

FOUR
MANHATTAN
WEST

Four
Manhattan
West



Welcome to Manhattan West

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

Manhattan West is an 8-acre, 6 building complex combining 6 million square feet of modern office space with the best in residential living, vibrant cultural events, best-in-class retail, dining, and entertainment.

Four Manhattan West is a historic, brick and beam, former printing house building with high ceilings and efficient floor plates.

For a large user, a building-within-a-building opportunity can be offered with, a private lobby and elevators, exclusive outdoor space and signage opportunities.

**MANHATTAN
WEST**



Four Manhattan West

BUILDING-WITHIN-A-BUILDING OPPORTUNITY

Four Manhattan West offers a unique opportunity including an exclusive lobby/entrance experience.

- Repositioned brick and beam boutique offering
- \$47 million renovation completed in Q1 2020
- Renovated private lobby and building-within-a-building opportunity
- 2,000 SF private penthouse terrace overlooking Manhattan West Plaza
- All new building systems
- VIP parking
- Bike storage
- Signage opportunities for a large user



Private Lobby

*Rendering, not existing conditions

Current Availability

- AVAILABLE
- SPACE+ | PREBUILT

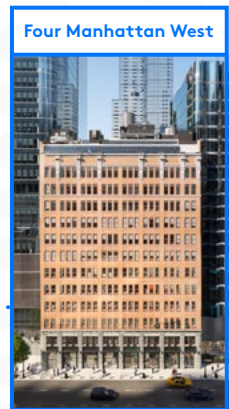
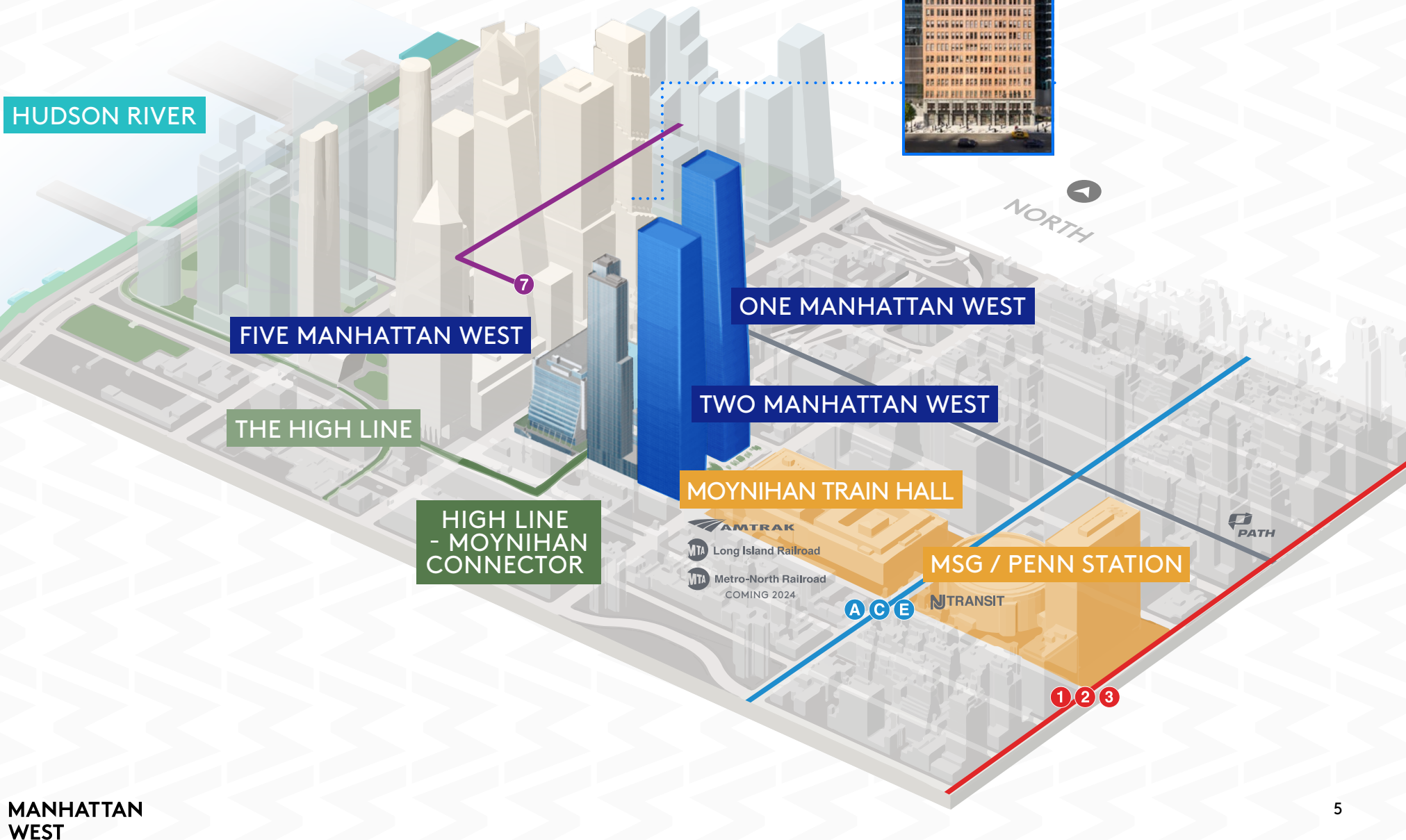
CEILING HEIGHTS
SLAB TO SLAB

PRIVATE TERRACE
2,000 SF



The Gateway to the West Side

Manhattan West is steps away from 15 subway lines, Penn Station, Moynihan Train Hall, Madison Square Garden, the High Line and Chelsea Piers.



High Line x Moynihan Connection

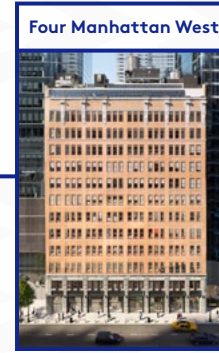
Now Open



Manhattan West Site Plan

7.2 million SF
240K SF retail amenities
2 acre landscaped plaza

Residential tower
Boutique contemporary hotel
100+ Annual on-site events



This Place Has Everything

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

The retail offerings at Manhattan West have been meticulously curated for our office tenants. Full service and fast-casual dining options, wellness, and entertainment are intended to provide a best-in-class experience.



- KRISPY RICE
- Franky
- SAM'S
- Udachi Burger
- CITIZENS PIZZA
- BAR
- PELOTON STUDIOS NEW YORK
- PLANT NATION
- ST. TO
- COOKIES
- TASTEMADE
- EL POLO VERDE

MANHATTAN WEST

You're in Good Company

Select Corporate Relocations
to the West Side

accenture Skadden CRAVATH



KKR

amazon

∞ Meta



DE Shaw & Co



PELOTON



BCG
THE BOSTON CONSULTING GROUP

BLACKROCK

R/GA

W. P. CAREY



Get Here From Anywhere

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

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 | 60 mins |
| | Helicopter | 15 mins |
| LGA | Drive | 35 mins |
| | Helicopter | 10 mins |
| Newark | Drive | 25 mins |
| | Helicopter | 5 mins |

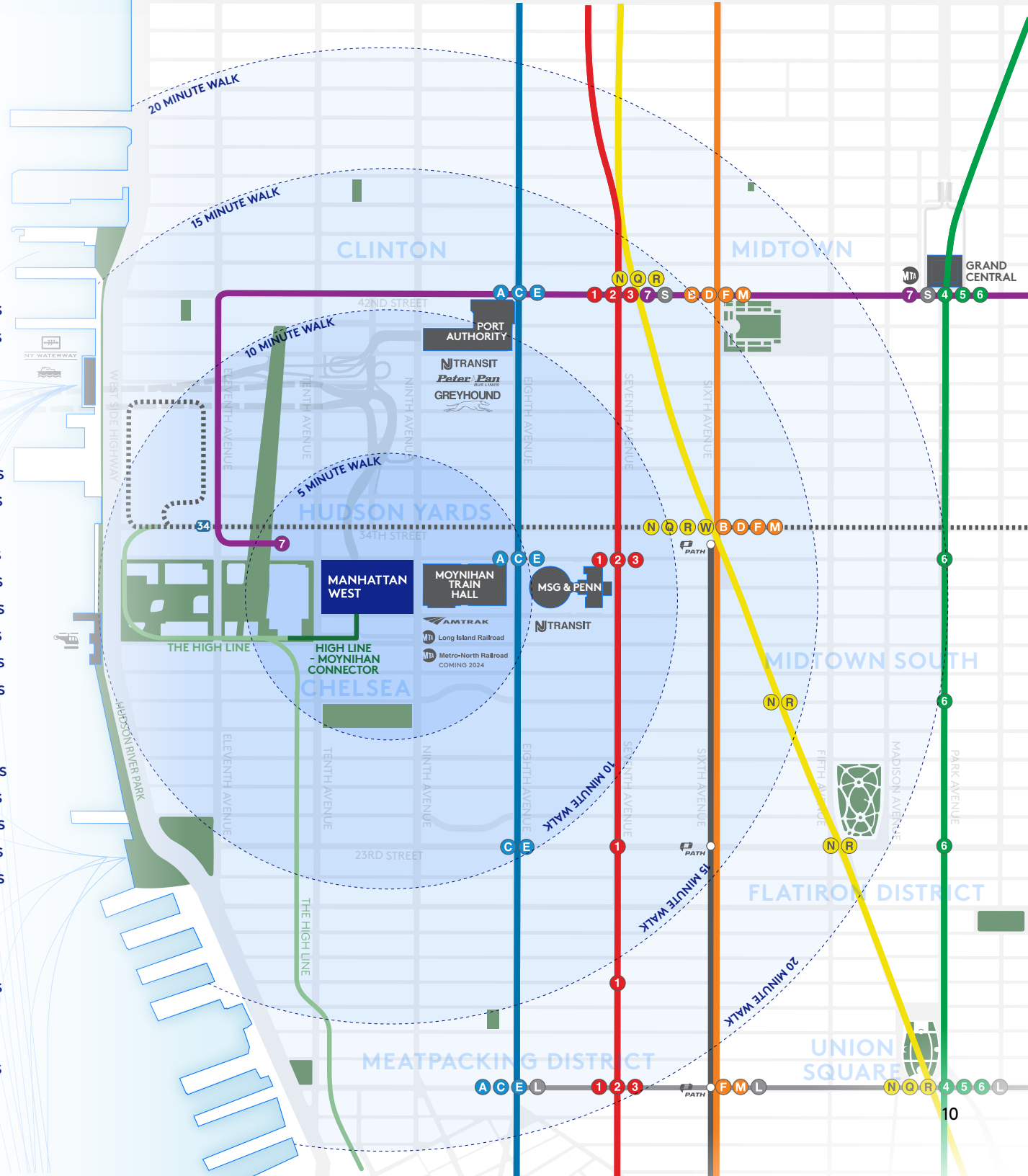
Ferry

| | | |
|-------------|------|---------|
| NY Waterway | Walk | 15 mins |
|-------------|------|---------|

Helicopter

| | | |
|-------|------|---------|
| Blade | Walk | 12 mins |
|-------|------|---------|

MANHATTAN WEST



33rd Street
Private Lobby

LOGO

Four Manhattan West | Core & Shell

2nd Floor

6,202 RSF



Currently built with glass-fronted offices

Approximately 13' Ceiling Heights

Landlord will demolish and build for a qualified tenant



STACK PLAN

Four Manhattan West | 70 / 30

11th Floor

15,096 RSF



- WORKSTATIONS
- CONFERENCE ROOMS
- SUPPORT
- PRIVATE OFFICES

| | |
|-------------------------|-----------|
| Workstations | 32 |
| TOTAL SEAT COUNT | 32 |
| Private Offices | 16 |
| Conference Rooms | 4 |
| TOTAL HEAD COUNT | 48 |
| RSF Per Person | 314 |



STACK PLAN

Pantry

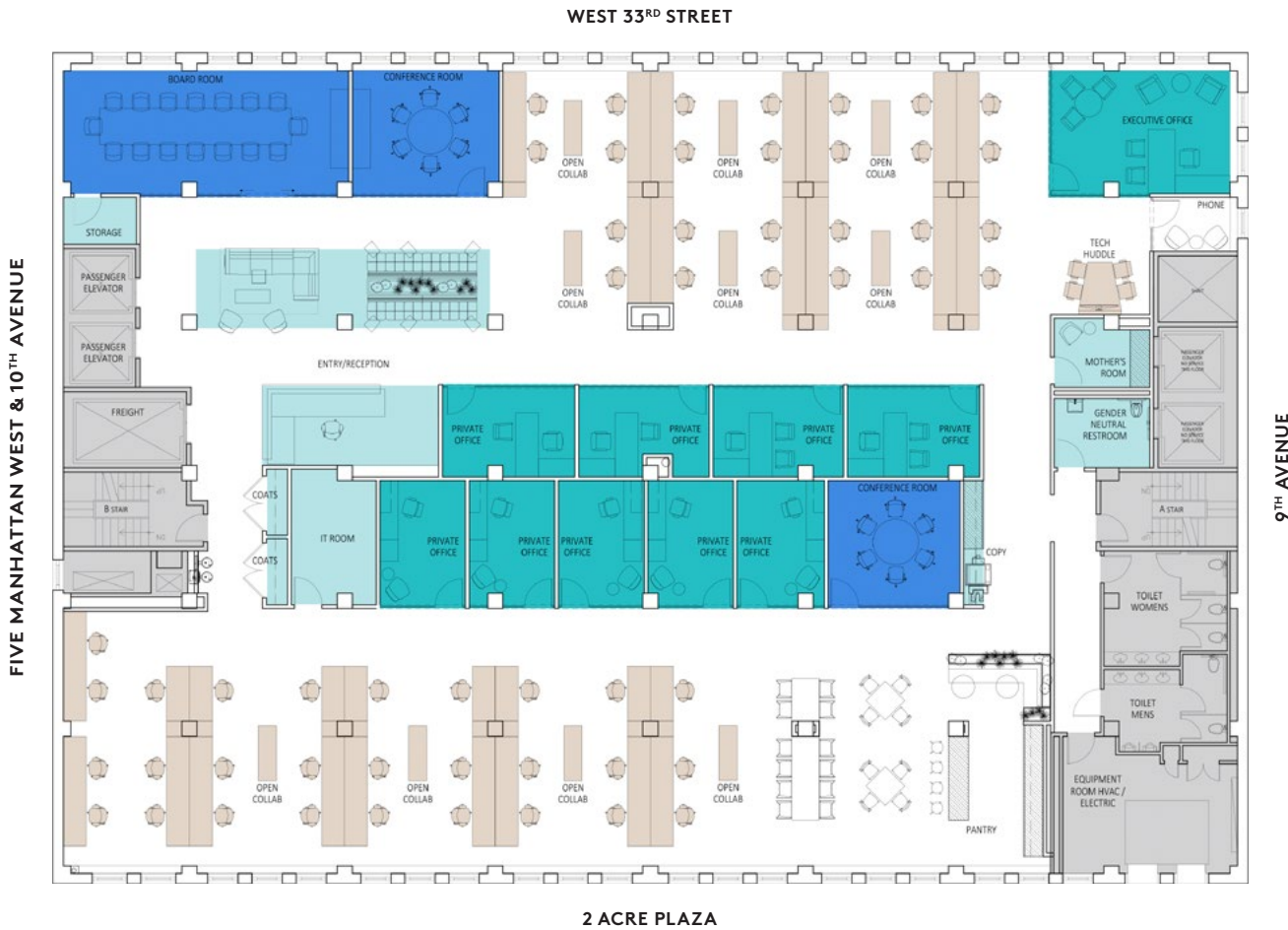


Brookfield
Properties

Four Manhattan West | Family Office

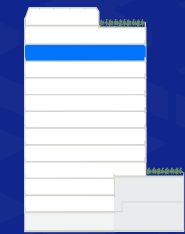
11th Floor

15,096 RSF



- WORKSTATIONS
- CONFERENCE ROOMS
- SUPPORT
- PRIVATE OFFICES

| | |
|-------------------------|-----------|
| Workstations | 54 |
| Private Offices | 10 |
| Conference Rooms | 3 |
| TOTAL HEAD COUNT | 64 |
| RSF Per Person | 236 |



STACK PLAN

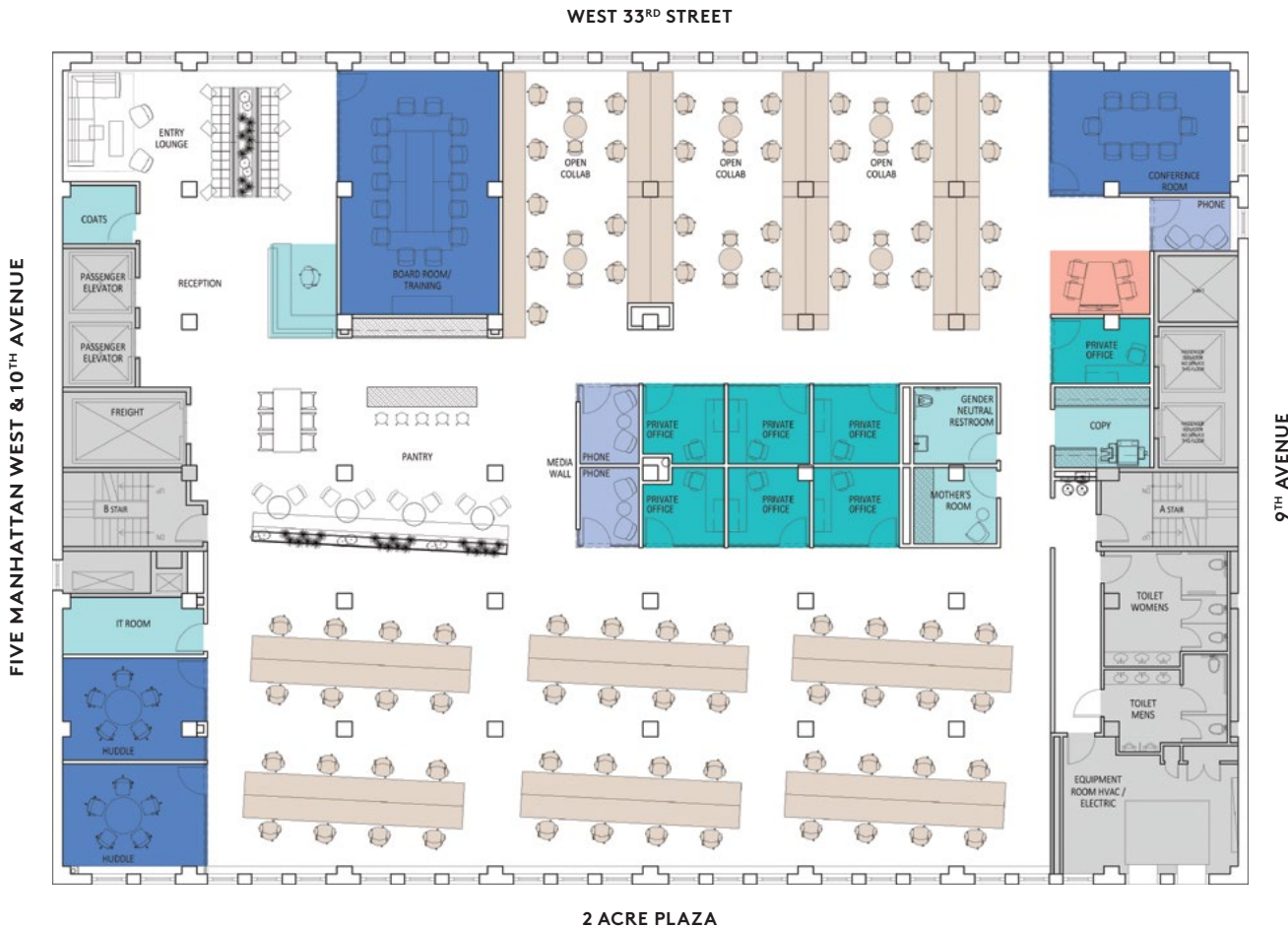
Reception
11th Floor



Four Manhattan West | Tech Creative

11th Floor

15,096 RSF



- WORKSTATIONS
- CONFERENCE ROOMS
- TECH HUDDLES
- SUPPORT
- PRIVATE OFFICES

| | |
|-------------------------|-----------|
| Workstations | 77 |
| Private Offices | 7 |
| Conference Rooms | 4 |
| Tech Huddle | 1 |
| TOTAL HEAD COUNT | 84 |
| RSF Per Person | 180 |



STACK PLAN

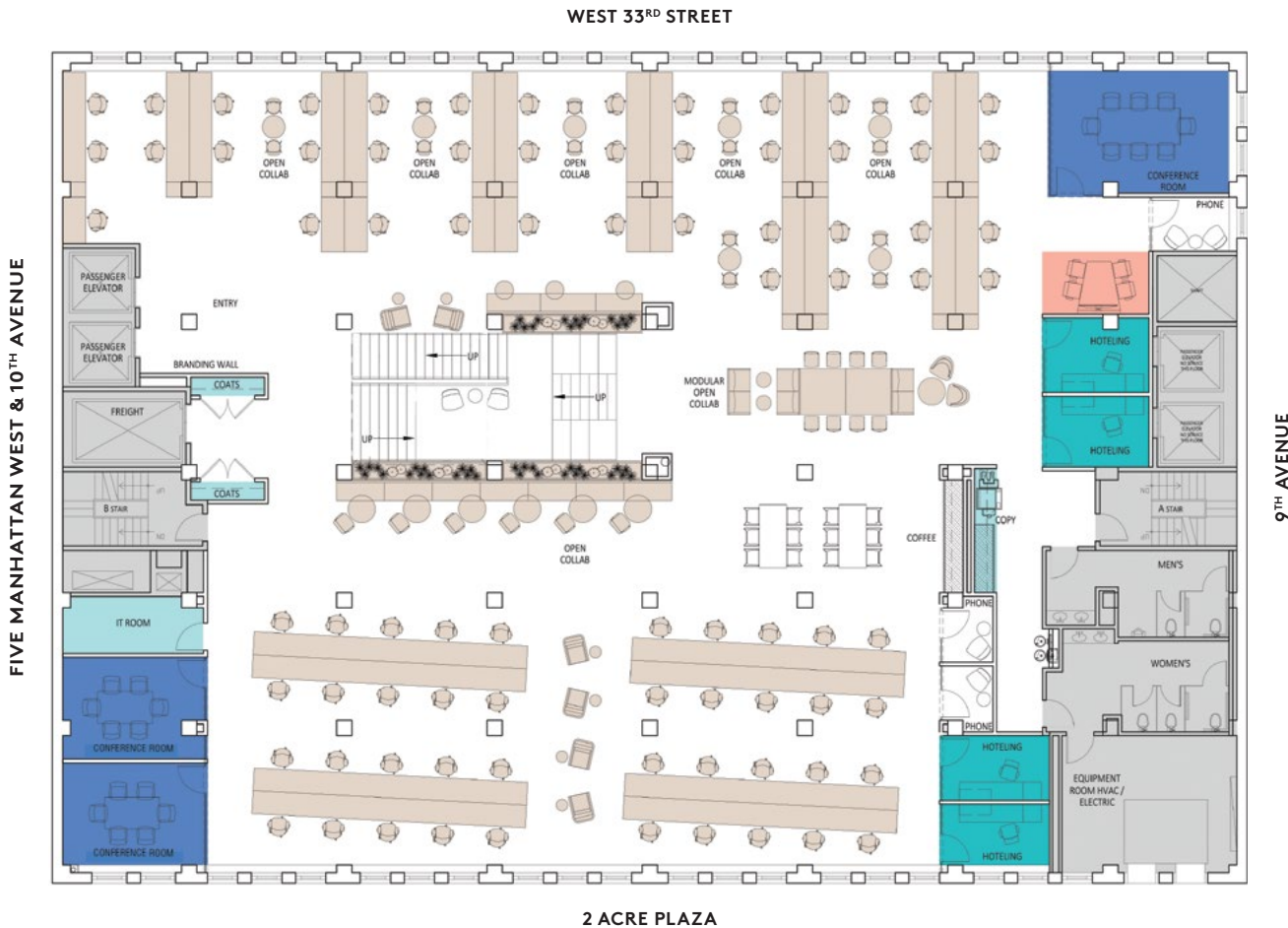


Creative
Office Layout

Four Manhattan West | Tech Creative

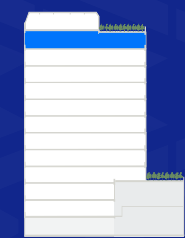
12th Floor

15,096 RSF



- WORKSTATIONS
- CONFERENCE ROOMS
- TECH HUDDLE
- SUPPORT
- PRIVATE OFFICES

| | |
|------------------------------------|-----------|
| Workstations | 81 |
| Private Offices | 4 |
| Conference Rooms | 3 |
| Tech Huddle | 1 |
| TOTAL HEAD COUNT | 85 |
| RSF Per Person | 177 |
| MULTI-FLOOR (12TH & PH) | |
| Head Count | 127 |
| RSF | 26,542 |
| RSF Per Person | 209 |

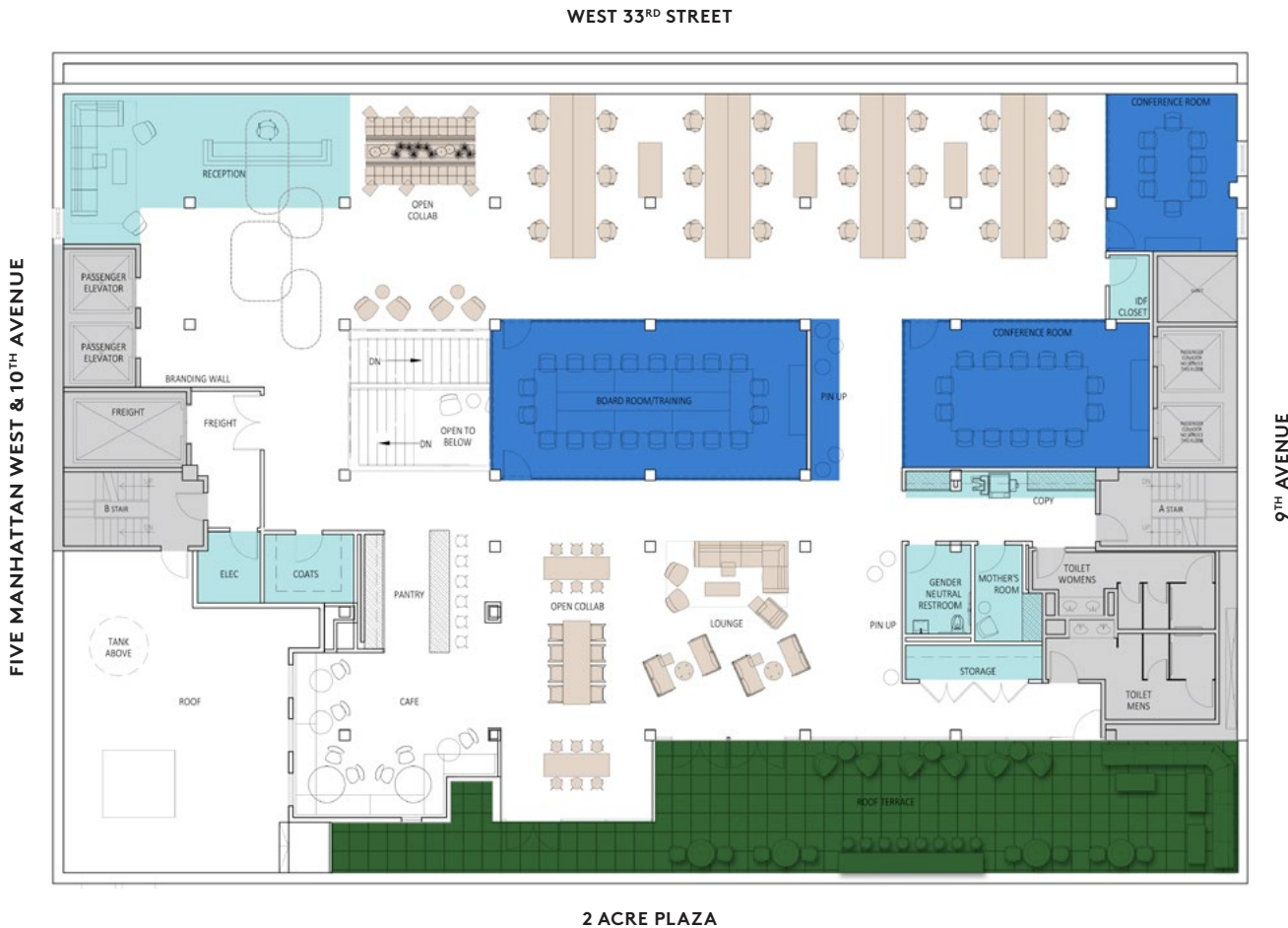


STACK PLAN

Four Manhattan West | Tech Creative

Penthouse

11,446 RSF

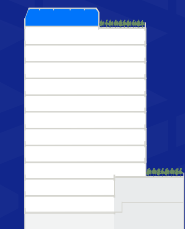


- WORKSTATIONS
- CONFERENCE ROOMS
- SUPPORT
- TERRACE

| | |
|-------------------------|-----------|
| Workstations | 24 |
| Free Address Seating | 17 |
| TOTAL SEAT COUNT | 41 |

| | |
|-------------------------|-----------|
| Conference Rooms | 3 |
| TOTAL HEAD COUNT | 42 |
| RSF Per Person | 272 |

| | |
|------------------------------------|--------|
| MULTI-FLOOR (12TH & PH) | |
| Head Count | 127 |
| RSF | 26,542 |
| RSF Per Person | 209 |



STACK PLAN



Penthouse

A rendering of a modern office lounge area. The space features a high ceiling with a prominent wooden slat design and several cylindrical pendant lights. The floor is a polished, speckled concrete. In the center, there is a light-colored sectional sofa and several modern armchairs with wooden legs. A small white coffee table is in the foreground. Large windows on the right side offer a view of a cityscape and a rooftop terrace with outdoor seating. On the left, there is a glass-walled office space with a whiteboard and a desk. The overall atmosphere is bright and professional.

Penthouse



PRIVATE
Penthouse
Terrace

Moynihan Train Hall

New York's Newest Transit Hub

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.



facebook

Signed 730,000-square-foot lease for the entirety of the Moynihan Train Hall.

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



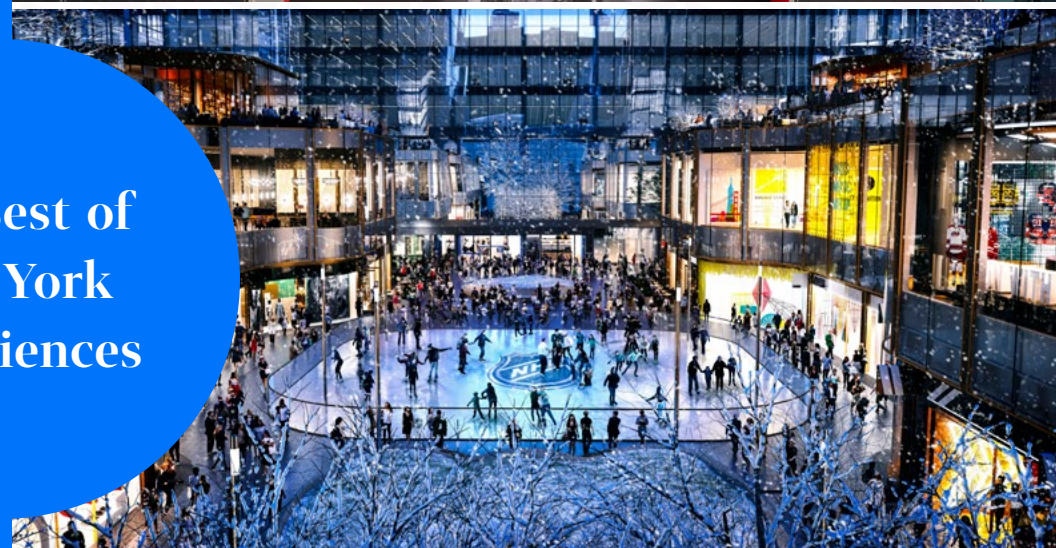
Ride, run or flow at the all-new Peloton Studios New York. The flagship facility is equipped with state-of-the-art broadcast studios to connect with the global Peloton community.



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

MANHATTAN
WEST

The Best of
New York
Experiences





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.



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.



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.





“ 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

The New West Side



83%

of office buildings in Manhattan were constructed before 1970; the New York City 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

69 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 million RSF leased

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



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.



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

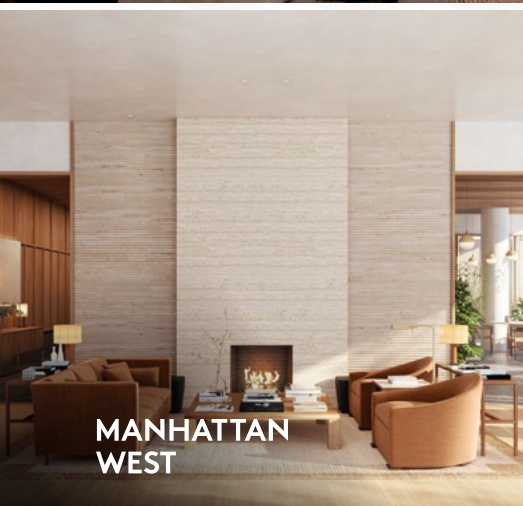


4

unique food & beverage
destinations, including
Chez Zou, Bar Pendry,
S Bar, and more.

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

Chez Zou

Chez Zou is a lush and
luxurious space offering
playful, inventive cocktails
alongside riffs on familiar
favorites.

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

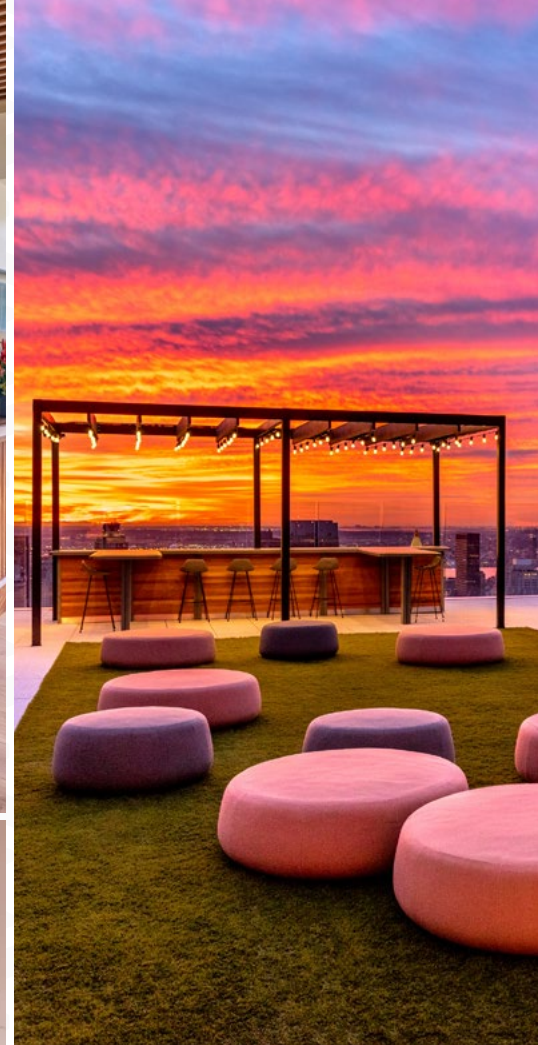
844

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.



MANHATTAN WEST x Rethink Food

Rethink Food is a nonprofit working to create a more sustainable and equitable food system by diverting food waste and preparing meals for those in need.



Manhattan West
is a Rethink
Certified Campus

Brookfield Properties has partnered with Rethink Food to create the first ever Rethink Certified Campus at Manhattan West.

Food and beverage partners participate by doing one or more of the following:



DONATING EXCESS FOOD



PREPARING MEALS ONSITE



FUNDRAISING FOR THE ORGANIZATION



PROMOTING RETHINK TO THEIR CUSTOMERS

Learn More: @rethinkfood | rethinkfood.org

MANHATTAN WEST

Participating Tenants:

Daily Provisions

ci siamo

ZOU ZOU'S

CITIZENS

BLACK FOX COFFEE CO

WHOLE FOODS MARKET

BLUESTONE LANE

HIDDEN LEAF

MANHATTAN WEST

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