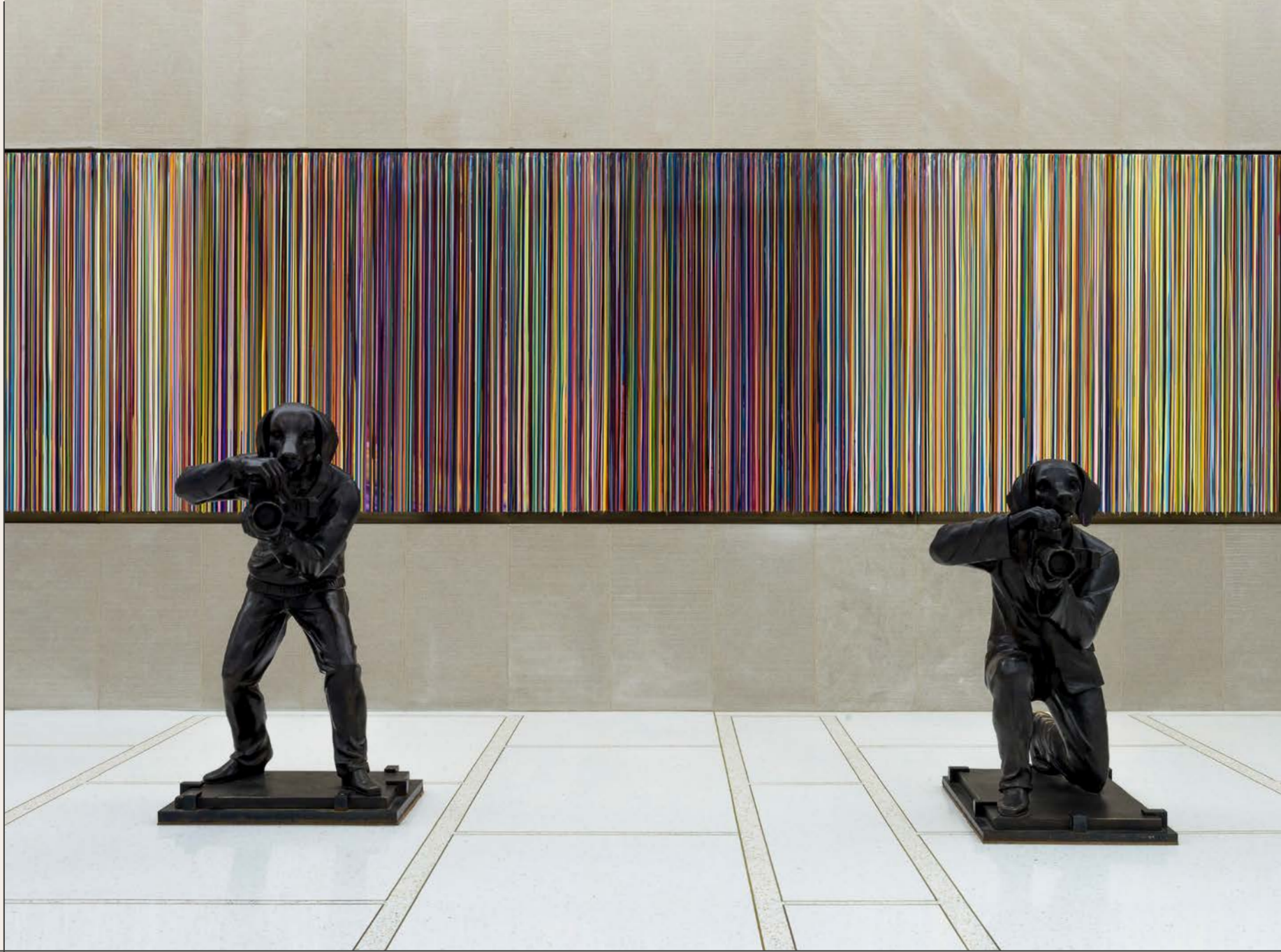


A WORKPLACE THAT



INSPIRES EVERYDAY

75
ROCKEFELLER
PLAZA

Availabilities

FULL AND PARTIAL FLOOR AVAILABILITIES RANGING FROM 3,190 TO 30,640 RSF

PARTIAL 26TH FLOOR
(SUITE 2600B)
7,510 RSF, PRE-BUILT — AVAILABLE Q2 2025

PARTIAL 22ND FLOOR
(SUITE 2200B)
5,503 RSF, PRE-BUILT — AVAILABLE IMMEDIATELY

PARTIAL 18TH FLOOR
(SUITE 1800A)
4,122 RSF, PRE-BUILT — AVAILABLE IMMEDIATELY

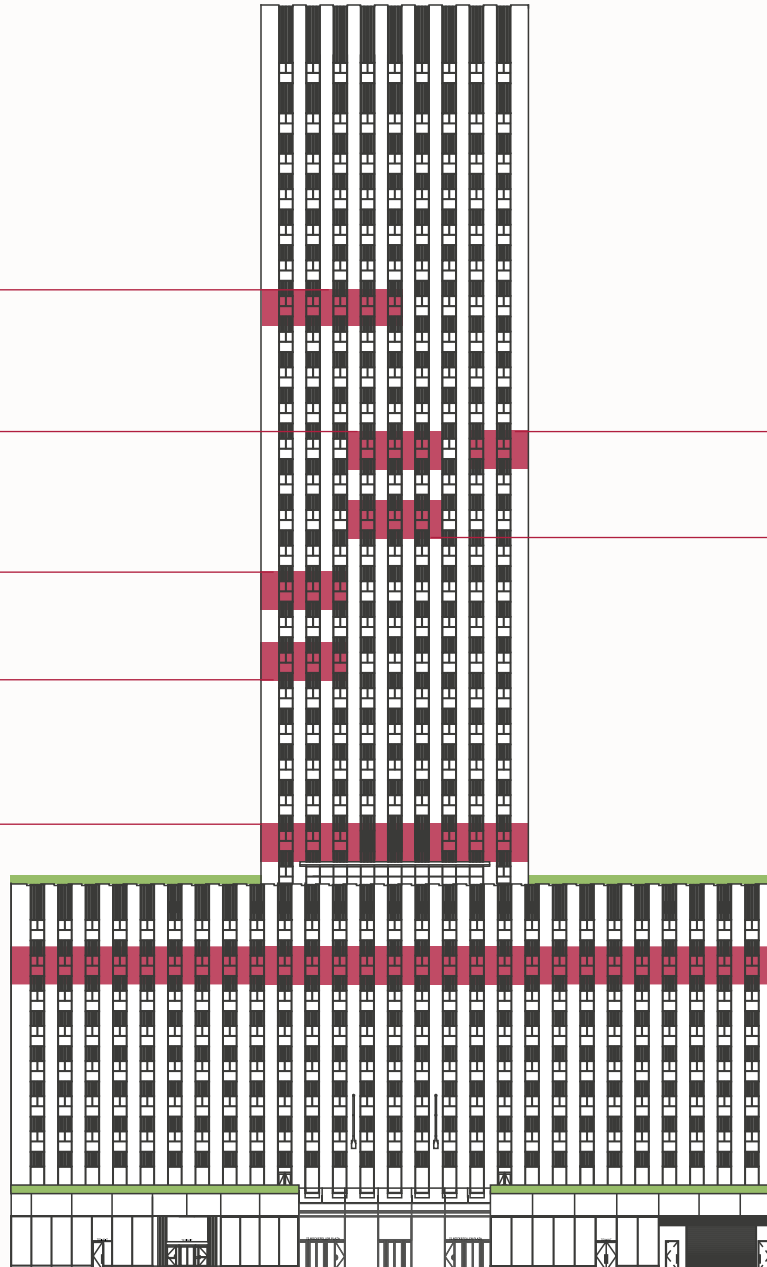
PARTIAL 16TH FLOOR
(SUITE 1600A)
4,638 RSF, PRE-BUILT — AVAILABLE IMMEDIATELY

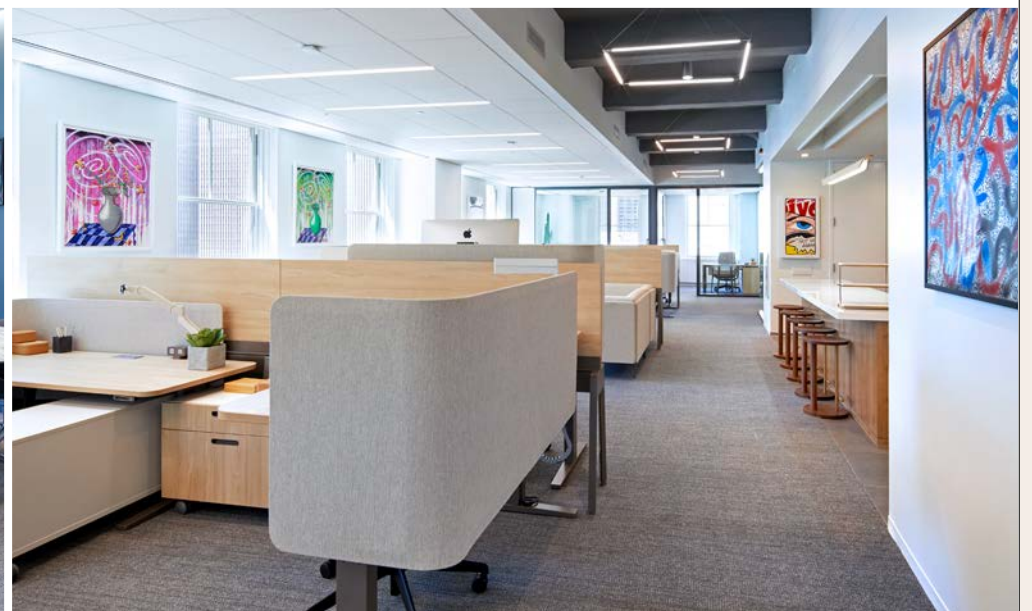
ENTIRE 11TH FLOOR
(SUITE 1100)
14,116 RSF, BUILT — AVAILABLE IMMEDIATELY

PARTIAL 22ND FLOOR
(SUITE 2200C)
4,670 RSF, PRE-BUILT — AVAILABLE Q3 2025

PARTIAL 20TH FLOOR
(SUITE 2000B)
3,190 RSF, PRE-BUILT — AVAILABLE IMMEDIATELY

ENTIRE 8TH FLOOR
(SUITE 800)
30,640 RSF, BUILT — AVAILABLE IMMEDIATELY





Pre-builts

HIGHLY FLEXIBLE LAYOUTS

New, ready and equipped for the future. The pre-builts at 75 Rockefeller Plaza offer workspaces that are conducive to a variety of layouts with flexibility for subsequent layout changes.



Powered By

WorxWell™

FLEXIBILITY IS IN YOUR HANDS

We have engaged a world-class team of technology, health, and design experts to create the pre-built of the future. Powered by WorxWell™, our new service platform, includes sophisticated design, flexibility in spatial layouts, state-of-the-art health and wellness technology, personalized services to foster in-building community and places the power of data and insights into the hands of our customers.



RXO: ULTIMATE WORKPLACE CONCIERGE

An enhanced workplace experience supported by our Resident Experience Officers (RXOs) who serve as the ultimate workplace concierge, cultivating a sense of purpose, connection and community. They ensure a safe, productive, and inspiring workplace where our tenants choose to go to every day.



MODULAR & FLEXIBLE

Beautifully designed modular and flexible spaces that can be easily reorganized as a company's needs evolve to meet their work habits.

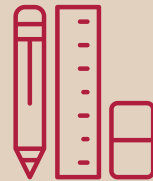
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WorxWell™



TECHNOLOGY TOOLS

A purpose-built suite of technology tools for the new hybrid work environment, combining digital and physical data to increase transparency and improve how and where people work.



COLLABORATIVE DESIGN

A true partnership/collaborative approach between RXR's in-house design, space planning and construction experts and our tenants for developing a custom work environment.



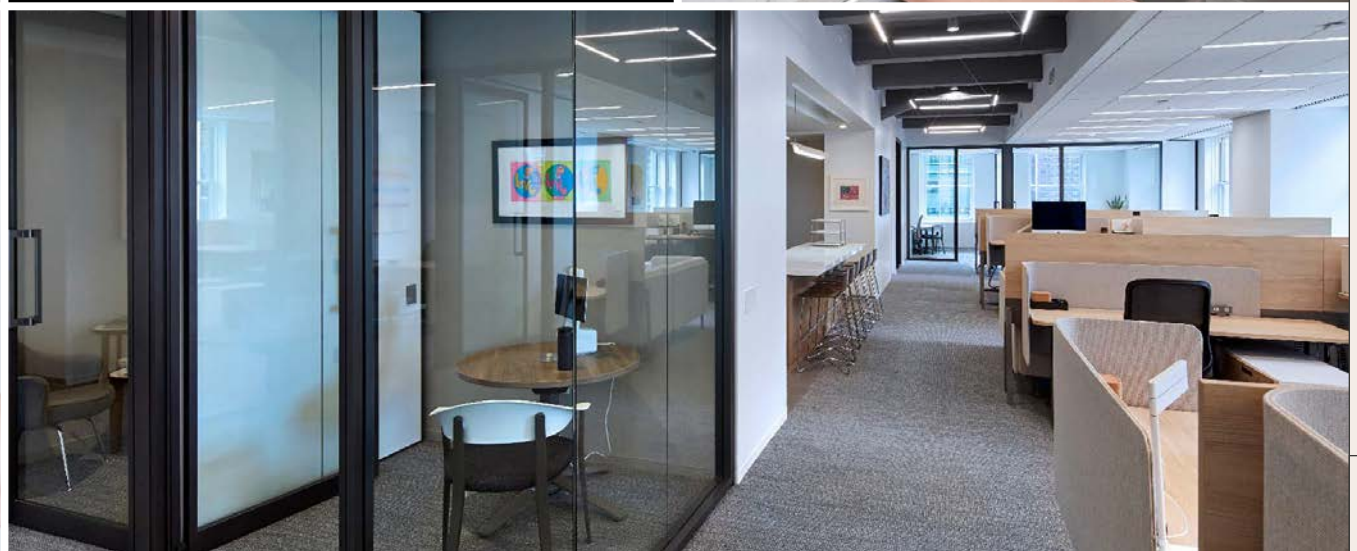
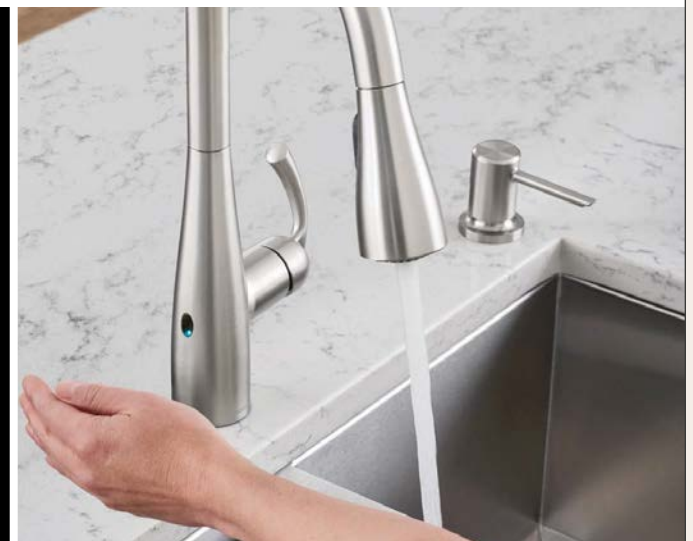
PERSONAL SERVICE

A high-degree of personal service that brings together the best of work, home and hospitality.



- NEW PRE-BUILT DESIGN
- LAYOUT FLEXIBILITY
- DOOR ACCESS CONTROLS
- TOUCHLESS FAUCETS
- FRICTIONLESS ELEVATORS
- FLEXIBLE FURNITURE DESIGN

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WorxWell™





Neighborhood

THE PULSE OF NEW YORK

This prestigious location offers the convenience of renowned retail, fine and casual dining, five-star hotels, premier corporate neighbors and an integrated transportation hub.

Amenity Space

TO SUIT ALL NEEDS

Featuring soaring views of Midtown Manhattan and 30,000 square feet of multi-floor workspace, 75 Rockefeller Plaza offers tenants a beautifully designed members-only work and social club located at the pinnacle of the building.





Amenity Space

TO SUIT ALL NEEDS

The perfect setting for business meetings, entertaining, and private events, the space includes a private lounge, gallery, and state-of-the-art boardrooms. Powered by best-in-class hospitality, 75 Rockefeller Plaza is the ideal destination for hosting and cultivating your most important relationships.

Specifications

75 ROCKEFELLER PLAZA, NEW YORK, NY 10019

GENERAL

YEAR BUILT AND REDEVELOPED

1947, 2017

ARCHITECT

Carson and Lundin Architects

BUILDING AREA

625,000 square feet

RETAIL ESTABLISHMENTS

American Girl

TRANSPORTATION

Direct access to the B,D,E,F and M subway lines and major buses. Conveniently located within steps from Grand Central Terminal and Times Square

RECENT CAPITAL IMPROVEMENTS

Renovated lobby and main entrance, restoration of the building façade and windows, upgraded elevator equipment and interiors, fire alarm system, access control and CCTV system, HVAC system and Building Management System (BMS)

AMENITIES

24/7 building access, on-site property management, bike storage, loading dock, messenger center, internet based tenant work order system and visitor management system

ELEVATORS

NUMBER OF ELEVATORS

Excluding vertical transportation for retail tenants, the building has a total of twelve passenger elevators and two service elevators

SECURITY

GENERAL

The building is monitored via 24/7 uniformed security guards stationed at the lobby concierge desk, a fully integrated CCTV, x-ray machine, visitor management and turnstile access card system and loading dock master

CONSTRUCTION

HOURS OF OPERATION

Standard hours of HVAC operation are 8 am to 6 pm, Monday through Friday

AIR CONDITIONING

The building is cooled with (2) 800 ton and (1) 400 ton electrical centrifugal chillers. The cooling for the interior zone on the low rise floors is provided by (2) 10 ton floor mounted vav AHU's while the cooling for the interior of the high rise floors is provided by (4) 2.5 ton ceiling mounted constant volume fan coil units. Perimeter is cooled and heated by 1,698 Train Fan Coil Units. One heat exchange plate for free cooling

VENTILATION SYSTEMS

A.H.U.'s on the 33rd floor and 9th floor mezzanine provide ventilation to the entire building

SUPPLEMENTAL HVAC

Each high rise floor is allotted 15 tons per floor while each low rise floor is allotted 30 tons per floor. This condenser water is available 24/7

ELECTRICITY

GENERAL

Each floor is designed to allow (1) 6 or 6.5 watts USF, exclusive of base building A/C

METHOD OF MEASURING TENANT CONSUMPTION

Tenants are sub-metered by TNE. Costs related to base building electric consumption are reflected via operating expenses

ELECTRIC CLOSETS

There are (2) closets on floors 2-9 and (1) closet on floors 10-32

EMERGENCY POWER

1250 kw generator for fire, life safety, elevators

ADDITIONAL POWER

Additional electric can be made available at Tenant's expense, subject to Landlord's review of Tenant's requirements

TELECOMMUNICATIONS

GENERAL

Point of Entry is on 51st street with future provisions for POE on 52nd street. Three (3) independent sources of fiber connectivity. Additional telecommunication riser space to accommodate new ISP's

PROVIDERS





Spectrum, AT&T, Verizon Business Verizon DAS System on all floors for cell phone coverage

AS BUILT

8TH Floor Suite 800

Offices	2
Workstations	213
Conference Rooms	7
Pantry/Coffee	1
IT Room	1
Closet/Storage	11
Copy/Print Area	3
Phone Room/Booth	12
<hr/>	
Total	215
RSF	30,640

LEGEND

-  Offices
-  Conference Rooms
-  Workstations
-  Pantries/IT Rooms/Storage/Print Areas

Powered By
WorxWellTM
Flexible and furnished



51ST STREET

52ND STREET

AS BUILT

11TH Floor Suite 1100

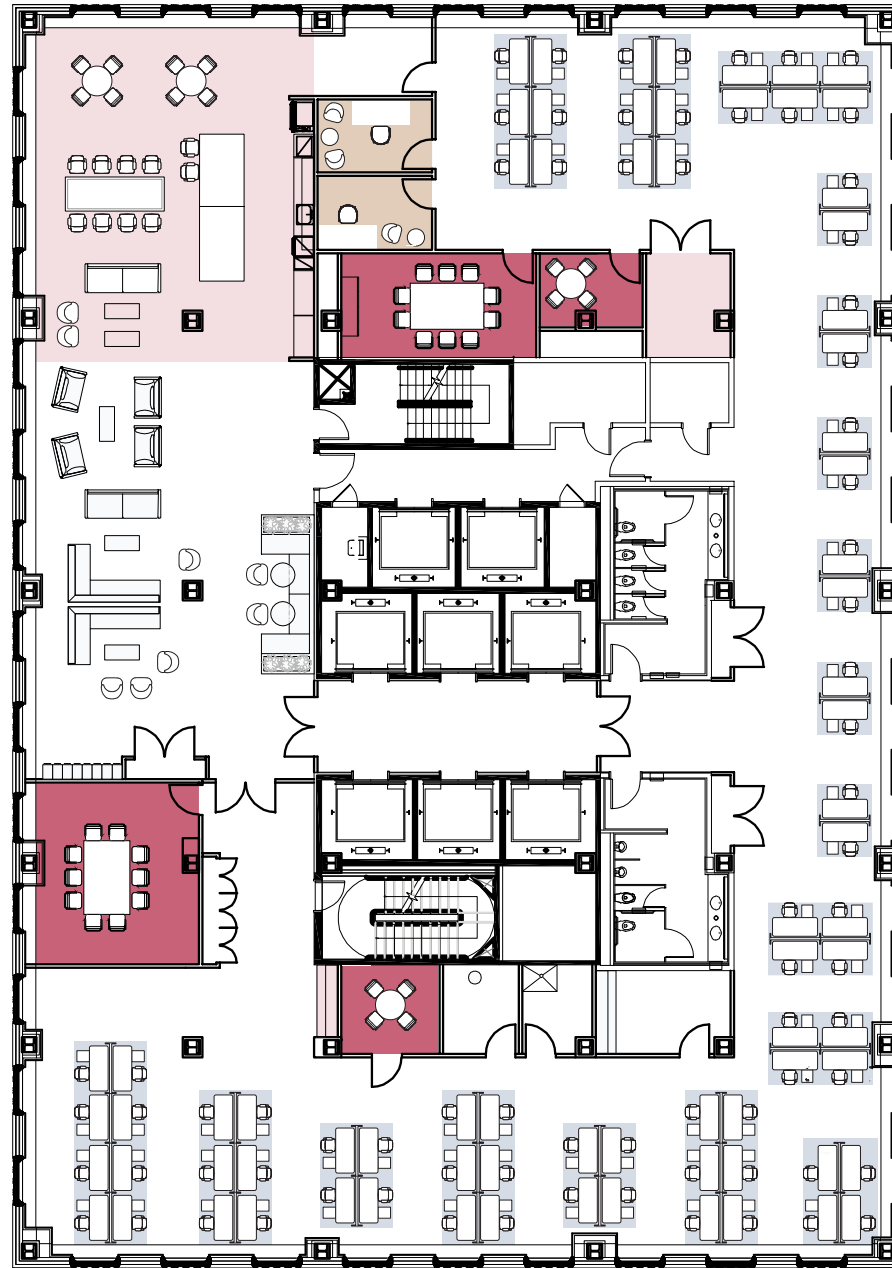
Offices	2
Workstations	72
Conference Rooms	3
Pantry/Coffee	1
IT Room	1
Closet/Storage	4
Copy/Print Area	1
Phone Room/Booth	1
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Total	74
RSF	14,116

LEGEND

- Offices
- Conference Rooms
- Workstations
- Pantries/IT Rooms/Storage/Print Areas

Powered By
WorxWell™
 Flexible and furnished

52ND STREET



51ST STREET

Shows Existing Conditions





[Click to View Virtual Tour](#)

TEST FIT

16TH Floor Suite 1600A

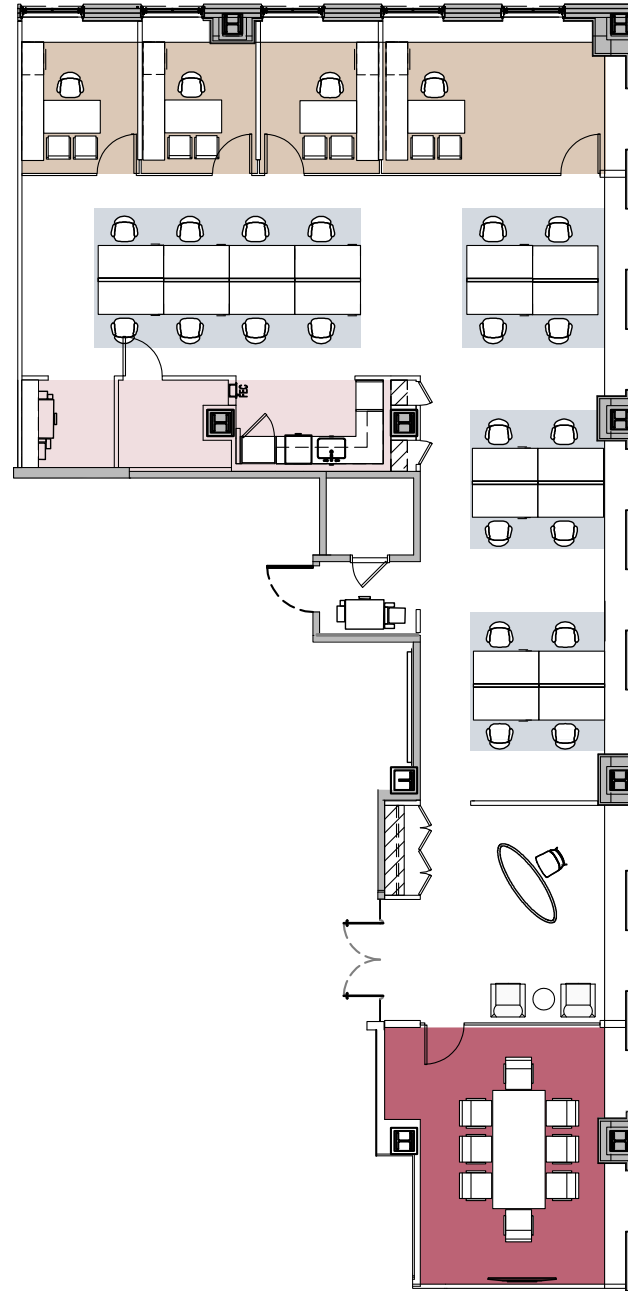
Offices	4
Workstations	20
Conference Rooms	1
Pantry/Coffee	1
IT Room	1
Closet/Storage	1
Copy/Print Area	1
Reception	1
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Total	25
RSF	4,638

LEGEND

-  Offices
-  Conference Rooms
-  Workstations
-  Pantries/IT Rooms/Storage/Print Areas

Powered By
WorxWellTM
Flexible and furnished

52ND STREET







51ST STREET

AS BUILT

18TH Floor Suite 1800A

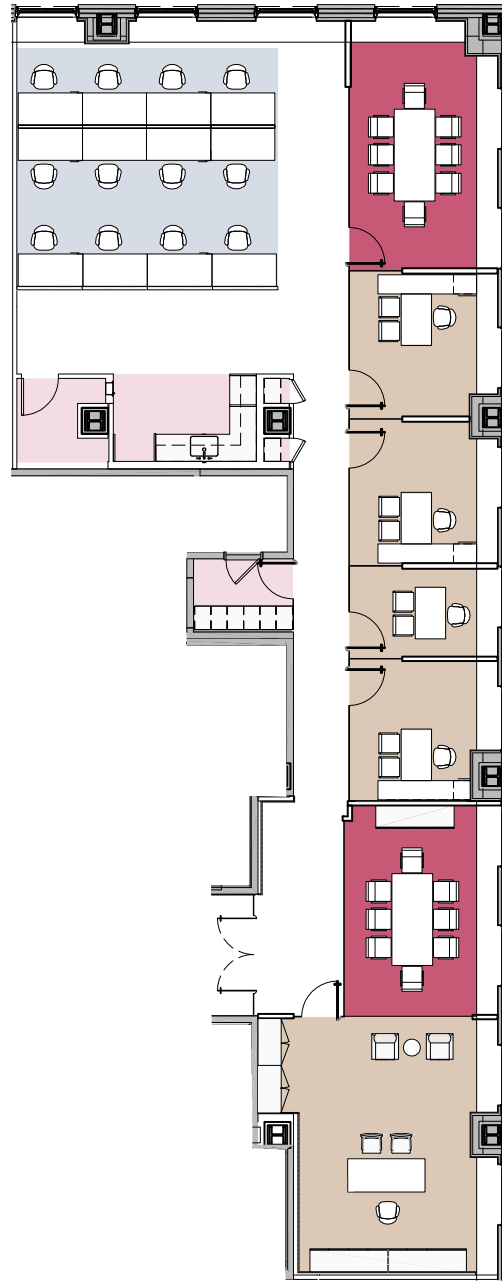
Offices	5
Workstations	12
Conference Rooms	2
Pantry/Coffee	1
IT Room	1
Closet/Storage	2
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Total	17
RSF	4,122

LEGEND

-  Offices
-  Conference Rooms
-  Workstations
-  Pantries/IT Rooms/Storage/Print Areas

Powered By
WorxWellTM
Flexible and furnished

52ND STREET



51ST STREET

TEST FIT

20TH Floor Suite 2000B

Offices	3
Workstations	10
Conference Rooms	1
Pantry/Coffee	1
IT Room	1
Closet/Storage	1
Copy/Print Area	1
Reception	1

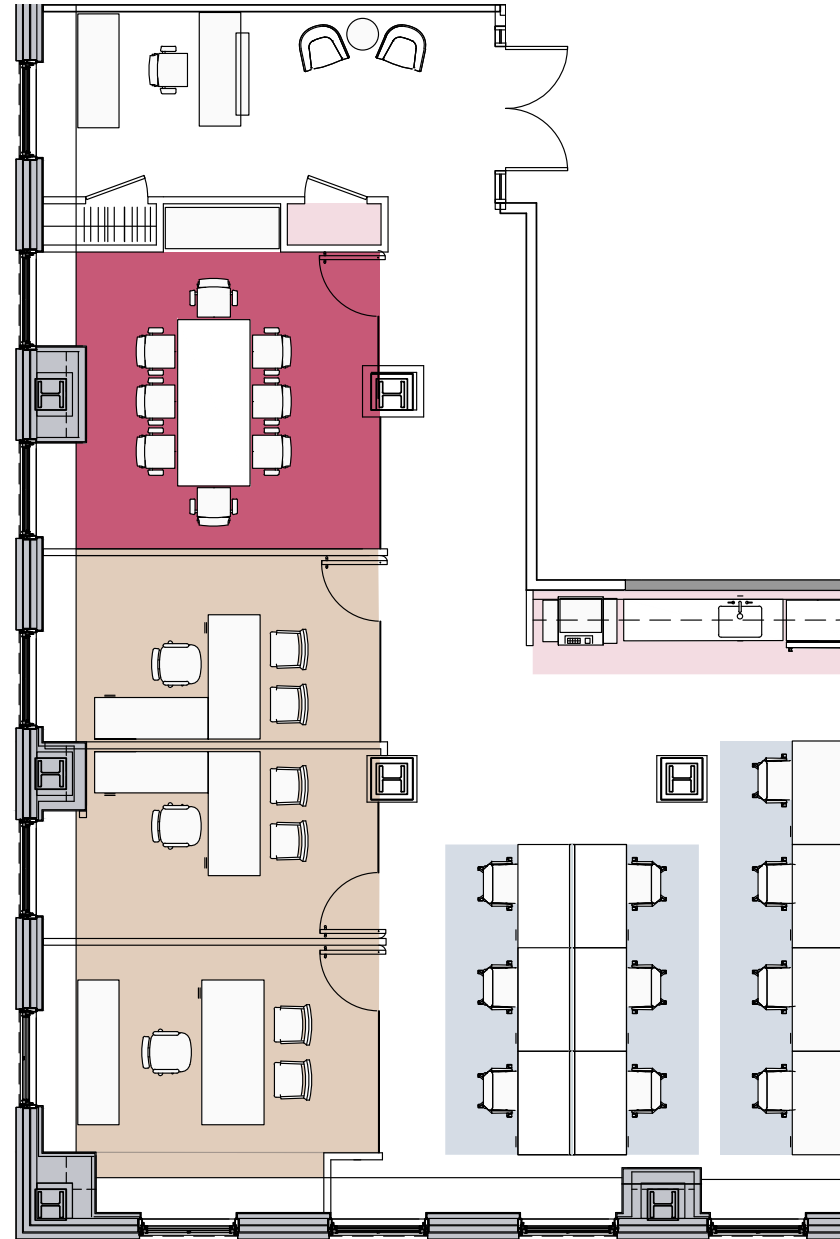
Total	14
RSF	3,190

LEGEND

- Offices
- Conference Rooms
- Workstations
- Pantries/IT Rooms/Storage/Print Areas

Powered By
WorxWell™
Flexible and furnished

52ND STREET







51ST STREET

AS BUILT

22ND Floor Suite 2200B

Offices	1
Workstations	19
Conference Rooms	3
Phone Rooms	3
Pantry/Coffee	1
IT Room	1
Closet/Storage	1
Copy/Print Area	1
Reception	1
Wellness Rooms	1
<hr/>	
Total	21
RSF	5,503

LEGEND

-  Offices
-  Conference Rooms
-  Workstations
-  Pantries/IT Rooms/Storage/Print Areas

Powered By
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Flexible and furnished

52ND STREET







51ST STREET

AS BUILT

22ND Floor Suite 2200C

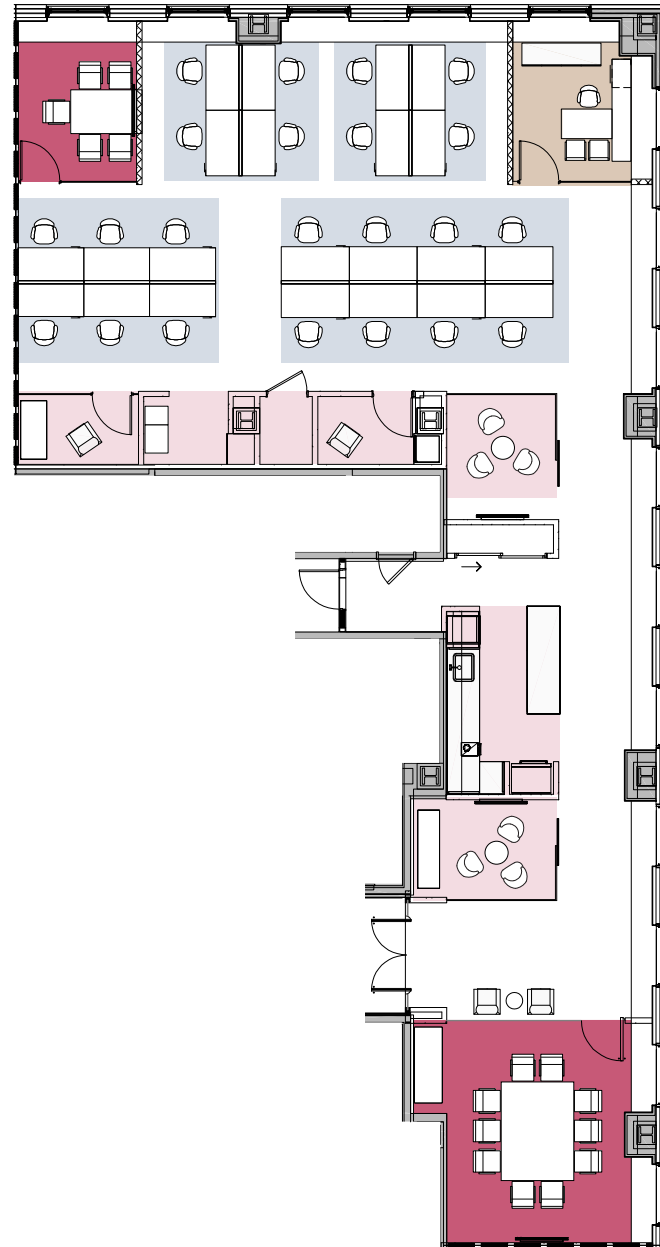
Offices	1
Workstations	22
Conference Rooms	2
Phone Rooms	1
Pantry/Coffee	1
IT Room	1
Closet/Storage	1
Copy/Print Area	1
Wellness Rooms	1
Huddle Rooms	2
<hr/>	
Total	23
RSF	4,670

LEGEND

-  Offices
-  Conference Rooms
-  Workstations
-  Pantries/IT Rooms/Storage/Print Areas

Powered By
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Flexible and furnished

52ND STREET



51ST STREET

AS BUILT

26TH Floor Suite 2600B

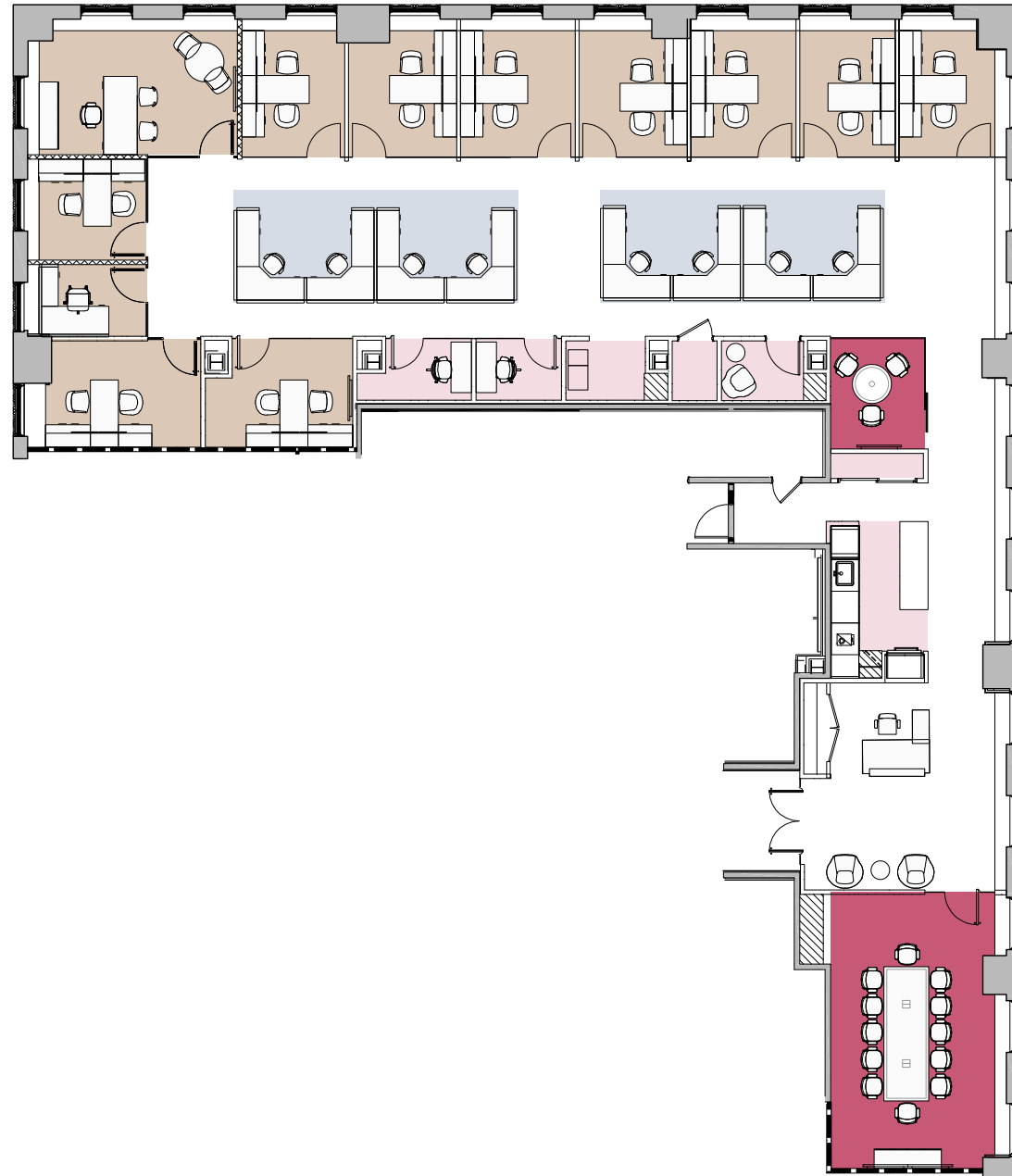
Offices	12
Workstations	8
Conference Rooms	2
Phone Room	2
Pantry/Coffee	1
IT Room	1
Closet/Storage	1
Copy/Print Area	1
Reception	1
Wellness Room	1
<hr/>	
Total	21
RSF	7,510

LEGEND

- Offices
- Conference Rooms
- Workstations
- Pantries/IT Rooms/Storage/Print Areas

Powered By
WorxWell™
 Flexible and furnished

52ND STREET



51ST STREET

LEASING CONTACTS



BRUCE E. MOSLER

Bruce.Mosler@cushwake.com
212.841.7900

ETHAN SILVERSTEIN

Ethan.Silverstein@cushwake.com
212.698.2694

ANTHONY LOPRESTI

Anthony.LoPresti@cushwake.com
212.841.7701

CONNOR B. DAUGSTRUP

Connor.Daugstrup@cushwake.com
212.841.7964

BIANCA DIMAURO

Bianca.DiMauro@cushwake.com
212.841.7562



DANIEL BIRNEY

DBirney@rxr.com
212.715.6153

WALTER ROONEY

WRooney@rxr.com
212.715.6122

HEIDI STEINEGGER

HSteinegger@rxr.com
212.444.3792