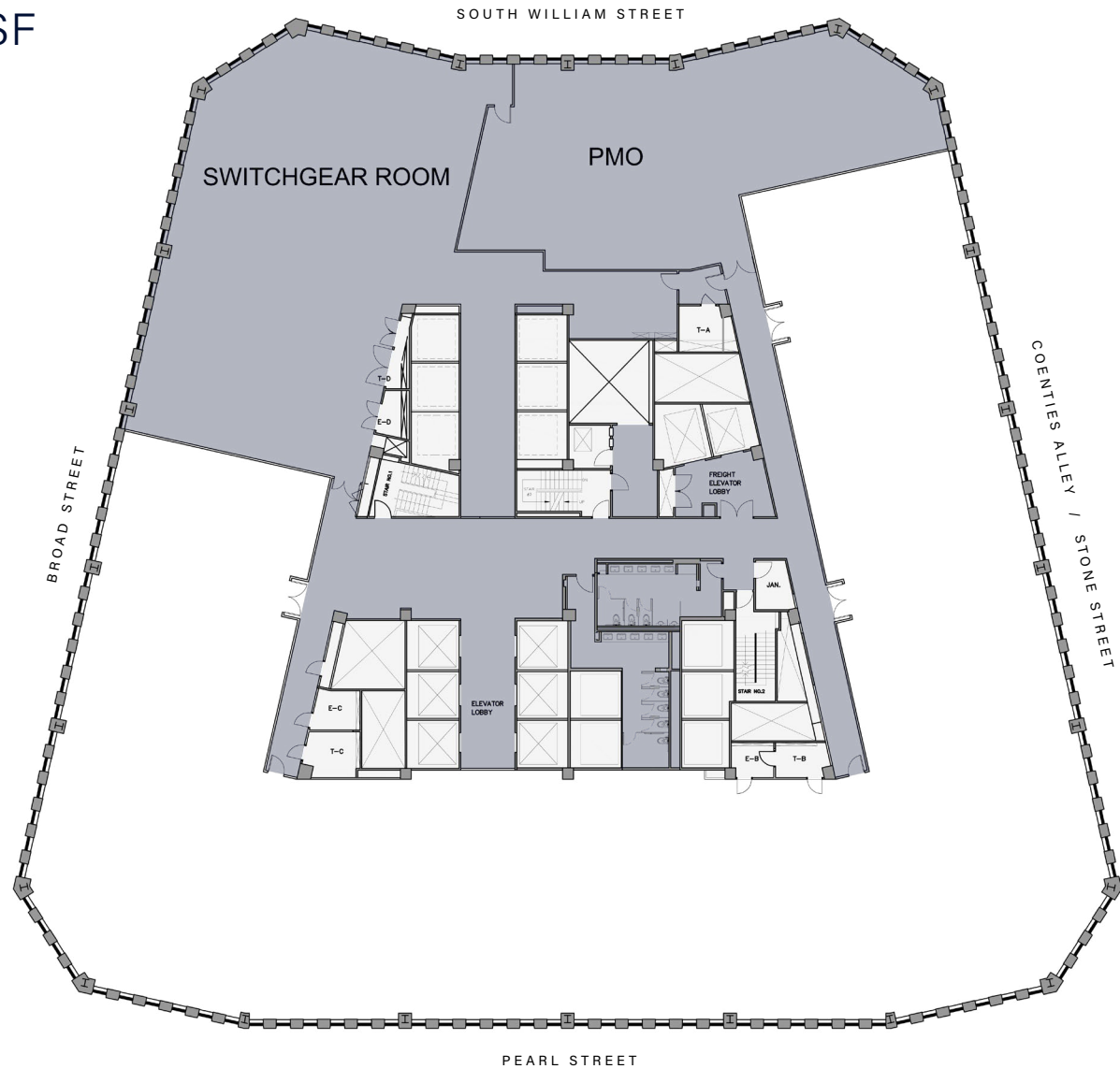




PARTIAL 2ND FLOOR

CORE & SHELL

23,947 RSF



Exclusive Leasing Agent:

**AVISON
YOUNG**

PATRICK STEFFENS

patrick.steffens@avisonyoung.com

212.729.7945



85 Broad Street, NY NY 10004

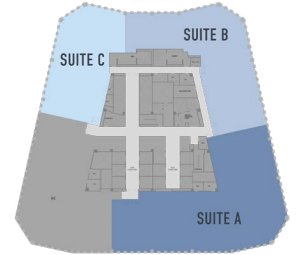


PARTIAL 12TH FLOOR PROPOSED LAYOUTS / PREBUILDS

SUITE A: 12,947 RSF

SUITE B: 8,725 RSF

SUITE C: 6,665 RSF



WORK SPACE

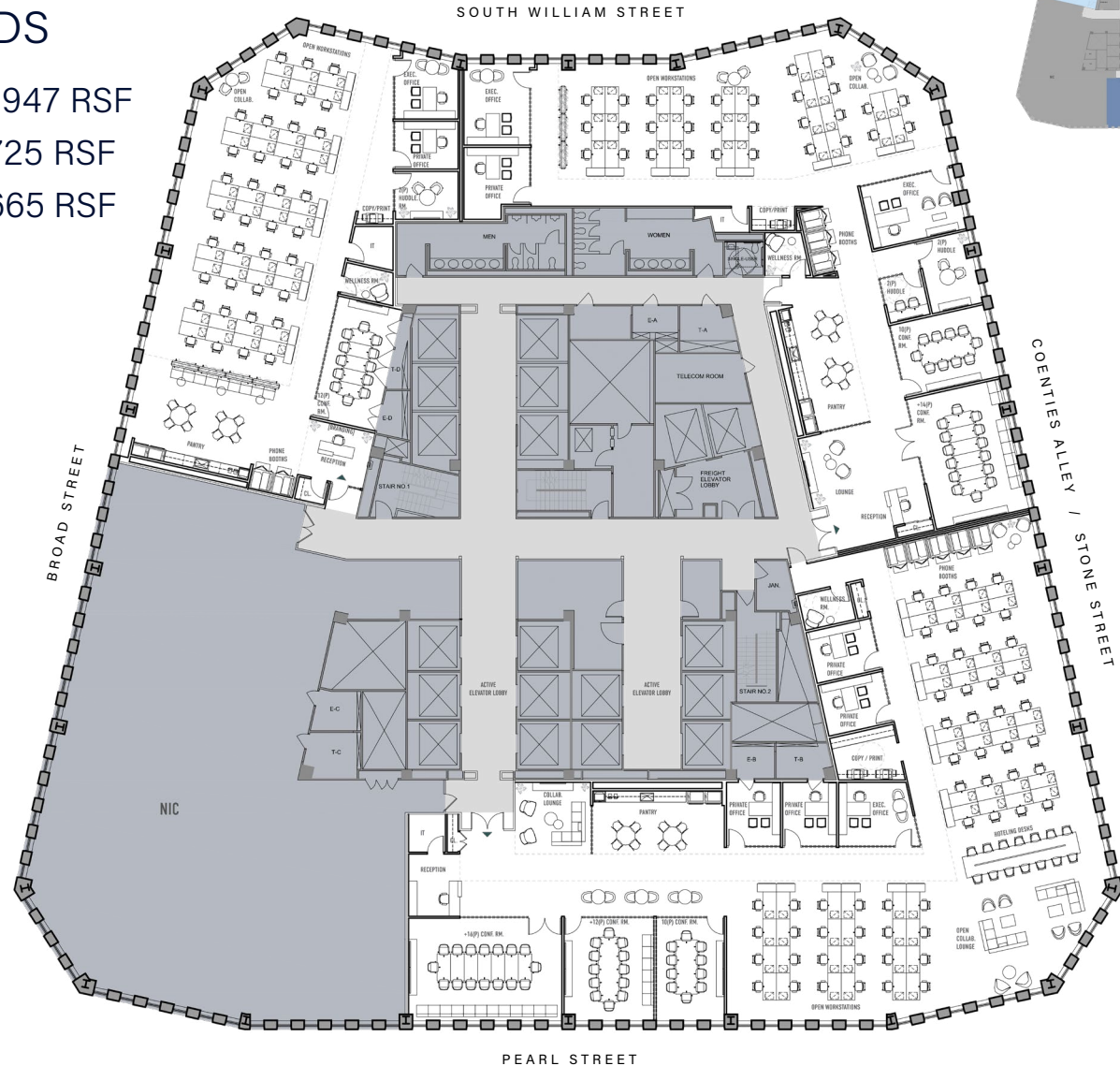
	SUITE A	SUITE B	SUITE C
OFFICES	4	1	1
EXECUTIVE OFFICES	1	2	1
WORKSTATIONS	57	31	39
TOTAL HEADCOUNT	62	34	41

COLLABORATIVE SPACE

CONFERENCE ROOM SEATS	+38	+30	14
OPEN COLLABORATIVE SEATS	42	4	2

SUPPORT

PHONE BOOTHS	5	3	2
COPY/PRINT	1	1	1
PANTRY	1	1	1
WELLNESS ROOM	1	1	1
IT ROOM	1	1	1
COAT CLOSET(S)	2	1	1



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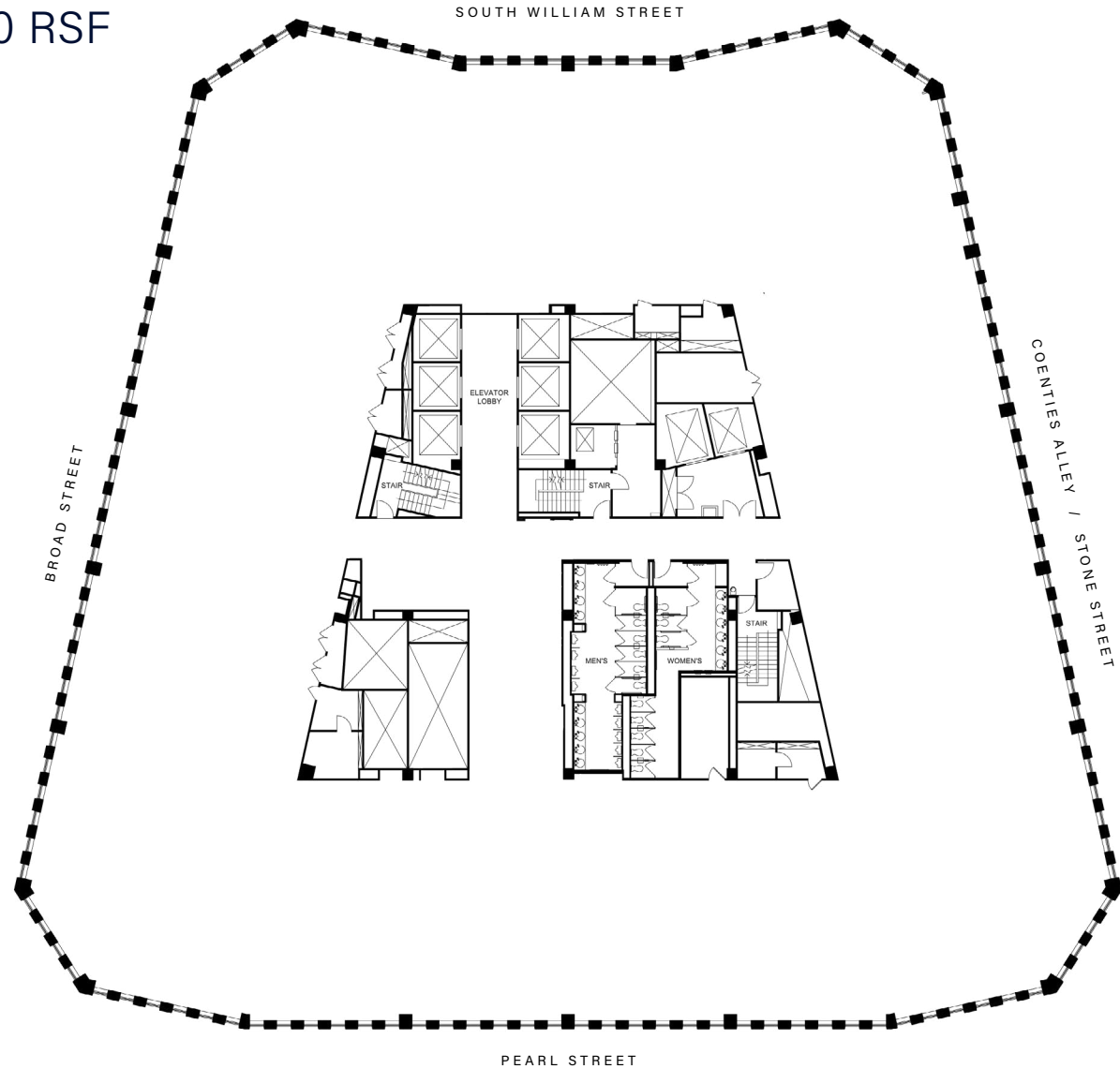
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ENTIRE 27TH - 30TH FLOORS

CORE & SHELL

+/-39,000 RSF



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ENTIRE 27TH - 30TH FLOORS

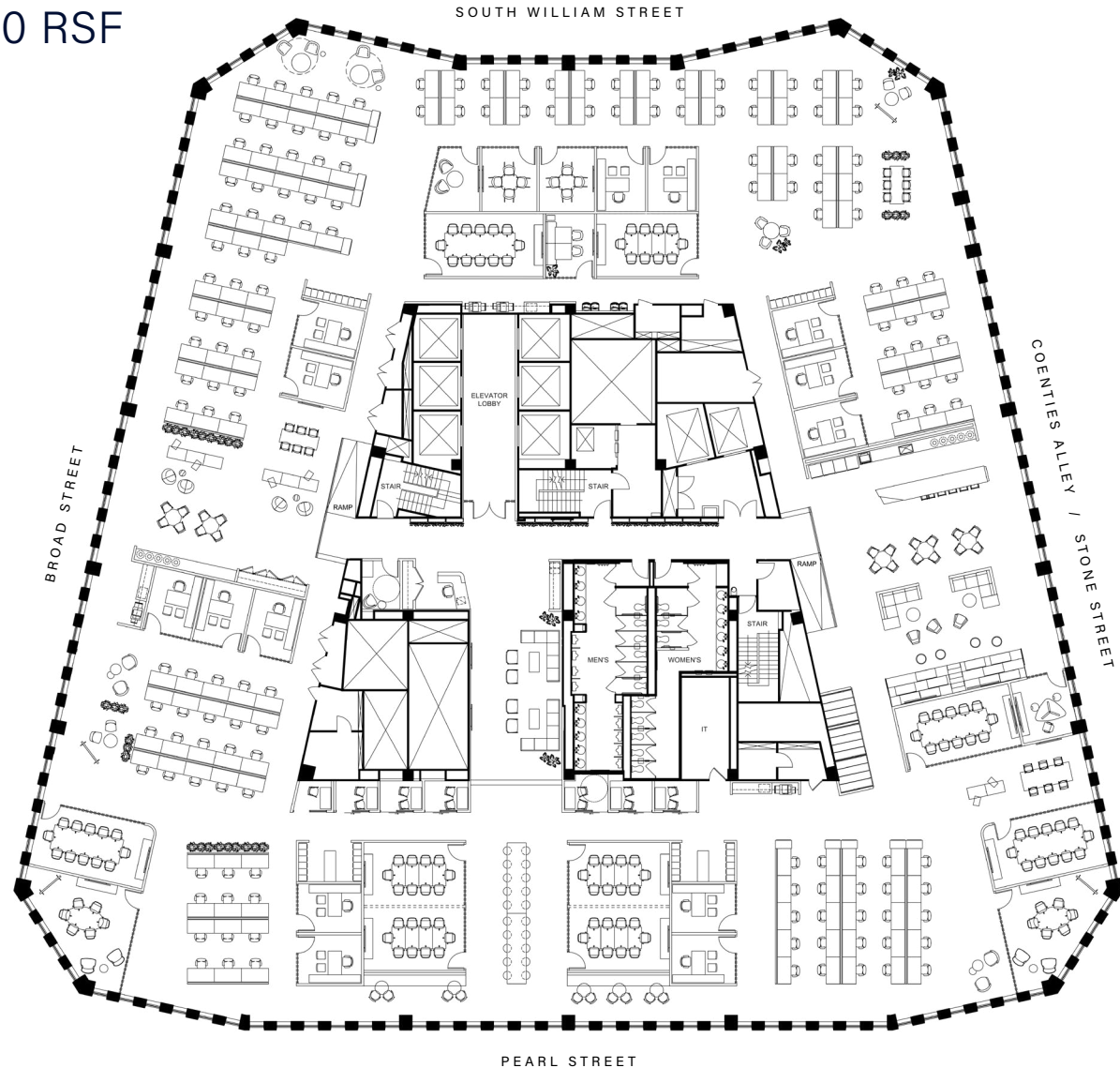
OPEN LAYOUT TEST FIT

+/- 39,000 RSF

WORK SPACE	SEATS
OFFICES	14
WORKSTATIONS	153
TOTAL HEADCOUNT	124*

COLLABORATIVE SPACE	
CONFERENCE ROOM SEATS	118
HUDDLE	3
PHONE BOOTHS	7
LOCKERS	44
COPY/PRINT	3
PANTRY	1
IT ROOM	1

*Up to 207 total seat count without reducing conferencing



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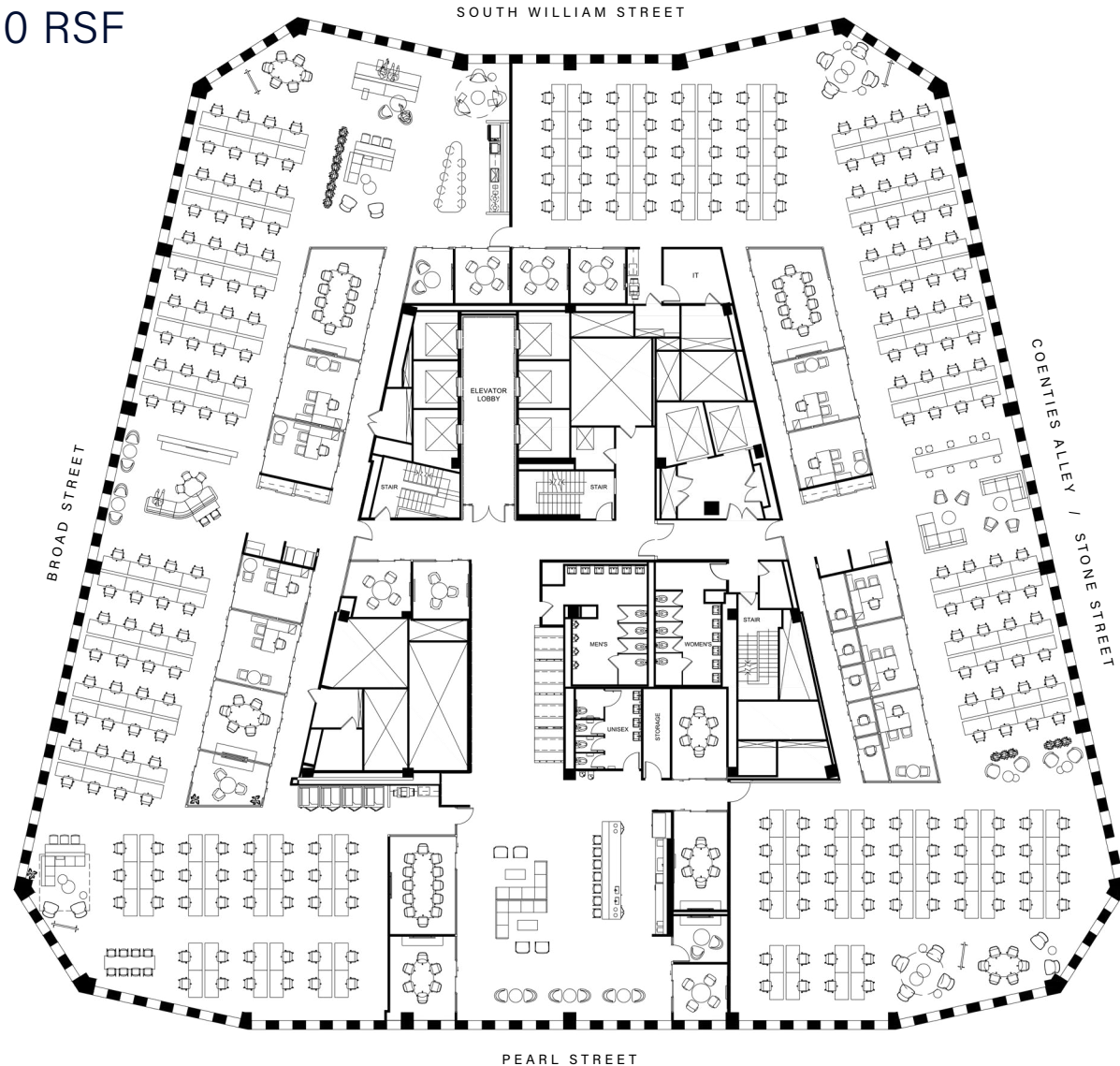
ENTIRE 27TH - 30TH FLOORS

HIGH-DENSITY TEST FIT

+/- 39,000 RSF

WORK SPACE	SEATS
PRIVATE OFFICES	9
WORKSTATIONS	260
TOTAL HEADCOUNT	269*

COLLABORATIVE SPACE	
CONFERENCE / HUDDLE	15
CONFERENCE ROOM SEATS	86
OPEN COLLABORATIVE AREAS	10
OPEN COLLABORATIVE SEATS	113
PHONE BOOTHS	9
PANTRIES	2
IT ROOM	1
COAT CLOSETS	4



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