

BUSHBURG

Large Block & Private Entrance

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**Opportunity for a Dedicated Entrance
on Maiden Lane**

Artist Rendering



Opportunity for a Dedicated Lobby on Maiden Lane

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New Lobby Entrances
& Storefronts on Pearl Street

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An Inspired Lobby
with a Timeless Design

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Bright & Open Layouts for Flexible Amenity Spaces

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Large Floor Plates
with Four Exposures

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**Ample Room for Creative
& Collaborative Breakouts**

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Private Terraces
on Select Floors

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**Opportunity for a
Dedicated Elevator Bank**

Artist Rendering

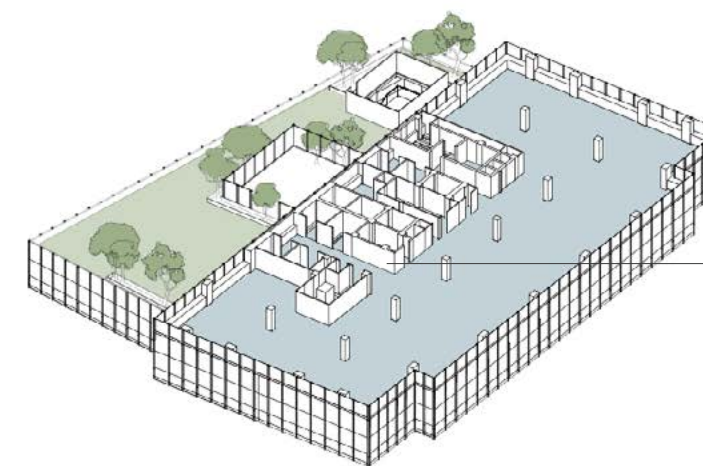




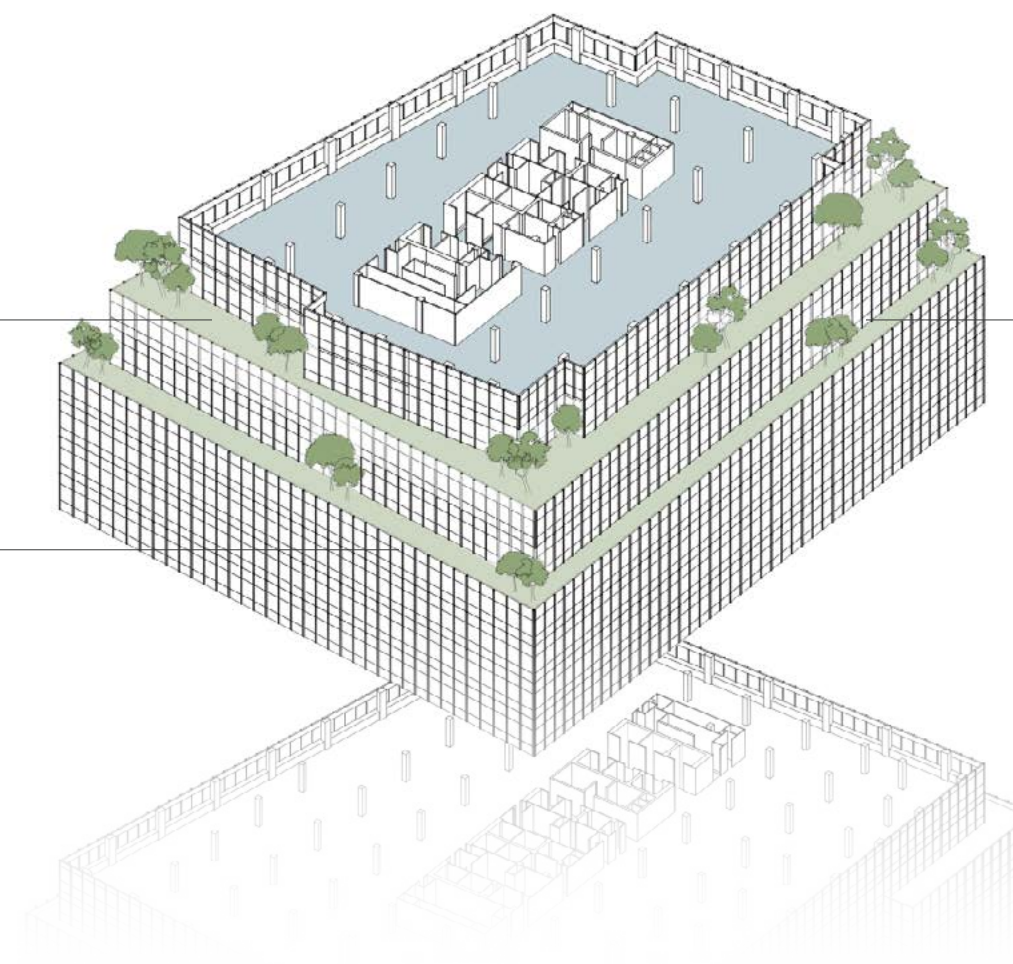
Next Generation Workplace

Following completion of a comprehensive capital improvements program, the building will feature new street-level entrances, a fully redesigned lobby, cutting-edge building systems and technology as well as dedicated interconnected indoor and outdoor amenities on the 22nd and 23rd floors.

- A total of 100,000 sq. ft. available in contiguous floorplates
- Opportunities for growth beyond the 100,000 SQ. FT. block
- Four exposures on all floors offer excellent natural light and iconic views, including the Brooklyn Bridge
- Private terraces on 18th and 20th floors
- 16' ceilings on the 19th floor



Amenity Terrace
on the 23rd Floor



Private Terrace
on the 20th Floor

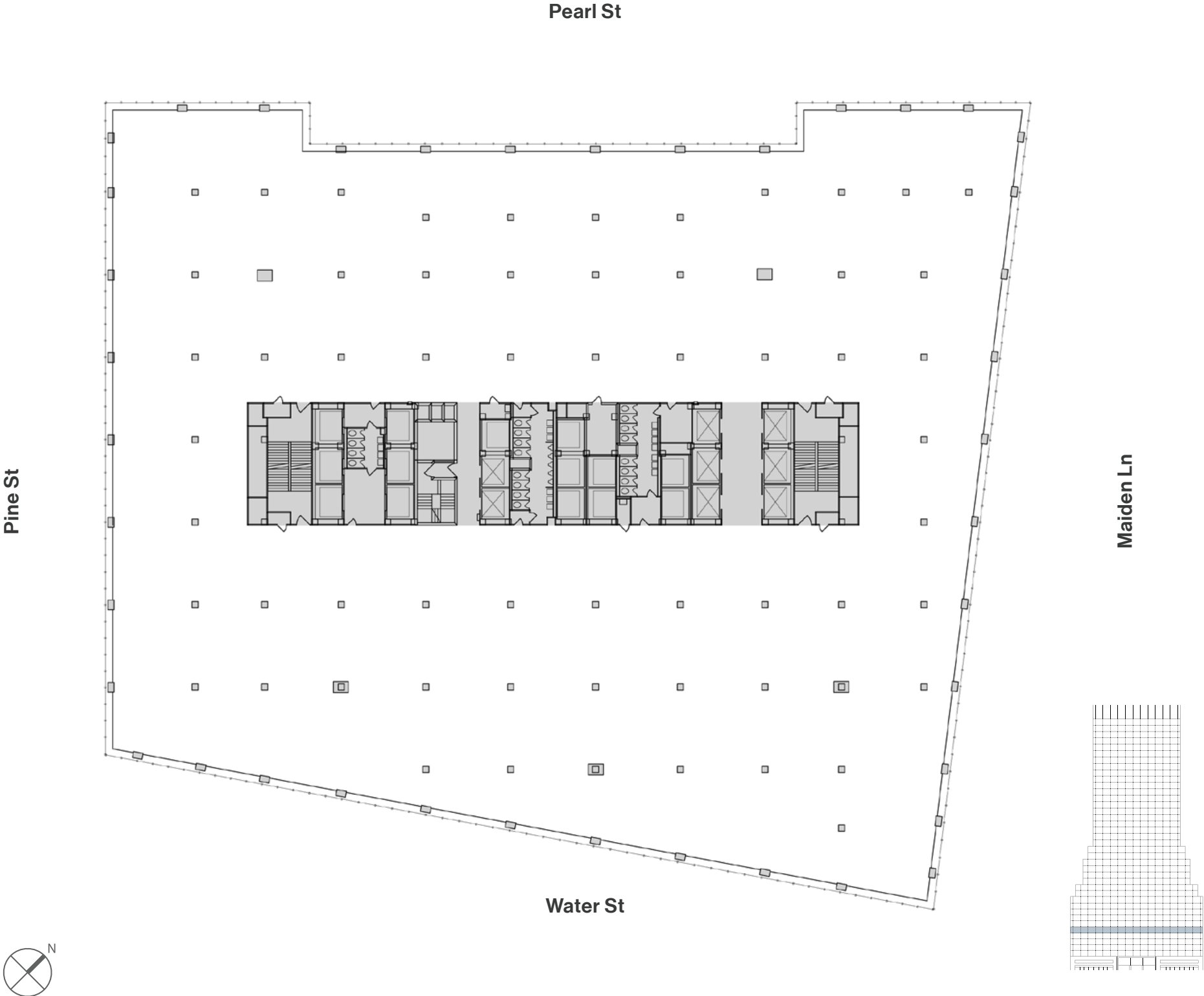
Private Terrace
on the 18th Floor

16' Ceilings
on the 19th Floor



Typical Base Floor Core & Shell

58,767 sq.ft.
6th Floor



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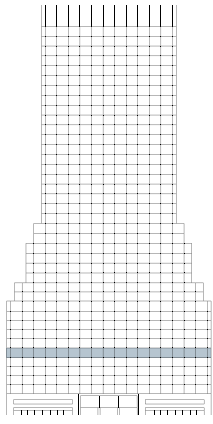
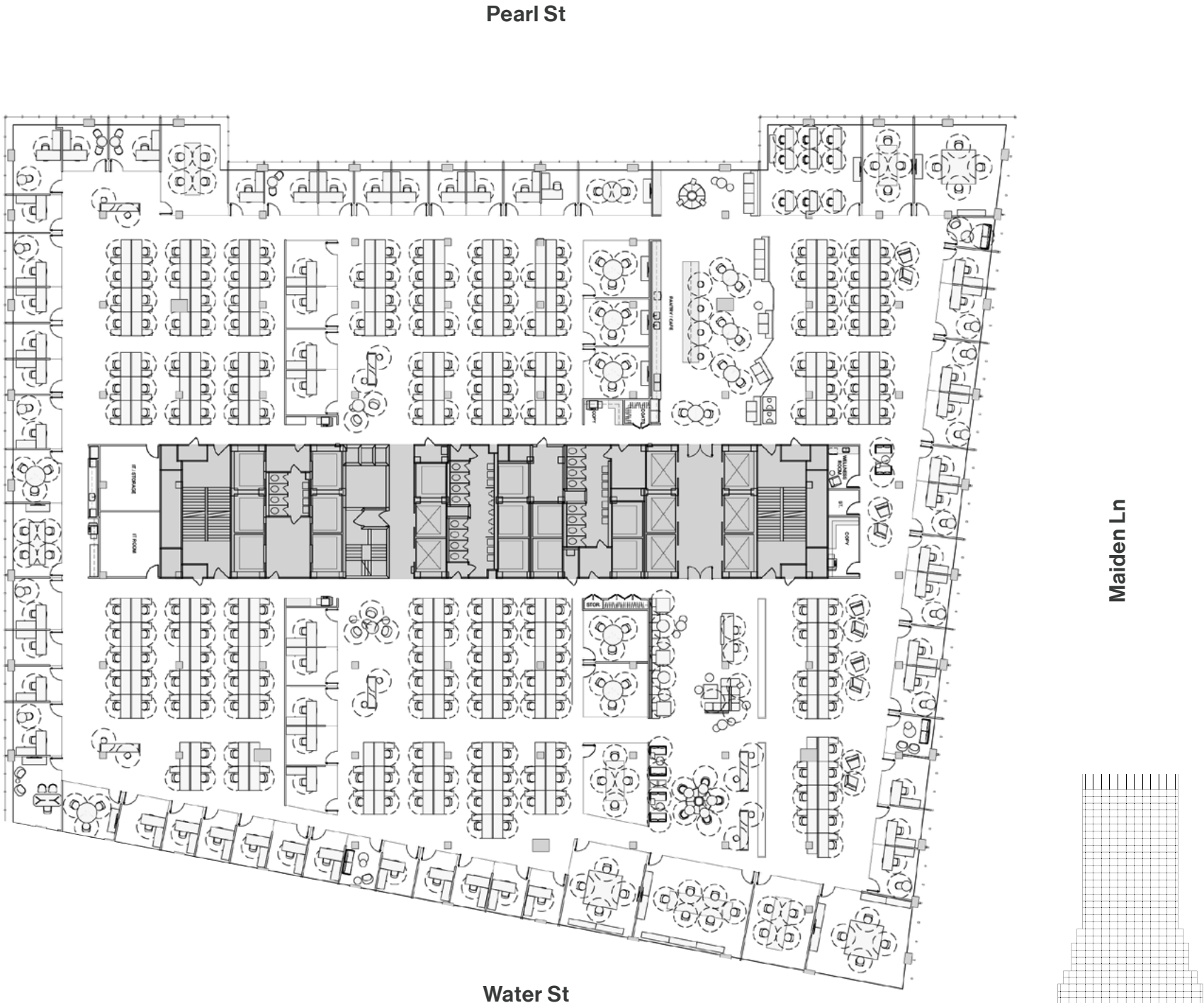
Typical Base Floor Office Intensive Layout

58,767 SQ. FT.
6th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



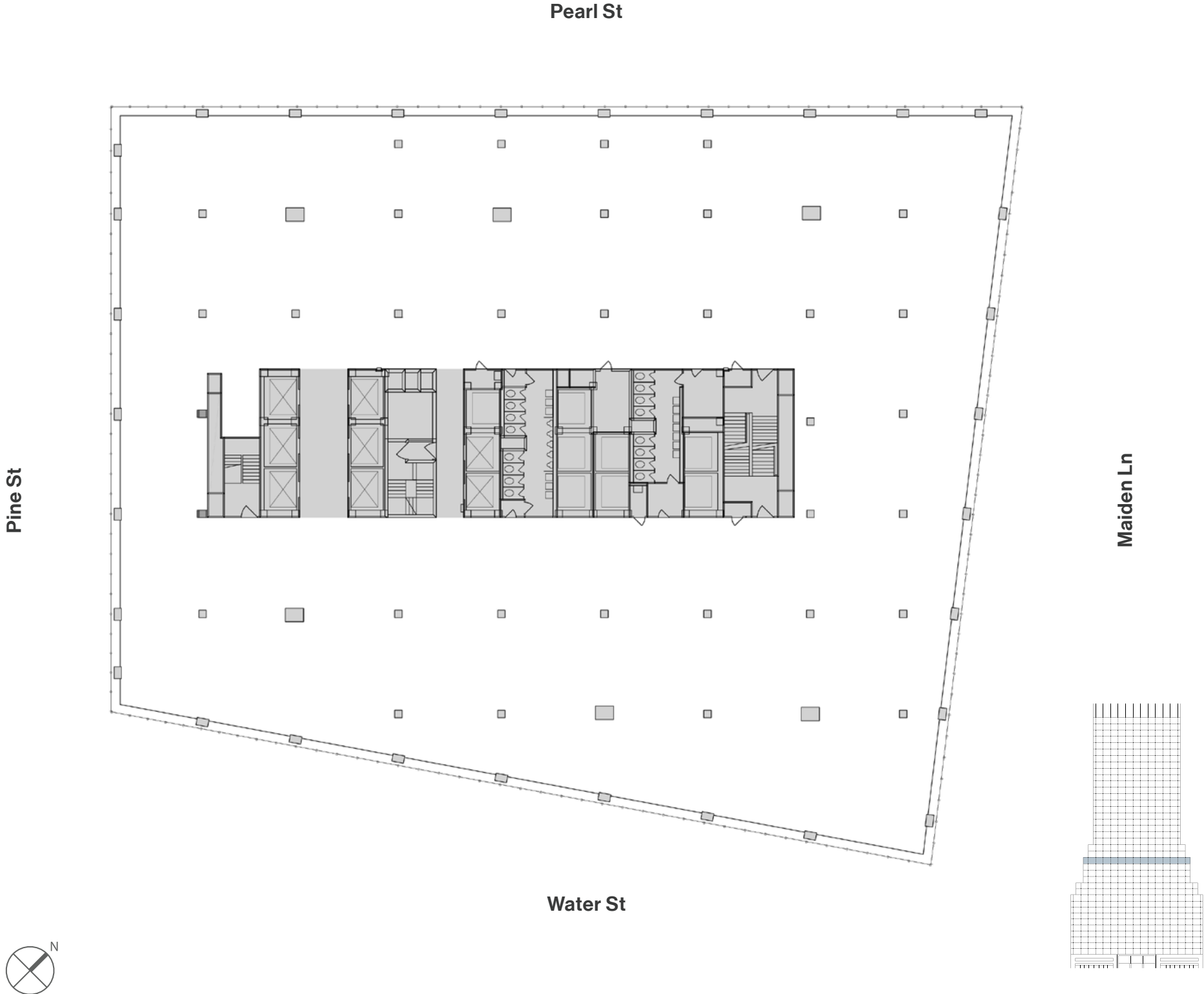
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Typical Midrise Floor Core & Shell

37,479 SQ. FT.
17th Floor



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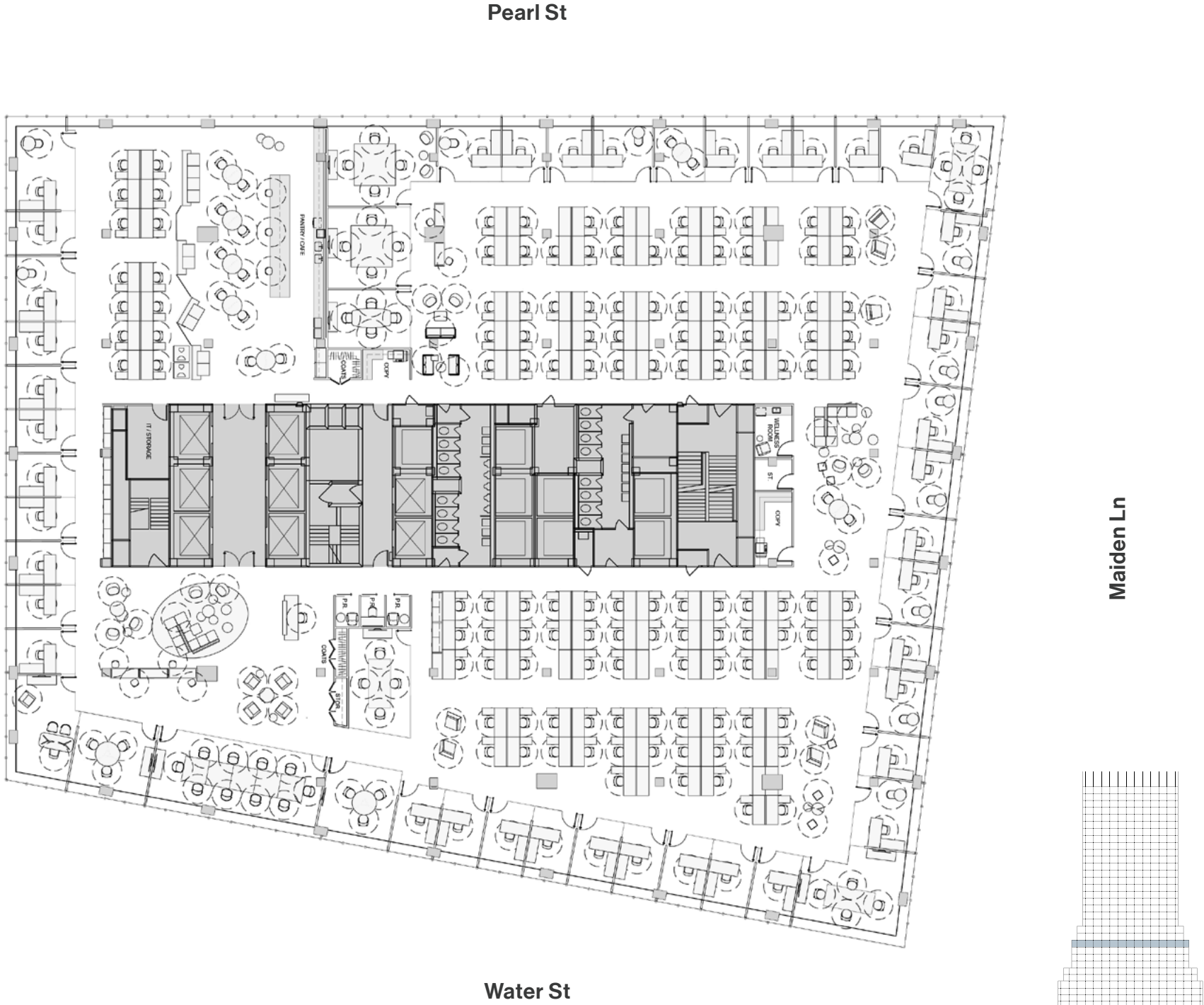
Typical Midrise Floor Office Intensive Layout

37,479 sq. ft.
17th Floor

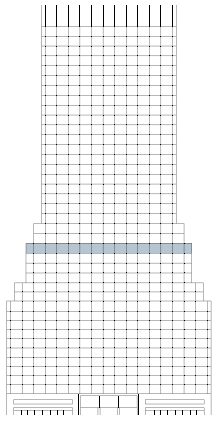
WORKSPACE	SEATS
Executive Office	1
Private Office	40
Benching (6'0" x 2'6")	128
Reception	1
Total Headcount	170

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	9
Phone Room	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



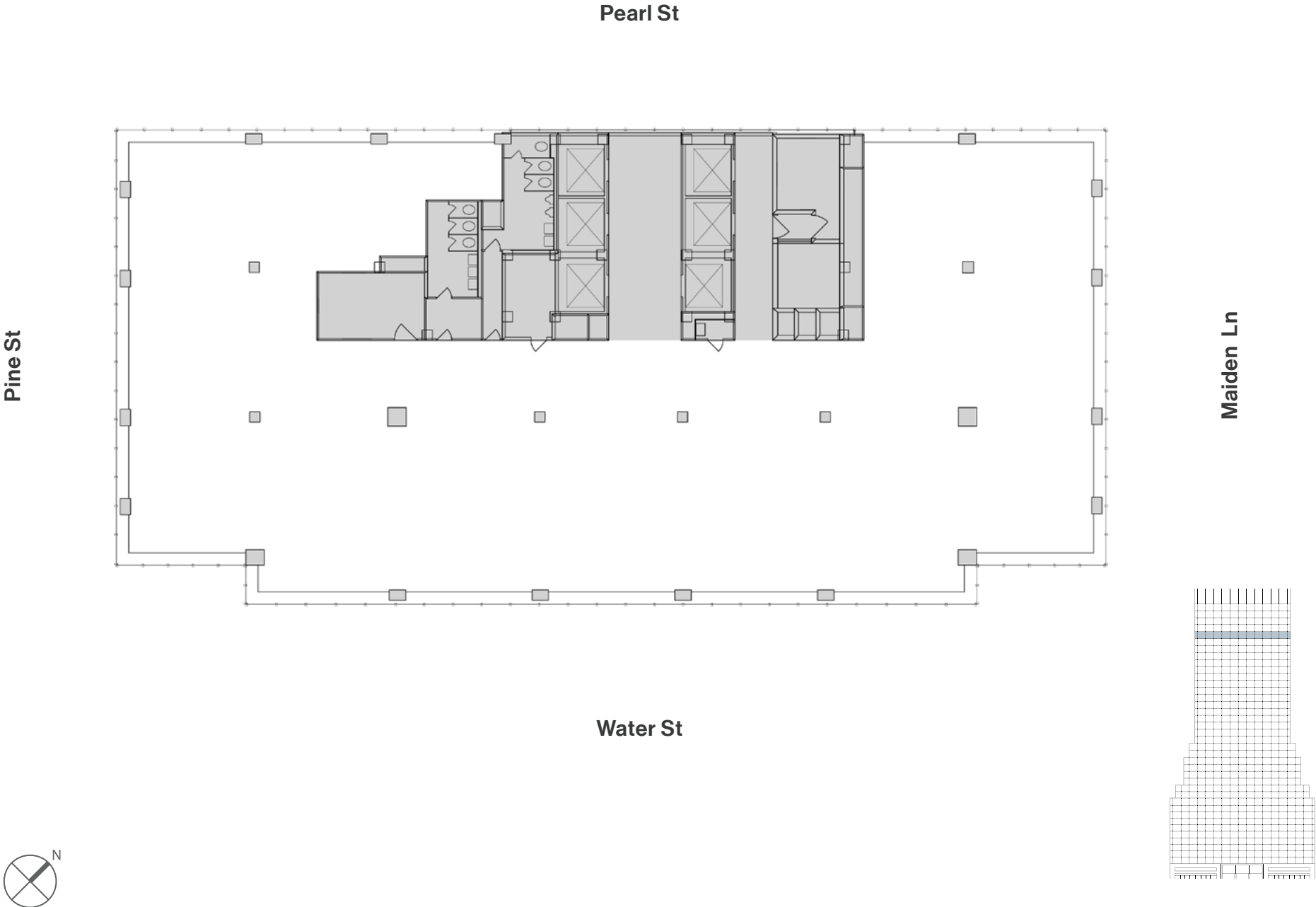
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Typical Tower Floor Core & Shell

14,752 SQ. FT.
35th Floor



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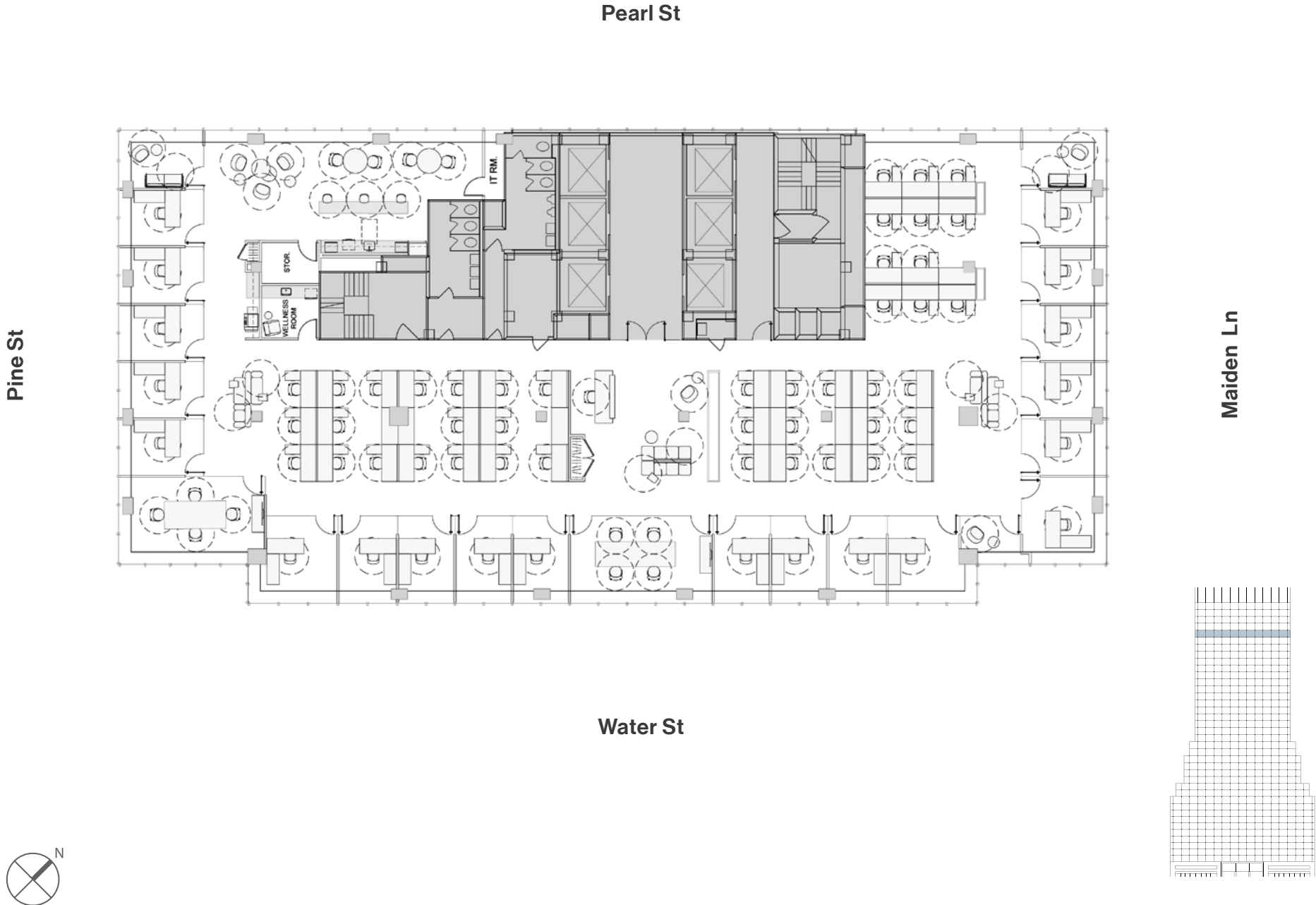
Typical Tower Floor Office Intensive Layout

14,752 SQ. FT.
35th Floor

WORKSPACE	SEATS
Private Office	20
Benching (6'0" x 2'6")	43
Reception	1
Total Headcount	64

COLLABORATIVE SPACE	
Conference Room	2
Informal Meeting	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	1
IT Room	1
Storage Room	2
Wellness Room	1



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Ultimate Connectivity

At the Hub of Incomparable Transit

2 MINUTE WALK

1 2 3

1 BM3, BM4

2 QM8, SIM15

3 M15-SBS, M15

4 M15, QM8, QM11, QM25

4 MINUTE WALK

A C J Z 4 5

5 M15

6 SIM1

7 SIM2, SIM32, SIM34

8 X27, X28

5 MINUTE WALK

R W PATH

6 MINUTE WALK

Pier 11 / Wall St

10 MINUTE WALK

Whitehall Terminal /
Staten Island Ferry

PARKING & CYCLING

Nearby CitiBike Stations

Bicycle Valet in Building

Parking Garage in Building

FDR Drive



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