5X
GLOBAL
FLEXIBLE
FUN
CREATIVE
HUMAN
5X BETTER
5X
THE AMENITIES
5X
EMBLEMATIC FLAGSHIP OPPORTUNITY FOR A BRAND LOOKING TO ESTABLISH ITS PRESENCE AT THE MOST ROBUST CROSSROADS IN NEW YORK CITY
<table>
<thead>
<tr>
<th>5 TIMES THE IMPACT</th>
<th>5 TIMES THE POSSIBILITIES</th>
<th>5 TIMES THE EXPERIENCE</th>
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<tr>
<td>1. Over 18,500 sf of high-impact signage and branding opportunities</td>
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<td>2. Top of building illuminated signage with prominent midtown visibility</td>
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<td>3. 85ft high-profile blade signage visible to high-density pedestrian and vehicle traffic</td>
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<td>4. New digital signage interface along 42nd Street and 7th Avenue generating 600,000 impressions per week</td>
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<td>5. Ultra high-profile corner signage stretching 75 ft in height</td>
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<td>1. One million square feet of first-class, state-of-the-art office, retail, and hospitality space with brand new capital improvements underway including first-class arrival sequence, fully redeveloped lobby and best-in-class operating efficiencies</td>
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<td>2. Flexibility to create multiple distinct points of entry</td>
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<td>3. Fully redesigned and redeveloped signage podium, conducive to streamlined high-impact brand experience</td>
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<td>4. Brand new direct MTA access to N, Q, R, W, S, 1, 2, 3, 7 lines - as well as close walking proximity to Port Authority and additional subway lines at Bryant Park, Grand Central Terminal, and Penn Station</td>
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<td>5. Potential for multi-tiered conferencing and amenities hub</td>
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<td>1. Design will include concourse level subway access allowing for a seamless commute from train to desk</td>
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<td>2. Ability to build open and airy spaces with double and triple height ceilings which foster collaboration and innovation</td>
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<td>3. Multi-purpose environments to host tenant and public programming in order to create community across user groups</td>
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<td>4. Proposed rotating art programs to keep spaces engaging, spurring inspiration and conversation</td>
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<td>5. Routine surveys and feedback sessions to nuance services that meet tenant demands and are representative of the tenants’ values, priorities, and culture</td>
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DINING
1. Aureole
2. STK Midtown
3. Hakkasan
4. Wasabi
5. Dadong
6. Keens Steakhouse
7. Ai Fiori
8. Wolfgang's
9. Carmine's
10. Tony Di Napoli
11. The Skylark
12. The Ribbon
13. Esca
14. Shake Shack
15. Lambs Club
16. Sushi of Gari
17. City Kitchen
18. Sushi Sake
19. Koi

HOTELS
1. Bryant Park Hotel
2. Intercontinental
3. The Westin
4. The Royalton
5. Sofitel
6. The Iroquois
7. Hotel Andaz
8. Refinery
9. The Knickerbocker
10. Hotel Edison
11. The Edition Hotel
12. Citizen M

OFFICE NEIGHBORS
1. The New York Times
2. HBO, Inc.
3. Proskauer Rose LLP
4. O'Melveny & Myers
5. Goodwin Procter
6. Bank of America Corporate
7. Bank of China
8. Bank of Scotland
9. Citi Group Inc.
10. Morgan Stanley
11. ICapital Network
12. HOK
14. Michael Kors Inc.
15. Salesforce
16. Microsoft Corporation
17. Data Dog
18. EMarketer
19. Campari
20. Grubhub

Direct access via building concourse to train lines — N-Q-R-S-W-1-2-3-7
PROPOSED AMENITY SPACES

PLANNABLE AREA +/-

- TRAINING ROOMS: 1,540 RSF
- BREAKOUT SPACE: 460 RSF
- MULTIMEDIA ROOM: 220 RSF
- FITNESS CENTER: 4,600 RSF
- LARGE SCREENING ROOM: 1,705 RSF
- CIRCULATION: 2,000 RSF
- PANTRY: 75 RSF
- MECHANICAL

PLANNABLE AREA +/-

- WORKETERIA: 8,514 RSF
- CAFE & FOOD STATIONS: 2,380 RSF
- WINE & BEER STATION: 200 RSF
- COFFEE/SNACK BAR: 200 RSF
- CONFERENCE CENTER: 3,750 RSF
- QUIET LAB: 1,290 RSF
- CIRCULATION: 1,555 RSF
- KITCHEN/BOH: 2,340 RSF
THE TEAM

OWNERSHIP
RXR Realty LLC

RXR is a New York-based, vertically integrated real estate operating and development company with expertise in a wide array of value creation activities, including distressed investments, uncovering value in complex transactions, structured finance investments and real estate development. RXR’s core growth strategy is focused on New York City and the surrounding region. The RXR platform manages 68 commercial real estate properties and investments with an aggregate gross asset value of approximately $18.8 billion, comprising approximately 24.5 million square feet of commercial operating properties and approximately 6,300 multi-family and for sale units in various stages of development in the New York Metropolitan area.

LEASING
CBRE Group, Inc.

is the world’s largest commercial real estate services and investment firm, with 2018 revenues of $21.3 billion and more than 90,000 employees (excluding affiliate offices). CBRE has been included on the Fortune 500 since 2008, ranking #146 in 2019. It also has been voted the industry’s top brand by the Lipsey Company for 18 consecutive years, and has been named one of Fortune’s “Most Admired Companies” for seven years in a row, including being ranked number one in the real estate sector in 2019. Its shares trade on the New York Stock Exchange under the symbol “CBRE.” CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.

ARCHITECT
HOK

is a global design, architecture, engineering and planning firm. Our 1,700 people collaborate across a network of 24 offices on three continents. HOK designs buildings and spaces that respond to the needs of people and the environment. Our designers are rooted in technical excellence, driven by imagination and focused on a solitary goal: to deliver solutions that inspire clients and communities.
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