

51 ASTOR PLACE



# Final Two Floors Available

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25,401 – 50,802 RSF Opportunity

- In-building amenities include a brand-new state-of-the-art lounge, conference center, fitness center and lockers/showers
- Iconic Maki-designed building with unique light & views in all directions
- Floor-to-ceiling windows with 14' slab height
- Superb access to transportation, talent pools and abundant neighborhood amenities





All Under  
One Roof  
—

# Final Two Floors Available

- Full City Block Building
- 365-Degree Light & Views
- High Ceilings
- Flexible Planning Capability

	FL	RSF	SLAB
50,802 RSF BLOCK AVAILABILITY	9	25,401	14'
	8	25,401	14'

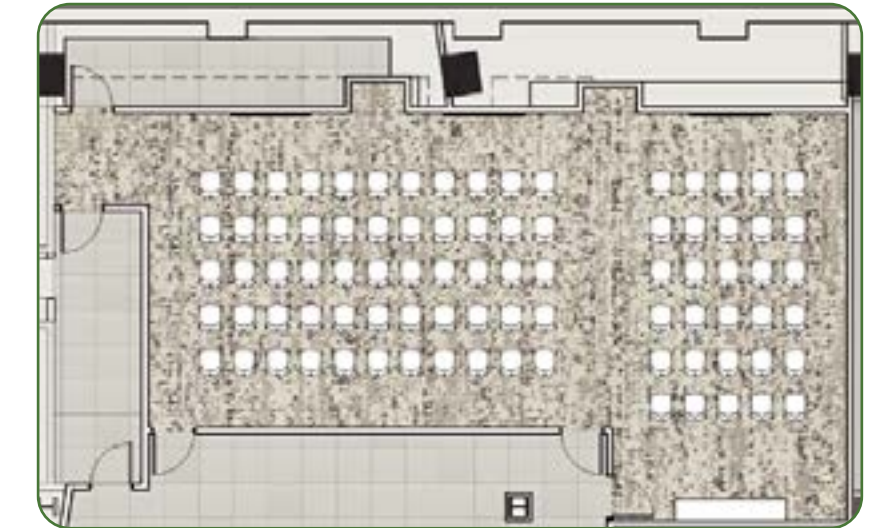
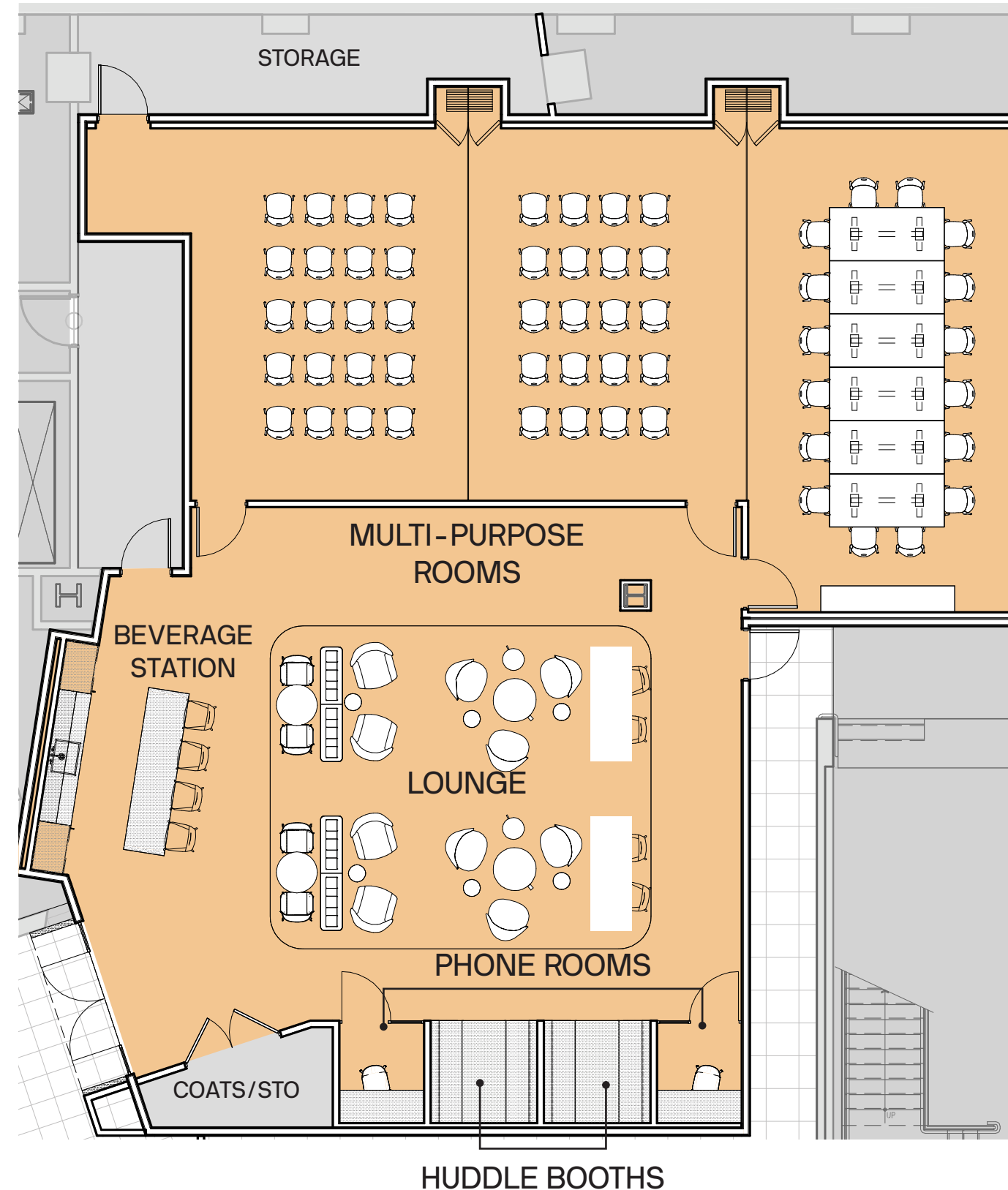


# **EXCLUSIVE TENANT AMENITIES**

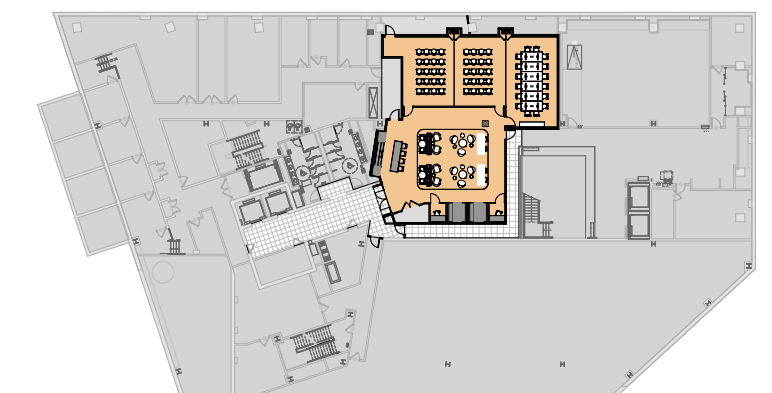


# Conferencing Amenities

The Concourse-level conferencing center features multi-purpose & flexible meeting rooms with an open lounge for tenants to access throughout the day or reserve for larger meetings and events.



MULTI-PURPOSE ROOMS | COMBINED  
85P FULL SEATED CAPACITY



KEY PLAN





# Conferencing Lounge Arrival





# Conferencing Lounge Pantry





# Conferencing Lounge





# Boardroom Layout





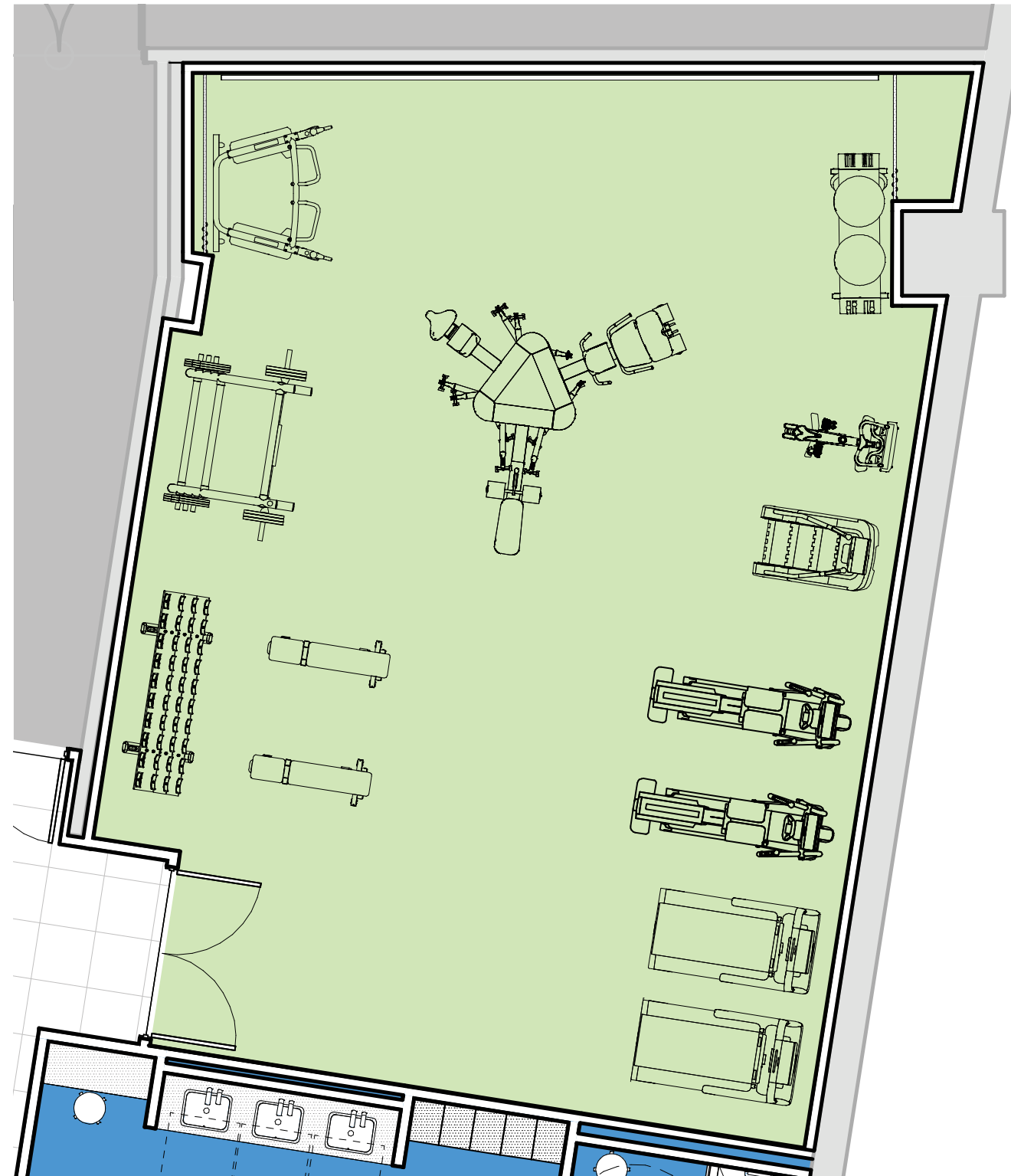
# Town Hall Layout





# Fitness Amenities

The boutique Sub-Concourse fitness center offers high-end equipment and flex space to do yoga or other individual exercises.

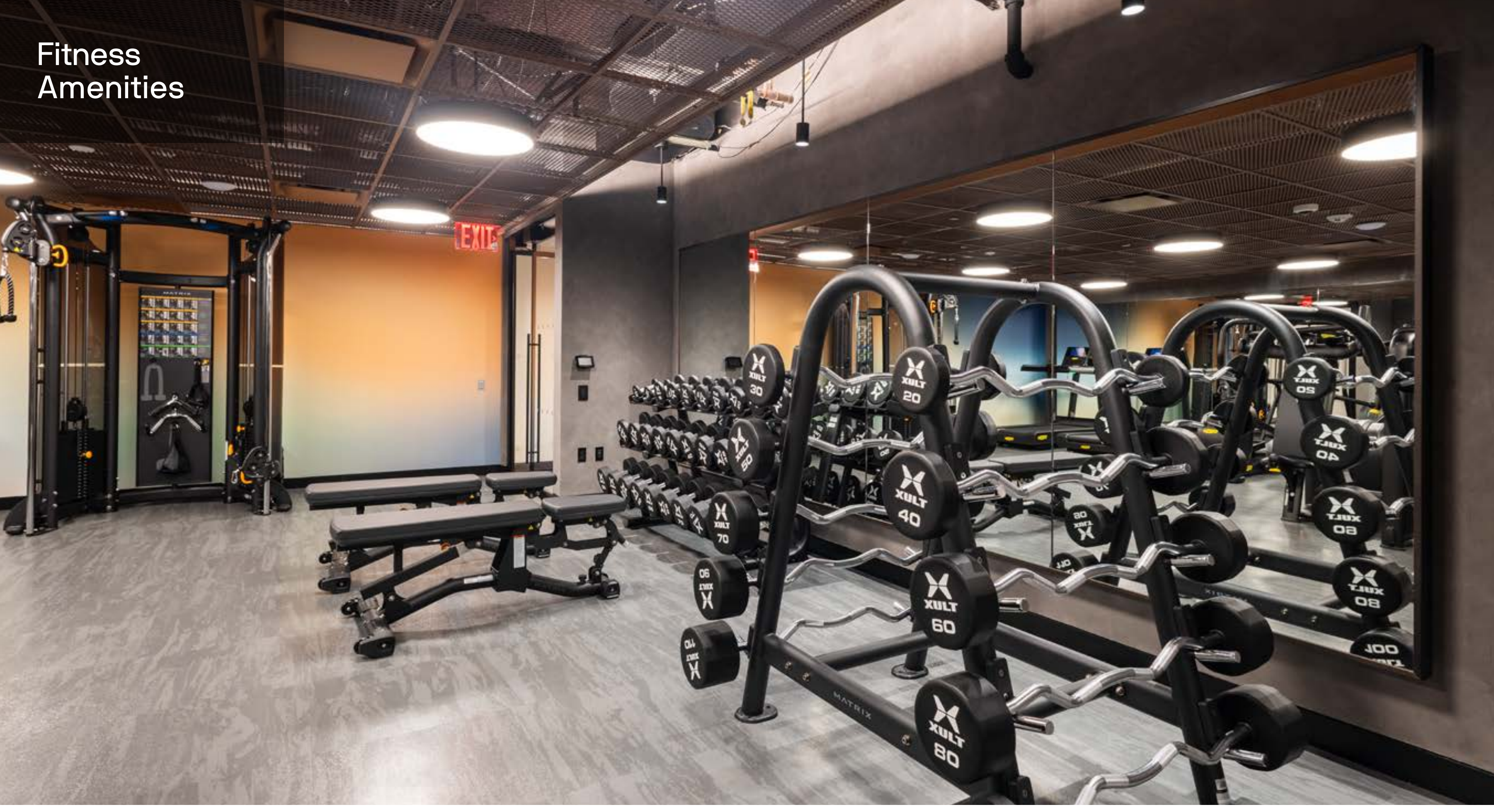


KEY PLAN





# Fitness Amenities





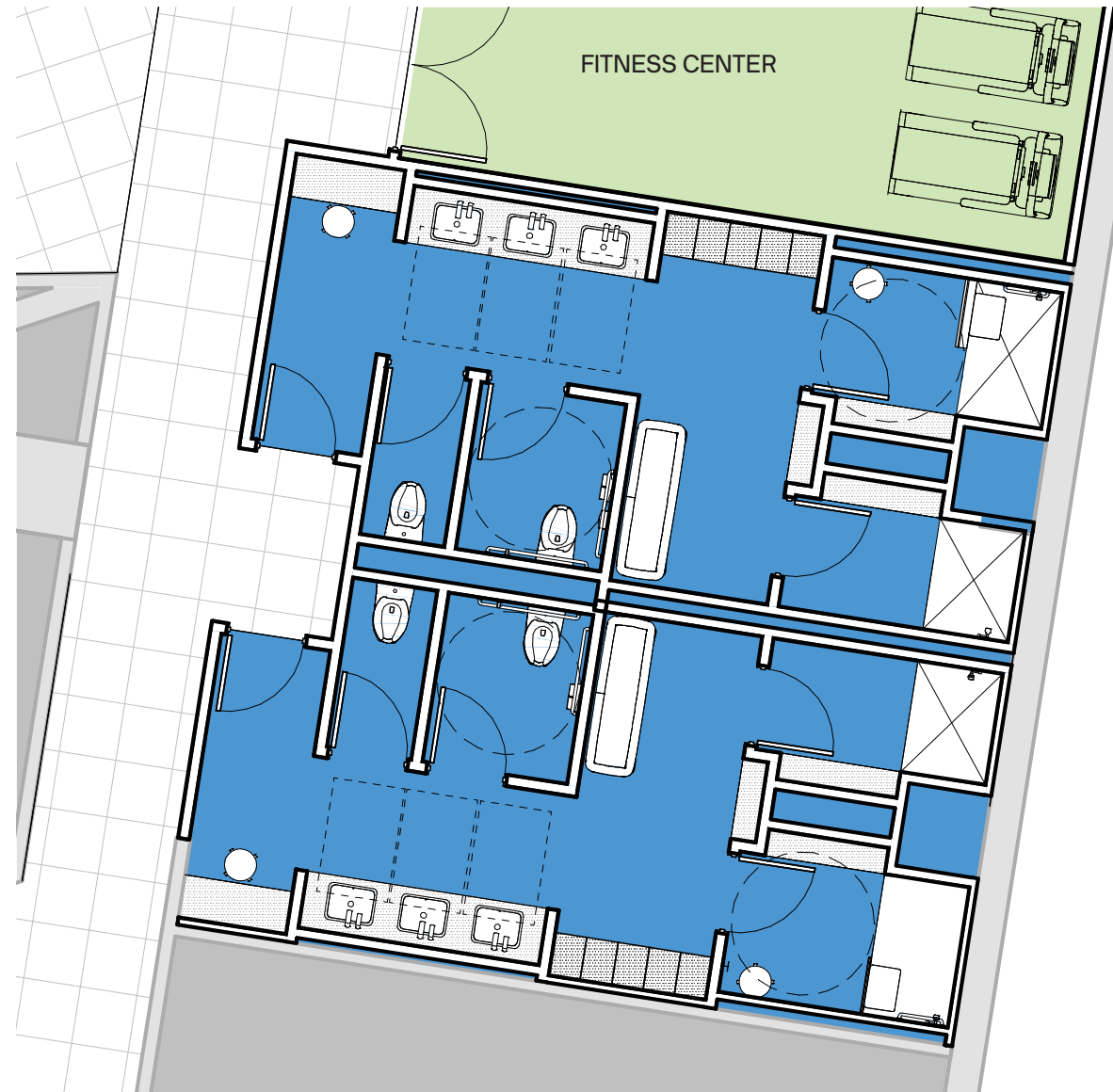
# Fitness Amenities





# Refresh Amenities

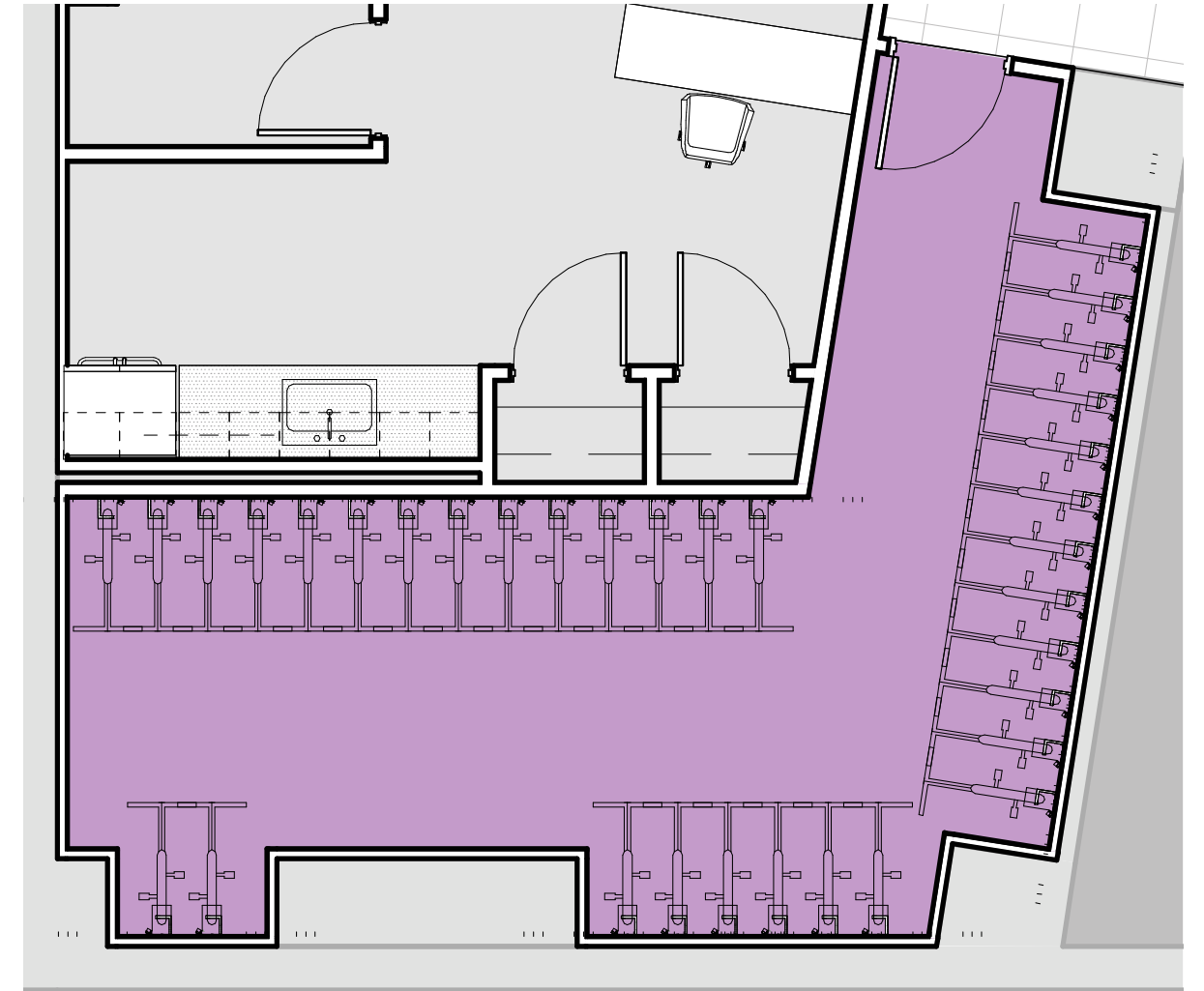
High-end showers and lockers support the fitness center as well as those who bike to work. 51 Astor has ample bike storage available for the mobile commuter.



SHOWERS & LOCKERS



KEY PLAN



BIKE ROOM (34 BIKE RACKS)



KEY PLAN

# Refresh Amenities

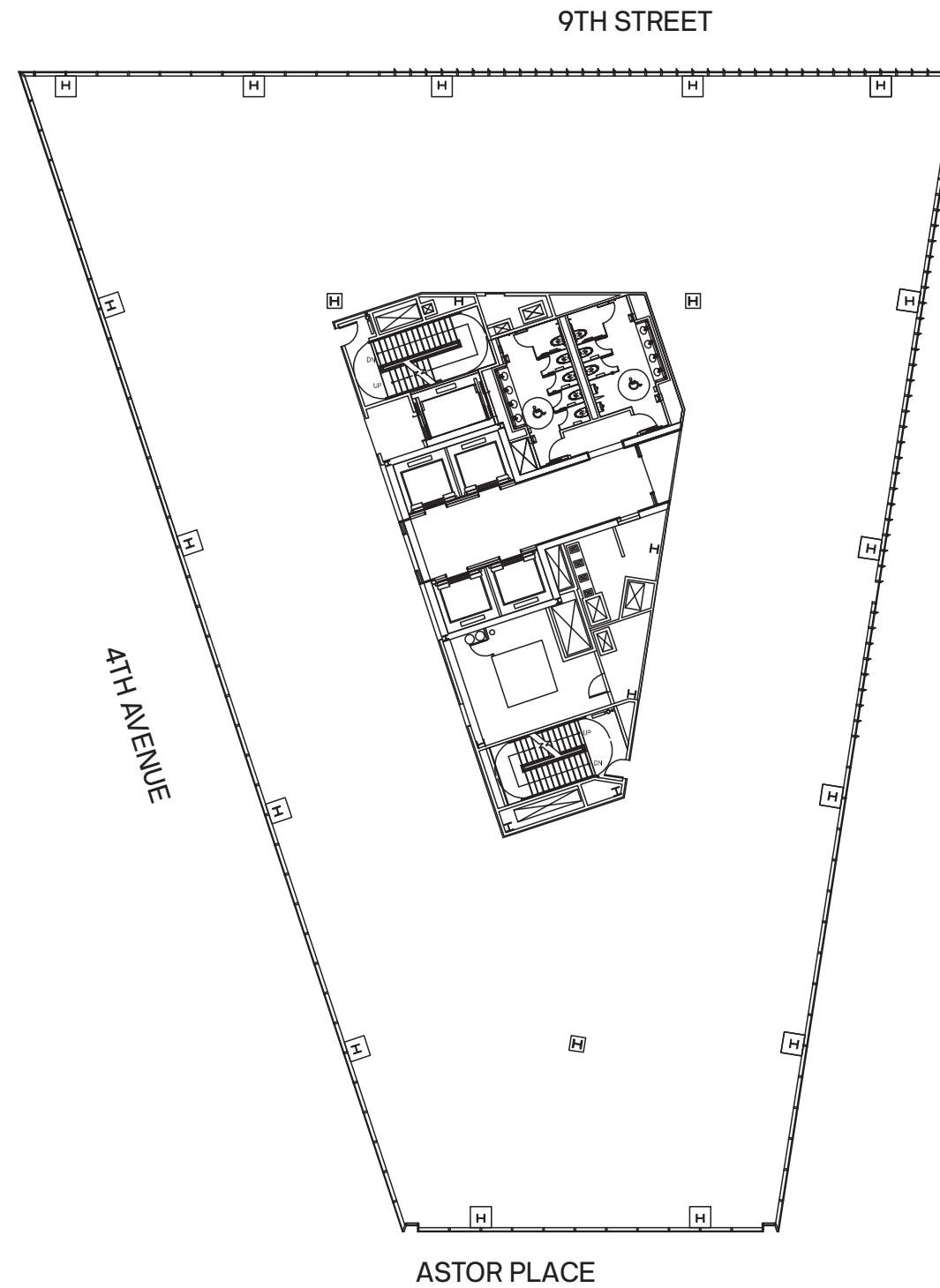


**LAST REMAINING AVAILABILITY**



# Entire 8th & 9th Floor Core & Shell

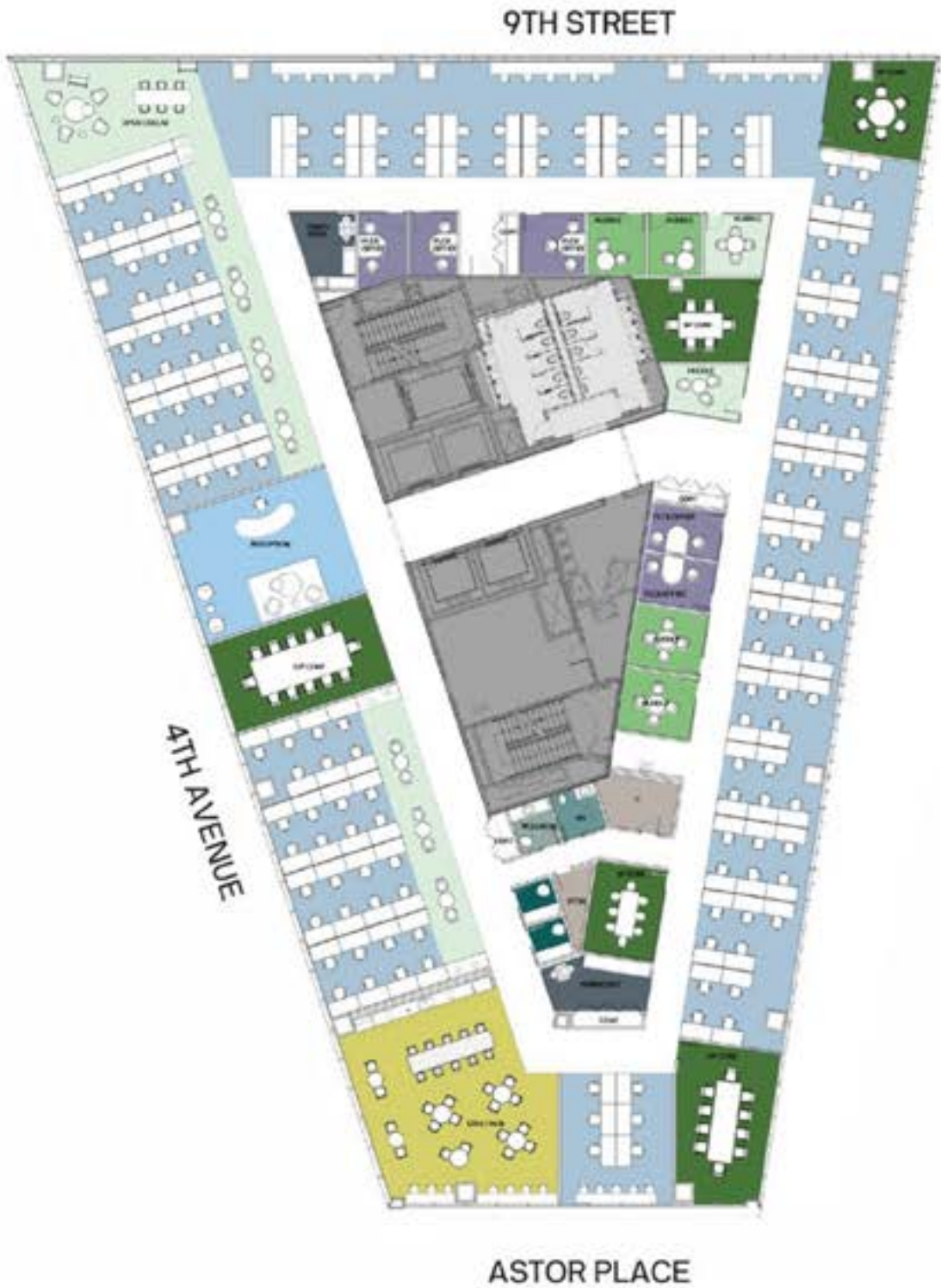
—  
25,401 RSF





Entire  
8th & 9th Floor  
Open Plan  
Test Fit

—  
25,401 RSF

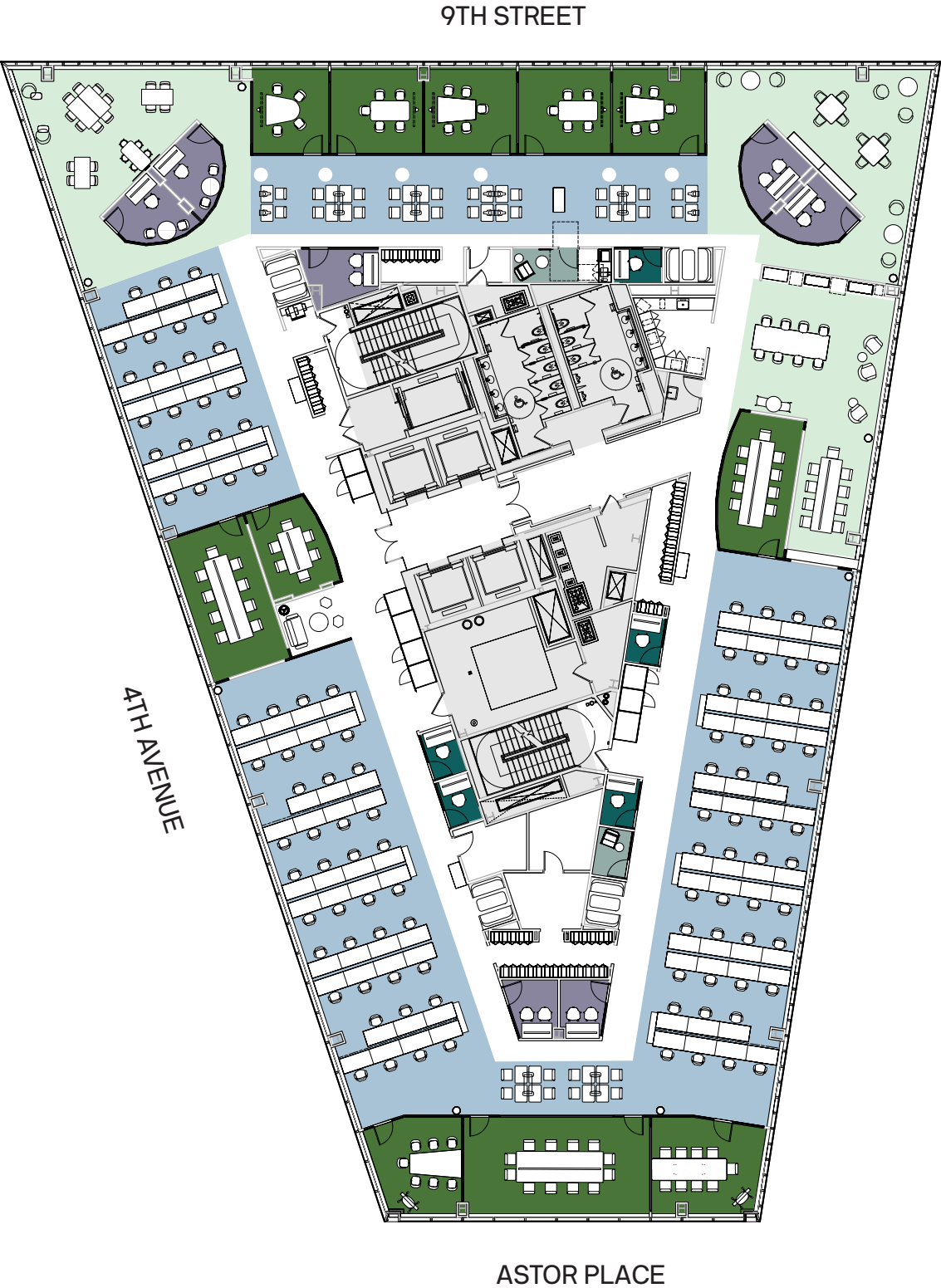


PROGRAM		
KEY	WORK POINTS	SEATS
	Open Workstations	156
	Total Work Points	156
COLLABORATION		COUNT SEATS
	Flex Office	05 11
	Conf. (6P-12P)	03 42
	Huddle	05 19
	Phone Rooms	02 2
	Open Collab.	04 44
	Cafe	01 35
	Total Collaboration	153
OTHER		COUNT
	Reception	01
	Cafe	01
	Storage / IT	01
	Copy/Print	02
	Wellness	01
	ADA Restroom	01



# Entire 8th Floor As-Built

25,401 RSF



KEY	WORK POINTS	SEATS
	Workstations	135
	Offices	6
	Conference/Meeting Rooms	11
	Phone Rooms	5
	Open Collaboration	3
	Wellness	2



# Entire 9th Floor As-Built

25,401 RSF



KEY	WORK POINTS	SEATS
	Workstations	225
	Offices	8
	Conference / Meeting Rooms	2
	Open Collaboration / Lounge	3



# **DYNAMIC NEIGHBORHOOD AND UNMATCHED CONNECTIVITY**



# High Connectivity for Talent and Teams

## Get to & from Everywhere

Grand Central	8 min
Penn Station	13 min
Herald Square	8 min
Union Square	5 min
Fulton Street	8 min

Brooklyn	20 min
Queens	20 min
New Jersey	25 min

JFK Airport	35 min
LGA Airport	25 min
NWK Airport	35 min



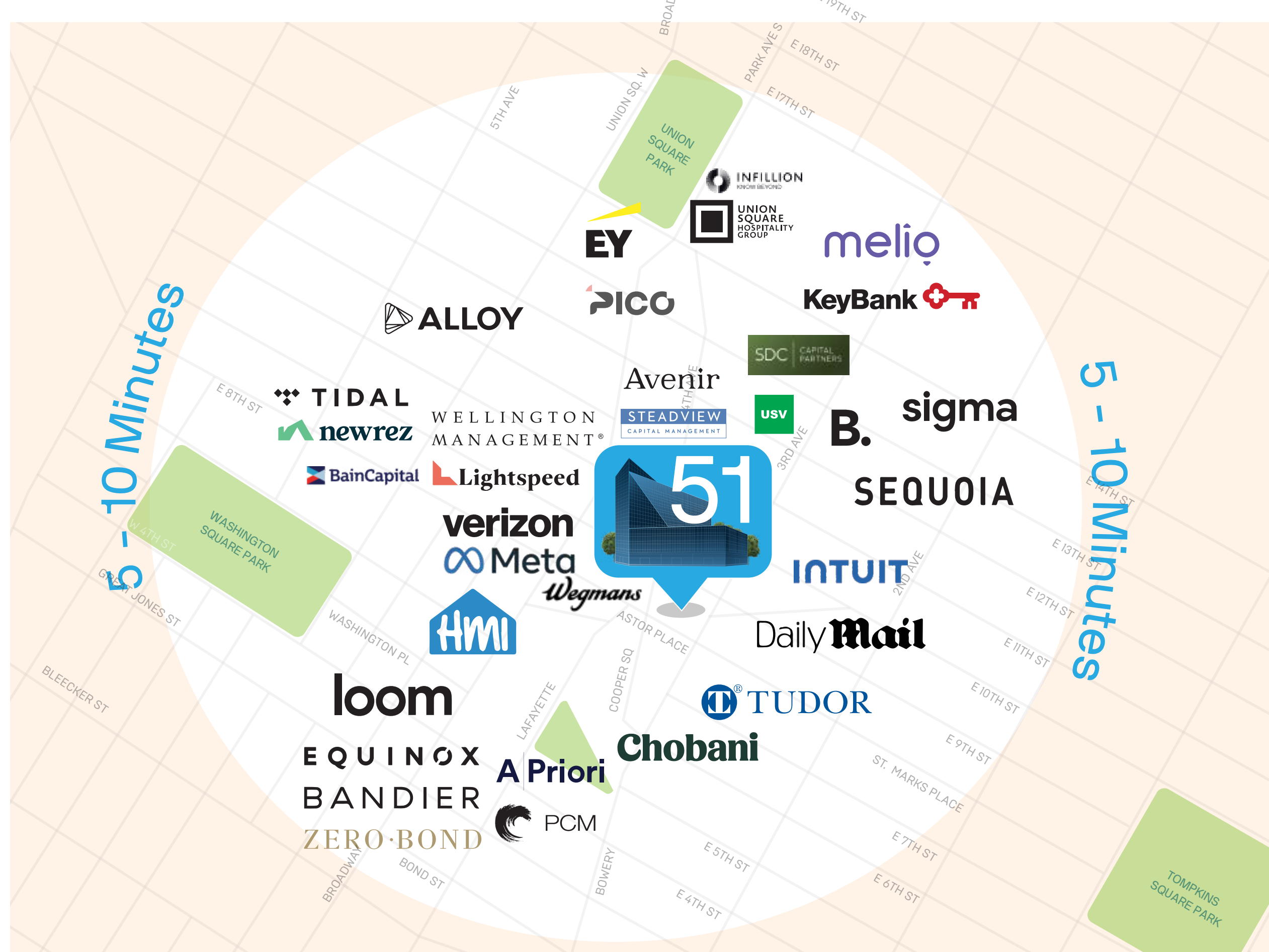






# A Cool District to do Business

Companies are drawn to the neighborhood's culture, walkability, local restaurants and transportation options





# Casual & Convenient Retail

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In-Building Shake Shack, Chopt, CVS and CycleBar retail are complemented by an array of amenities from fine dining to cultural magnets in the surrounding area





# **BUILDING DETAILS & SPECIFICATIONS**



## 51 Astor Place Iconic Art Program



***Balloon Rabbit***  
**Jeff Koons**

Standing 14 feet tall and weighing 6,600 pounds, Jeff Koons' playful and monumental sculpture Balloon Rabbit (Red), 2005-2010 is considered one of the most iconic works of contemporary art. Made from mirror-polished stainless steel with transparent color coating, the reflective surface allows the viewer to become an essential part of the artwork. Koons says, "In a reflective surface, your existence is being affirmed. When you move, your abstracted reflection changes. The experience is dependent upon you; it lets you know that art is happening inside of you." In 2019, his 3-foot-tall stainless-steel Rabbit (1986) was purchased for \$91.1 million at Christie's, setting a record for the most expensive work ever sold at auction by a living artist.



***Self Portrait***  
**Keith Haring**

Keith Haring's Untitled (Self Portrait) 1989, at nearly twelve feet high, is a celebration of life and humanity. Created just a year before Haring passed away due to AIDS-related complications, Untitled (Self Portrait) presents a figure mid-dance, with the boldness of an artist living joyfully in the face of death. The work stands tall on St Marks Place, the neighborhood where Haring created some of his most important work and is a fitting tribute to his life and ongoing spirit.



# A Smart Choice

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51 Astor Place meets LEED Gold Certification with U.S. Green Building Council (USGBC), the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, efficient and healthy places to work.

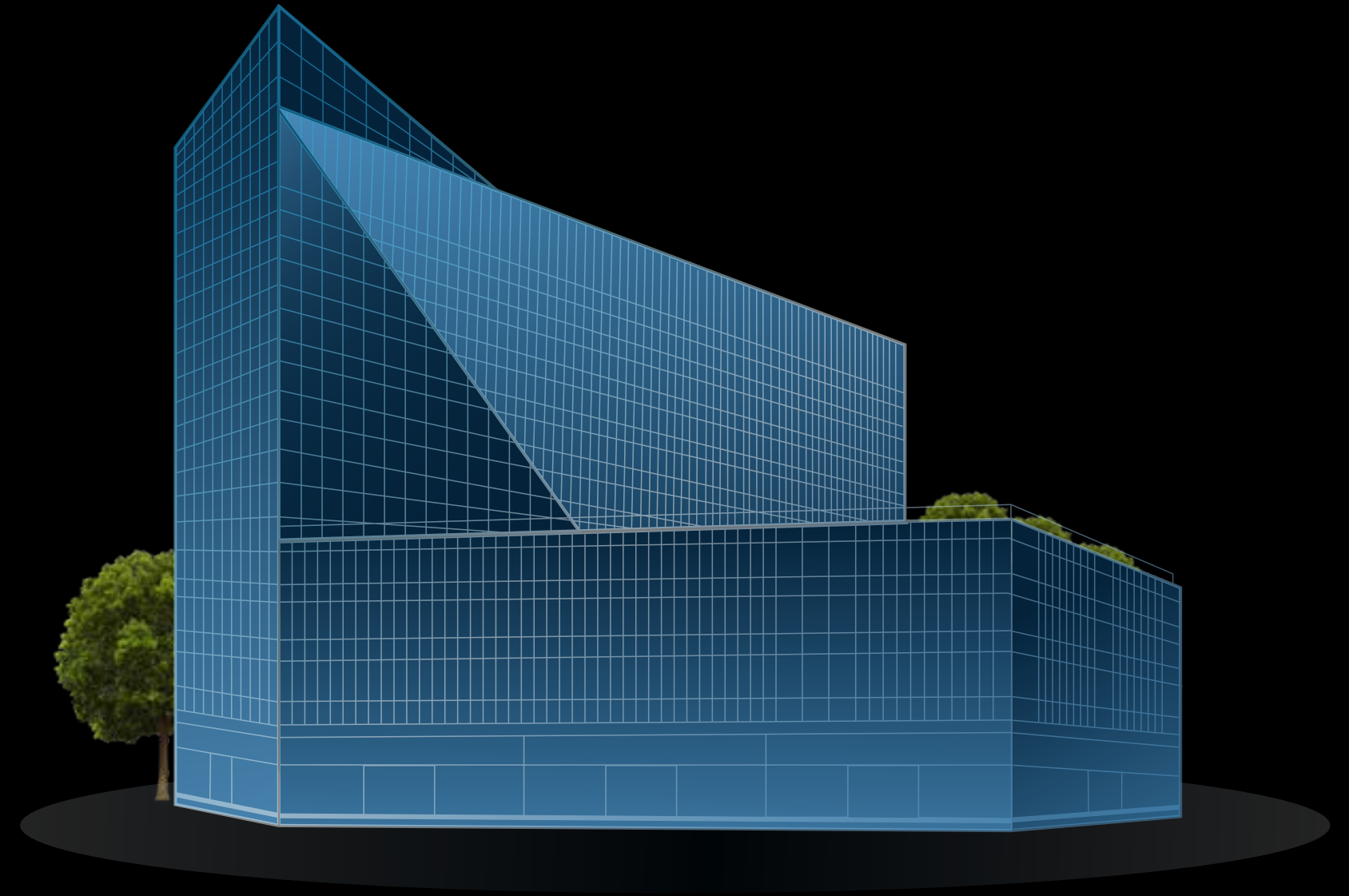


**WiredScore**  
PLATINUM

WiredScore's highest awarded mark proves that our building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.



Energy Star score of 79, 51 Astor Place is rated 79% more efficient than similar buildings nationwide and generates fewer greenhouse gas emissions than typical buildings of the same use.

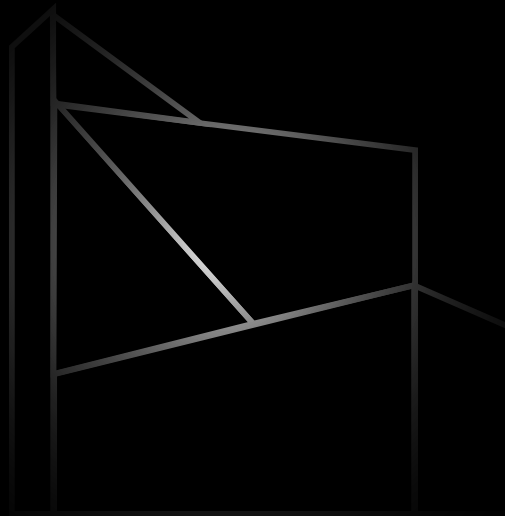


# Technical Specifications

Gross Building Area	400,000 rsf / 14 Stories
Year Built	2013
Developer	Edward J. Minskoff
Building Architect	Fumihiko Maki
Construction	Structural steel frame with concrete slabs. Facade is an energy-efficient structurally glazed glass and aluminum curtain wall.
Floor Sizes	Floors 3-4 42,323 RSF Floors 5-12 25,401 RSF
Window Dimensions	Glass Height : 10' Window Width : 2' – 6" and 5' – 0" Modules
Outdoor Areas	<ul style="list-style-type: none"><li>- A dedicated outdoor terrace of 11,624 sq. ft. on the 5th Floor</li><li>- A pedestrian urban plaza is located on the corner of Astor Place and Third Avenue.</li></ul>
On site Retail/ Amenities	Cyclebar, CHOPT, Shake Shack and CVS. The building has a conference center with lounge, phone booths, huddle rooms and conference rooms with a combined 85 person capacity. It also features an in-building fitness center with two gender neutral bicycle storage rooms with showers and changing rooms.
HVAC/Building Systems	<ul style="list-style-type: none"><li>- Two (2) roof mounted central cooling towers up to 1,400 tons</li><li>- Individual water-cooled package air conditioning units on each floor, VAC tenant controlled system</li><li>- Extended building hours : Monday-Friday 8 AM - 8 PM</li><li>- Condenser water is available for supplemental HVAC</li><li>- MERV-13 filtration quality coupled with multiple stage filtration process.</li></ul>
Messenger Center	A dedicated messenger center via the 9th Street service entrance. Building messenger staff deliver packages directly to tenants.

Security	Uniformed security guards staffed at the concierge desk, turnstile access, interior and exterior CCTV cameras 24 hours a day, 7 days per week and a state-of-the-art visitor management system
Fire Stairs	Stairwells are oversized to exceed New York City and International Building Code Requirements.
Live Load	All tenant floors are 70 lbs. live load.
Restrooms	Restrooms are 100% ADA compliant and include extra fixtures and touchless technology to meet open space population demand.
Building Management System	Building operates on an advanced Honeywell Building Management System (BMS) with tenant Web-based service request system
Electrical	8 Watts per rsf demand load exclusive of base building air conditioning. Power is provided from two (2) points of entry.
Emergency Generator	One 1,500-kilowatt emergency generator services the building's life safety and critical building systems. There is spare auxiliary power capacity available to meet tenant needs. Provisions have been made for the installation of an additional generator for future tenant us
Telecom	<ul style="list-style-type: none"><li>- Two (2) fully redundant telecommunications carrier points of entry</li><li>- Fully redundant riser system and two (2) telecom closets on each floor</li><li>- Current list of service providers includes Verizon, Spectrum Business, AT&amp;T, Century Link/Lumen Crown Castle Fiber (Lighttower Fiber/Fiber Networks) and Rainbow Broadband/Gigstream.</li></ul>
DAS	51 Astor Place is equipped with a Distributed Antennae System (DAS) which reduces dead service areas and increases cellular voice and data reception and service throughout the building.
Elevators	<ul style="list-style-type: none"><li>- Four (4) passenger elevators are equipped with state-of-the-art automated floor destination dispatch system</li><li>- One (1) oversized freight elevator.</li></ul>
Life Safety	The building contains a state-of-the-art Class “E” addressable fire alarm system with Fire Command Station located in the main lobby. The building is fully sprinklered in accordance with the NYC Building code and each floor has an individual smoke exhaust system.





## 51 ASTOR PLACE

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