

STARRETT



LEHIGH

WELCOME
TO AN ICONIC DESTINATION

WHERE BIG IDEAS GO

THE STARRETT-LEHIGH BUILDING • 100K SF AMENITIES • CHELSEA'S CREATIVE CAMPUS

This is where big ideas go to...

MEET

GATHER

EAT

PLAY

BREATHE

ARRIVE

WORK

100,000 SF OF AMENITY EXPERIENCES

MEET AT LEVEL TEN

- Indoor/Outdoor Restaurant
- Podcast Studios
- Pre-/Post-Function Gallery
- Conference Center
- Event Space
- Foyer Lounge
- Phone Rooms

12th AVENUE

ARRIVE AT

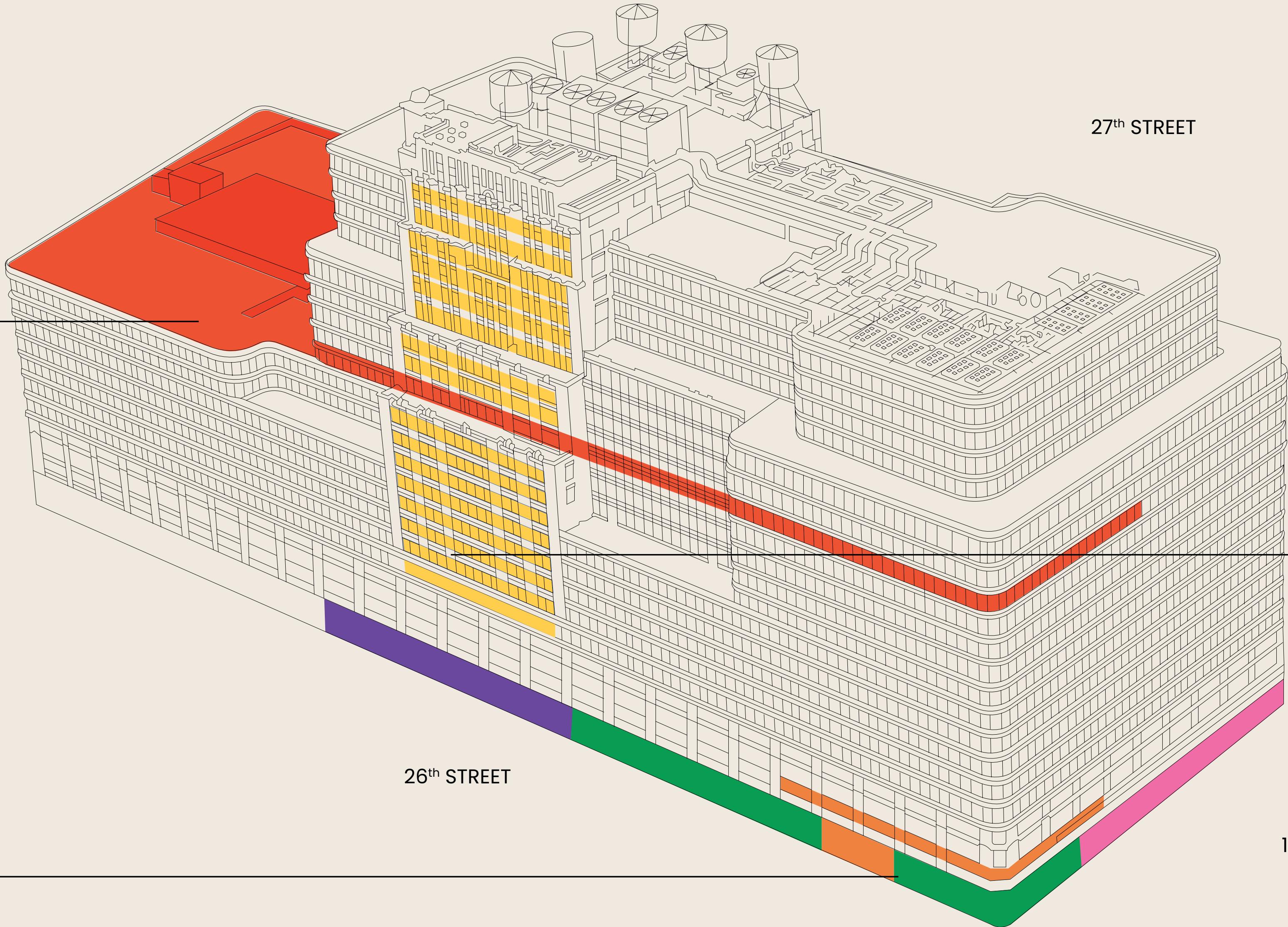
- Bike Room
- On-Site Parking
- Tenant Shuttle

BREATHE AT

- 601 Athletic Club
- Club Pilates

EAT + PLAY AT

- Expo Event Space
- Whitebox Event Space
- Olly Olly Market
- Hav & Mar Restaurant



27th STREET

GATHER AT

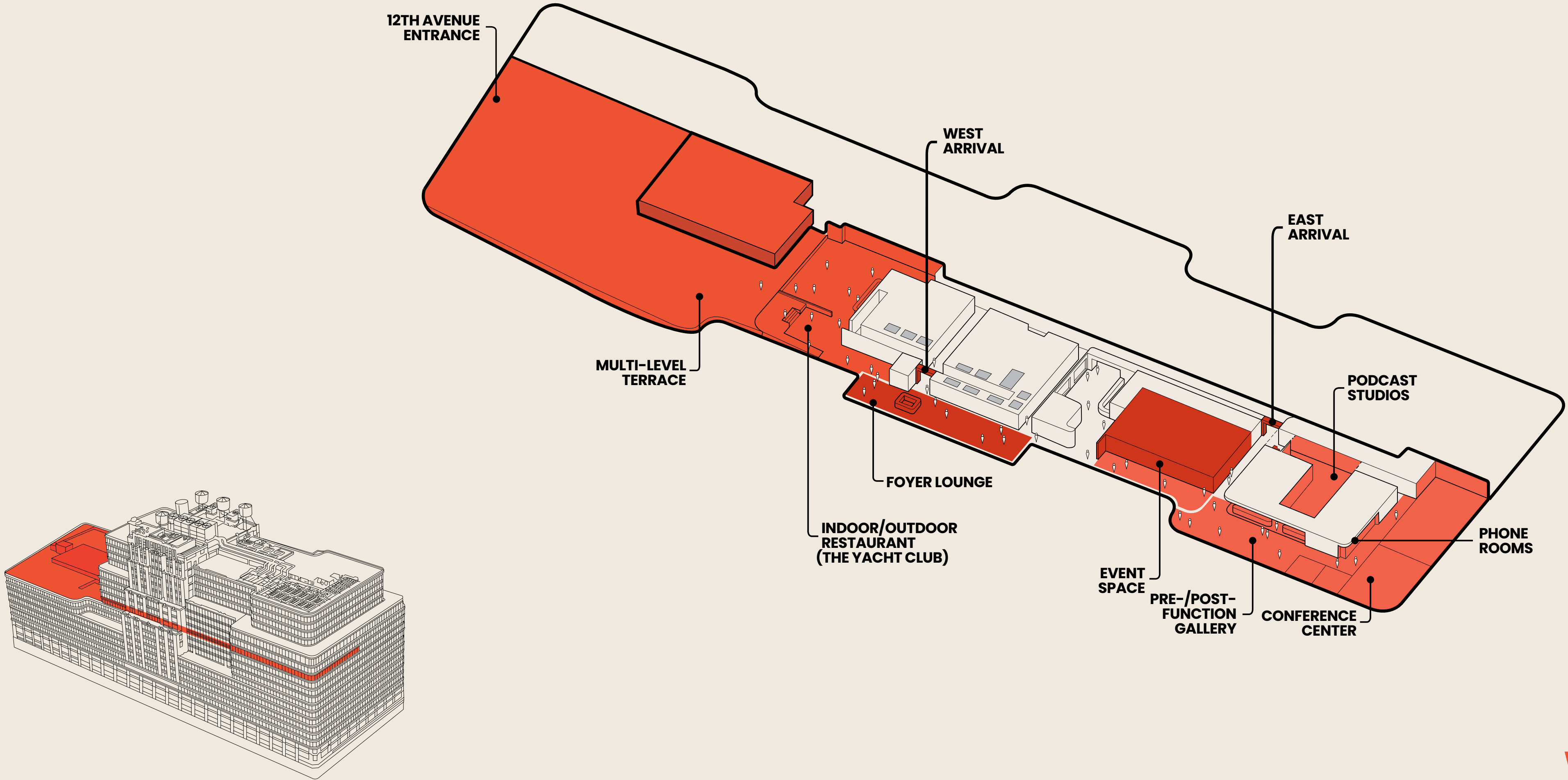
- Library | F3
- Drive-in Theatre | F4
- Gallery | F7
- Living Room | F12
- Work Lounge | F13
- Barcade | F15

26th STREET

11th AVENUE

MEET AT LEVEL TEN

Ascend to Level Ten, where stunning design meets elevated hospitality throughout 44,000 SF of meeting and event space featuring a conference center, podcast studios, multi-level terrace and indoor/outdoor restaurant. Our turn-key services create the atmosphere to launch bold ideas that inspire discovery and connection.



LEVEL TEN



WHERE BIG IDEAS GO TO MEET

EVENT SPACE | PRE-/POST-FUNCTION GALLERY | CONFERENCE CENTER | PODCAST STUDIOS | PHONE ROOMS

Level Ten is a premier destination to host corporate gatherings, networking events and conversations. The conferencing center and podcast studios are equipped with state-of-the-art technology and furnishings. Each space is versatile and can be customized to accommodate numerous uses and occasions.

THE YACHT CLUB



Multi-Level Terrace with Direct Access to 12th Avenue



Main Entrance



Dining Room

WHERE BIG IDEAS GO TO MEET

MULTI-LEVEL TERRACE | INDOOR/OUTDOOR RESTAURANT | CABANA SEATING

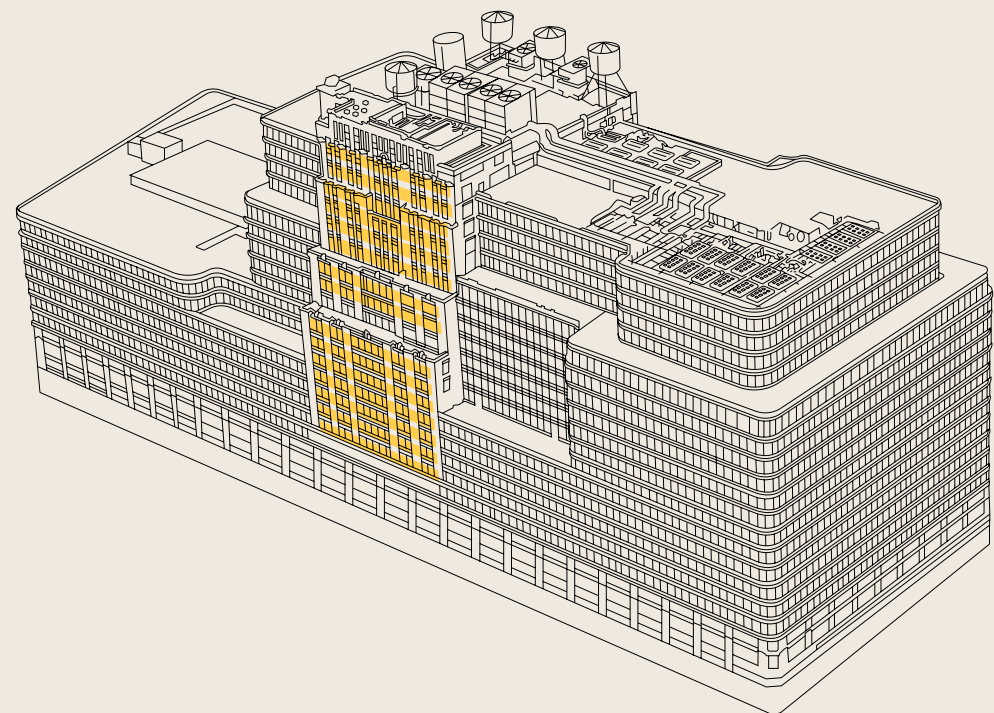
The Yacht Club is an indoor/outdoor restaurant showcasing Level Ten's breathtaking views of the Hudson River and Manhattan Skyline. The multi-level terrace offers a unique backdrop for private dining and hosting events. The Yacht Club will be operated by one of New York City's top hospitality groups.

GATHER AT THE AMENITY BAYS

Discover the transformation of Starrett-Lehigh's historic truck elevator bays repurposed into vibrant amenity bays, to provide tenants with an oasis from their workplace. These new spaces play host to curated events for the tenant community, programmed by RXR's experience team (RXO Team).



*Conceptual stack plan of Starrett-Lehigh's amenity bays.



AMENITY BAYS



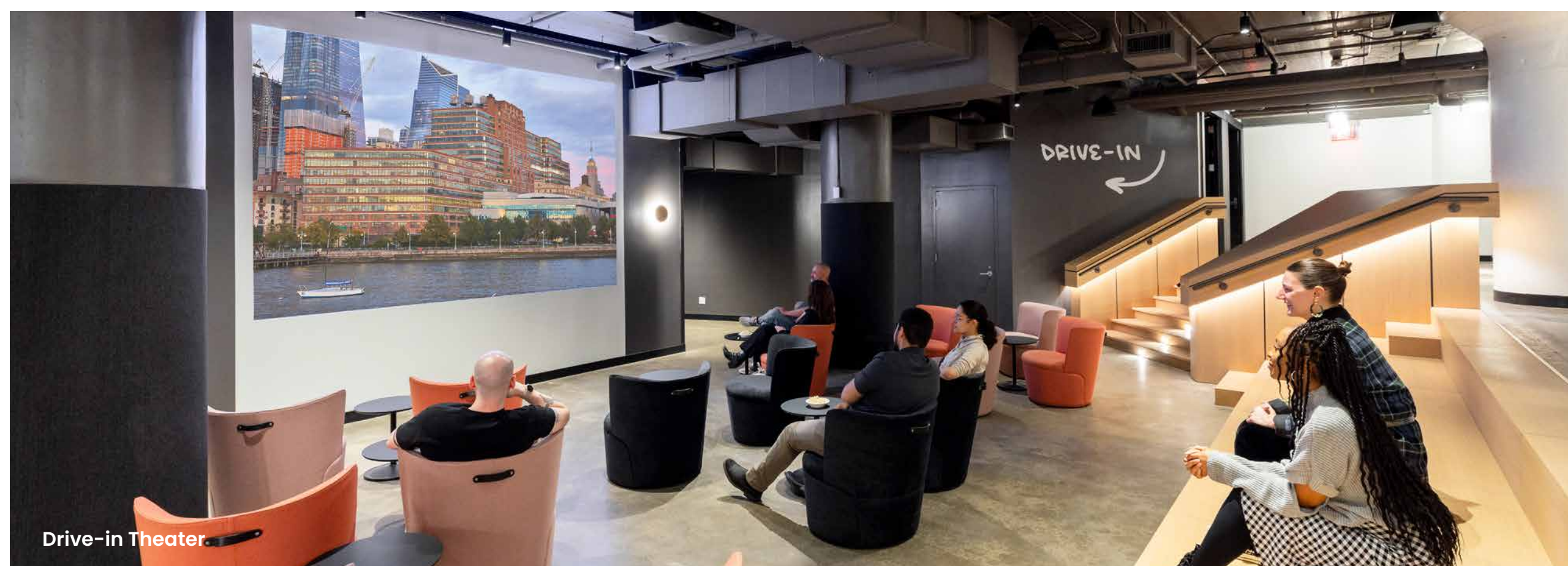
Work Lounge



Library



Living Room



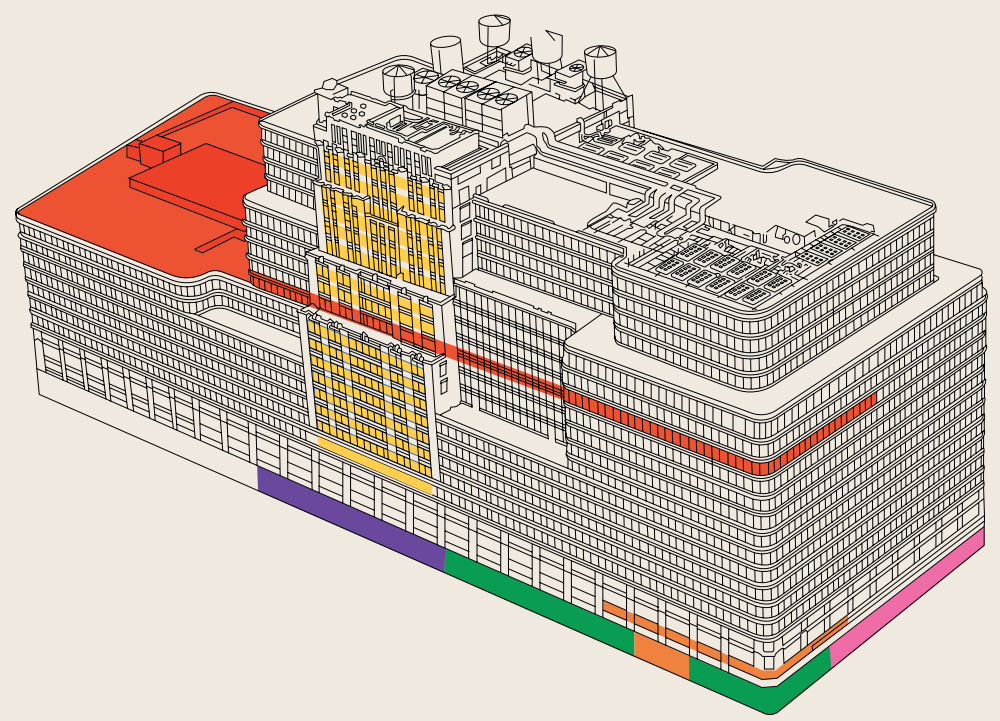
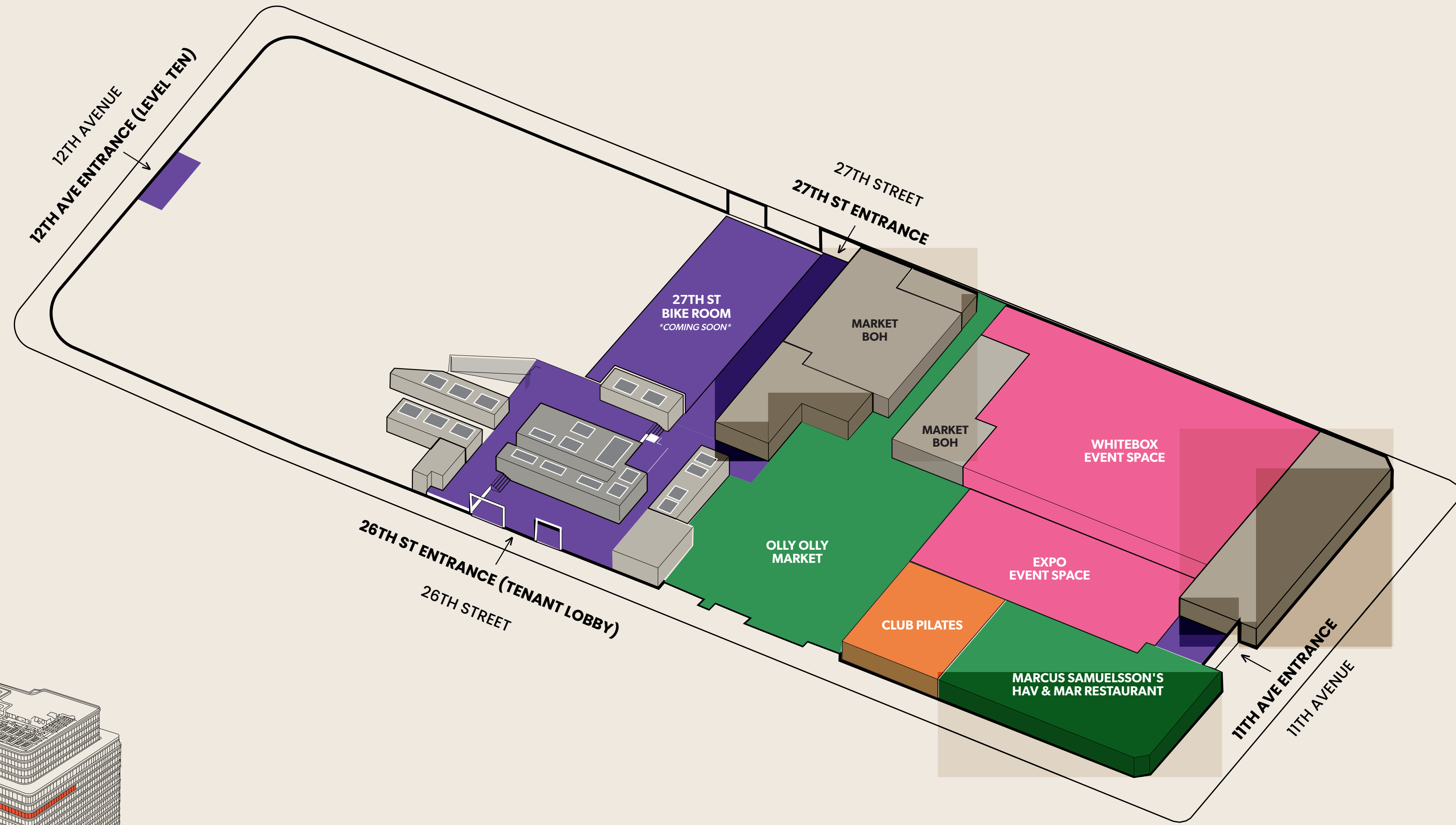
Drive-in Theater

WHERE BIG IDEAS GO TO GATHER

LIBRARY | DRIVE-IN THEATER | WORK LOUNGE | LIVING ROOM

Starrett-Lehigh's amenity bays are uniquely designed for various types of gatherings. The work lounge and living room offer soft seating and work space, the library features a collection of books from The Strand bookstore and the drive-in project shows movie screenings as part of the tenant programming curriculum.

THE GROUND FLOOR EXPERIENCE



OLLY OLLY MARKET



Ploo Taqueria

Brunch & Crafts Event

Bar Avant Happy Hour

WHERE BIG IDEAS GO TO EAT

OLLY OLLY MARKET

Find Michelin Chefs, local favorites, artisan coffee, craft cocktails and engaging programming all under one roof at Starrett-Lehigh's food hall, Olly Olly Market.



Main Dining Room and Bar

Art by Derrick Adams

Chef Fariyal Abdullahi

WHERE BIG IDEAS GO TO EAT

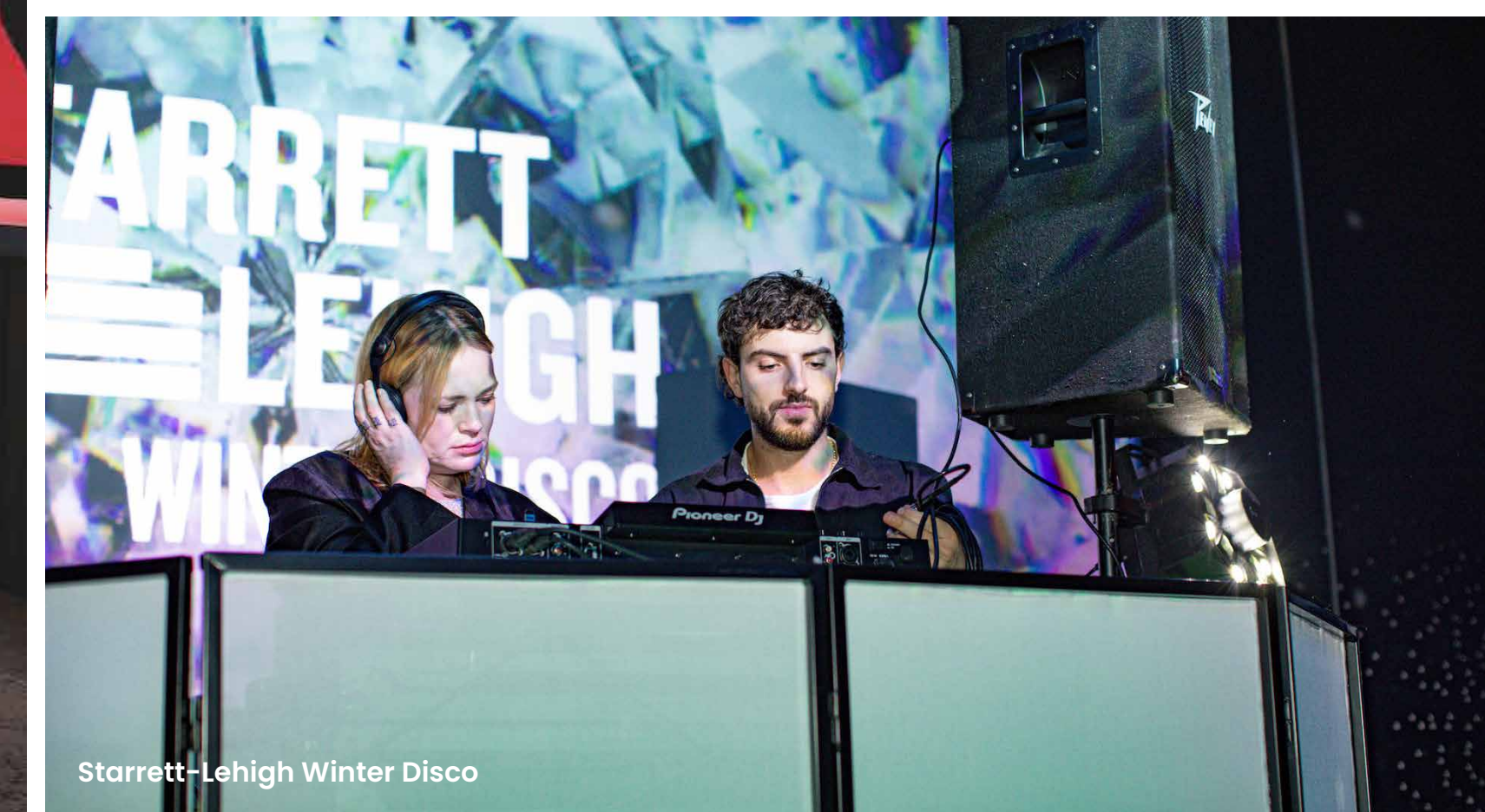
HAV & MAR

Named for Ocean in Swedish and Honey in Amharic, Hav & Mar is a seafood-focused restaurant by Chef Marcus Samuelsson with James-Beard Award Winner and Executive Chef Fariyal Abdullahi. The space features art curated by Brooklyn-based artist Derrick Adams.

EVENT EXPO & WHITEBOX



Art Gallery



Starrett-Lehigh Winter Disco

WHERE BIG IDEAS GO TO PLAY

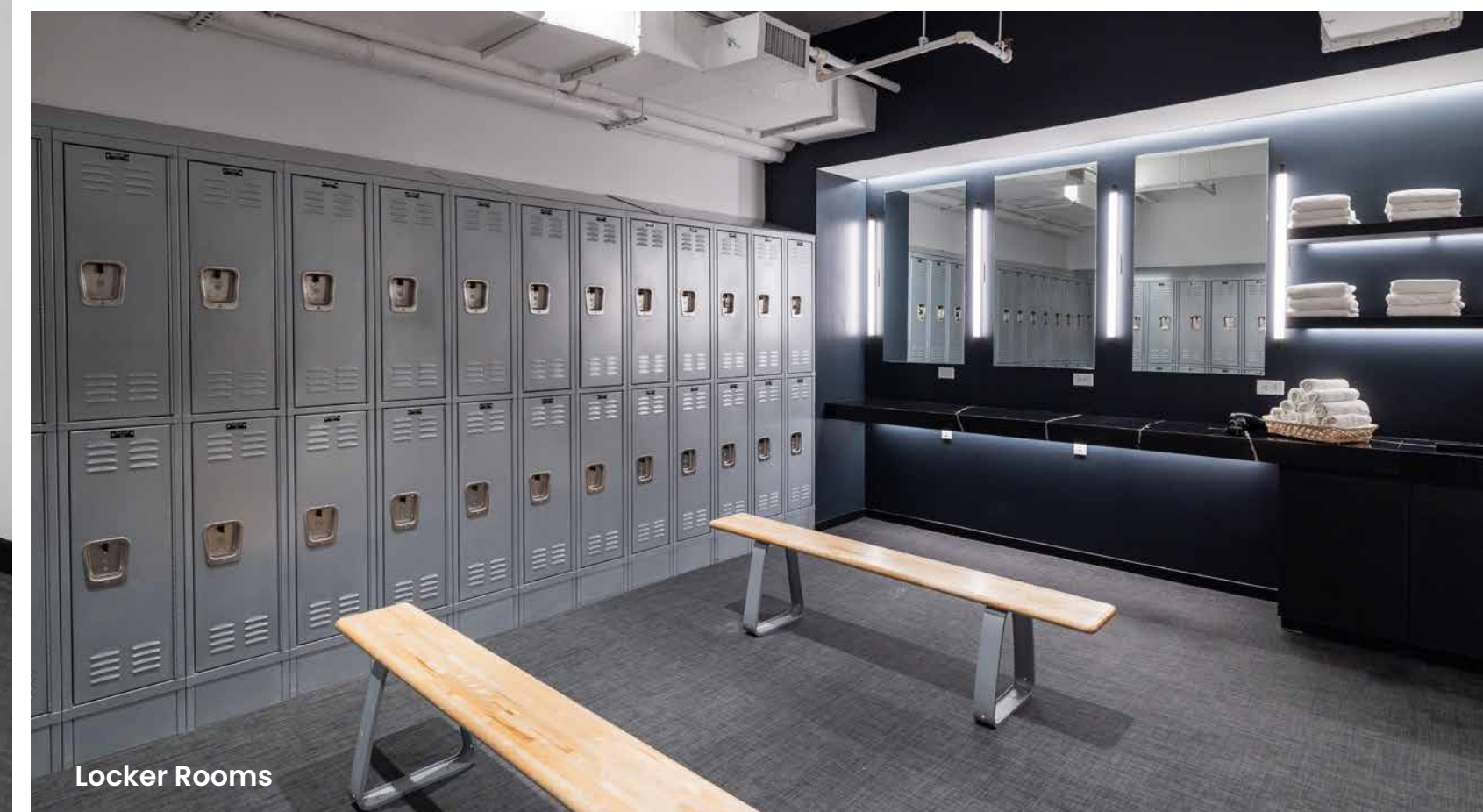
EXPO EVENT SPACE | CURATED TENANT EXPERIENCES | WHITEBOX EVENT SPACE

Starrett-Lehigh's robust programming calendar of events showcases the building's versatile event venues through a wide-range of uses including art exhibits, fashion shows, and musical acts, reinforcing the campus culture that is unique to the building.

601 ATHLETIC CLUB



Club Pilates



Locker Rooms

WHERE BIG IDEAS GO TO BREATHE

601 ATHLETIC CLUB | GYM LOCKER ROOM | GROUP CLASSES | CLUB PILATES

At The 601 Athletic Club, we offer state-of-the-art equipment, premier programming, and a dedicated fitness team committed to fostering genuine work-life balance.

WHERE BIG IDEAS GO TO ARRIVE

TENANT SHUTTLE | ON-SITE PARKING
 ICON GARAGE AND BLADE PARTNERSHIPS | BIKE ROOM

Starrett-Lehigh's location offers immediate proximity to various transportation including bike paths, ferry, subways, bus stations, as well as transportation hubs. The SL tenant shuttle offers direct access to Port Authority, Penn Station and Grand Central. Other transportation available at Starrett-Lehigh includes onsite bike rooms, onsite parking, and discounts at nearby parking garages and blade helicopter rides.



Shuttle Bus



Blade Partnership



Transportation Map and Tenant Shuttle Route

PARTNERSHIPS AT STARRETT-LEHIGH

RXR is committed to elevating the tenant experience through the convergence of RXR's experience team's (RXO Team) 5-Star customer service, and curated calendar of event programming. The following partnerships are offered as amenities to the building tenants.

LOCAL ROOTS

Starrett-Lehigh hosts farmer's bringing seasonal produce to tenants in the workplace.

RENTBRELLA®

Rentbrella® is an umbrella-sharing platform where tenants can rent umbrellas for 24 hours.

AUNT FLOW®

Aunt Flow® is a woman-owned enterprise that provides free tampons and pads in the Starrett-Lehigh restrooms.

MAMAVA

Mamava is a free standing lactation pod located on the ground floor.

HELLO PEAT

Hello Peat converts composted food waste from the building into artisanal mushrooms which will be served by our F&B purveyors

THINKZERO®

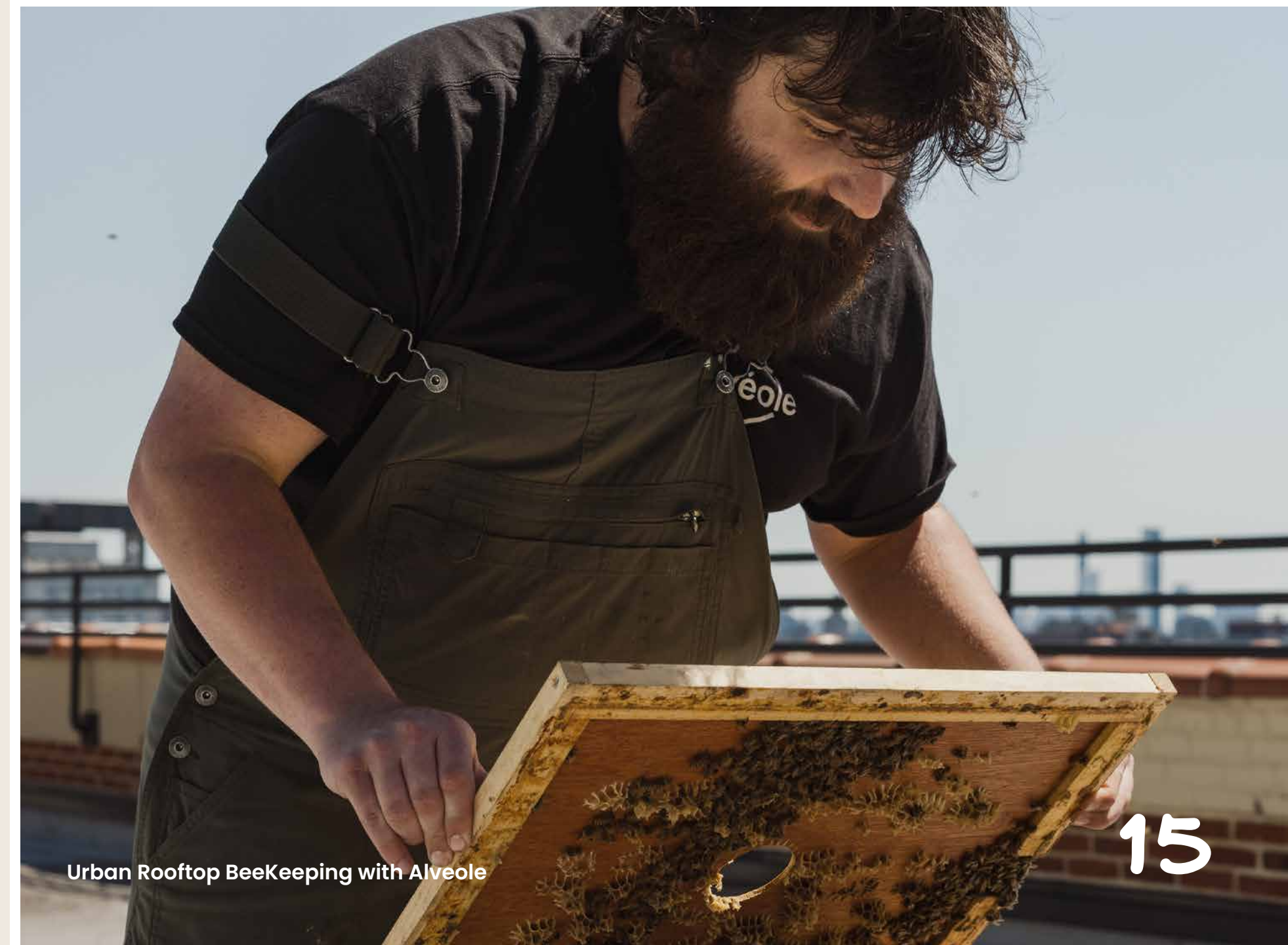
ThinkZero® provides tenants educational programming on reducing waste and the building undergoes annual waste audits and conducts composting.

ALVEOLE®

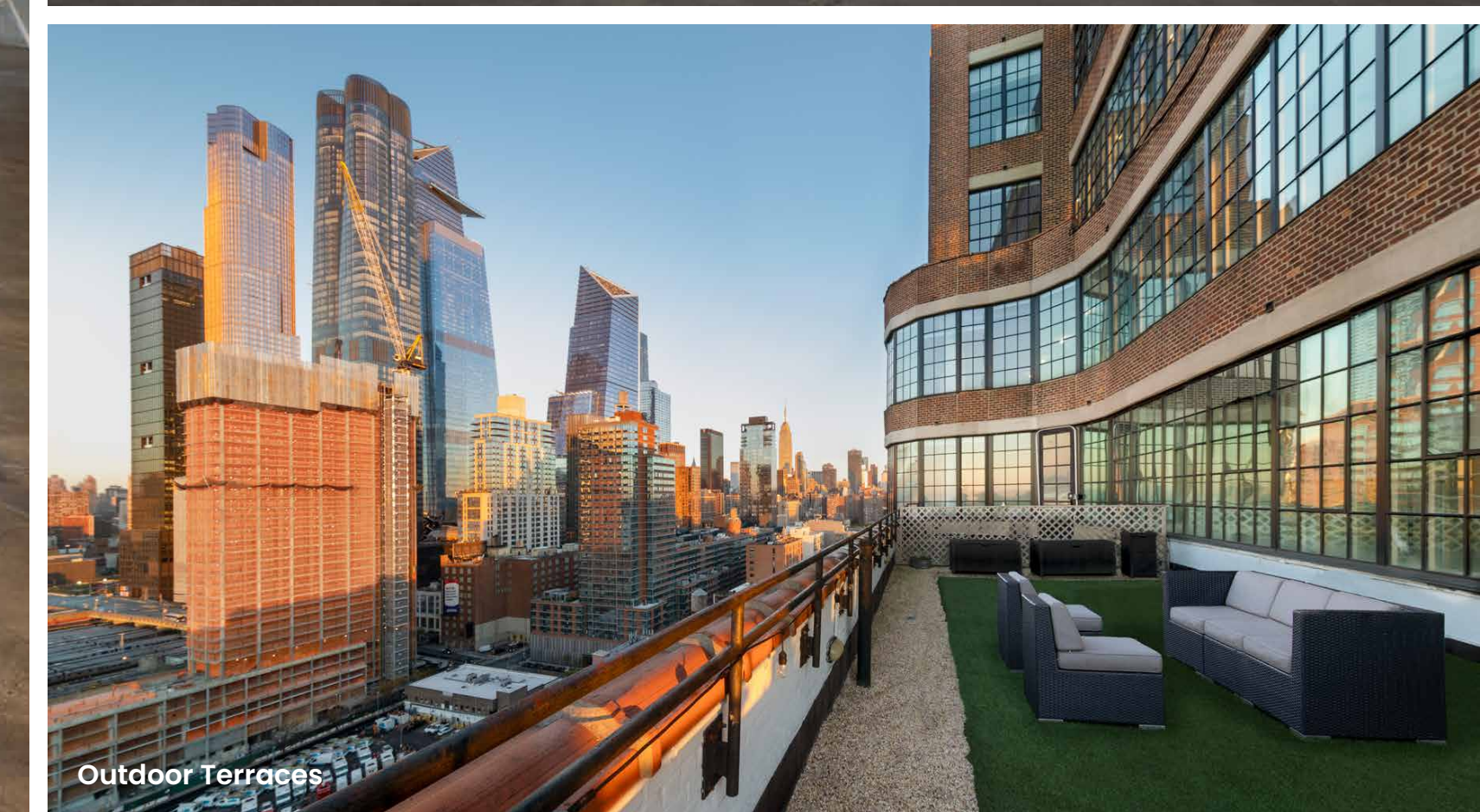
Alveole® maintains two honeybee hives on the roof of Starrett-Lehigh, helping to pollinate over 88 square miles of the urban landscape while providing the community with honey products sourced directly from the hives.



Local Roots Farmer's Market



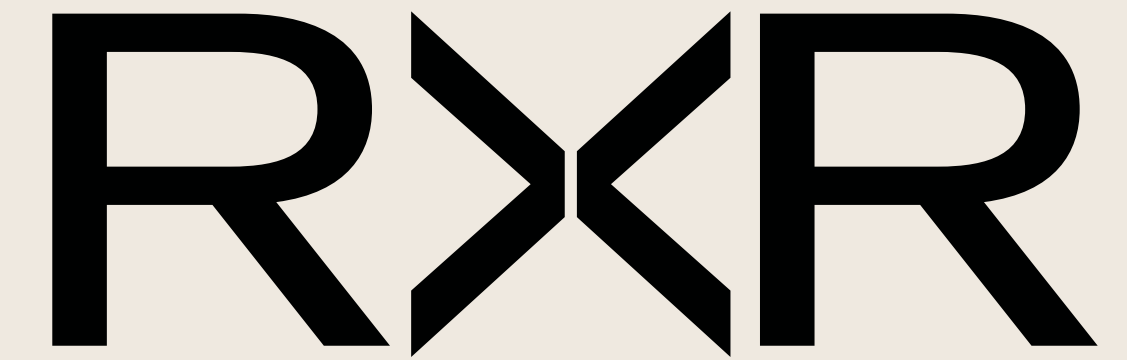
Urban Rooftop Beekeeping with Alveole



WHERE BIG IDEAS GO TO WORK

CUSTOMIZABLE FIT-OUTS | 20' - 25' CEILING HEIGHTS | OUTDOOR TERRACES | NATURAL LIGHTS

Our workplace campus offers open layouts, unique architectural features and stunning views of the Manhattan skyline and Hudson River. It's the perfect place to become inspired and explore your creativity.



RXR is a leading real estate owner, investor, operator and developer committed to building socially, economically, and environmentally responsible communities.

In addition to its substantial ownership share of Starrett-Lehigh, RXR is proud to lead the management, operations, and leasing of Starrett Lehigh.

\$ 18B

**GROSS ANNUAL VALUE
UNDER MGM'T**

93

PROPERTIES

30.5 M

SQUARE FEET