ESSEX CROSSING
FULLY-FURNISHED PREBUILT SUITES
Welcome to Essex Crossing

145 Delancey Street

155 Delancey Street

Essex Crossing Office
ESSEX CROSSING

A 1.9 MILLION SF CAMPUS

350,000+ RSF
Office Space

350,000 SF
Amenity / Retail Space

100,000 SF
Green / Open Space

150,000 SF
Market Line

1,000+
Apartments

40,000 SF
Cultural Facility Space
SWIMMING IN THE TALENT POOL

2012-2022 percent growth in young, educated population

- **>100%**
- **76% — 100%**
- **51% — 75%**
- **26% — 50%**
- **0% — 25%**
SUBWAY TRAVEL TIMES FROM ESSEX CROSSING

Manhattan

- **Broadway/Lafayette (Bleecker St)**: 2 mins
- **Columbus Circle (59 St)**: 15 mins
- **Grand Central (42 St)**: 14 mins
- **Hudson Yards (34 St)**: 21 mins
- **Penn Station (34 St)**: 13 mins
- **Rockefeller Center (47-50 St)**: 11 mins
- **Upper East Side (86 St)**: 23 mins
- **Union Square (14 St)**: 8 mins
- **WTC Path / Transit Hub**: 11 mins

Brooklyn

- **DUMBO (York St)**: 5 mins
- **Greenpoint Ave**: 22 mins
- **Williamsburg (Marcy Ave)**: 8 mins

Queens

- **Long Island City (Court Sq)**: 28 mins
HIGHLY ACCESSIBLE WALKING OR CYCLING

[Map showing various areas and their walking or cycling times to Essex Crossing]

- Financial District
- Tribeca
- West Village
- Hudson Square
- SoHo
- NoHo
- Greenwich Village
- Meatpacking
- Chelsea
- Flatiron District
- Union Square
- Gramercy
- East Village
- Lower East Side
- Chinatown
- Nolita
- Tribeca
- Financial District
- WTC
- Brooklyn Bridge
- Manhattan Bridge
- Dumbo
- Fort Greene
- Williamsburg
- Ed Koch Queens-Boro Bridge
- La Guardia
- Manhattan Bridge
- Williamsburg Bridge
- Long Island City
- Bedstuy
- Essex Crossing Office
The Connected Campus

145 Delancey Street
155 Delancey Street

Essex Crossing Office
HIGH BRAND VISIBILITY

40M vehicles

3M cyclists

pass Essex Crossing annually
CAMPUS/OFFICE AMENITIES

VITAL CLIMBING GYM

ICP

HALF-ACRE PARK

BIKE ROOMS WITH SHOWERS & LOCKERS

THE MARKET LINE

PRIVATE OUTDOOR TERRACES

REGAL CINEMAS

BROOME STREET GARDENS
EXPANSIVE ATRIUMS

OFFICE TENANTS WILL HAVE DIRECT ACCESS TO THE BROOME STREET GARDENS AND MARKET LINE

BROOME STREET GARDENS

THE MARKET LINE
TURNKEY/ PREBUILT SUITES

FULLY-FURNISHED PREBUILT SUITES RANGING FROM 11,000 – 15,000 SQ. FT.
145 Delancey Street

Exclusive Office Lobby

Essex Crossing
145 Delancey Street

2nd Floor Amenity Center
145 Delancey Street
3rd Floor Furnished Prebuilt
145 Delancey Street

3rd Floor Furnished Prebuilt
145 Delancey Street

3rd Floor Furnished Prebuilt

Essex Crossing Office
145 Delancey Street

5th Floor Lounge and Private Outdoor Terrace
145 Delancey Street

5th Floor Private Outdoor Terrace
ESSEX CROSSING OFFICE
350,000+ RSF CAMPUS

Total 163,550 RSF
Suites
Suite 201
27,942 RSF

Amenity Center
- Conference Room: 1
- Flexible Spaces: 2
- Tenant Lounge: 1
- Pantry: 1
- Private Breakout: 2
- Phone Rooms: 4

Floor Plan
- Delancey Street
- Broome Street
- Norfolk Street
- Suffolk Street
- Open Atrium
- Broome Street Gardens
145 Delancey Street

Floor 3
Prebuilt Units Ranging from 11,000 – 15,000 SQ FT.

Suite 301
10,998 RSF
- Private Offices: 3
- Workstations: 56
- Reception: 1
- Total Headcount: 60
- Alternative Seats: Collaboration 4, Pantry 1, Support & Storage 4

Suite 302
14,398 RSF
- Private Offices: 4
- Workstations: 68
- Reception: 1
- Total Headcount: 73
- Alternative Seats: Collaboration 9, Pantry 1, Support & Storage 4

Suite 303
10,849 RSF
- Private Offices: 4
- Workstations: 52
- Reception: 1
- Total Headcount: 57
- Alternative Seats: Collaboration 5, Pantry 1, Support & Storage 3

Delancey Street
Broome Street
Gardens
Suite 401
14,673 RSF

- Private Offices: 3
- Workstations: 96
- Reception: 1
- Total Headcount: 100

Suite 402
18,411 RSF

- Private Offices: 5
- Workstations: 122
- Reception: 1
- Total Headcount: 128

Suite 403
19,422 RSF

- Private Offices: 8
- Workstations: 98
- Reception: 1
- Total Headcount: 107

Alternative Seats

- Collaboration: 28
- Pantry: 1
- Support & Storage: 7

- Collaboration: 23
- Pantry/Coffee Bar: 2
- Support & Storage: 6
145 DELANCEY STREET

FLOOR 5
47,735 RSF AVAILABLE

<table>
<thead>
<tr>
<th>Suite 501</th>
<th>14,468 RSF</th>
<th>Suite 502</th>
<th>27,306 RSF</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Offices</td>
<td>4</td>
<td>Private Offices</td>
<td>11</td>
<td>Reception/Welcome</td>
</tr>
<tr>
<td>Workstations</td>
<td>64</td>
<td>Workstations</td>
<td>146</td>
<td>Collaboration</td>
</tr>
<tr>
<td>Reception</td>
<td>1</td>
<td>Reception</td>
<td>1</td>
<td>Catering</td>
</tr>
<tr>
<td>Total Headcount</td>
<td>69</td>
<td>Total Headcount</td>
<td>158</td>
<td>Terrace</td>
</tr>
</tbody>
</table>

| Alternative Seats | Collaboration | 34 | Alternative Seats | Collaboration | 43 |
| Support & Storage | 7 | Pantry/Coffee Bar | 2 | Support & Storage | 6 |
155 DELANCEY STREET

FLOOR 2
34,071 RSF AVAILABLE

| Workstations | 155 |
| Reception    | 2   |
| Total Headcount | 157 |

Alternative Seats
(Meeting Rooms, Tech Hubs, Phone Rooms, Living Rooms, Collaborative areas, Café)

| RSF/person | 181 |

Diagram showing floor plan with labels for core, residential elevators, open amenity space, meeting rooms, open workstations, and Broome St Gardens.
### FACTS AND FIGURES

<table>
<thead>
<tr>
<th>Office building size</th>
<th>170K RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor plate sizes</td>
<td>35K–52K RSF</td>
</tr>
<tr>
<td>Type of construction</td>
<td>CONCRETE</td>
</tr>
<tr>
<td>Office stories</td>
<td>5</td>
</tr>
<tr>
<td>Passenger Elevators</td>
<td>3</td>
</tr>
<tr>
<td>Freight Elevators</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Office ceiling heights
- **12' 3" – 13' 2"** Slab-to-slab beam free

#### Column spacing
- **30' CENTER**

#### Outdoor space
- **2,231 SF** Fifth floor outdoor terrace

#### Floor loads
- **80 Lbs psf**

#### HVAC
- Water-cooled DX units

#### Heating
- Hot water

#### Sustainability
- LEED-ND

#### Telecom
- WIRED Score: Platinum

#### Electrical Capacity
- 8 WT/SF

#### Bicycle storage
- Supplemental Cooling
  - 20 tons/floor
- Lockers and showers
**155 DELANCEY STREET**

**FACTS AND FIGURES**

- **Office building size**: 178K RSF
- **Floor plate sizes**: 35K–52K RSF
- **Type of construction**: CONCRETE
- **Office stories**: 6
- **Passenger Elevators**: 3
- **Freight Elevators**: 1

**Office ceiling heights**

- **12'**: Slab-to-slab beam free

**Column spacing**

- **30’ – 35’ CENTER**

**Outdoor space**

- **3,456 SF**: Sixth floor outdoor terrace

**Floor loads**

- **80 lbs psf**

**HVAC**

- Water-cooled DX units

**Heating**

- Hot water

**Sustainability**

- LEED-ND

**Telecom**

- WIRED Score: Platinum

**Electrical Capacity**

- 8 WT/SF

**Supplemental Cooling**

- 20 tons/floor

**Bicycle storage**

- with lockers and showers
THE MARKET LINE

+ 150,000 RSF market and event space
+ 3 full city blocks
+ Connected via concourse passageways
+ Soaring 60 foot atrium’s
+ Over 150 vendors (mix of food, fashion and culture)
Current Vendors:

**Grocery**
- Essex Farm Fruits & Vegetables
- Luna Brothers Fruit Plaza
- Viva Fruits & Vegetables
- Luis Meat Market
- New Star Fish Market

**Specialty**
- Porto Rico Importing Co.
- Café D’Avignon
- Formaggio Essex
- Essex Olive & Spice
- Top Hops
- NJ Japanese Deli
- Nordic Preserves, Fish & Wildlife Co.
- Cuchifritos Gallery + Project Space
- LES Girls Club
- Valley Shepherd Creamery
- Riverdel
- Sugar Sweet Sunshine
- Czar’s Grooming
- L.E.S. Ice Cream Factory
- Saffron
- The Pushcart Presents
- Mil Mundos Books

Prepared Foods
- Peasant Stock
- Davidovich Bakery
- Arancini Bros.
- Puebla Mexican Food
- Dominican Cravings
- Shopsin’s
- Don Ceviche
- Eat Gai
- Mille Nonne
- Heros & Villains
- Essex Squeeze
- Zerza
- Kotti Berliner Döner Kebab
- Dhamaka

Steps leading to the market line.
MEET UP AT THE MARKET LINE
L.E.S. most livable neighborhood in New York

NEW YORKER
East Village and L.E.S. voted best nightlife in New York

NEW YORKER
CULTURE

200+

Galleries in L.E.S.

Artist: HANKSY

Artist: Claw Money

Lodge Gallery Owners

ICP
New hotel rooms recently delivered or under construction 2017–2021

HOTELS

900+

THE ALLEN HOTEL

PUBLIC HOTEL
RESIDENTIAL

New residential units recently built, under construction or planned

3,700+

242 BROOME STREET

ONE ESSEX CROSSING

THE ESSEX

THE ROLLINS
DEVELOPER EXPERIENCE
A HISTORY OF PLACEMAKING

THE GOOGLE BUILDING
111 Eighth Avenue
3,000,000 RSF

THE SAMSUNG BUILDING
837 Washington Street
55,000 RSF

THE APPLE BUILDING
401 West 14th Street
62,000 RSF
DEVELOPMENT TEAM

ARCHITECTS

ENGINEERS

TAConic partners

LIM

Development Partners

BFC Partners

Handel Architects

CetraRuddy

Casalini & Chocklinsky

STUDIOS architecture

Spector Group

Desimone

Minamara Salvia

Goldman Sachs

Prusik
THANK YOU

JOSH KURILOFF
212. 841. 7894
josh.kuriloff@cushwake.com

MATTHIAS LI
212. 841. 7712
matthias.li@cushwake.com

ANDREW BRAVER
212. 841. 5976
andrew.braver@cushwake.com

ERIC HAZEN
212. 841. 7809
eric.hazen@cushwake.com