

ONE | S
SOHO | Q

STELLAR MANAGEMENT

CBRE



The **New Class** of Class A Office Space

It's not every day you come across a commercial building as uncommon as ours. Office space which boasts all the comforts of home and an atmosphere to get the job done. Inspired design, from blacktop to rooftop. Amenities that surpass your expectations. Two historic SoHo lofts connect seamlessly through one sleek tower, boasting luxurious interiors, open floorplans, and panoramic city views. We are setting the new standard for collaborative office space in Manhattan's most storied neighborhood.



Notable Building Features

ROOFDECK

exclusive for tenant's use with views of Central Park and beyond



HIGHLY EFFICIENT

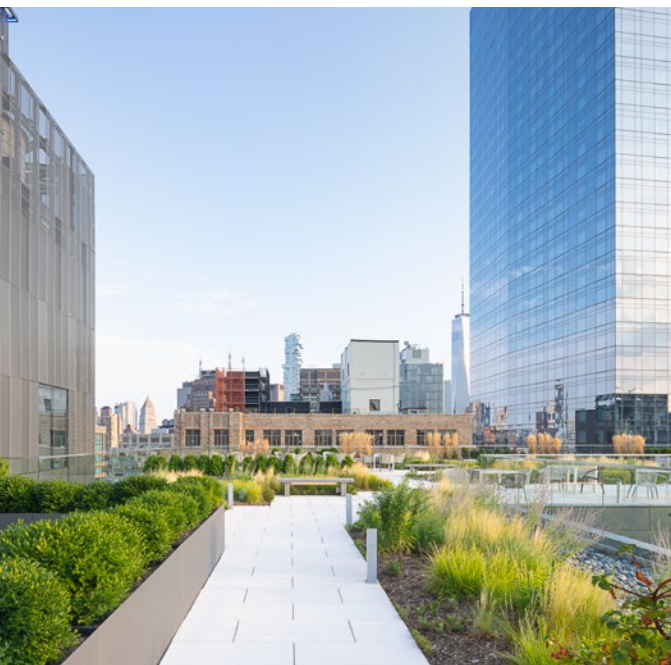
floorplates that are optimized for core and building infrastructure placement

9 OVERSIZED

private terraces

12'6"-13'6"

typical slab-to-slab ceilings with expanded window lines



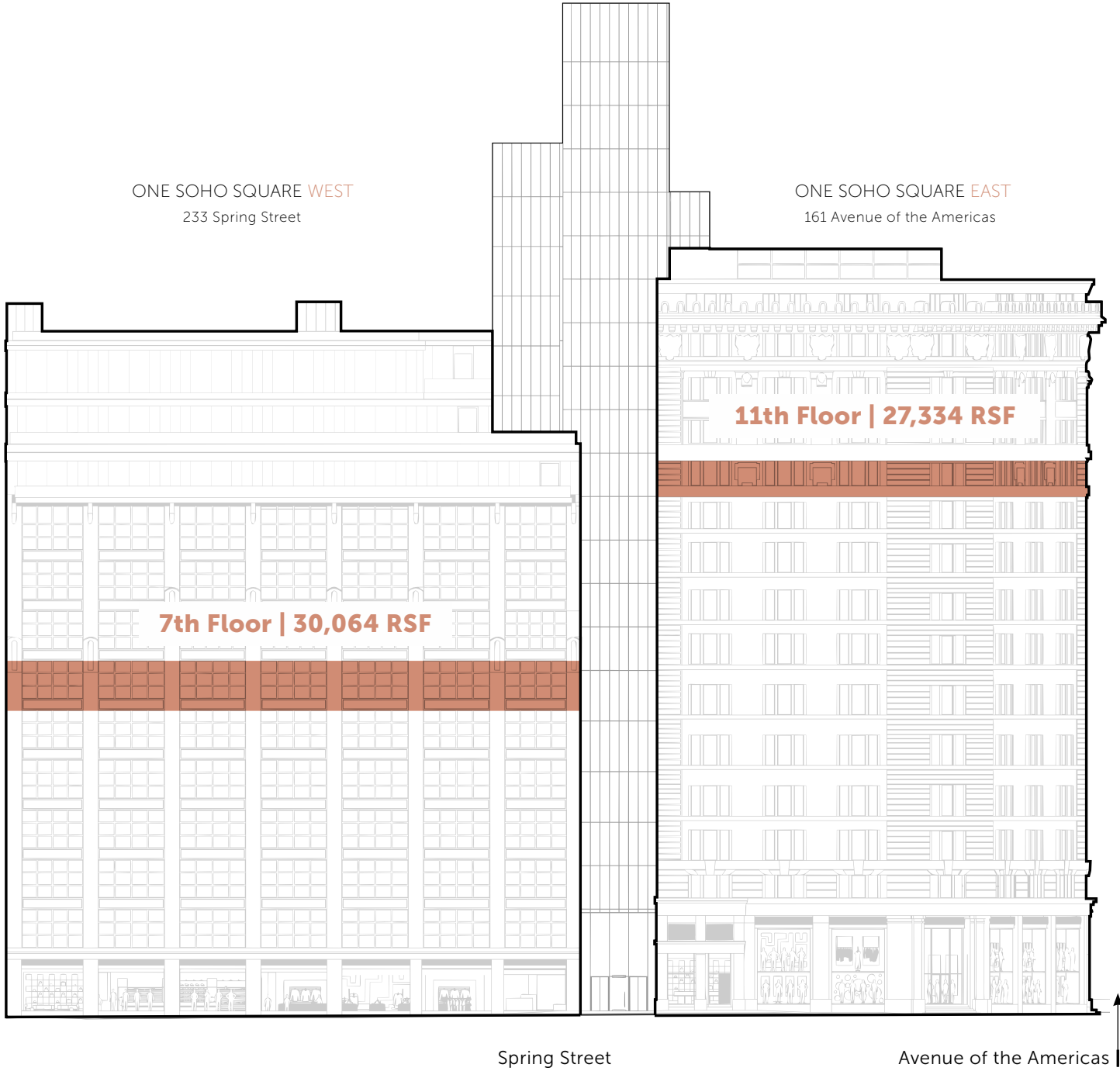
MODERN INFRASTRUCTURE

and building systems are housed within a central tower that connects One SoHo Square East and West

PRIME LOCATION

in SoHo, New York City's most vibrant neighborhood and close to all major transportation

Current Availability



Representative Test Fit

7th Floor - 233 Spring Street

30,064

Total RSF

180

Total Seats

168

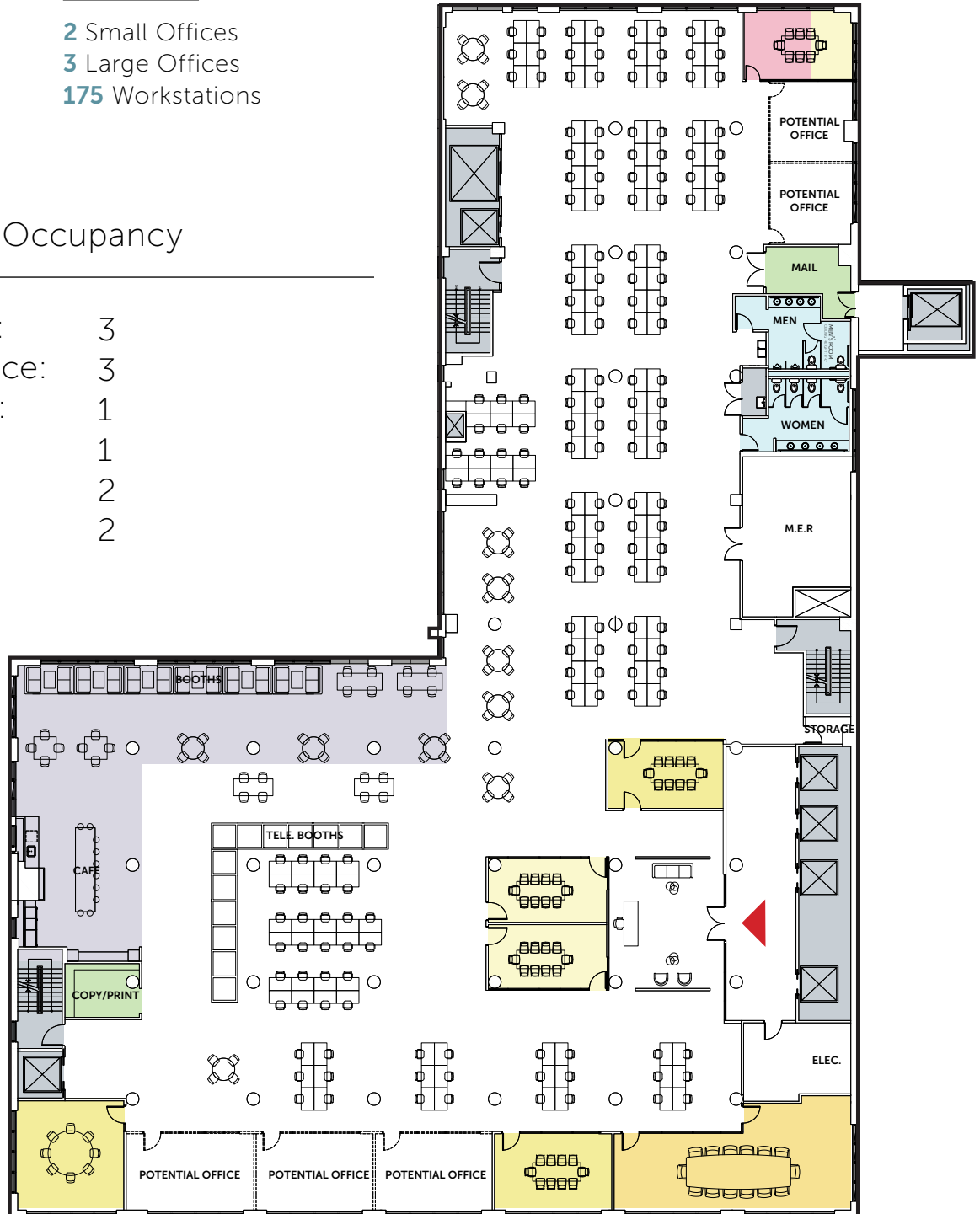
SF/Person

- 2 Small Offices
- 3 Large Offices
- 175 Workstations

360 Person Max. Occupancy

- Small Conference: 3
- Medium Conference: 3
- Large Conference: 1
- Cafe: 1
- Restroom: 2
- Copy/Print Room: 2

- Small Office
- Large Office
- Mail/Copy Room
- Restroom
- Cafe
- Small Conference Room
- Medium Conference Room
- Large Conference Room
- BOH



Core & Shell Plan

7th Floor - 233 Spring Street

30,064

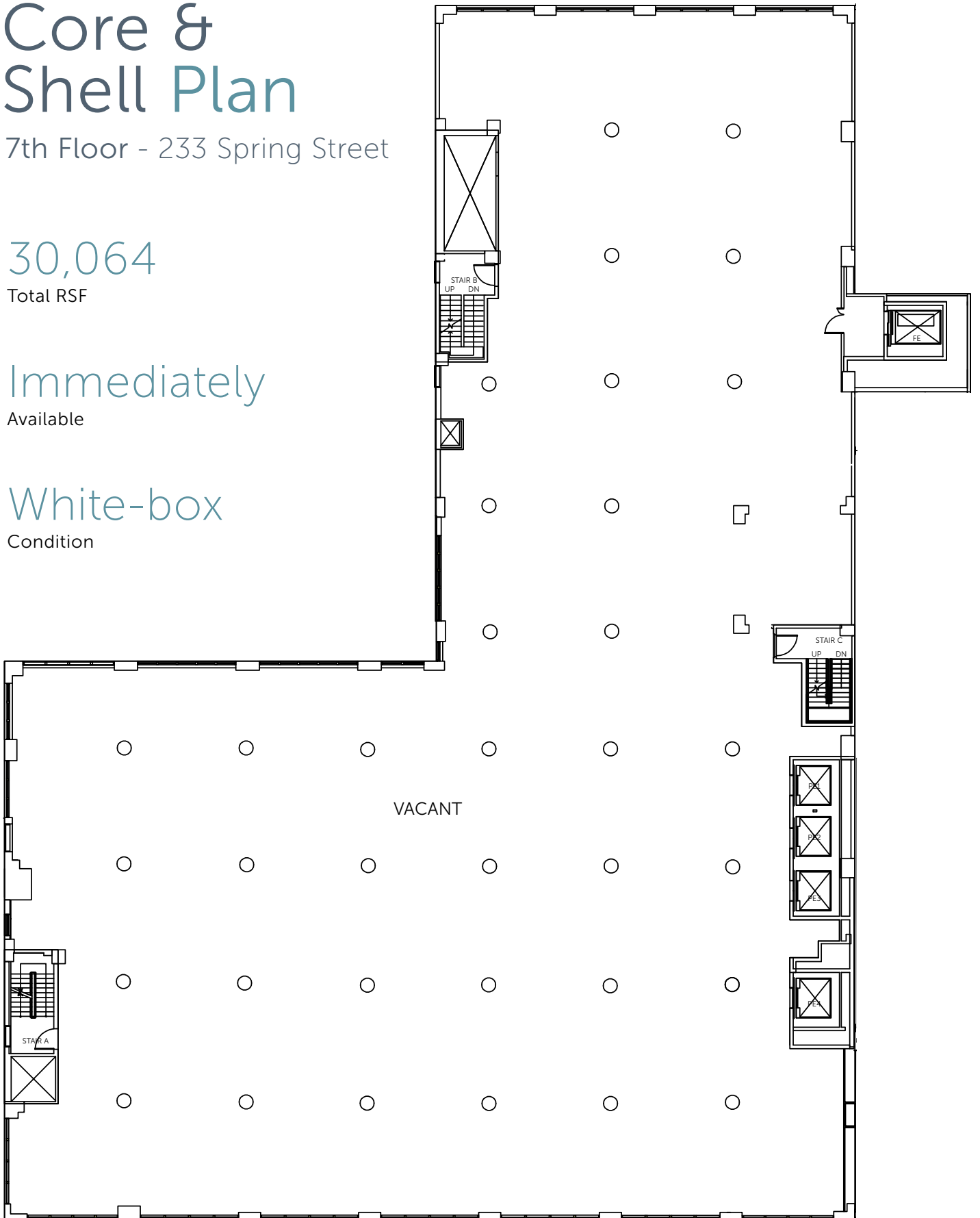
Total RSF

Immediately

Available

White-box

Condition



Existing Condition

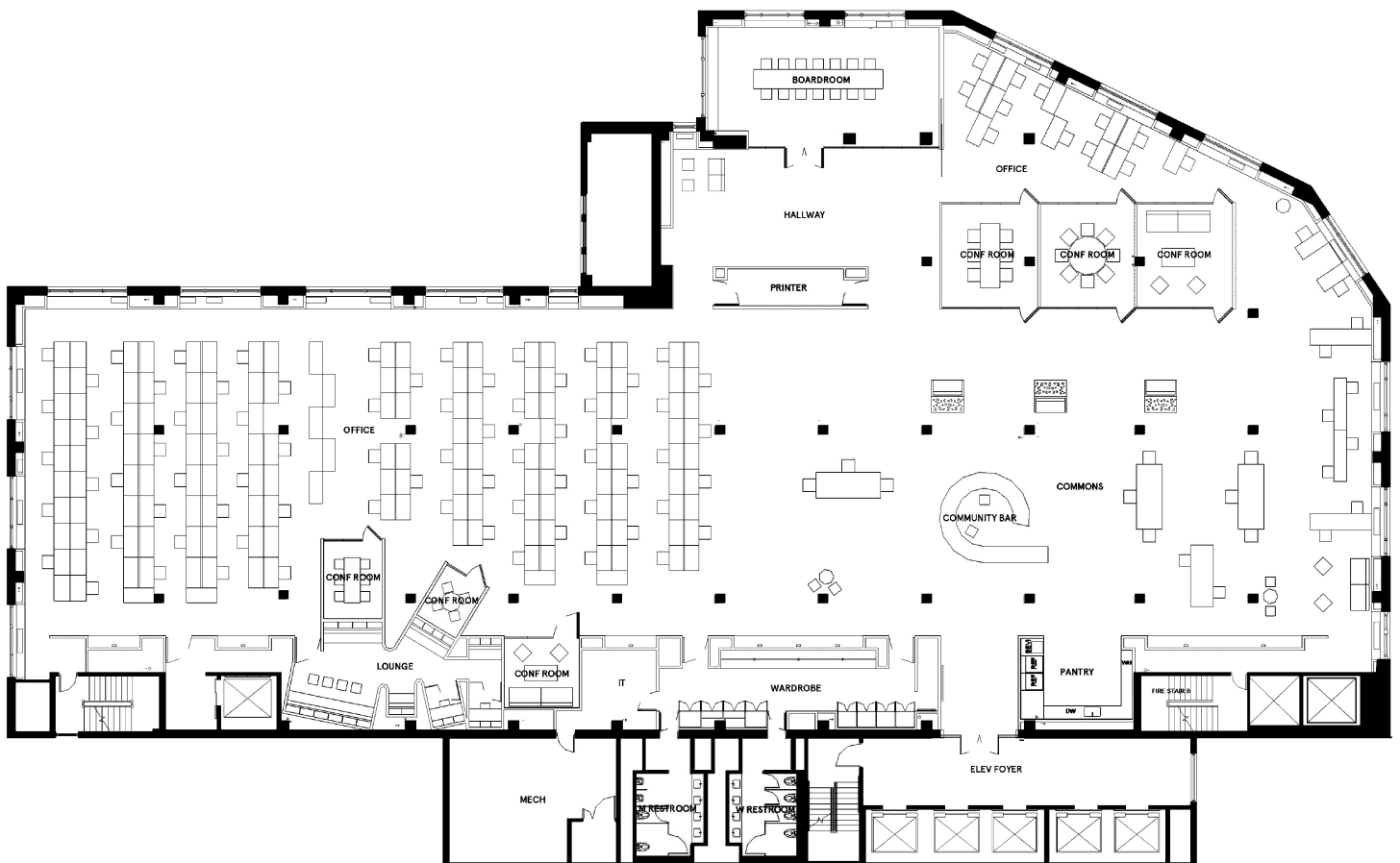
11th Floor - 161 Avenue of the Americas

27,334

Total RSF

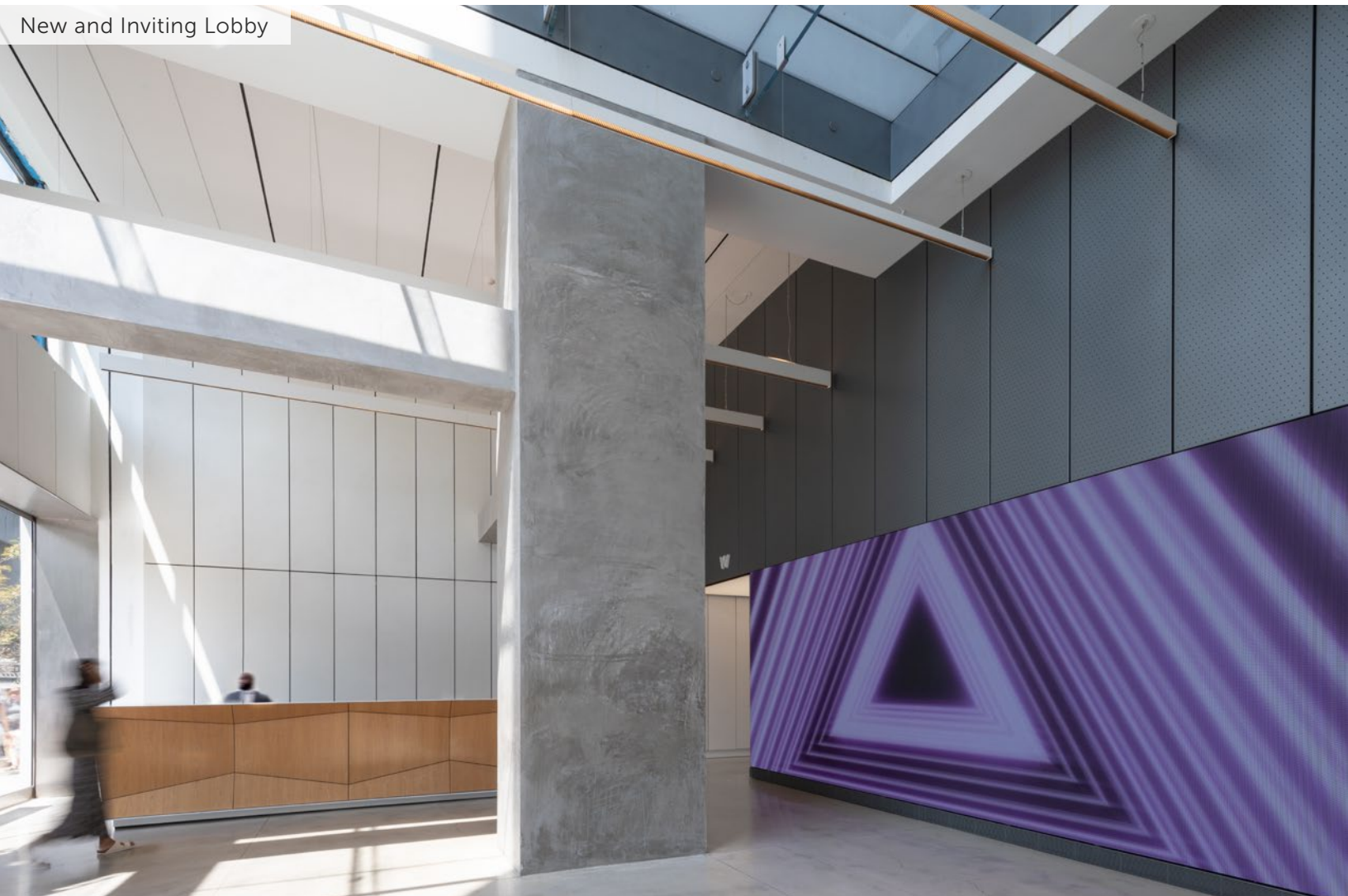
Immediately

Available





New and Inviting Lobby



Sample Installation



Sample Installation



Shared Tenant Roofdeck



Shared Tenant Roofdeck



The Neighborhood

TRAVEL TIMES

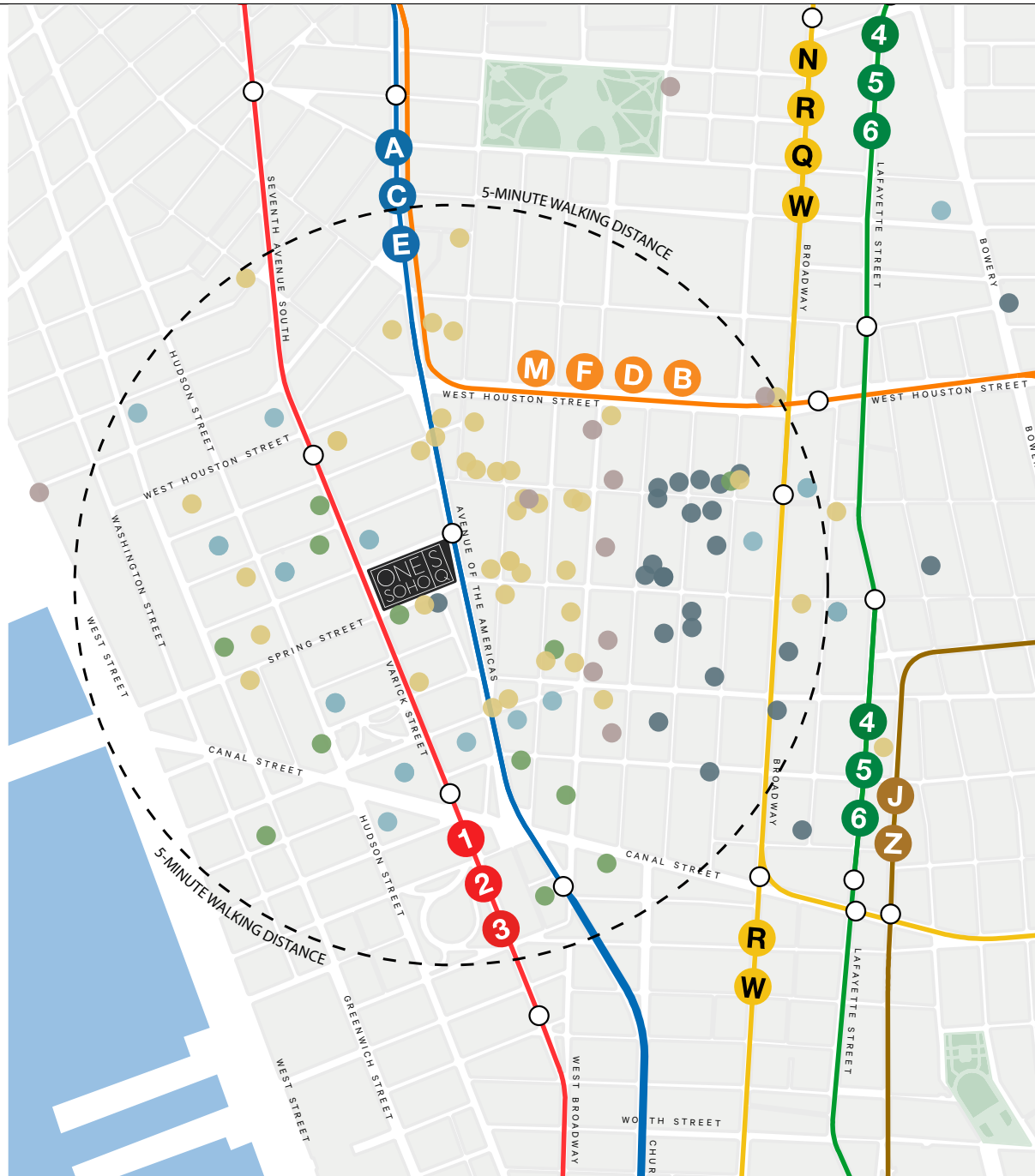
Penn Station: 8 minutes
 Port Authority: 9 minutes
 Grand Central: 9 minutes
 Rockefeller Center: 10 minutes
 World Trade Center: 7 minutes

LOCAL NEIGHBORS

- Corporate
- Retail
- Restaurants
- Hotels
- Attractions

METRO LINES

- B
- D
- F
- M
- A
- C
- E
- N
- R
- 6
- 1



MEET THE NEIGHBORS

- Aveda
- Comedy Central
- Dolce & Gabbana
- Edelman
- Havas
- Horizon Media
- New York Genome Center
- Marc Jacobs
- Moda Operandi
- New York Magazine
- Next Models
- Omnicom
- One Kings Lane
- Pearson
- Phillip Lim
- Postworks
- Scholastic
- Squarespace
- The Atlantic Philanthr.

SHOP TILL YOU DROP

- Thrillist
- Two Sigma Investments
- Warby Parker
- WCBS 880
- Weiden & Kennedy
- WeWork Labs
- wNYC
- ZocDoc
- Aimé Leon Dore
- Alexander Wang
- Apple
- Balenciaga
- Bloomingdales
- Burberry Chanel
- Ducati/Triumph
- Emporio Armani
- Glossier
- J. Crew Men's
- J. Crew Women's
- John Varvatos
- Kate Spade
- La Perla
- Louis Vuitton
- M.A.C.
- Marc Jacobs
- Mui Mui
- Mulberry
- Patagonia
- Rag & Bone
- Ralph Lauren
- Rick Owens
- Saint Laurent
- Theory
- Tiffany & Co.

● HUNGRY?

Quick Eats

Chipotle
Chobani
Soho Chop't
Dig Inn
Dominique Ansel
Glaze Teriyaki
Gourmet Garage
Juice Press
Maman
Olive's
sweetgreen

Lunch

Balthazar
Bar Pitti
Blue Ribbon Sushi

Boqueria SoHo
Cipriani Downtown
Dos Caminos
Felix
GRECA
Koi
La Sirene
Lupé's
Lure Fishbar
Omen Azen
Raoul's
Sartiano's
Shuka
Snack
SoHo Room
The Dutch
Turks & Frogs

DINNER

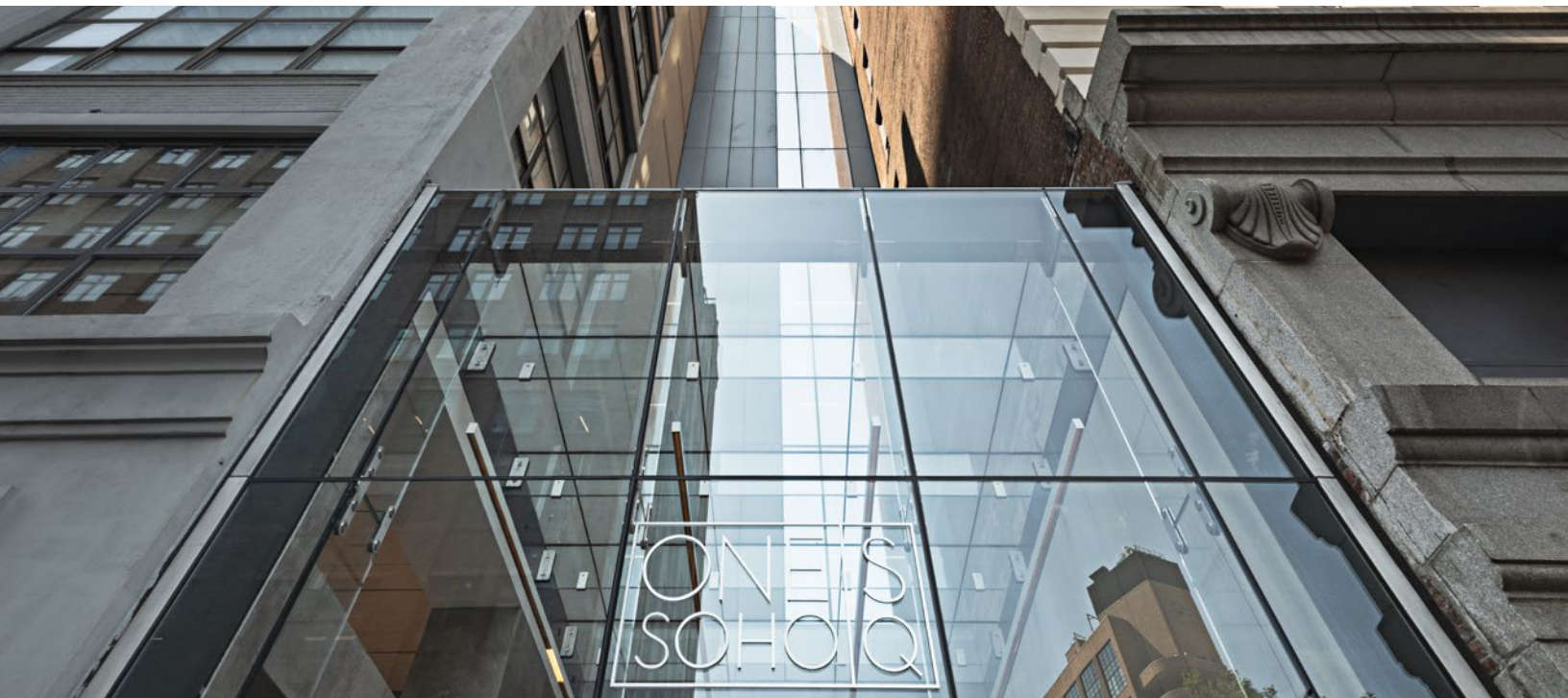
12 Chairs
Altesi
Altro Paradiso
Blue Ribbon Brasserie
Charlie Bird
Dante
Jane
King
Ladurée
Lazy Point
Little Prince
Lola Taverna
Holiday Bar
Minetta Taverna
Pera SoHo
SoHo Cigar Bar
Westville Hudson

● CRASH LOCALLY

Arlo SoHo
Courtyard NY SoHo
Four Points by Sheraton
Hilton Garden Inn
Hotel Barrière Fouquet's
Hotel Hugo
ModernHaus
Mercer Hotel
Sheraton Tribeca Hotel
SIXTY SoHo
SoHo Grand Hotel
The Dominick

● ARTS AND RECREATION

Angelika Film Center
Axelle Fine Arts
Broome St Gallery
Chase Contemporary
Hudson River Parks
Louis K. Meisel Gallery
New York University
OK Harris Art Gallery
Peter Lik Fine Art Gallery
The Drawing Center
Ward-Nasse Gallery



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