



METRO CENTER

EMPIRE STATE
REALTY TRUST

ESRT: THE GREEN LEADER

Setting the Standard for Innovation and Technology



WALK SCORE

TRANSIT SCORE

BIKE SCORE



80



76



84

GOALS

- Maintain leadership in Indoor Environmental Quality
- **50% reduction** in energy use by 2035
- **75%** waste diversion rate by 2035
- **30% reduction** in water intensity by 2035

HEALTH & WELLNESS FEATURES

- WELL Health-Safety Rated
- Tenant-Only Fitness Center
- In-Building Dining
- Outdoor Garden

OPERATING FEATURES

- Natural Light and Views
- ENERGY STAR Certified
- Recycling
- Green Cleaning and Pest Control Products

INDOOR ENVIRONMENTAL QUALITY

- MERV 13 filters and increased ventilation
- Active bi-polar ionization, **neutralizes 99.92%** of viruses*
- Portfolio-wide low/no VOC materials
- Annual air and water testing

TENANT ENGAGEMENT

- Custom sustainable and efficient design support
- Utility and sustainability data available
- Green Lease Provisions across 100% of portfolio
- **Save up to \$1 per square foot** on energy bill

* As shown by an independent study from Microchem Laboratory



1ST COMMERCIAL PORTFOLIO WITH WELL HEALTH-SAFETY RATING IN THE AMERICAS • FITWELL CHAMPION • ENERGY STAR PARTNER OF THE YEAR
GREAT PLACE TO WORK CERTIFIED • CARBON NEUTRAL • MOST ENERGY EFFICIENT REIT IN NYC • EMPIRE BUILDING CHALLENGE PARTNER
EPA GREEN POWER PARTNERSHIP • BETTER BUILDINGS CHALLENGE • GRESB 5-STAR RATING • GREEN LEASE LEADER PLATINUM

WELCOME TO ESRT IEQ SUITES

Leading the Way in Indoor Environmental Quality



Indoor Environmental Quality (IEQ) improves employee health and productivity. We've created a program of industry-leading healthy suites to provide tenants with the opportunity to maximize their IEQ, employee recruitment and retention, and their bottom line.

To learn more, visit: www.esrt.co/ieq-metro-center

LIGHT QUALITY

Natural Light with Views

78% of employees state access to natural light and views improves their wellbeing; **70%** report improved work performance.

Daylight Dimming

Workers in naturally lit offices report **>50%** reduction in eye strain, headaches, and drowsiness.

AIR QUALITY

Bi-Polar Ionization

Neutralizes **99.92%** of viruses.

CO₂ Sensors

Workers with low levels of CO₂ perform **50%** better on cognitive tasks.

MERV 13 Filters

Removes **85%** of harmful air particles (e.g. allergens, viruses, and bacteria).

Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans.

ESRT
IEQ 

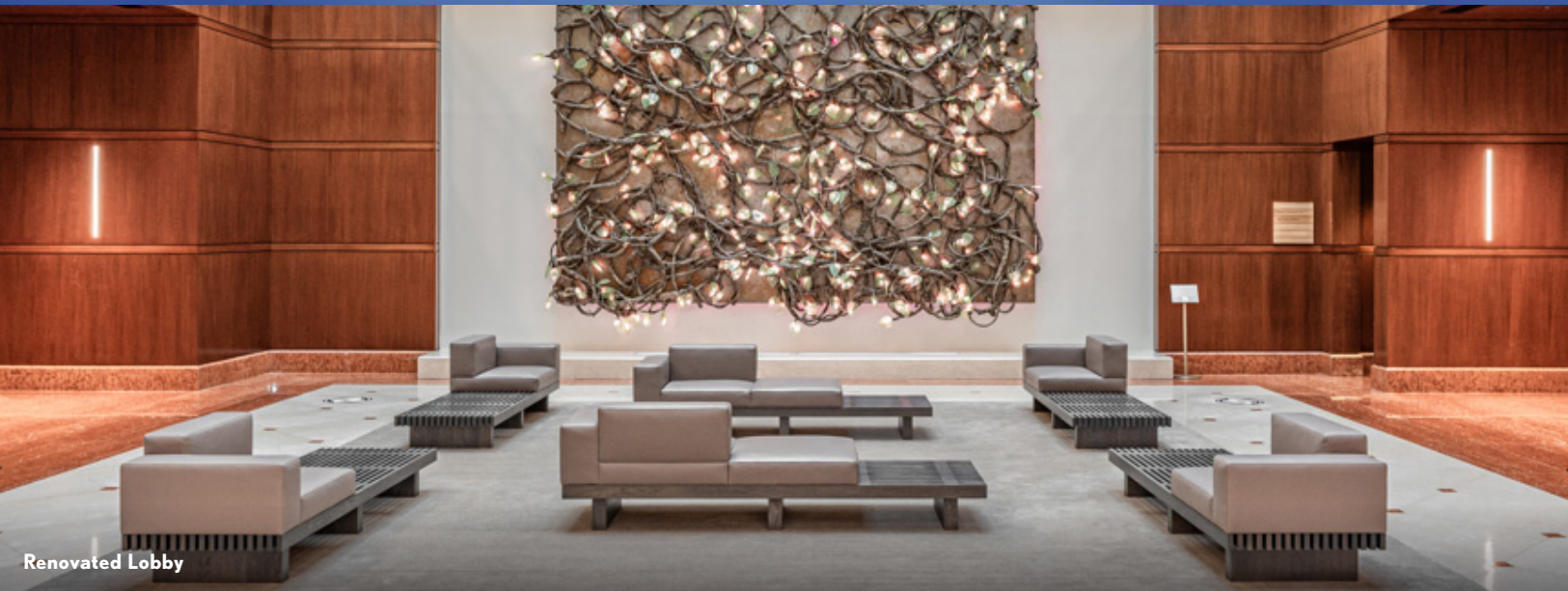
HEALTHY PRODUCTS

Low/No VOC Materials and No Red List Materials

VOCs are typically **10x** higher indoors, which has adverse effects on human health and the environment.

** Data provided by Microchem Laboratory, The Center For Disease Control, Harvard Business Review, World Health Organization.

BUILDING AMENITIES



Renovated Lobby



Fitness Center



Conference Center



Gaming Lounge/Golf Simulator

*Tenant-Only Fitness Center, Conference Center,
Gaming Lounge, In-Building Dining & Outdoor Space.*



Expanded Cafe



SERVING: STARBUCKS



Renovated Garden



Renovated Grille

MAKE
**EMPLOYEE
ENGAGEMENT**
A PRIORITY WITH
**EMPIRE STATE
REALTY TRUST**

**TENANT PROGRAMMING
AVAILABLE THROUGH ESRT**

Engaged employees improve workplace satisfaction and your bottom line.

ESRT curates programs to get your employees involved and foster a sense of community.

We host events such as **exclusive** events at the **Empire State Building Observatory**, seasonal **parties**, and **fitness classes**, just to name a few.

CONTACT US



IN GOOD COMPANY

Join a Diverse Community of Tenants



GROW WITH ESRT

ESRT facilitated the expansion of over **285** TENANTS, totaling **2.8M** sq. ft. of portfolio growth.



 Berkley |  H. I. G.
CAPITAL

EXODUSPOINT

Jefferies

 PALLADIUM
EQUITY PARTNERS



ESRT TURNKEY SUITES

Plug-and-Play Pre-Builts



ARCHITECTURAL DESIGN PARTNERSHIP

Custom design and development
of your space



FURNITURE

Furnished with sit/stand desks



IT WIRING

Voice/Data Cabling and A/V Install

ESRT TURNKEY SUITES

PRE-BUILT FINISHES & RENDERINGS

Move-In Ready Options



[VIEW AVAILABILITIES](#)

FACTS AND FIGURES

Metro Center – By The Numbers

LOCATION	Located in southern Fairfield County, Connecticut at the Stamford Transportation Center with immediate north/south access on/off I-95 at Exit 7. 10 minutes to the Merritt Parkway/Hutchinson River Parkway and I-287. 15 minutes to White Plains and 5 minutes to Greenwich. La Guardia, JFK and Newark airports are within 45 miles, and Westchester County Airport is within 15 minutes.
COMPLETED	1987
ARCHITECT	Skidmore, Owings & Merrill and SMS Architects
BUILDING SIZE	281,510 rentable square feet, 8 floors
AMENITIES	<ul style="list-style-type: none"> • Newly renovated tenant-only fitness center • Gaming Lounge • Newly renovated conference center • Metro Grille with an outdoor, landscaped seating area • New cafe serving Starbucks products with indoor and outdoor seating areas • ESRT+ Tenant App that brings building services to tenants' fingertips
ELECTRICAL SERVICE	Current: 5,000 amps (two services 2500 each); Voltage: 110/227/480 (3 phases)
TELECOMMUNICATION	Redundant providers including: Altice, AT&T, CenturyLink, Cogent, Frontier Communications and Verizon Enterprise Solutions.
HVAC	Perimeter baseboard hot water system; two microprocessor controlled boilers. Two main variable speed drive fans. V.A.V. system, with two central chiller units. 24-hour service available.
SECURITY	24/7 on-site security personnel, security cameras and card access at all entrances and parking levels
FIRE SAFETY	State-of-the-art fire detection/fire suppression system provided throughout.
ELEVATORS	Seven elevators (state-of-the-art microprocessor controlled)
FLOOR LOAD	100 lbs. per sq. ft. (live load)
WINDOW MULLION	5'0"
CEILING HEIGHT	11'0" slab-to-slab.
OPERATING HOURS	8:00 A.M. to 6:00 P.M.; card controlled access after hours
LOADING FACILITIES	Tailgate loading dock and two freight elevators
TRANSPORTATION	The Stamford Transportation Center provides train service (Acela Express: Boston, 2 hrs 48 mins; Philadelphia, 2 hrs 10 mins; Washington D.C., 3 hrs 52 mins; Amtrak: Boston, 3 hrs 15 mins; Washington D.C., 4 hrs 20 mins; Metro North: Grand Central Terminal, Manhattan, 42 mins), Connecticut transit buses with local and inter-county service to Westchester County, NY, and taxis and van pool transportation options.
PARKING	Secured structured parking garage within the building with 3 spaces per 1,000 sq. ft. at no additional charge.
LEASING AGENT	Newmark
OWNERSHIP	Empire State Realty Trust, Inc. (NYSE: ESRT) is a NYC-focused REIT that owns and manages and greater New York metropolitan area.

AVAILABLE INTERNET SERVICE PROVIDERS

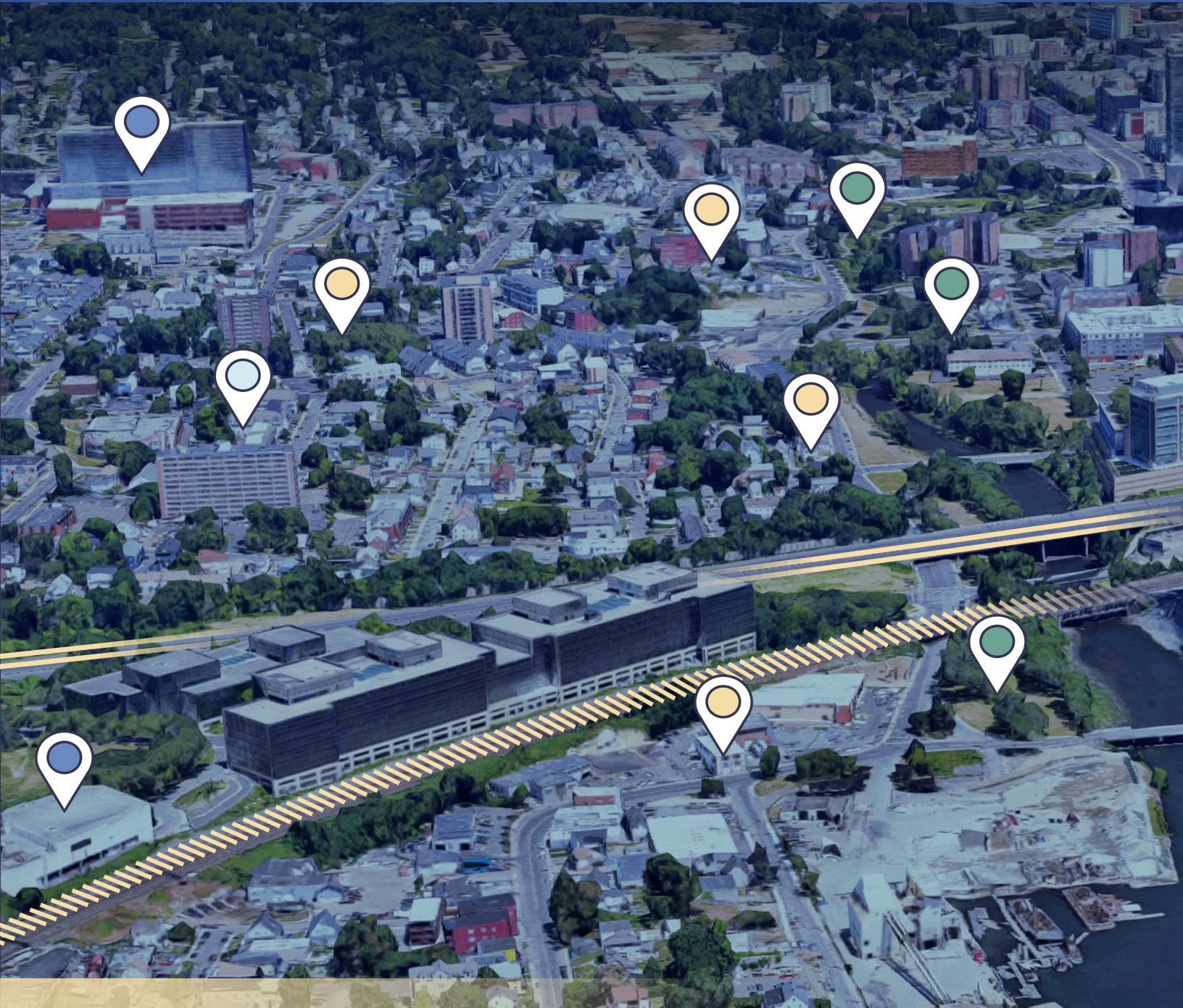
CARRIER	CABLE TYPE
Altice	Coaxial / Copper
Altice	Direct Fiber Connection
AT&T	Direct Fiber Connection
CenturyLink	Direct Fiber Connection
Crown Castle Fiber	Direct Fiber Connection
Frontier Communications	Coaxial / Copper
Frontier Communications	Direct Fiber Connection
Verizon Enterprise Solutions	Direct Fiber Connection
Zayo	Direct Fiber Connection



KEY FEATURES OF CONNECTIVITY

- **Fiber optic connectivity** available for high-speed, reliable, data communications services.
- **5 high-speed internet service providers** available to provide multiple options to select from.
- **Dark fiber connectivity** option available to lease point-to-point fiber connections.
- **Physically diverse, underground, protected telecom conduit entrances** for redundant connections from different streets to mitigate outages.
- **Physically diverse vertical telecom riser pathways** for redundant connections to mitigate outages.
- **Base-building telecom equipment** installed within a secure, dedicated, location accessible only by authorized personnel.
- **Secure, protected, vertical telecom riser pathway(s)** to support secure service delivery and mitigate outages.
- **Spare telecom conduit capacity** entering from the street to support new internet service providers entering the building.
- **Standard Telecommunications License Agreement** in place to expedite new internet service providers entering the building.

NEIGHBORHOOD AMENITIES



EATERIES – 50 Restaurants & Bars

Including Prime Stamford, The Capital Grille, Sign of the Whale, Fortina, and Bartaco.

REC SPACE – 15 Parks & 2 Golf Courses

Including Boccuzzi Park & Beach, Kosciuszko Park, Stamford Yacht Club, and Innis Arden Golf Club.

HOSPITALITY – 10 Hotels

Including Hilton Stamford, Lloyd Stamford, and Residence Inn by Marriott.

SHOPPING – 50+ Retail Stores

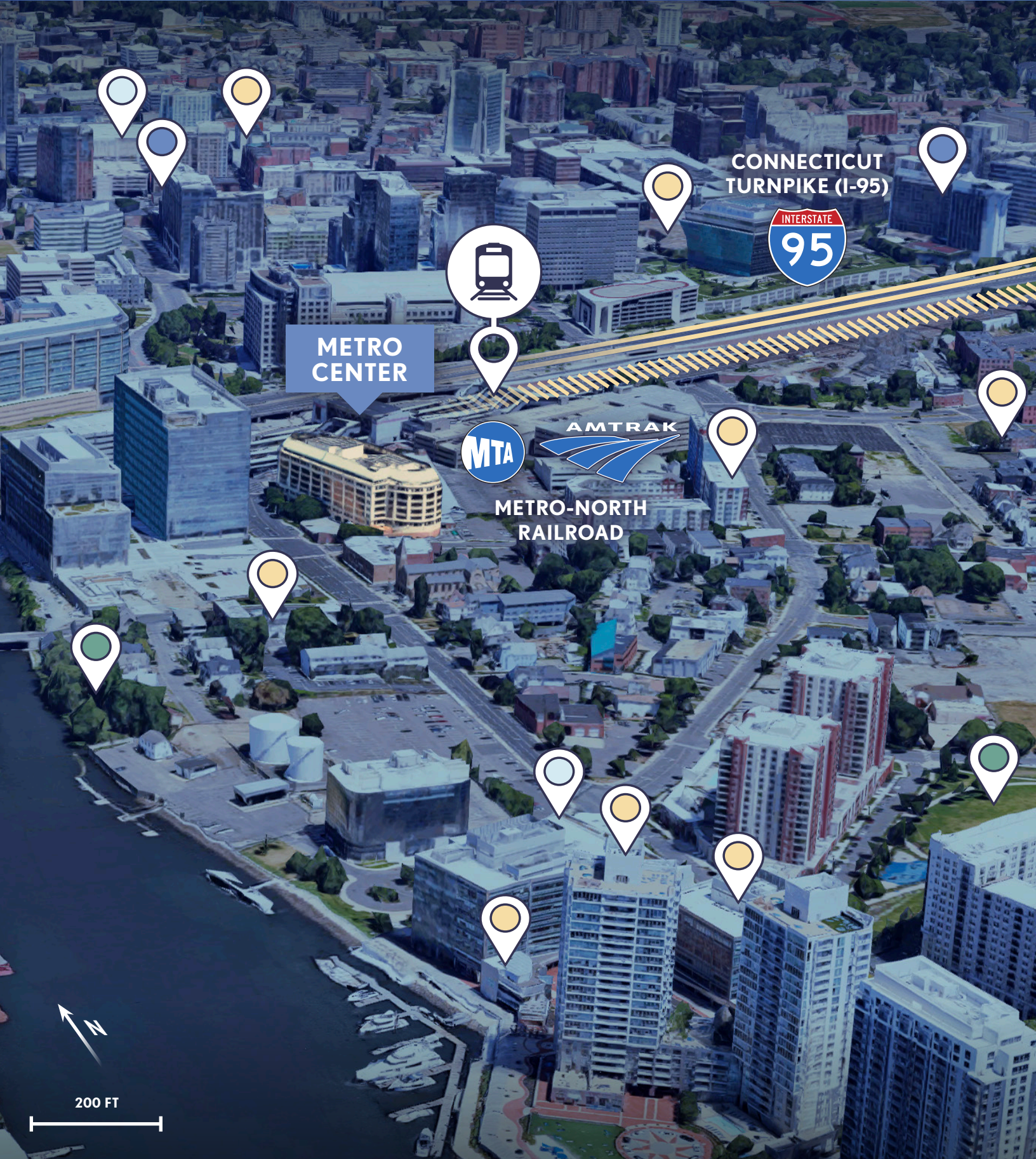
Including Target, Macy's, Barnes and Noble, and Safavieh.

**5-MIN WALK TO
TRAIN STATION**



**47 MIN TO GRAND
CENTRAL TERMINAL**

Nearby dining, hospitality and more – all in the heart of an evergrowing and innovative city.



DIFFERENTIATORS

What makes ESRT properties stand out from the rest

EMPIRE STATE
REALTY TRUST

ESRT
LISTED
NYSE

✓ LEADER IN SUSTAINABILITY, ENERGY EFFICIENCY & IEQ

- Carbon neutral
- **Save up to \$1 per SF** on your electrical bill
- Bi-polar ionization neutralizes **99.92%** of viruses
- CO₂ sensors increase employee cognitive function by **50%**

✓ FULLY AMENITIZED

- Increase employee recruitment, retention and productivity

✓ LOCATIONS NEAR MASS TRANSIT

✓ FULLY MODERNIZED ASSETS

- Over **\$1B** spent

✓ ESRT TURNKEY SUITES

- Furnished, wired and move-in ready

✓ SERVICE ORIENTED FIRM

- Over **285 TENANT EXPANSIONS**, totaling **2.8M RSF** since we went public

✓ FINANCIAL STABILITY

- Publicly traded on the NYSE with a best-in-class balance sheet
- **Over \$1B** of balance sheet liquidity as of 6/30/24

TENANT TESTIMONIAL

Hear from Olympus Partners and their experience with Metro Center



Olympus PARTNERS

“When we first moved here, getting back and forth from Manhattan was a key part of [the decision]. Having the highway and the railroad within 100 yards made that much easier. Once people figured that out, you’d have people showing up from Wall Street in their golf shoes saying, ‘how about we have a meeting at 11 in the morning so I can play in the afternoon?’ It’s still important because not only do a lot of people still come from that way, but also our junior people – the people under 30 – almost all live in Manhattan. It’s easier for them to commute if there’s an express train from Midtown to here. That’s a big deal to us as well.”

[READ MORE »](#)



METRO CENTER

THANK YOU FOR THE OPPORTUNITY TO COMPETE FOR YOUR BUSINESS!

ESRTREIT.com • 100% COMMISSION ON LEASE SIGNING

VIEW AVAILABILITIES

EMPIRE STATE
REALTY TRUST

ESRT
LISTED
NYSE

NEWMARK

Jeffrey H. Newman
203-353-5200 • JNewman@esrtreit.com

James Ritman
203-531-3606 • James.Ritman@nmrk.com

Greg Frisoli
203-531-3605 • Gregory.Frisolio@nmrk.com

Ben Goldstein
203-705-3295 • Benjamin.Goldstein@nmrk.com

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