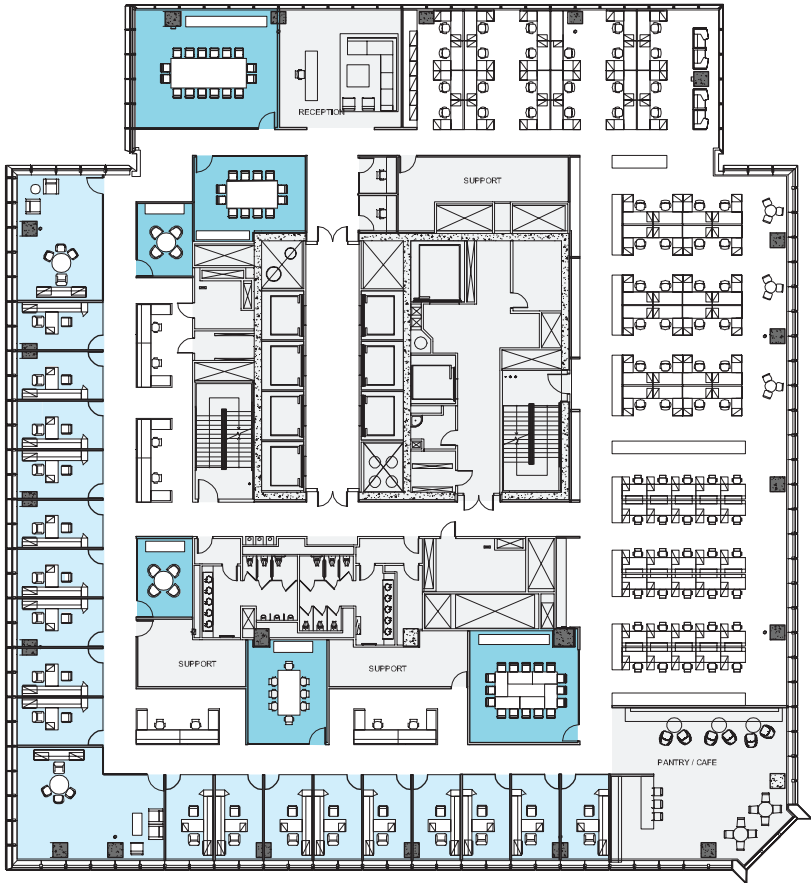
MEDIA / CREATIVE LAYOUT

31,139 - 33,512 RSF

	OFFICES	SEATS
Large Office (300 sf)	2	2
Typical Office (120 sf)	9	9
Workstation (30 sf)	160	160
Total Headcount		171
Conference Seats		64
Collaborative Seats	64 + 58 = 122	
Conference Seats: Employee	1:2.7	
Collaborative Seats:Employee	1:1.4	

156 GSF Per Person

126 NUSF Per Person



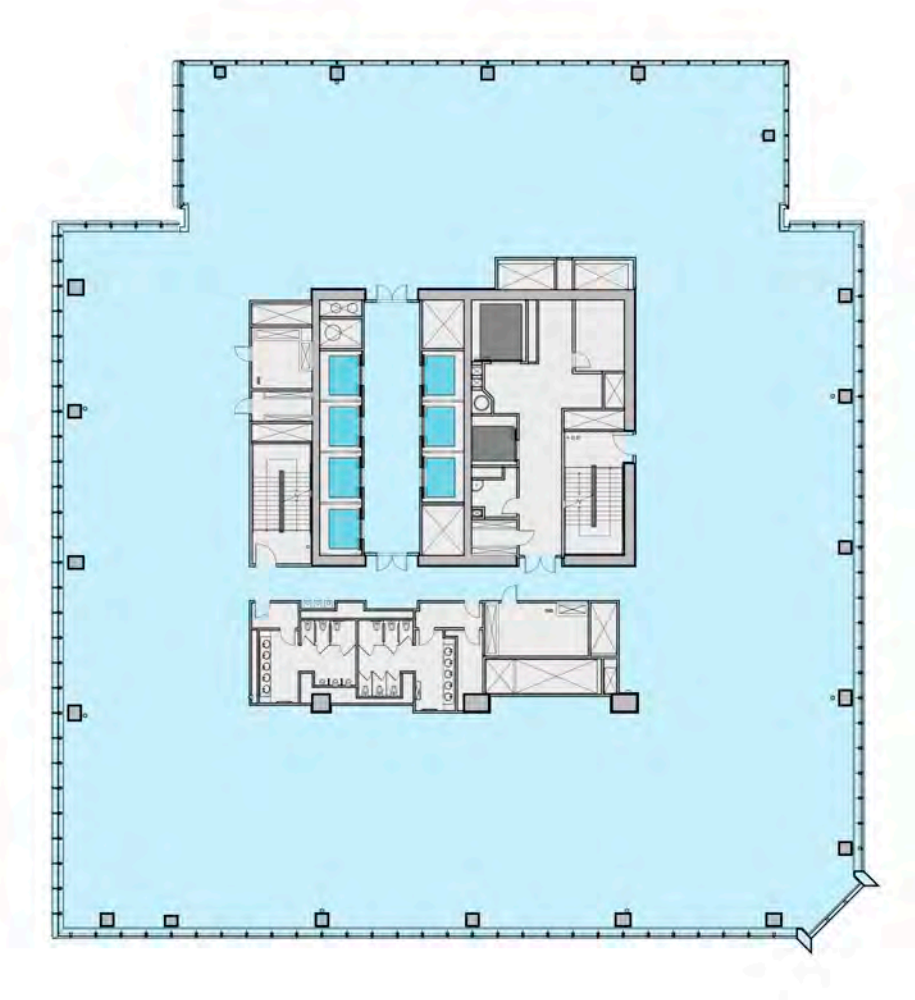
BOUTIQUE FINANCIAL SERVICES
LAYOUT

31,139 - 33,512 RSF

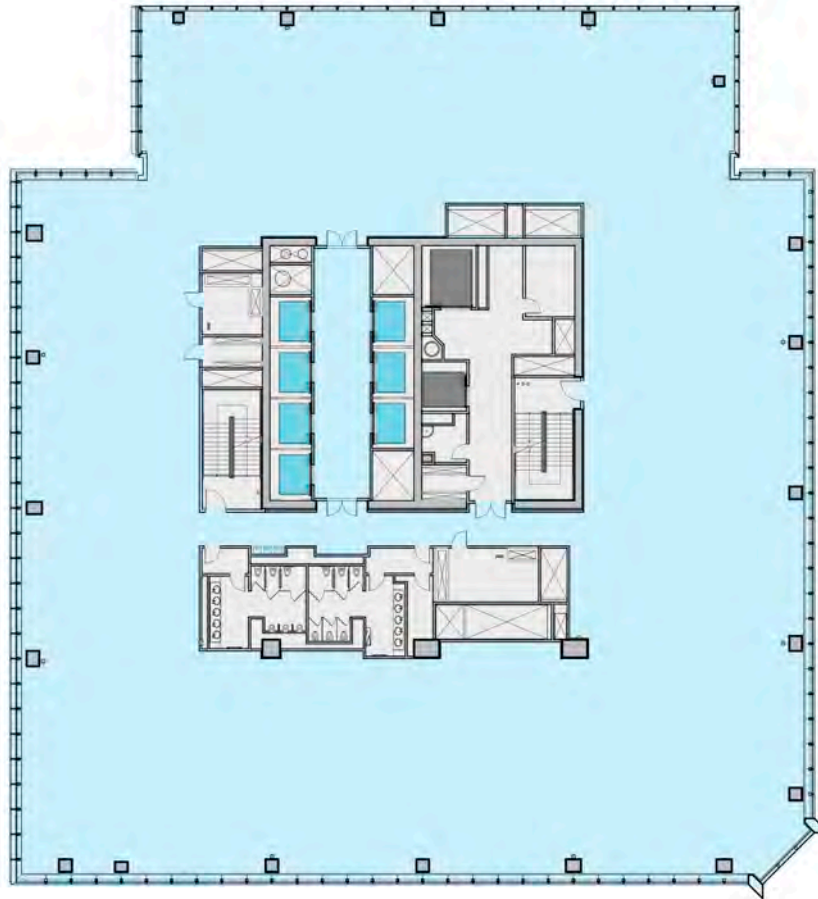
	OFFICES	SEATS
Large Office (430-500 sf)	2	2
Typical Office (250 sf)	13	13
Workstation A (36 sf)	48	48
Workstation B (30 sf)	30	30
Assistants	8	8
Total Headcount		101
Conference Seats		64
Conference Seats: Employee		1:1.58

264 GSF Per Person

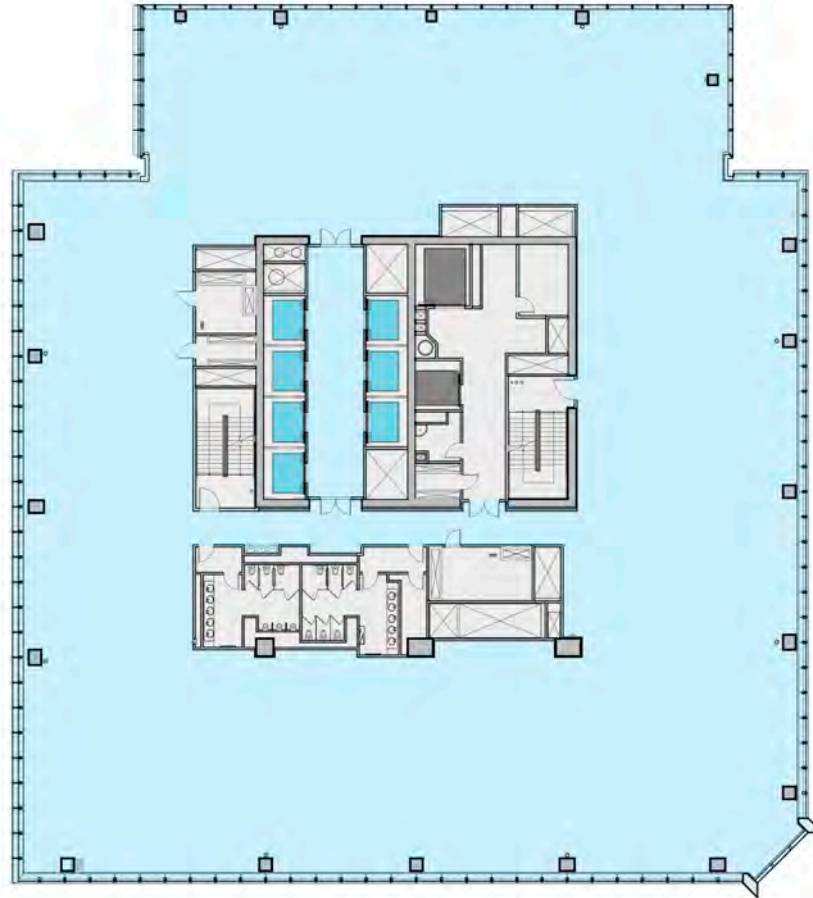
213 NUSF Per Person



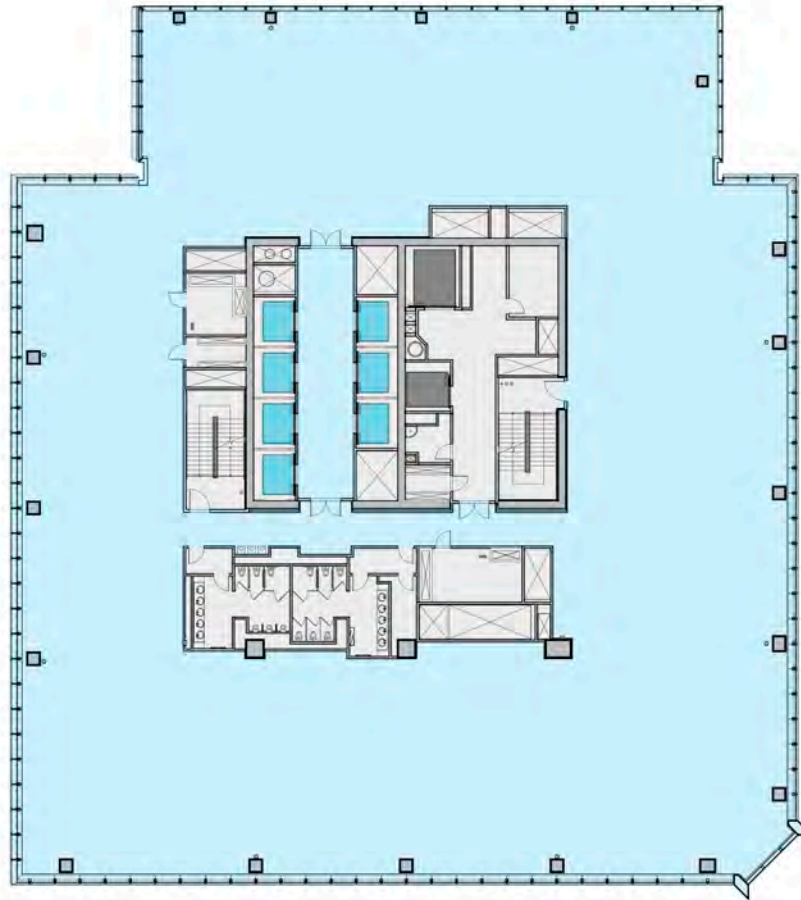
- 33,243 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



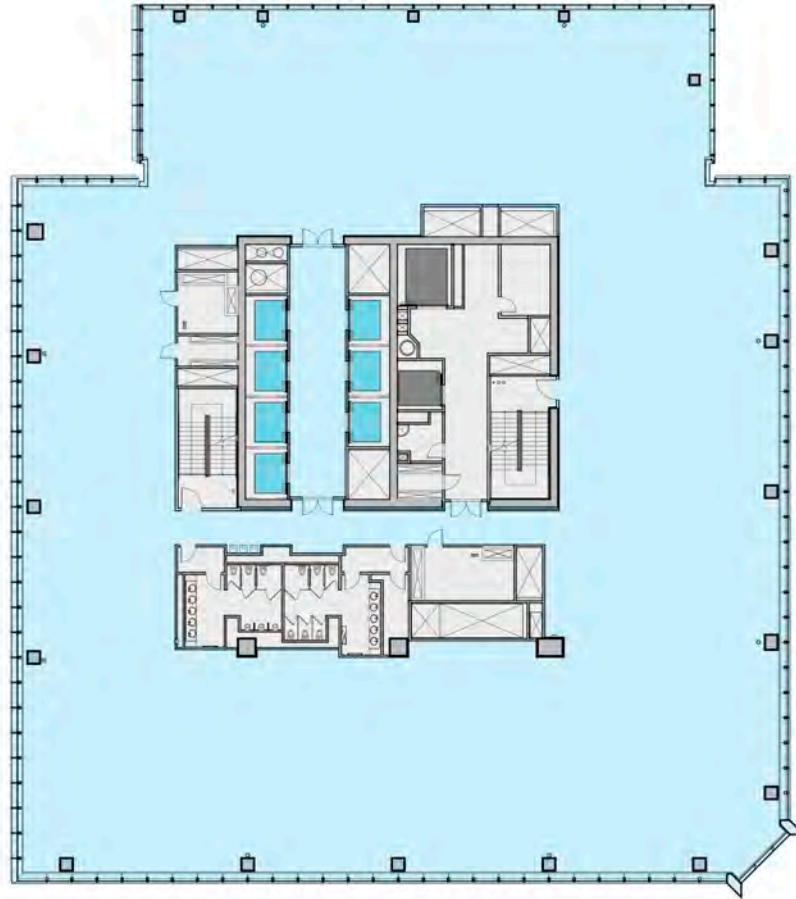
- 32,818 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



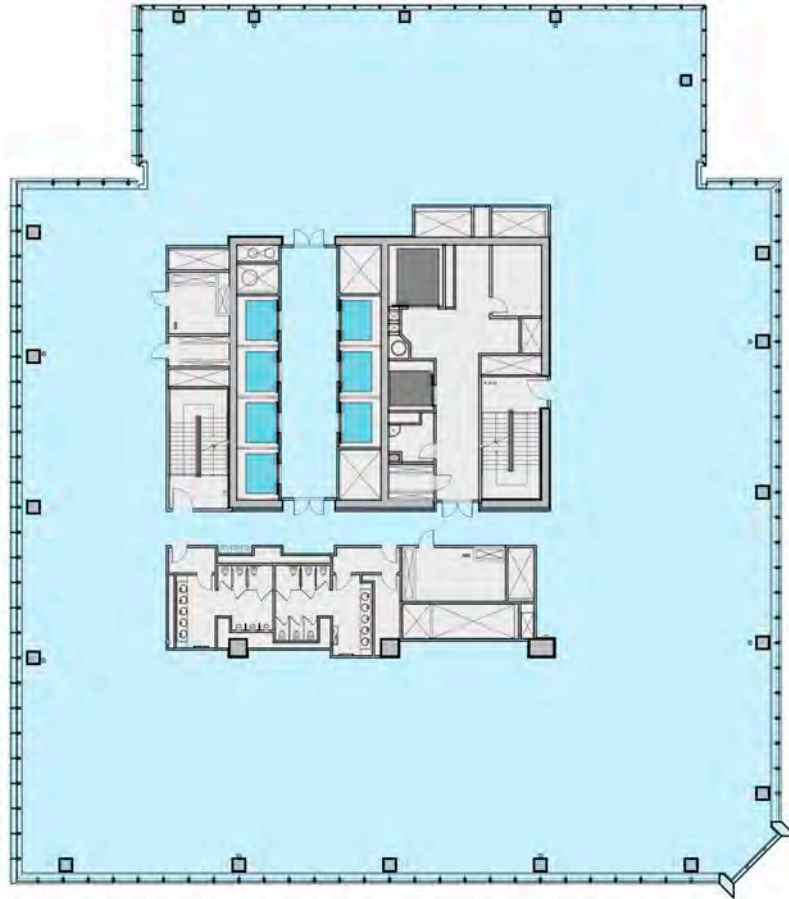
- 32,410 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



- 31,986 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



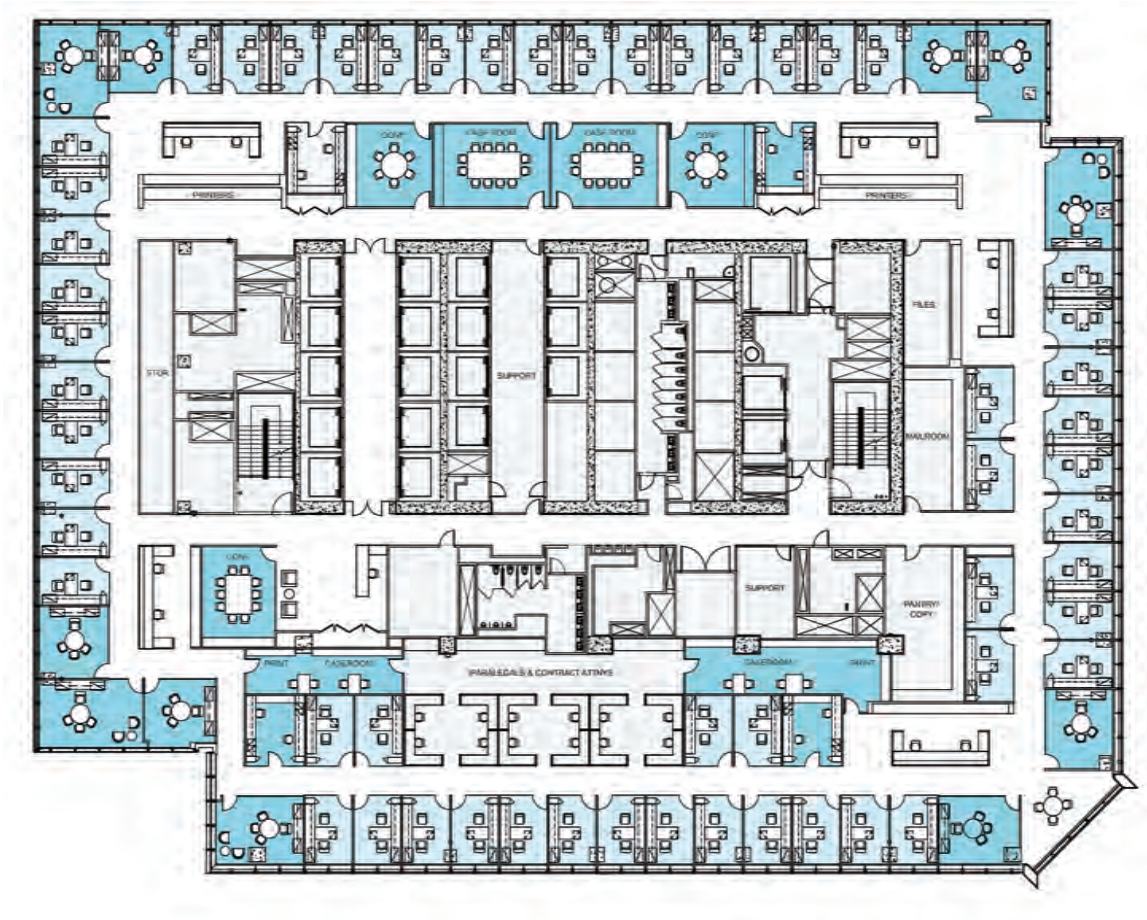
- 31,561 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



- 31,139 RSF
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities

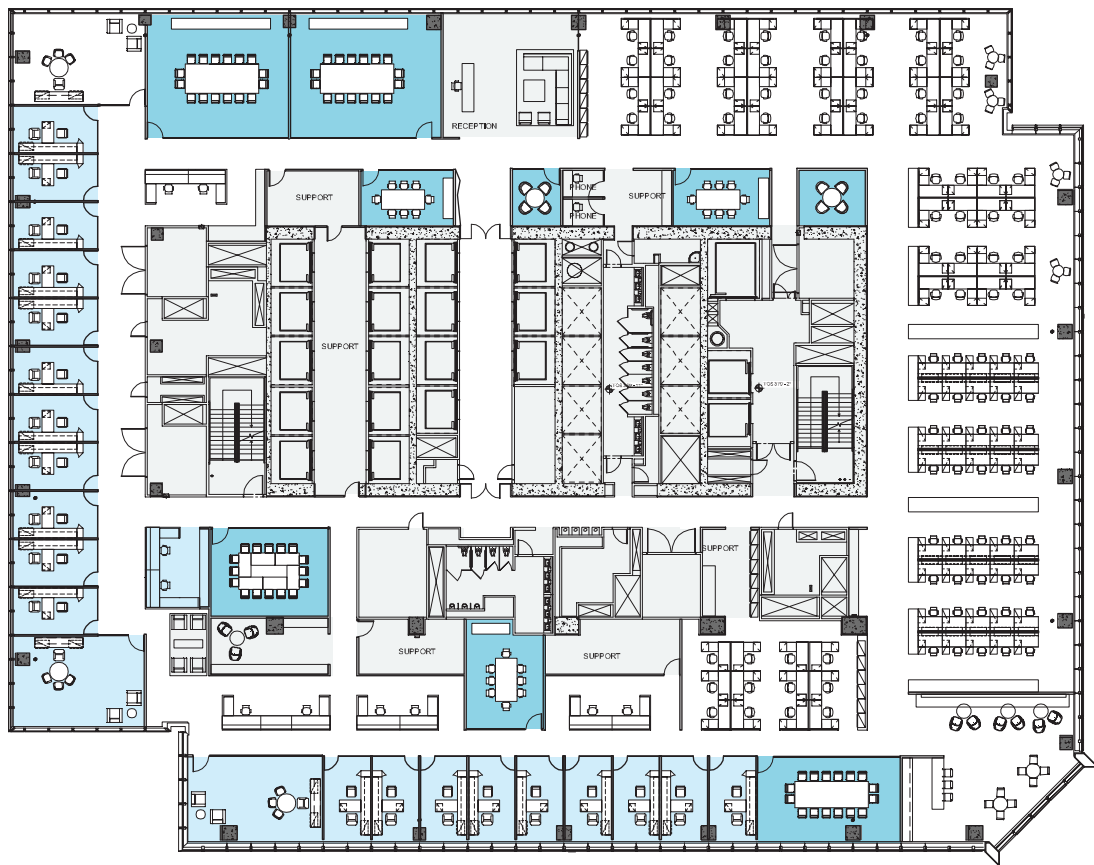


- 42,878 - 45,513 RSF floor plates on available mid-rise floors
- 45' core-to-glass dimension
- Column free lease spans
- Central chiller plant for operating efficiency
- Circulation corridor
- Core planning allows for maximum interior layout flexibility
- Oversized elevator capacities
- Oversized bathroom capacities



LAW FIRM LAYOUT
42,878 - 45,513 RSF

	OFFICES	SEATS
Corner Partners (P)	5	5
Partners (P)	6	6
Associates (A)	47	47
Interior Associates (AI)	8	8
Interior Associates (AD)	4	8
Total Attorneys	70	74
Secretarial Seats		10
Partners:Associates		1:6
Conference Seats		46
Conference Seats:Employee		1:2



BOUTIQUE FINANCIAL SERVICES
LAYOUT

42,878 - 45,513 RSF

	OFFICES	SEATS
Large Office (430-500 sf)	2	2
Typical Office (250 sf)	13	13
Workstation A (36 sf)	60	60
Workstation B (30 sf)	40	40
Assistants	10	10
Total Headcount		125
Conference Seats		104
Conference Seats: Employee		1:1.2

364 GSF Per Person
266 NUSF Per Person

**MEDIA / CREATIVE LAYOUT****42,878 - 45,513 RSF**

	OFFICES	SEATS
Large Office (300 sf)	2	2
Typical Office (120 sf)	16	16
Workstation (30 sf)	224	224

Total Headcount 242

Conference Seats 104

Collaborative Seats 104 + 65 = 169

Conference Seats: Employee 1:2.3

Collaborative Seats:Employee 1:1.4

188 RSF Per Person**137 NUSF Per Person**

AMENITY	NAME	LOCATION	OPEN	INFO
Arts	David Zwirner	533 West 19th Street	Currently	historical figures w/ contemporary artists
Arts	Tanya Bonakdar Gallery	521 West 21st Street	Currently	
Arts	Gagosian Gallery	555 West 24th Street	Currently	20,000 square feet
Arts	Luhring Augustine	531 West 24th Street	Currently	
Arts	Pace Gallery	515 West 24th Street	Currently	Conceptual, philosophical, daring
Arts	Matthew Marks Gallery	523 West 24th Street	Currently	
Arts	Paul Kasmin Gallery	293 10th Avenue	Currently	
Arts	Sean Kelly Gallery	528 West 29th Street	Currently	installation and performance
Arts	Cheim & Read	547 West 25th Street	Currently	established contemporary artists
Arts	David Nolan New York	527 West 29th Street	Currently	
Arts	Cristin Tierney	546 West 29th Street	Currently	
Arts	Martos Gallery	540 West 29th Street	Currently	
Arts	Skylight Gallery NYC	538 West 29th Street	Currently	
Arts	Fred Torres Gallery	505 West 28th Street	Currently	Art Gallery and Venue
Arts	Nancy Hoffman Gallery	520 West 27th Street	Currently	
Arts	James Cohen Gallery	533 West 26th Street	Currently	
Arts	Lehmann Maupin	540 West 26th Street	Currently	
Arts	Mitchell-Innes & Nash	534 West 26th Street	Currently	
Arts	Robert Miller Gallery	524 West 26th Street	Currently	
Arts	Black & White	636 West 28th Street	Currently	Gallery and Project Space
Arts	Schroeder Romero	526 West 26th Street, Suite 311	Currently	
Arts	Derek Eller Gallery	615 West 27th Street	Currently	
Arts	Wallspace	619 West 27th Street	Currently	
Arts	Foxy Production	623 West 27th Street	Currently	
Arts	Jeff Bailey Gallery	625 West 27th Street	Currently	
Arts	Freight + Volume	530 West 24th Street	Currently	
Arts	Barry Friedman, Ltd.	515 West 26th Street	Currently	
Arts	Andrea Rosen Gallery	525 West 24th Street	Currently	
Arts	Lyons Wier Gallery	542 West 24th Street	Currently	contemporary artists
Arts	Fredericks & Freiser	536 West 24th Street	Currently	
Arts	Andrea Meislin Gallery	534 West 24th Street	Currently	
Arts	Unix Gallery	532 West 24th Street	Currently	contemporary
Arts	Demisch Danat	542 West 22nd Street	Currently	
Arts	CRG Gallery	548 West 22nd Street	Currently	
Arts	Zach Feuer	548 West 22nd Street	Currently	
Arts	Chelsea Art Museum	556 West 22nd Street	Currently	
Arts	Culture Shed	30th St. and 11th Ave.	2017	arts, large-scale installation, events, theater
Arts	RePopRoom	West 29th Street, Floors 2&3	Currently	gallery, retail, pop-up shops, showroom, event space
ATM	Chase ATM	460 8th Avenue	Currently	
Bank	Bank of America	One Penn Plaza East	Currently	
Bank	Capital One	1 Pennsylvania Plaza	Currently	

AMENITY	NAME	LOCATION	OPEN	INFO
Bank	Citibank	201 West 34th Street	Currently	
Bank	PNC Bank	11 Pennsylvania Plaza	Currently	
Café	Savory & Sweet	404 10th Avenue	Currently	Breakfast, lunch, catering
Café	wichcraft	269 11th Avenue	Currently	Breakfast, lunch, catering
Café	wichcraft	601 West 26th Street	Currently	Breakfast, lunch, catering
Café	Café Frame	424 West 33rd Street	Currently	Breakfast, lunch, sushi, catering, delivery
Coffee	Starbucks	450 West 33rd Street	Currently	
Coffee	Starbucks	1 Penn Plaza	Currently	Penn Station Location
Coffee	Café Frame	424 West 33rd Street	Currently	Breakfast, lunch, catering
Coffee	Dunkin' Donuts	316 West 34th Street	Currently	Coffee
Fitness	Equinox	33rd Street and 11th Avenue	2019	Gym
Fitness	NY San Da	247 West 35th Street, 4th Floor	Currently	Kickboxing
Fitness	Cross Fit Hells Kitchen	315 West 36th Street	Currently	CrossFit
Fitness	Yoga to the People	250 West 26th Street	Currently	Yoga
Fitness	Yoga 216	511 West 20th Street	Currently	Yoga
Fitness	Studio 26	250 West 26th Street	Currently	Pilates
Grocery	Hamptons Marketplace	312 11th Avenue	Currently	Grocery, Deli
Grocery	Fairway Market	10 Hudson Yards	2015	Gourmet Grocery
Hotel	Best Western Convention Center Hotel	522 West 38th Street	Currently	Near Javits
Hotel	The Gem Hotel Hudson Yards	449 West 36th Street	Currently	Boutique
Hotel	Hotel Americano	518 West 27th Street	Currently	Boutique
Hotel	35 HY	35 Hudson Yards	2019	
Hotel	Doubletree Hilton	341 West 36th Street	Currently	
Hotel	TRYP Wyndam	345 West 35th Street	Currently	boutique
Hotel	The High Line Hotel	180 10th Avenue	Currently	boutique/historic
Park	The High Line	29th Street near 10th Avenue	Currently	
Park	Chelsea Park	27th-28th Streets, 9th-10th Avenues	Currently	
Park	Hudson River Park	West Side of Lincoln Highway	Currently	
Pharmacy	Duane Reade	460 8th Avenue	Currently	
Pharmacy	Duane Reade	1 Pennsylvania Plaza	Currently	
Post Office	United State Post Office	421 8th Avenue	Currently	
Residential	The Ohm	312 11th Avenue	Currently	luxury rentals
Residential	Abington House on the High Line	29th Street and 10th Avenue	2014	luxury rentals
Residential	15 Hudson Yards	15 Hudson Yards	2017	luxury rentals
Residential	35 Hudson Yards	35 Hudson Yards	2019	high-end luxury condos
Restaurant	Skylight Diner	402 West 34th Street	Currently	Breakfast, lunch, catering; open 24/7
Restaurant	The Restaurants at Hudson Yards	20 Hudson Yards	2017	Fine Dining, Entertaining
Restaurant	Son Cubano	544 W. 27th b/t 10th & 11th Aves	Currently	Cuban Food, Dinner only
Restaurant	Ovest by Luzzo's	513 West 27th	Currently	
Restaurant	Subway	455 West 34th Street #2	Currently	Subs
Restaurant	Mooncake Foods	263 West 30th Street	Currently	Lunch, Dinner, Catering
Restaurant	Hotel Americano	518 West 27th Street	Currently	

AMENITY	NAME	LOCATION	OPEN	INFO
Restaurant	The McKittrick Hotel	530 West 27th Street	Currently	Fine Dining, Theater, Rooftop Bar, Entertaining
Restaurant	Cookshop	156 10th Avenue	Currently	Fine Dining, Cocktails, Brunch
Restaurant	Red Cat	227 10th Avenue	Currently	Fine Dining
Restaurant	Bottino	246 10th Avenue	Currently	Fine Dining, Events, Catering
Restaurant	Trestle on Tenth	242 10th Avenue	Currently	Fine Dining
Resturant	Cloud 9 Diner Restaurant	360 9th Avenue	Currently	Breakfast, lunch, dinner, delivery
Retaurant	Porteno Restaurant	299 10th Avenue	Currently	
Schools	PS 33 Chelsea Prep	281 9th Avenue	Currently	Public School, K-5
Schools	Avenues: The World School	259 10th Avenue	Currently	Private, K-12
Schools	Guardian Angel School	193 Tenth Avenue	Currently	Private, K-8, After School Program

Related / Hudson Yards Properties