



STARRETT-LEHIGH IS THE IDEAL NEW YORK CAMPUS FOR GROWING BUSINESSES WITH A FORWARD-THINKING ATTITUDE AND GLOBAL PERSPECTIVE.

2.3 MILLION-SQUARE-FOOT WORKPLACE DESTINATION

\$150 MILLION INVESTED IN CAPITAL IMPROVEMENTS

100,000-SQUARE-FEET OF AMENITIES EXPERIENCES

STUNNING VIEWS OF THE NYC SKYLINE & HUDSON RIVER









EVENT SPACE
LOUNGE & RECEPTION
CONFERENCE WING
PODCAST STUDIOS
THE YACHT CLUB RESTAURANT
ROOFTOP TERRACE



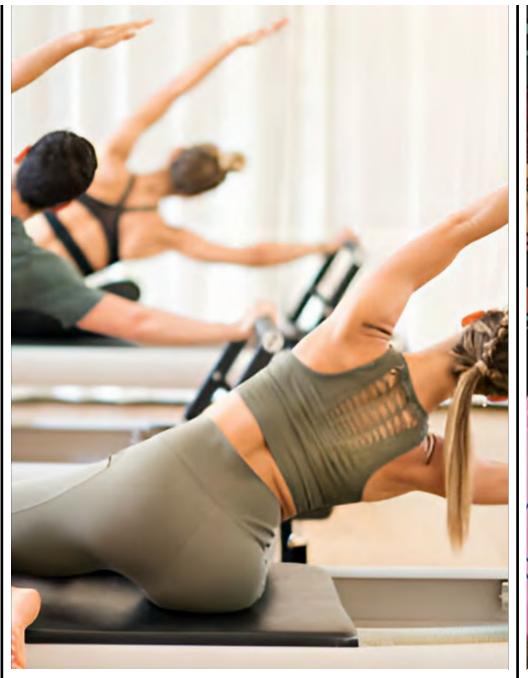
AMENITY BAYS

LIBRARY
DRIVE-IN THEATER
WORK LOUNGE
LIVING ROOM
GAME ROOM



FOOD + BEVERAGE

OLLY OLLY MARKET
HAV & MAR
BAR AVANT
BAR WHIMSY



HEALTH + WELLNESS

THE 601 ATHLETIC CLUB
GYM LOCKER ROOM
GROUP CLASSES
SHOWER AND TOWEL SERVICE
CLUB PILATES



EVENTS + PROGRAMMING

EXPO EVENT SPACE
CURATED TENANT EXPERIENCES
WHITEBOX EVENT SPACE

100,000 SF OF AMENITY EXPERIENCES

10TH FLOOR • LEVEL TEN

Event Space
Lounge & Reception
Conference Wing
Podcast Studios
The Yacht Club Restaurant
Rooftop Terrace

AMENITY BAYS

Library | 3rd Floor
Drive-in Theater | 4th Floor
Work Lounge | 13th Floor
Living Room | 12th Floor
Game Room | 15th Floor

GROUND FLOOR FOOD + BEVERAGE

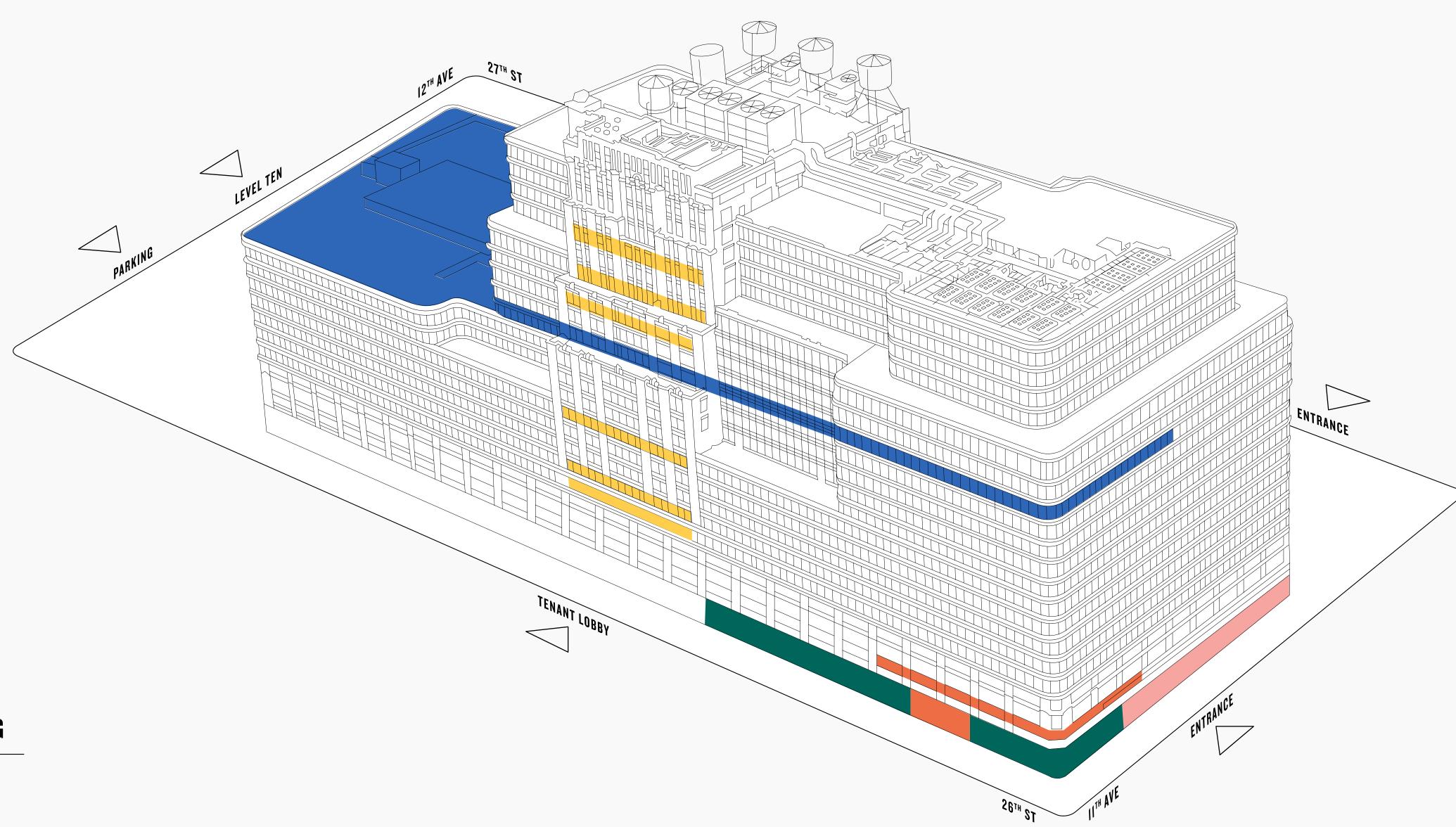
Olly Olly Market Hav & Mar Bar Avant Bar Whimsy

HEALTH + WELLNESS

The 601 Athletic Club | 2nd Floor
Gym Locker Room | 2nd Floor
Group Classes | 2nd Floor
Shower and Towel Service | 2nd Floor
Club Pilates | Ground Floor

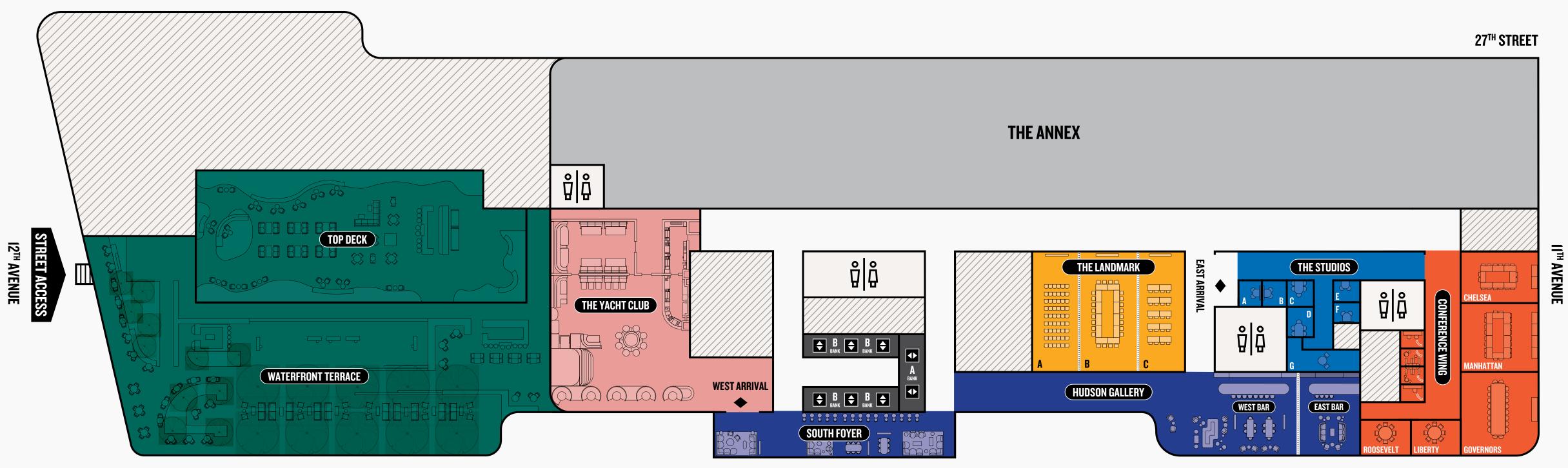
GROUND FLOOR EVENTS + PROGRAMMING

Expo Event Space
Curated Tenant Experiences
Whitebox Event Space



LOCATED ON THE 10th floor of starrett-lehigh, level ten is a 66,000 sf amenity floor AND EVENT VENUE FEATURING CONFERENCING AND EVENT SPACES, PODCAST STUDIOS, AN INDOOR/OUTDOOR RESTAURANT AND MULTI-LEVEL ROOFTOP.





26[™] STREET

ROOFTOP

- Multi-Level Landscaped Terrace
- Full-Service Food + Beverage
- Direct Access to 12th Avenue

RESTAURANT

- 120 Person Indoor/Outdoor Dining Room
- 40 Person Private Dining Room
- Top Tier NY-Based Hospitality Operator

LOUNGE & RECEPTION | EVENT SPACE

- In House Furnished Spaces
- Full-Service Catering Services
- Suitable For Networking

- Divisible Air Walls
- Turnkey AV Capabilities
- Flexible Configurations
- In House Furnished Spaces

THE STUDIOS

- **Content Creation**
- Recording & Podcasting
- Private Work Space
- In House AV Equipment

CONFERENCE WING

- 5 Conference Rooms
- 4 Private Phone Booths
- Turnkey AV Capabilities
- In House Furnished Spaces

WHITEBOX

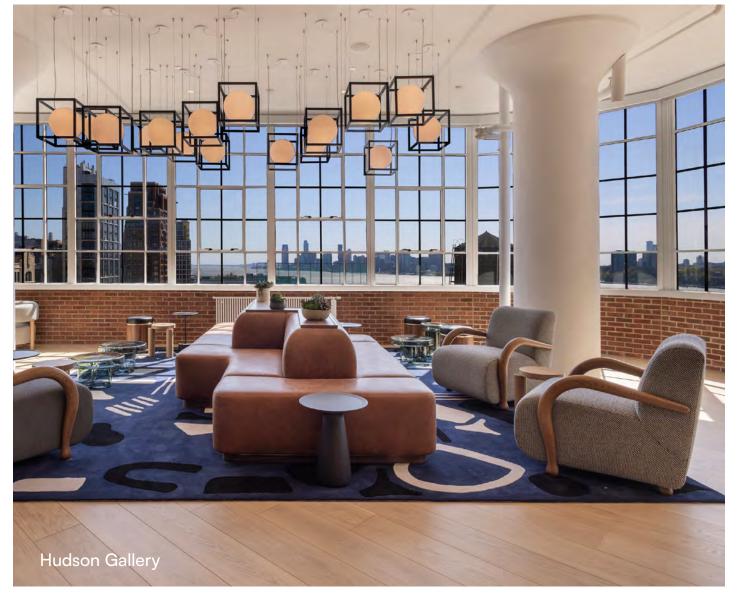
- 44,000 SF Whitebox
- 20' Column Spacing
- 18' Ceiling Heights
- Natural Light

LEVEL TEN MEETINGS & EVENTS





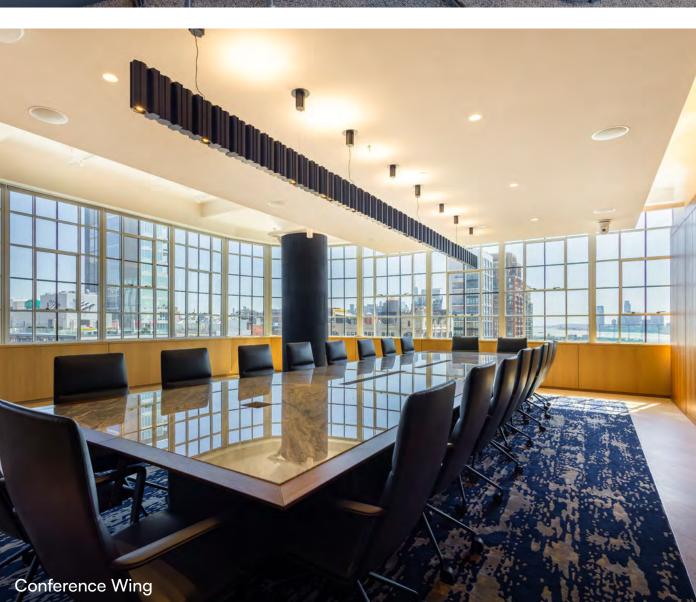






LEVEL TEN AMENITIES PROVIDES A VERSATILE ENVIRONMENT FOR COLLABORATION, WITH STATE-OF-THE-ART CONFERENCE ROOMS, PROFESSIONAL PODCAST STUDIOS, AND FLEXIBLE EVENT SPACES FOR CORPORATE GATHERINGS AND NETWORKING.

EVENT SPACE	
LOUNGE & RECEPTION	
CONFERENCE WING	
PODCAST STUDIOS	







AMENITY BAYS

THE HISTORIC TRUCK BAYS HAVE BEEN REIMAGINED INTO VIBRANT AMENITY SPACES—OASES FOR TENANTS AND SPACES FOR CURATED RXO TEAM EVENTS.

15[™] FLOOR

GAME ROOM

12TH FLOOR
LIVING ROOM

13[™] FLOOR

WORK LOUNGE

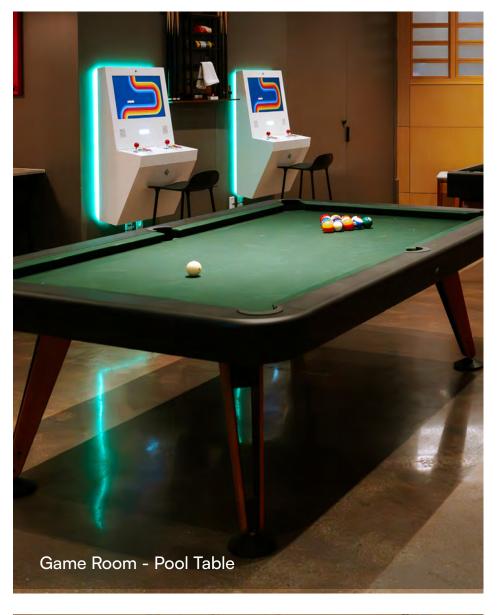
4TH FLOOR

DRIVE-IN THEATER

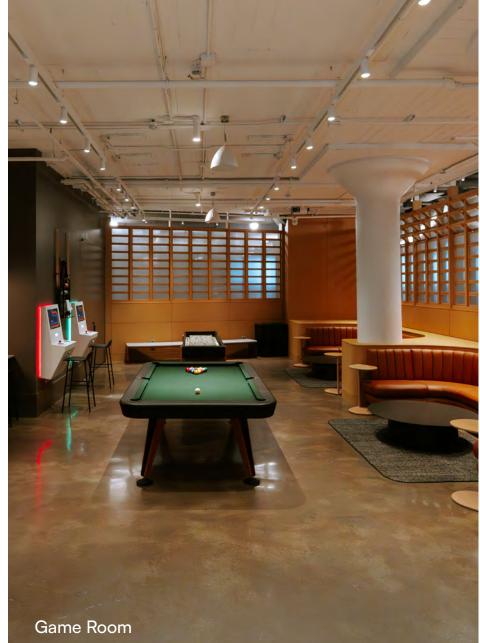
3RD FLOOR LIBRARY

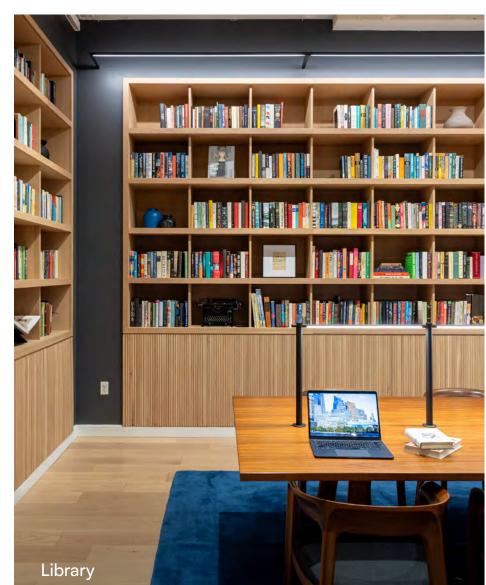












THE AMENITY BAYS ARE DESIGNED FOR CONNECTION AND CREATIVITY. FROM COZY WORK LOUNGES AND A STRAND-STOCKED LIBRARY TO DRIVE-IN MOVIE NIGHTS, EACH SPACE OFFERS A UNIQUE WAY TO GATHER, WORK, OR UNWIND.

GAME ROOM	
LIVING ROOM	
WORK LOUNGE	
DRIVE-IN THEATER	
LIBRARY	





STARRETT-LEHIGH OFFERS A CURATED MIX OF FOOD, FITNESS, AND CULTURE. OLLY OLLY MARKET BRINGS TOGETHER TOP NYC CHEFS IN A DYNAMIC FOOD HALL, WHILE CLUB PILATES OFFERS A MODERN WORKOUT SPACE. WHITEBOX AND EXPO HOST EVERYTHING FROM ART SHOWS TO PRIVATE EVENTS.



Tenant Lobby 27th Street Lobby Parking Garage

FOOD + BEVERAGE

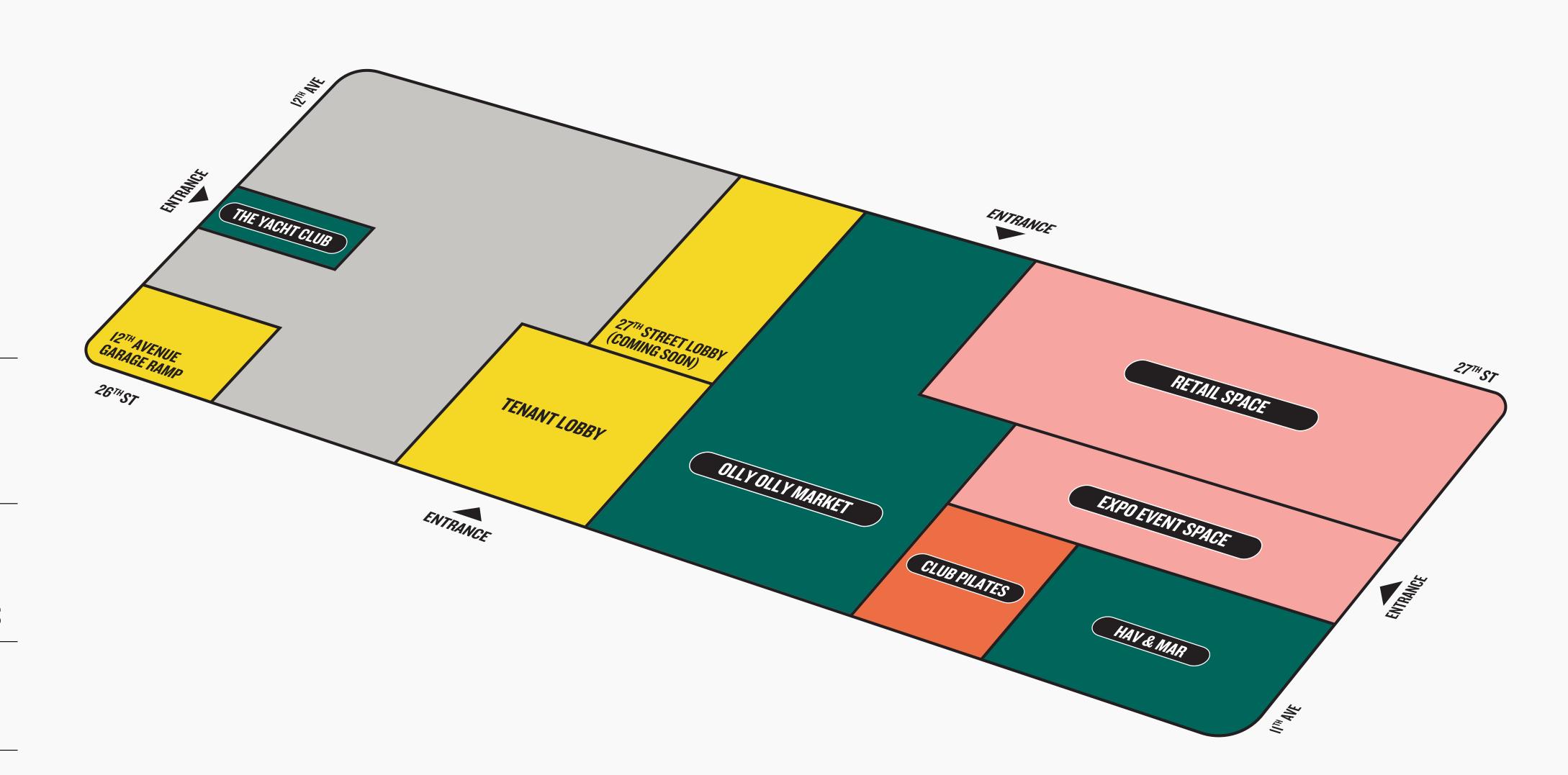
Olly Olly Market Hav & Mar The Yacht Club

HEALTH + WELLNESS

Club Pilates

RETAIL + EVENTS

Retail Space Expo Event Space

















SAVOR THE BEST OF STARRETT-LEHIGH WITH A CURATED SELECTION OF FOOD VENDORS, CRAFT DRINKS, AND SPACES DESIGNED FOR CONNECTION AND COMMUNITY.

HAV & MAR BY CHEF MARCUS SAMUELSSON

OLLY OLLY MARKET

BAR AVANT

BAR WHIMSY SPEAKEASY











STARRETT-LEHIGH'S MONTHLY EVENTS AND PROGRAMMING SHOWCASE ITS CREATIVE SPIRIT—FEATURING EVERYTHING FROM ART AND FASHION TO LIVE MUSIC IN ITS VERSATILE EVENT SPACES.





RXO WORKPLACE TENANT EXPERIENCE APP

MONTHLY PROGRAMMING NEWSLETTER

CURATED EVENTS CALENDAR

PARTNERSHIPS



rentbrella



ThiokZero



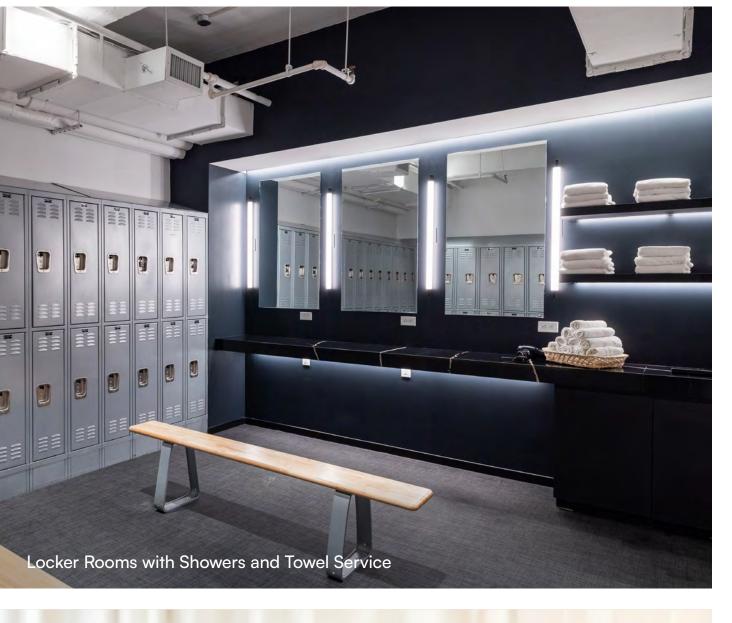


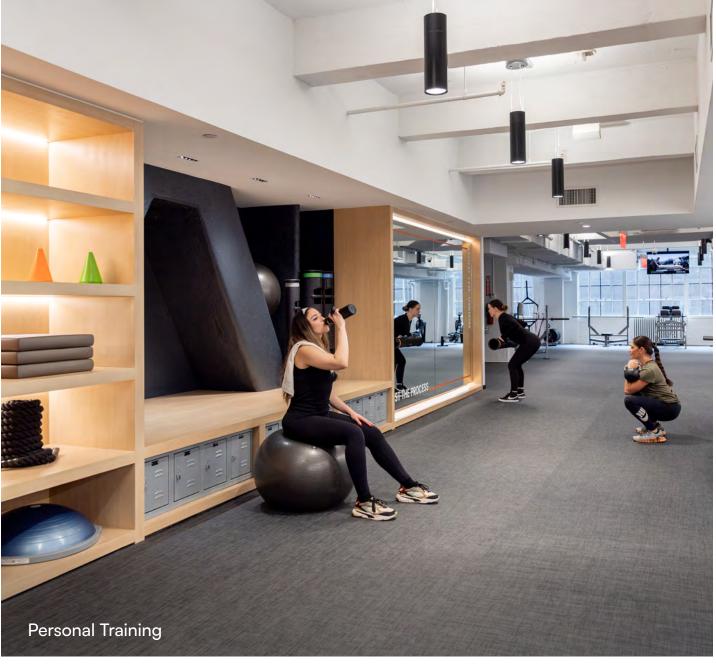
















THE 601 ATHLETIC CLUB IS DESIGNED FOR PEAK PERFORMANCE, OFFERING STATE-OF-THE-ART EQUIPMENT, EXPERT COACHING, AND CUSTOMIZED TRAINING TO HELP YOU SUCCEED.

TENANT-EXCLUSIVE FITNESS CENTER

GYM LOCKER ROOM

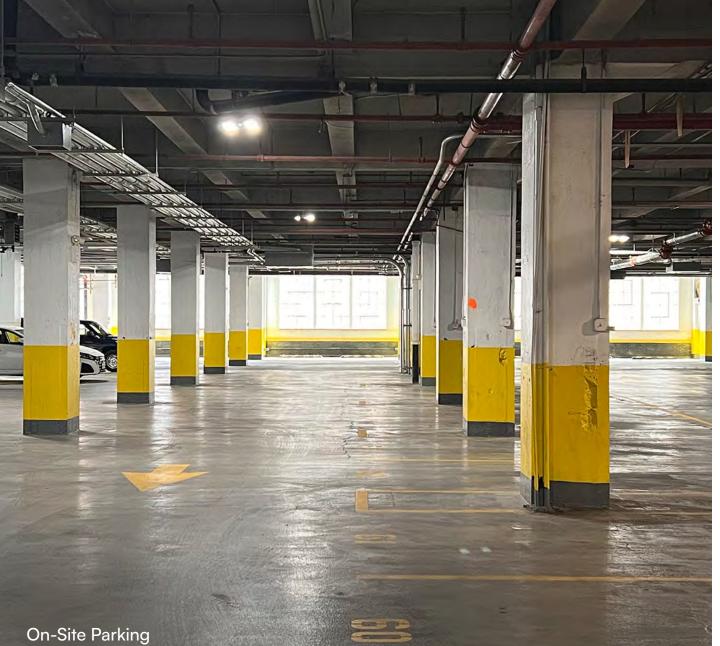
GROUP CLASSES & PERSONAL TRAINING

SHOWER & TOWEL SERVICE

CLUB PILATES









STARRETT-LEHIGH IS WELL-CONNECTED WITH EASY ACCESS TO BIKE PATHS, FERRIES, SUBWAYS, BUSES, AND MAJOR TRANSIT HUBS.

ON-SITE PARKING

ICON GARAGE

BLADE PARTNERSHIPS

NEARBY BIKE PATHS AND CITI BIKE



SURROUNDED BY VIBRANT NEIGHBORHOODS LIKE THE MEATPACKING DISTRICT, CHELSEA, AND HUDSON YARDS, STARRETT-LEHIGH OFFERS EASY ACCESS TO THE HIGH LINE, HUDSON RIVER PARK, AND THE GALLERY DISTRICT— CONNECTING YOU TO THE BEST OF NEW YORK CITY.

A SHORT 5-MINUTE WALK TO HUDSON YARDS



TRANSIT



Hudson Yards















Penn Station

PARKING



On-site Parking

RAIL



LIRR | NJ Transit | Amtrak



LaGuardia JFK Intl. Newark



THE TENANT SHUTTLE PROVIDES DIRECT SERVICE TO GRAND CENTRAL, HUDSON YARDS/ PORT AUTHORITY, AND PENN STATION MAKING COMMUTING BOTH EASY AND ELEVATED.

TENANT SHUTTLE



GRAND CENTRAL 8 MINS

PORT AUTHORITY 10 MINS

PENN STATION 12 MINS

TRANSIT

Hudson Yards



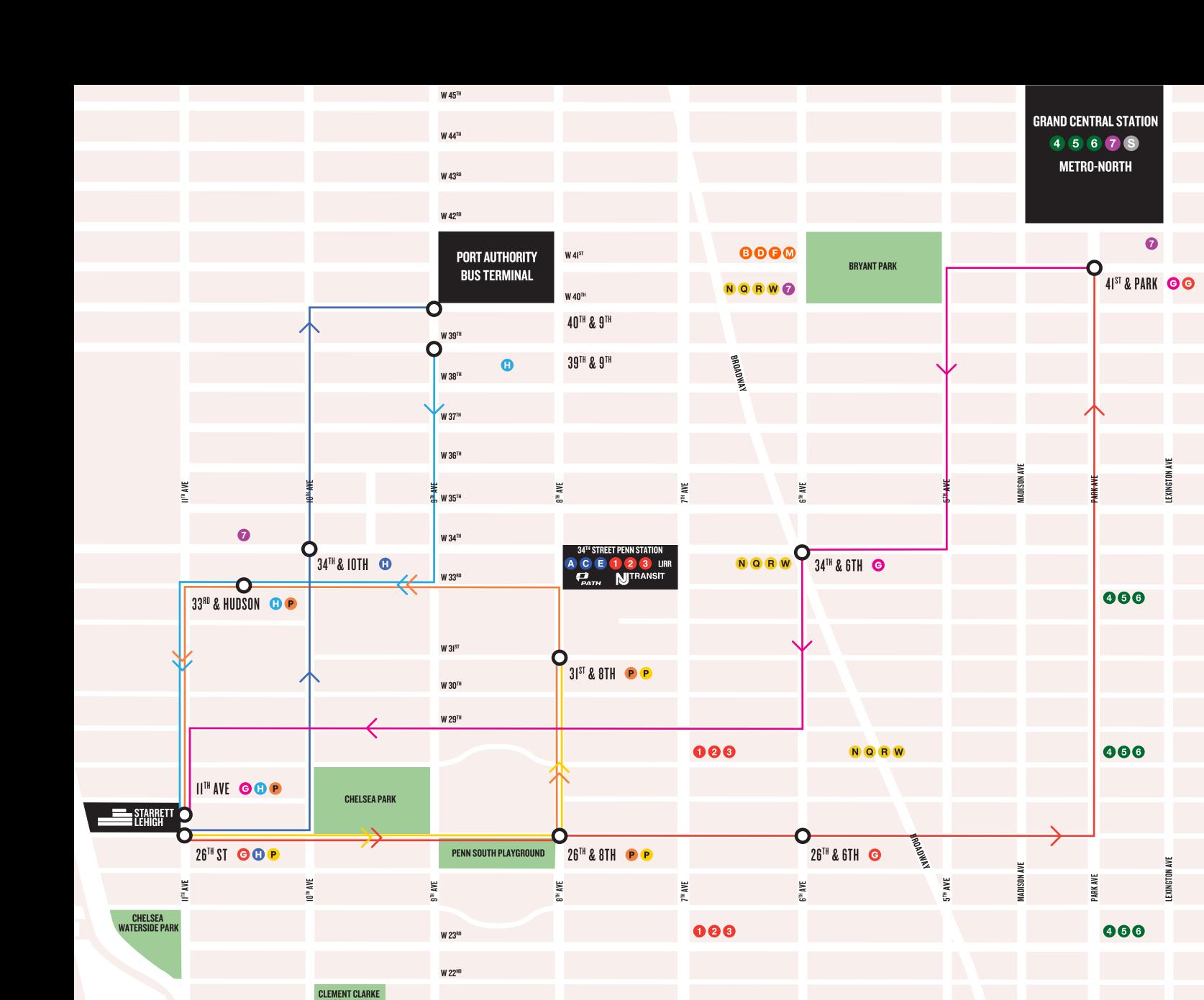






23rd Street

Penn Station



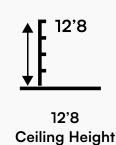






Spacing





OPPORTUNITY 1

- UP TO 413,436 SF OF CONTIGUOUS SPACE AVAILABLE ON FLOORS 11-18
- EXCLUSIVE, PRIVATE TERRACES TOTALING 8,776 SF ON FLOOR 11 & 15
- 100,000 SF OF STATE OF THE ART AMENITIES, INCLUDING +20,000 SF OF OUTDOOR SPACE
- SOARING CEILING HEIGHTS UP TO 25' ON FLOOR 18
- UNOBSTRUCTED PANORAMIC VIEWS IN ALL DIRECTIONS

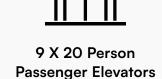
FLOOR	RSF	AVAILABILITY
ENTIRE 18	68,604	AVAILABLE IMMEDIATELY
ENTIRE 17	69,588	AVAILABLE IMMEDIATELY
PARTIAL 16	42,640	AVAILABLE IMMEDIATELY
PARTIAL 15	37,235 + 5,502 SF OF PRIVATE TERRACES	AVAILABLE IMMEDIATELY
PARTIAL 14	17,460	AVAILABLE IMMEDIATELY
PARTIAL 13	70,436	AVAILABLE IMMEDIATELY
PARTIAL 12	12,687	AVAILABLE IMMEDIATELY
PARTIAL 11	94,786 + 3,276 SF OF PRIVATE TERRACES	AVAILABLE IMMEDIATELY
TOTAL	413,436 + 8,776 SF OF PRIVATE TERRACES	

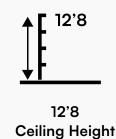






Spacing





OPPORTUNITY 2

- UP TO 511,623 SF AVAILABLE ON FLOORS 2-8
- EXCLUSIVE, PRIVATE TERRACES TOTALING 8,776 SF ON FLOOR 8
- 100,000 SF OF STATE OF THE ART AMENITIES, INCLUDING +20,000 SF OF OUTDOOR SPACE
- UNOBSTRUCTED PANORAMIC VIEWS IN ALL DIRECTIONS
- 'BUILDING WITHIN A BUILDING' OPPORTUNITY WITH A BRANDED PRIVATE LOBBY AND EXCLUSIVE ENTRANCE

FLOOR	RSF	AVAILABILITY
PARTIAL 8	132,000 + 8,772 SF OF PRIVATE TERRACES	CAN BE MADE AVAILABLE
PARTIAL 7	53,951	AVAILABLE IMMEDIATELY
PARTIAL 5	71,625	AVAILABLE IMMEDIATELY
PARTIAL 4	69,644	AVAILABLE IMMEDIATELY
PARTIAL 3	126,138	AVAILABLE IMMEDIATELY
PARTIAL 2	58,265	AVAILABLE IMMEDIATELY
TOTAL	511,623 + 8,772 SF OF PRIVATE TERRACES	





BUILDING SPECIFICATIONS

ENTRANCES

Entrance 11th Avenue between 26th and 27th Streets

Entrance 12th Avenue between 26th and 27th Streets

Entrance on 26th Street between 11th and 12th Avenues

Entrance 27th Street between 11th and 12th Avenues

NUMBER OF FLOORS

19

RENTABLE AREA

2.3 Million Square Feet

AL FLOOR SIZE

18,326 - 165,656 Square Feet

ARCHITECT

Cory & Cory Architects

CONSTRUCTED

1931

FACADE RENOVATED

2019 - 2020

STRUCTURAL SYSTEM

Steel frame with reinforced concrete slabs and red brick facade

WINDOW DIMENSIONS

58.75" W x 103.75" H

CEILING HEIGHT

13

COLUMN SPACE

20'

HVAC

4 cooling towers totaling 4,000 ton capacity. Air cooled units are also located throughout the building. All controls are fully automated

AIR FILTRATION

Individual water cooled package unitswith MERV-13 filters

HEATING

Perimeter steam heated by two 900 HP Rockmill boilers powered by natural gas

ELECTRICITY

Six 4,000 amp three phase 480 services providing up to 6 watts per square foot via new bus duct riser

BUILDING EMERGENCY POWER

2 Generators: 800 kW, 1,500 kW

PASSENGER ELEVATORS

14 passenger elevators

FREIGHT ELEVATORS

Freight Elevator #10: 95" W x 107" H x 89.5" D Door Opening: 95" W x 91" H Capacity: 7,500 lbs

Passenger Freight C1: 91.5" W x 94" H (max at center) x 84.5" D Door Opening: 47" W x 84" H Capacity: 7,000 lbs

LOADING DOCKS

7 bays on 26th Street3 bays on 12th Avenue

FLOOR LOAD

150 - 200 lbs/sq ft

SECURITY

24 Hours Per Day/7 Days Per Week

Digital Key Card Access, Planned Mobile Phone App Access

Messenger Service with Secure Package Scanning

Control and CCTV at all Entry Points, Point Monitoring Access

New Class-E System

Fully Sprinklered

SAFETY

Sanitizing stations in all common areas

Touchless fixtures in core restrooms

Non-invasive thermal scanners located in building lobby

Tracking of Wellstats including air quality, CO level, temperature, and humidity

TELECOM/DATA/FIBER

AT&T, Windstream, Century Link, RCN, Sidera Light Tower/ZAYO Group, Sorbis, Spectrum/Time Warner

TV

Spectrum

THE TEAM

RXR ACQUIRED STARRETT-LEHIGH IN 2011 AND HAS SINCE INVESTED HEAVILY IN ITS REDEVELOPMENT, TRANSFORMING THIS HISTORIC LANDMARK INTO A DYNAMIC, MODERN ECOSYSTEM.



Blackstone

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STARRETT E LEHIGH