

MANHATTAN WEST



Rendering of Manhattan West, Credit Miller Hare

THE SCOPE

Brookfield's [Manhattan West](#) is in the heart of Manhattan's newest neighborhood on the west side, located at Ninth Avenue and 33rd Street. At over 7 million square feet, Manhattan West will be a thriving community made up of state-of-the-art custom designed office spaces, curated food, retail, pop-up experiences, residences, a boutique hotel and abundant green space including a two-acre park that will be activated year-round with arts and events.

TIMELINE:

- **September 1985** - Parcel at 31st Street and Ninth Avenue acquired by Olympia & York, a predecessor company of Brookfield
- **October 2006** - Parcel at 33rd Street and Ninth Avenue acquired by Brookfield
- **October 2012** - Construction began on platform over railroad tracks
- **February 2014** - Redevelopment of 450 West 33rd Street commences
- **November 2014** - Platform completed
- **January 2015** - Construction begins on residential tower
- **April 2015** - Skadden, Arps, Slate, Meagher & Flom LLP signs anchor lease; construction begins on first office tower
- **October 2015** - Brookfield enters into a joint venture with Qatar Investment Authority (QIA)
- **March 2017** - Residential apartments to open in Q1 of 2017
- **December 2019** - Expected completion of first office tower

THE MASTER PLAN

Office Towers

- **One Manhattan West (New Office Tower)** - The 67 story, 2-million-square-foot office building currently under construction will be anchored by tenant Skadden Arps, Slate, Meagher & Flom LLP and is scheduled for completion in the fourth quarter of 2019.
- **Two Manhattan West (New Office Tower)** - A second two-million-square-foot office tower will be constructed when an anchor tenant is secured.
- **Five Manhattan West (Existing Office Building)** - Formerly known as 450 West 33rd Street, this 1.7-million-square-foot 16 story building is currently undergoing a \$353 million redevelopment program - designed by celebrated architect [Joshua Prince-Ramus of REX](#) - that will fully modernize and integrate the building into the Manhattan West campus. Ideal for TAMI (technology, advertising, media and information) tenants, Five Manhattan West is one of a handful of buildings in New York City with floor plates larger than 100,000 square feet. The building's current tenant roster includes R/GA, Markit and JPMorgan Chase.
- **The Lofts (Existing Office Building)** - At 202,000 square feet, The Lofts at Manhattan West will feature 13 stories, 15,000-square-foot floor plates and a 3,000-square-foot rooftop terrace. Fitting for a tenant seeking a “building within a building” opportunity, it has two separate lobby entrances and elevator banks - one for a tenant occupying a significant portion of the building with branding opportunities and the other for remaining tenants.

Mixed-Use Building/Plaza

- **Residential Building** - The 844-unit, 62 story residential tower is currently under construction with 20% of the studio, one to three-bedroom units priced at affordable rates. Residents will experience 55,000+ square feet of lifestyle and recreational amenities including La Palestra fitness classes, nutritionists and physical therapy; personalized care courtesy of the Abigail Michaels Concierge team; and a playroom, pet spa, basketball court, rock climbing wall and 4,500-square-foot rooftop terrace. It is slated to welcome its residents in the first quarter of 2017.
- **Boutique Hotel/Condo** - Initial plans envision a hotel or further residential units.
- **Plaza and Retail** - The Manhattan West campus will be transected by a two-acre public park - designed by High Line architects James Corner Field Operations - featuring year-round arts and events programming by [Arts Brookfield](#) which produces over 400 events globally. Over 200,000 square-feet of carefully curated food, retail and pop-up experiences will activate the site.

THE PLATFORM

Brookfield used post-tension pre-cast bridge technology that created a 2.6-acre, 120,000-square-foot, state-of-the-art platform over the existing railroad tracks. The platform was constructed using “The Launcher,” a specialized horizontal gantry that lifts and places the platform segments into place. The construction of the platform was completed in November 2014.

- “The Launcher” is a \$7-million bridge technology machine, which is Italian custom-designed created specifically for Manhattan West and constructed on site
- Each segment weighs 56 tons
- Each span is comprised of 39 segments and weighs the equivalent of six subway cars together (One subway car = about 400 tons)
- A total of 16 bridge spans makes up the platform

SUSTAINABILITY

Brookfield is committed to developing and managing sustainable, environmentally friendly and technologically advanced properties. Manhattan West anticipates LEED Gold certification through enhanced energy efficiency, improved indoor air quality; high-performance glazing that maximizes daylight; rainwater collection; regional sourcing for recycled materials and other innovative green initiatives.

PRESS SECTION

Please visit: <http://manhattanwestnyc.com/media-press/>

RENDERINGS

To download renderings of Manhattan West, including renderings of Five Manhattan West, visit the media gallery on the Media & Press page.

SOCIAL MEDIA

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Brookfield Property Partners is one of the world's largest commercial real estate companies, with over \$65 billion in total assets. We are leading owners, operators and investors in commercial property assets, with a diversified portfolio that includes over 150 premier office properties and over 120 best-in-class retail malls around the world. We also hold interests in multifamily, triple net lease, industrial, hospitality, and self-storage assets. Brookfield Property Partners is listed on the New York and Toronto stock exchanges. Further information is available at www.brookfieldpropertypartners.com.

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