ONE
MANHATTAN
WEST

One Manhattan West

Welcome to Manhattan West

Manhattan West is one of Brookfield's Newest Place Making destinations.

Manhattan West is a 8-acre, 6-building complex combining modern office space, and the best in residential living with vibrant cultural events and best-in-class retail, dining, and entertainment. Manhattan West is activated year-round with exciting, diverse experiences for visitors, residents, and workers to enjoy the culmination of our global experience.

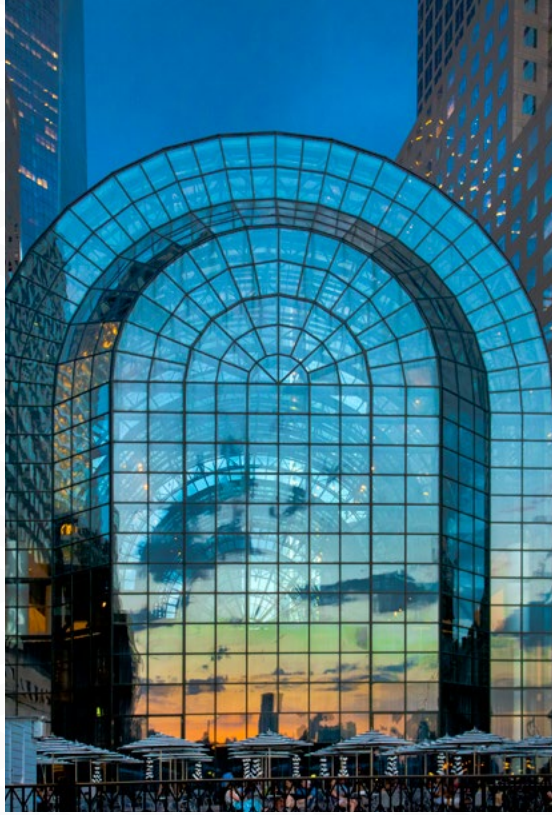
Placemaking

At Brookfield Properties, we look beyond what is to see what could be.

Our placemaking philosophy is how we transform our urban vision into enduring value, for our stakeholders and the communities in which we operate, because we know from our global experience across our 13 Brookfield Places worldwide, that real estate has the power to shape the world we share, making it better for all.

> "We believe that buildings are more than physical structures — they can be catalysts for change. Because of this, our goal is to create vibrant and valued environments for the people who work and live there."
>
> – Brian Kingston, Managing Partner, CEO Real Estate

> "We don't just landscape or hardscape, we people-scape: designing locations that will create a moment that someone wants to be in."
>
> – Sabrina Kanner, Executive VP, Design & Construction



The New West Side

83%

of office buildings in Manhattan were constructed before 1970; office stock is aging

~$45B

private and public capital deployed or planned on the West Side

16

skyscrapers built or underway on the West Side

SINCE 2013

62 tenants have relocated

~29M RSF

total RSF of new commercial development – the 5th largest market in the U.S.

~9K

new residential units

$150K

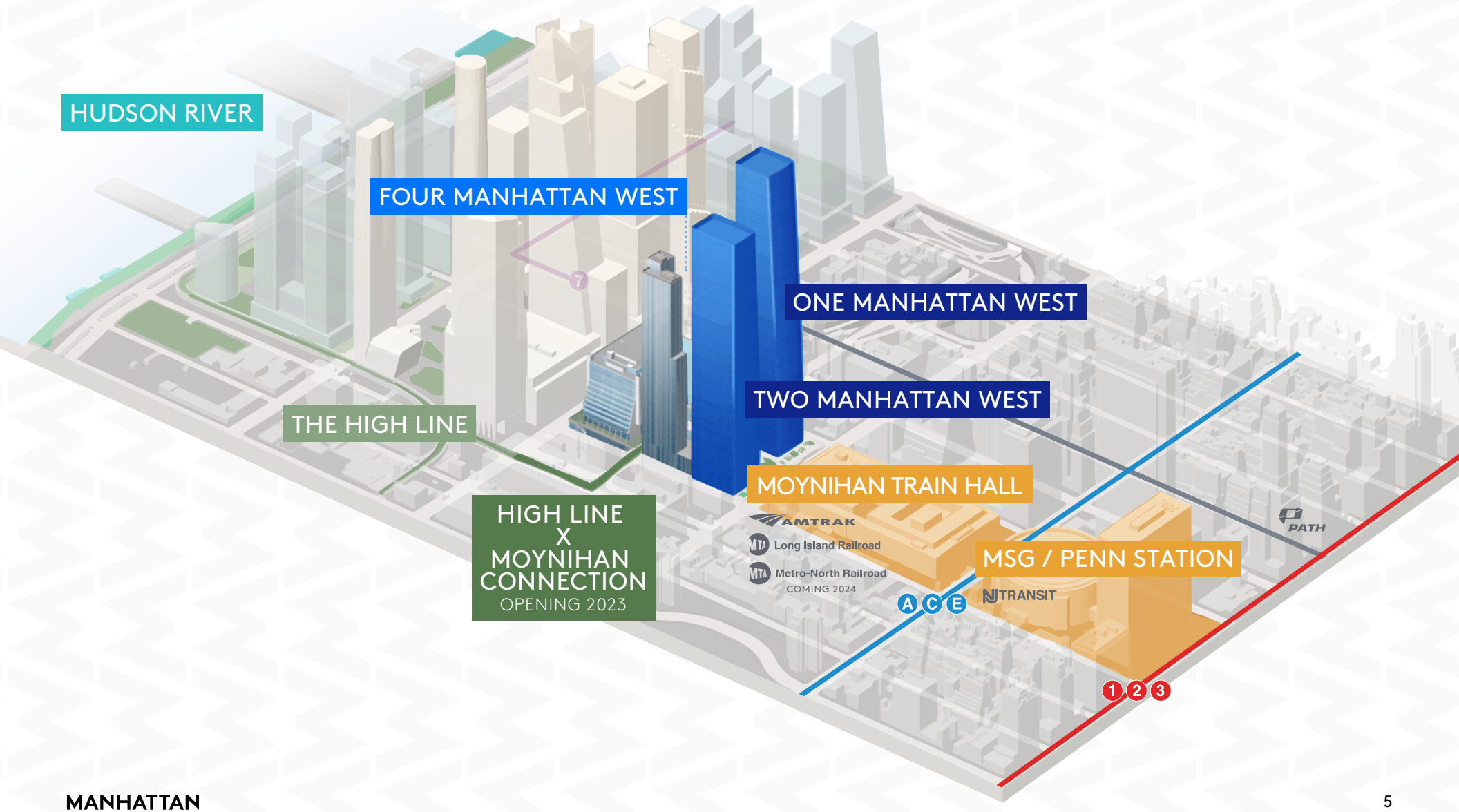
projected median household income by 2025

SINCE 2013

15.7 million RSF leased

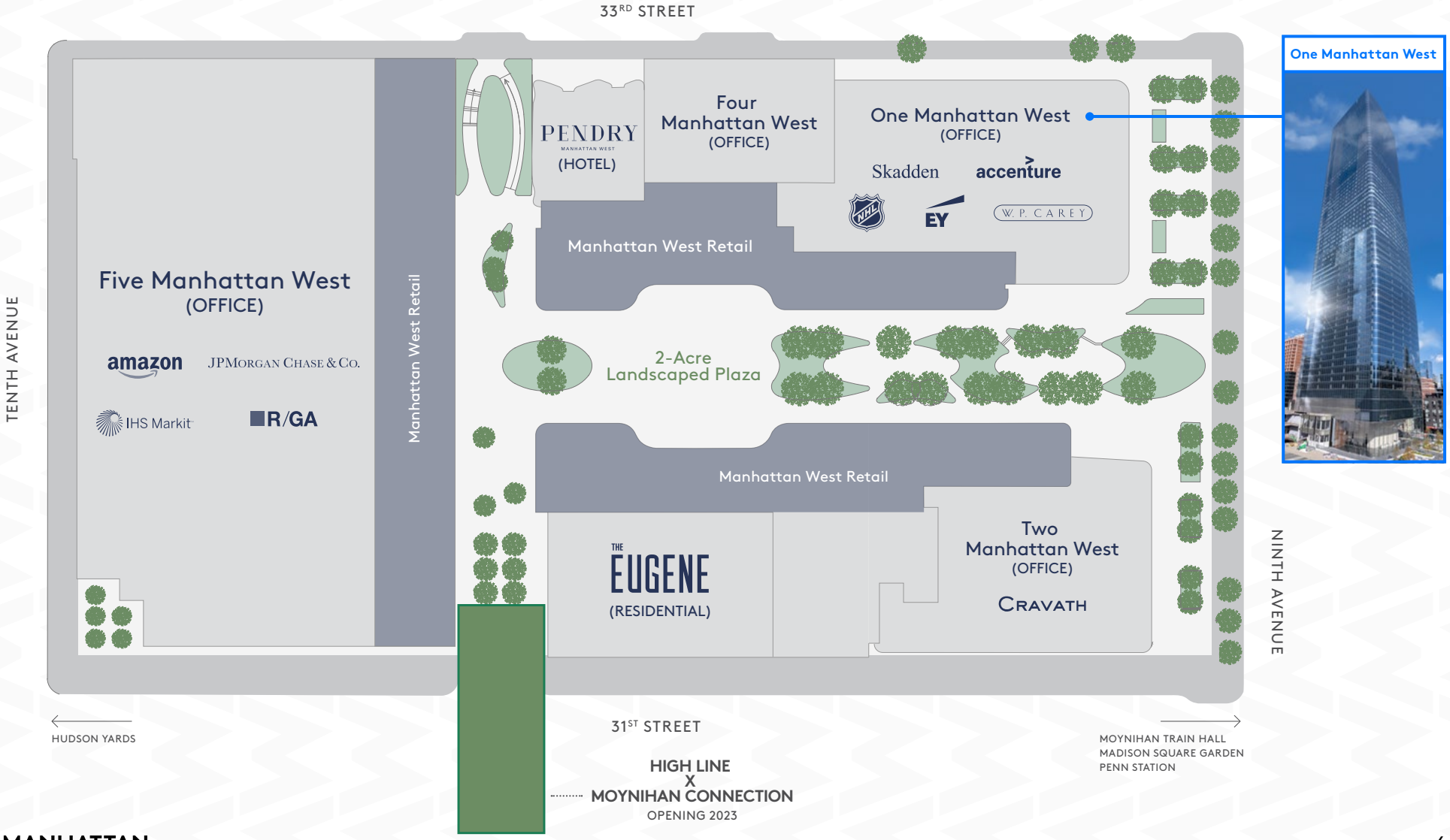
The Gateway to the West Side

Manhattan West is strategically located steps away from subways, Penn Station, Moynihan Train Hall, Madison Square Garden, The High Line and Chelsea Piers.



Manhattan West Site Plan

- 7.2 million SF
- 6 buildings
- 4 office buildings - 6 million RSF
- 2 acre plaza
- Residential tower
- Boutique contemporary hotel



You're in Good Company

Select Corporate Relocations to the West Side Since 2013

This Place Has Everything

240,000 SF of Experiential Retail, Dining, and Health & Wellness Amenities

The retail offerings at Manhattan West have been meticulously curated for our office tenants. With our anchor tenants providing best in class options for grocery, fitness, and food, we have designed an experience to satisfy the needs of our tenants. Wellness, full-service and fast-casual dining options, and entertainment are intended to provide excitement and convenience before, during, and after work.

Get Here From Anywhere

1 2 3 A C E B D F M N Q R W 7

Manhattan West has direct connectivity to all five boroughs, Westchester, Connecticut, New Jersey, and the Eastern Seaboard via Penn Station, 15 subway lines, NJ Transit, Amtrak, and the 7 train extension. Future access to the Metro North New Haven line is planned.

Train Stations

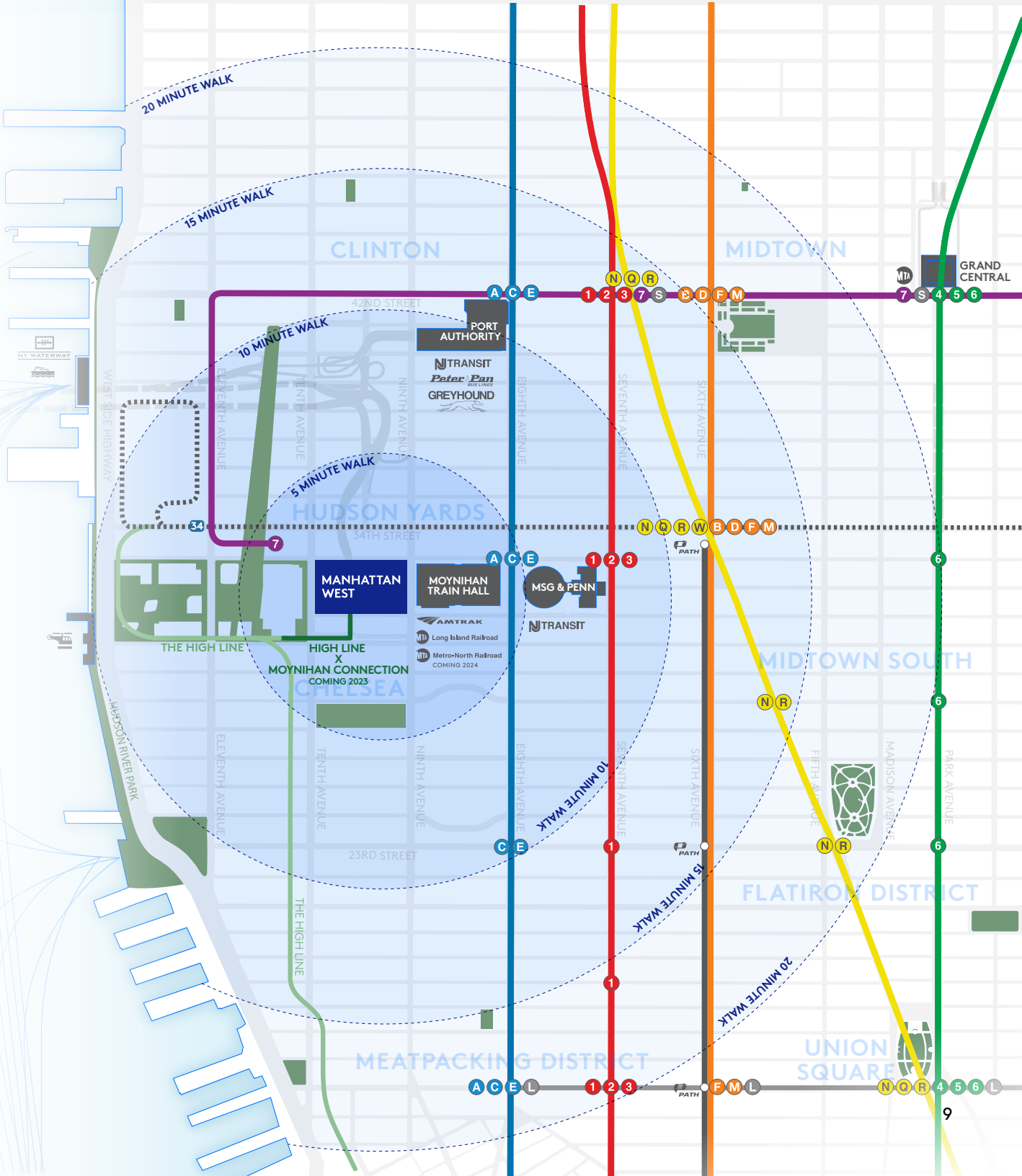
Grand Central	7	15 mins
Fulton Street	A/C/E, 2/3	13 mins
Pennsylvania Station	Walk	5 mins
Moynihan Train Hall	Walk	1 min

Neighborhoods

Upper East Side	7 & 4/5/6, Q	22 mins
Upper West Side	2/3, A/C	16 mins
Chelsea	Walk	7 mins
Greenwich Village	1	17 mins
Tribeca	A/C, 2/3	18 mins
Williamsburg	L & A/C/E	23 mins
Downtown Brooklyn	A/C, 2/3	31 mins
Long Island City	7	25 mins
Hoboken	Path	28 mins

Airports

JFK	Drive	30 mins
LGA	Drive	30 mins
Newark	Drive	25 mins



Moynihan Train Hall

New York's Newest Transit Hub

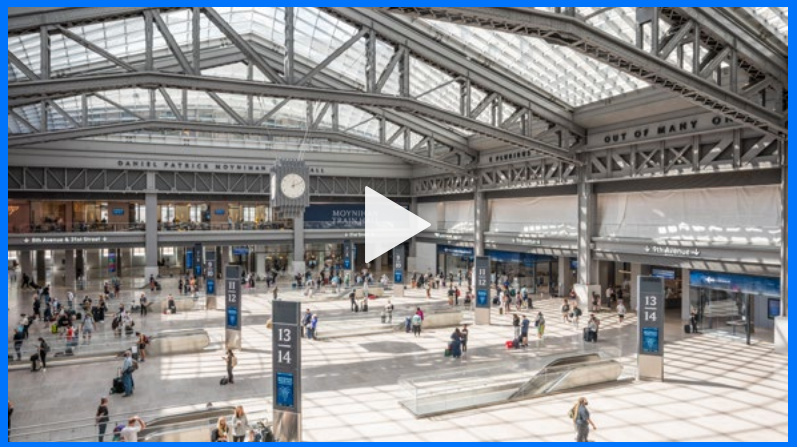
- The world's most dynamic and successful places have direct connectivity to convenient and efficient mass transit systems.
- The $2.5 billion Moynihan Train Hall, which was completed in January 2021, is located directly across the street from Manhattan West, providing unparalleled urban, suburban, and East coast travel connectivity.

AMTRAK

MTA Metro-North Railroad

MTA Long Island Railroad

NJ TRANSIT



MANHATTAN WEST

Activated Public Plaza & Rink

Manhattan West's 2.4 acres of open space, designed by the team behind the High Line, is the heart of the site. Circulating paths intuitively guide guests between diverse spatial experiences that include outdoor dining and art installations, as well as intimate seating areas for rest, conversation, and community connection.

The central event plaza features thoughtful architecture and flowing, sculptural planters which seamlessly integrate seating while playing host to native species of plantings. The variety of colors and textures utilized in the landscaping ensures interest in all four seasons while also respecting Brookfield's sustainability commitments.

“Manhattan West is essentially a new city, a remarkable, multifaceted neighborhood that’s been created there...”

You and your family are going to enjoy being in the space, and your employees are going to be attracted to it. You’re going to want to stick around a little later and come in a little earlier and visit when you don’t have to because it really is this beautiful new city that’s sprung up on the west 30’s.

— Fred Klein

Former Chief Content Officer
Peloton, Manhattan West Tenant

Discover Manhattan West

PELOTON STUDIOS
NEW YORK

Ride, run or flow at the all-new Peloton Studios New York. The flagship facility is equipped with state-of-the-art broadcast studios to connect with the global Peloton community.

XII MIDNIGHT THEATRE

Midnight Theatre, a 10K SF entertainment venue and restaurant, will offer an intimate variety theater with curated programming.

CITROVIA AT MANHATTAN WEST

Citrovia was an interactive, outdoor installation that transported visitors to a sprawling, fantastical citrus garden.

The Best of New York Experiences.

MANHATTAN WEST

Fine Dining

ci siamo

Ci Siamo is the new restaurant from Danny Meyer's Union Square Hospitality Group and Chef Hillary Sterling. Celebrating the beauty of simplicity, Ci Siamo will center around live-fire cooking. The Italian-influenced menu is rooted in seasonal ingredients and purposeful preparations.

HIDDEN LEAF

At Hidden Leaf, Chef Richard Kuo is creating a playful menu that pulls inspiration from several Asian cuisines. The energy of the restaurant and bar is matched only by Chef Kuo's lively riff on Asian classics.

ZOU ZOU'S

Zou Zou's is a lively and modern Eastern Mediterranean restaurant, inspired by and celebrating the cuisine and flavors of the region with influences from Lebanon, Israel, Turkey, Egypt, Syria and Jordan, among others.

CASA DANI

SPANISH·MEDITERRANEAN·FRESH

Chef Dani Garcia is bringing a Mediterranean concept with a Spanish focus to Manhattan West. The menu will feature tapas and mezzes, tuna from Barbate, raw Mediterranean products, a wild red tuna and ibérico pork trolley, with a particular focus on seafood and fresh produce in the entrees.

勝 KATSUYA

Katsuya marries Master Chef Katsuya Uechi's fresh take on Japanese classics with design icon Philippe Starck's sleek and sultry interiors. The menu includes unique sushi rolls, sashimi platters, robata entrees and the baked crab handroll as favorites, as well as unique cocktail creations.

Fast-Casual Dining

WHOLE FOODS MARKET

60,000 square foot marketplace with restaurants, tap room & cooking classes.

CAFÉ GRUMPY

farmone
CHEFS' FARMS OF THE FUTURE

PLANTAS MEXICANA

MATCHAFUL

HAKKA
Established 1986

BLACK FOX COFFEE CO.

TM

BL
BLUESTONE LANE

Daily Provisions

MANHATTAN WEST

CITIZENS

Citizens at Manhattan West is a 40,000 square foot immersive culinary destination. Citizens features nine separate food hall kiosks and a range of fast casual dining options from modern American to Mediterranean to Asian fusion. Citizens offers two full-service restaurants; a central bar serving pastries during the day and craft cocktails in the evening; a convenient grab-and-go kiosk called Citizens Go; and a boutique wine shop offering interactive tastings and classes.

ELLAMIA COFFEE

KRISPY RICE

SAM'S CRISPY CHICKEN

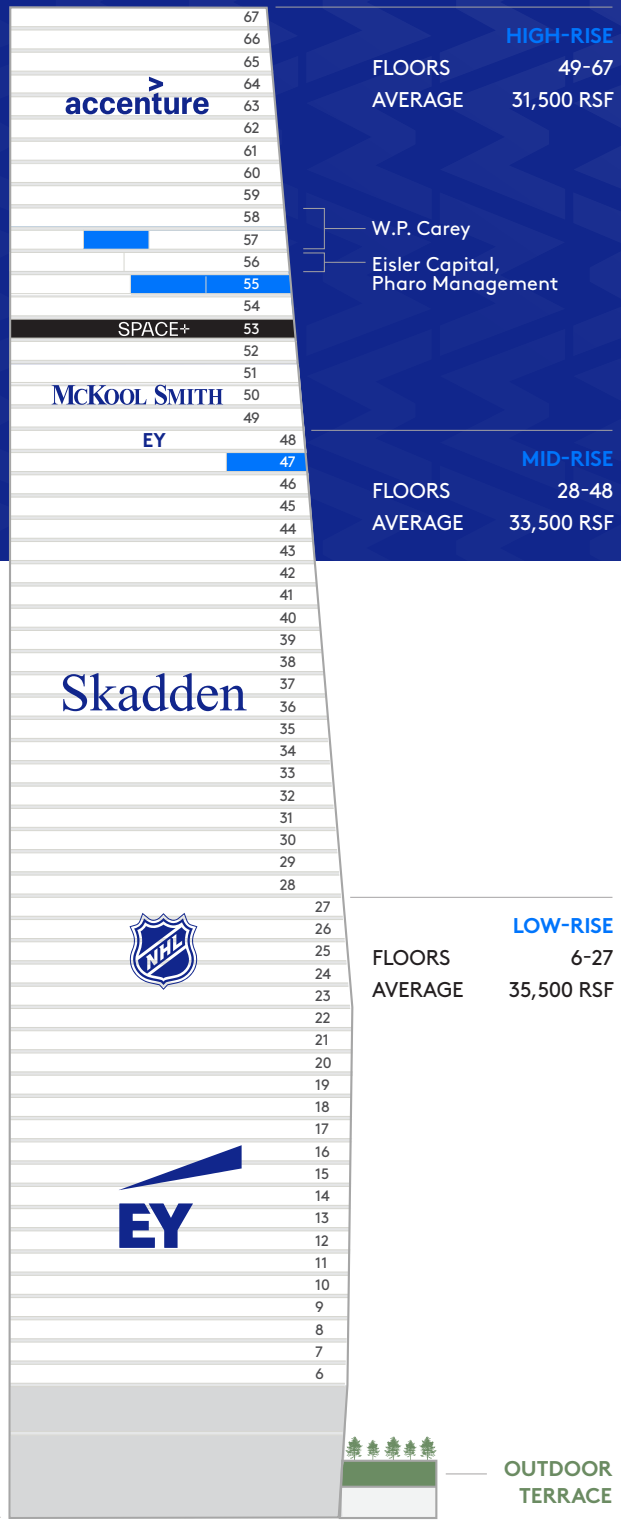
S BAR

UMAMI BURGER

Current Availability

32,854 RSF **IMMEDIATELY AVAILABLE**

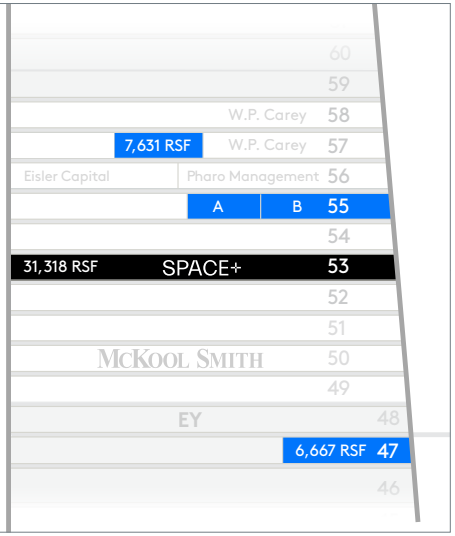
- AVAILABLE
- LEASES OUT
- SPACE+ - AVAILABLE



FLOOR 55 SUITES

SUITE A - 5,267 RSF

SUITE B- 13,289 RSF



ELEVATOR BANKS	FLOORS
A	6-17
B	17-28
C	28-39
D	38-49
E	49-59
F	59-67

9th Avenue
Lobby
EY
accenture
Skadden

One Manhattan West Views

High-Rise // Partial Floor 47

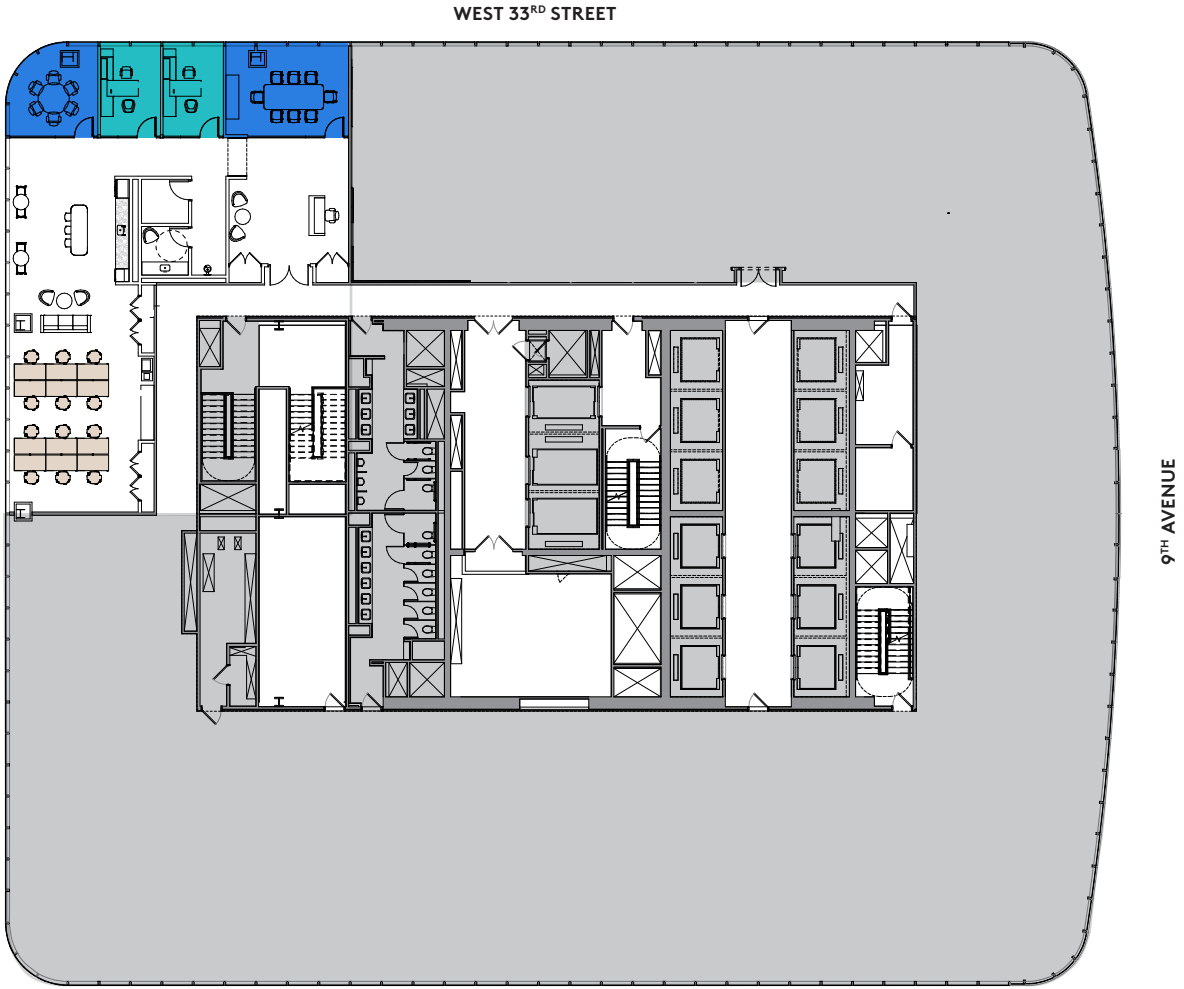
6,667 RSF

*Pre-built plans are currently underway

FLOOR 47

High-Rise // Partial Floor 55

SUITE A | 5,267 RSF



WORKSTATIONS

OFFICES

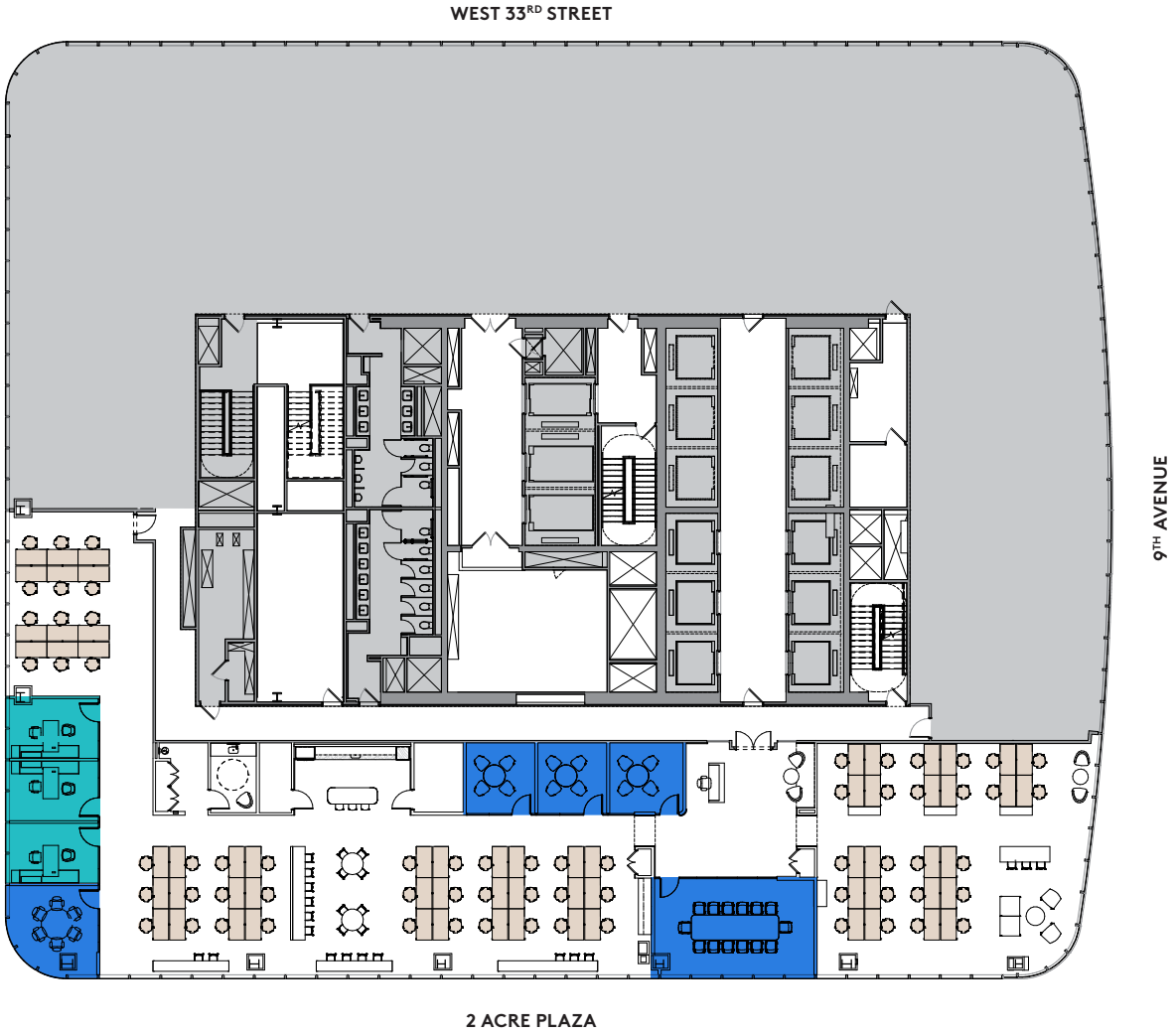
CONFERENCE ROOMS

Total Occupancy	15
Offices	2
Workstations	12
Conference Rooms	2

FLOOR 55

High-Rise // Partial Floor 55

SUITE B | 13,289 RSF



WORKSTATIONS

OFFICES

CONFERENCE ROOMS

Total Occupancy	70
Offices	3
Workstations	66
Conference Rooms	5

FLOOR 55

High-Rise // Partial Floor 57

7,631 RSF

WORKSTATIONS

OFFICES

CONFERENCE ROOMS

Total Occupancy	31
Offices	2
Workstations	28
Conference Rooms	3

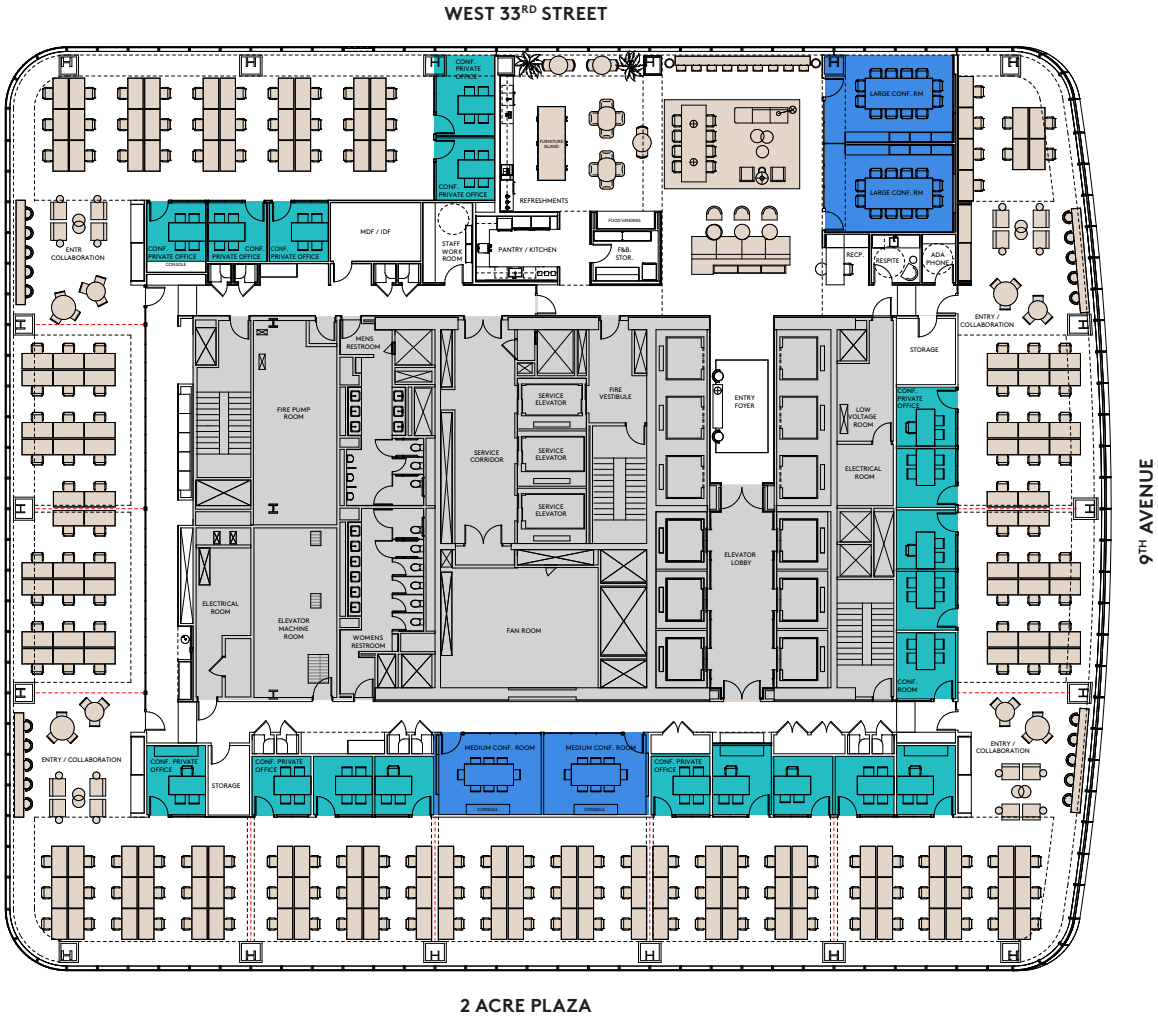
FLOOR 57

High-Rise // SPACE+

BY BROOKFIELD PROPERTIES

Floor 53

31,318 RSF



WORKSTATIONS

OFFICES/ SMALL CONFERENCE ROOMS

CONFERENCE ROOMS

Total Occupancy	197
Workstations	178
Offices/Small Conference Rooms	19
Conference Rooms	7
Phone Booths	11
Pantry	1

SITE PLAN

SPACE+

BY BROOKFIELD PROPERTIES

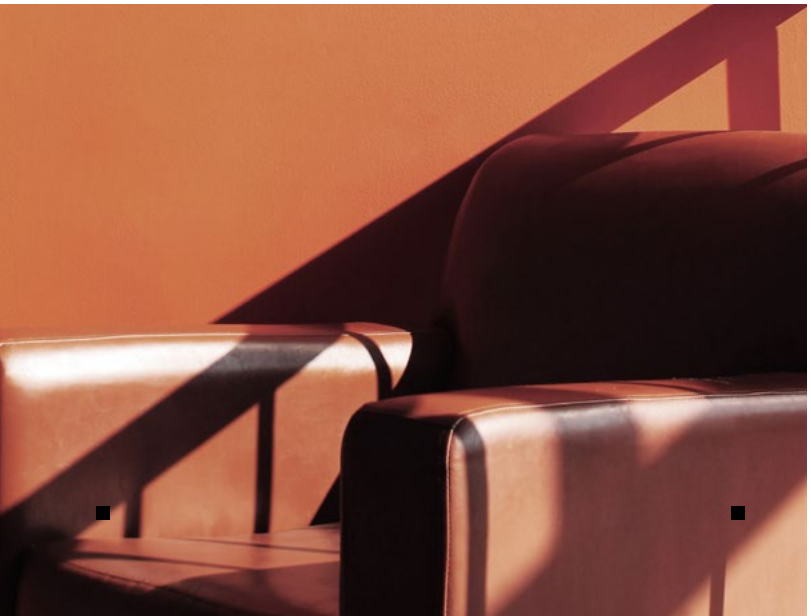
ALL YOU NEED TO DO IS SHOW UP.

One size never fits all, especially in today's ultra fast-paced world. To meet tenant's evolving needs, Brookfield Properties created SPACE+ as a complement to our traditional leasing arrangements. SPACE+ provides an exceptional work environment that gives you the space to start realizing your vision on day one.

Go big or start small with the space and create flexible lease solutions that suit your business. Each workspace is designed to deliver high-end technology, and thoughtful finishes, furniture, and services. **Your vision. Within reach.**

DESIGNED WITH PURPOSE. FOR PURPOSE.

SPACE+ offers full floor workspaces or suites, expertly designed with sophisticated finishes, furniture and enterprise technology that is ready for business on day one. We know needs change so we offer flexible lease terms to suit your business. We don't stop there; our teams provide continuous support and an array of convenient services.



- Elevated work environments built for a collaborative and technological edge
- Workspace that suits your business today and can grow with you
- Service, technology and lease options that meet your evolving needs
- Continuous and seamless support so you can focus on what matters most
- Exceptional properties in prime locations with extensive retail and access to purposefully curated amenities

SPACE+
BY BROOKFIELD PROPERTIES

Collaboration

Pantry

Workspace

MANHATTAN WEST

> “Being able to walk out of your office, whether at the end of the day or for a break in the middle of the day, and enjoy the outdoors or arts, is balancing, enriching, it helps focus and clear our thoughts to see something new, engage with something different.”

— Audrey Sokoloff

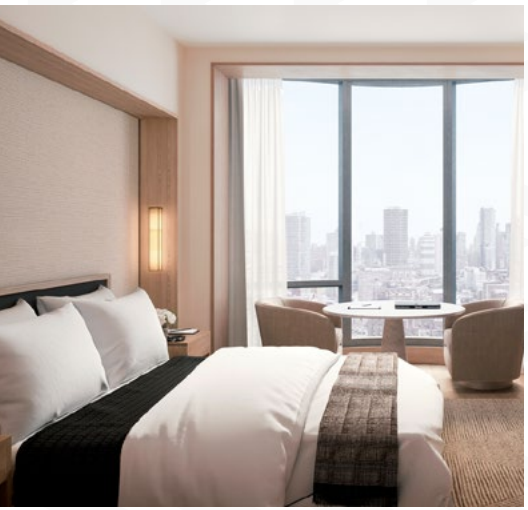
Partner, Real Estate
Skadden, Manhattan West Tenant

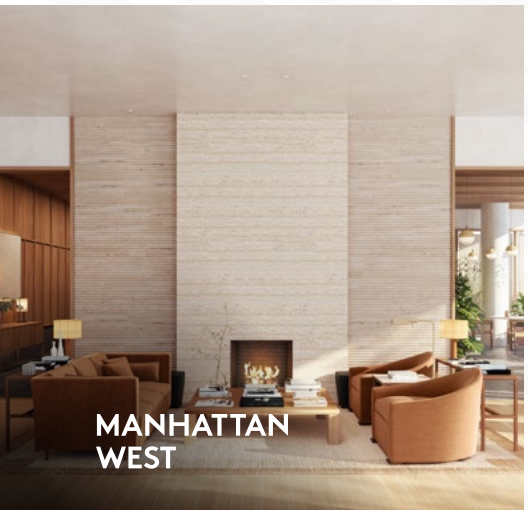
Arts Brookfield

100+ Free Events Held in NYC Annually with Over 117,000 Total Attendees.

Arts Brookfield supports innovation in music, dance, theater, film, and visual art by pushing boundaries to create unique works of art and cultural experiences presented for free. The program gathers communities around creativity by animating Brookfield Properties' public spaces.

Manhattan West is New York City's newest dynamic destination for food, culture, retail, hospitality and the modern workplace. Manhattan West's landscaped, two-acre public plaza is enlivened with immersive art and entertainment programming by Arts Brookfield, which incorporates the best of Brookfield's global placemaking portfolio to create a new district that has something for everyone.





MANHATTAN WEST

Pendry Hotel

Luxury Contemporary California design brought to New York for the first time.

164

luxurious guest rooms

1,700 SF

fitness center with Movement Studio open 24/7

6,000 SF

executive conferencing center

Cadillac

house cars

4

unique food & beverage destinations, including Zou Zou's, Bar Pendry & Garden Room, rooftop bar, and a 4th Floor bar and terrace

Zou Zou's

Zou Zou's is a lively and modern Eastern Mediterranean restaurant

Black Fox

Servicing NYC since 2016 born out of a single desire: a better coffee experience

The Eugene

The Eugene is a modern, spectacular residential collection, embodying the new urban-living experience.

62-Story
Residential Tower

55,000+ SF
of Lifestyle & Recreational Amenities

4,500 SF
Rooftop Terrace

Interiors
Designed by RW

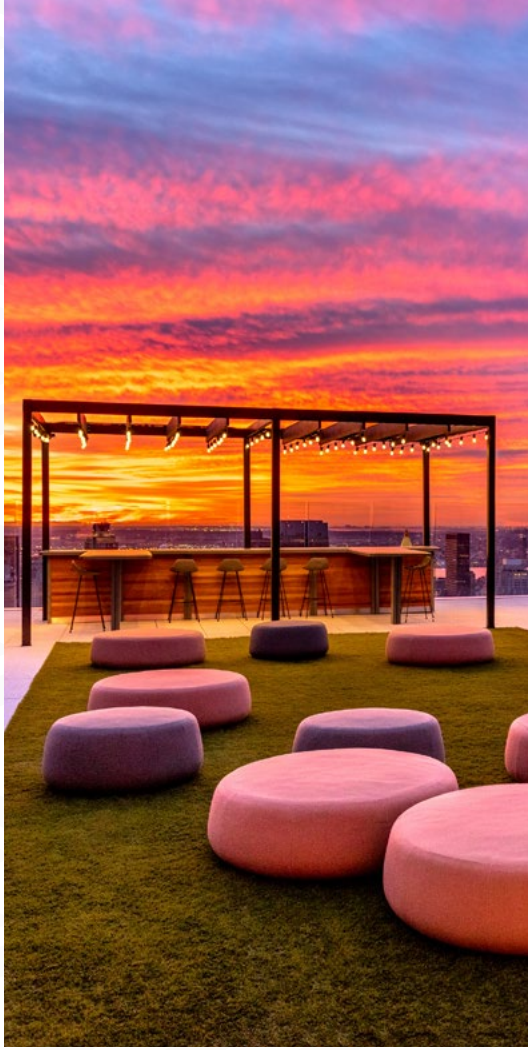
LA PALESTRA
Wellness & Fitness Center

Monthly
Resident Events

844
Units

1,500
Residents

Welcome to the YOU generation.



Sustainability

Our goal is to minimize our impact on the environment, while improving the efficient use of our resources over time.

Water efficiency achieved through a combination of efficient fixtures and stormwater harvesting and recycling.

Water required for landscaping on the 2-acre plaza is reduced through the reuse of water equivalent to the water held in 55 water towers and a selection of adaptive, drought-tolerant plant species and efficient irrigation techniques.

To help protect an endangered population, Brookfield Properties offers a unique sustainability amenity: bees. Manhattan West will be home to 4 bee hives.

Occupancy sensors are utilized throughout the Manhattan West buildings to help reduce electrical load.

Office lobbies incorporate daylight dimming to decrease lighting power requirements.

One Manhattan West is powered by 100% renewable electricity, reducing the carbon footprint of the building by 80%.

Brookfield Renewable - New York State Hydropower Plant.

Largest intrastate renewable energy agreement for a single building in New York State.

Brookfield Renewable will provide energy from its hydropower facilities in NY State, underscoring Brookfield Properties' unwavering pledge to net zero emissions by 2050 or sooner.

Energy usage at One Manhattan West is tracked via blockchain technology which confirms:

- Renewable energy credits are not overstated or double counted
- Provides evidence of authentic carbon reduction
- Improves ESG reporting

Brookfield will provide digital dashboards to all 1MW tenants to monitor real-time energy consumption and support tenants own carbon reduction objectives.

BROOKFIELD RENEWABLE

One of the World's Largest Publicly Traded Renewable Power Platforms

Owns and operates more than **70 hydropower plants** in New York

Brookfield Renewables' hydropower facilities and wind farms in NY could power **440,000 homes** a year.

MANHATTAN
WEST

Manhattan West

will be the culmination of 100 years of development & innovation on Manhattan's West Side.

ManhattanWestNYC.com

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