STARRETT LEHIGH

WELCOME

TO AN ICONIC DESTINATION

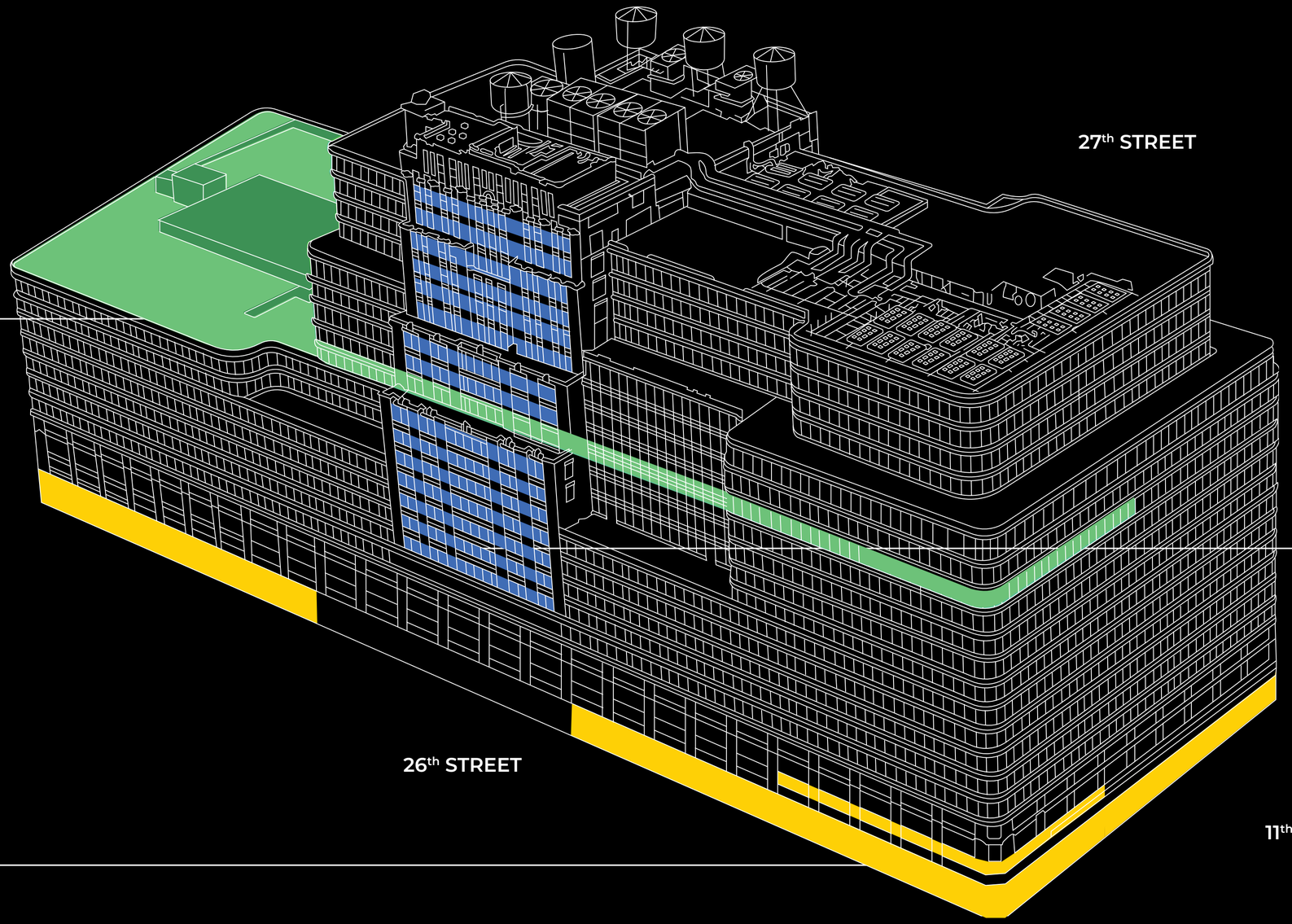
QUICK FACTS

8	2.3	100K	150
MILES	**MILLION SF**	**SQUARE FEET**	**MILLION DOLLARS**
CURTAIN WALL WINDOWS	BUILDING FOOTPRINT	AMENITIES EXPERIENCE COMING SOON	CAPITAL IMPROVEMENTS UNDERWAY

100,000 SF OF NEW AMENITY EXPERIENCES ACROSS 10 FLOORS

10TH FLOOR & TERRACE

Outdoor Terrace
Indoor / Outdoor Dining
Coffee Bar
Pre-function Hub
Private Work Area
Meeting Space
Townhall / Event Space
Podcast Studio



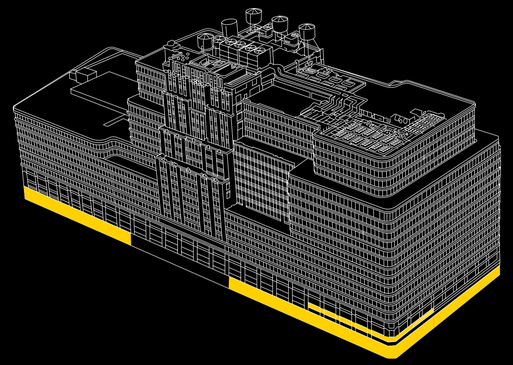
AMENITY BAYS

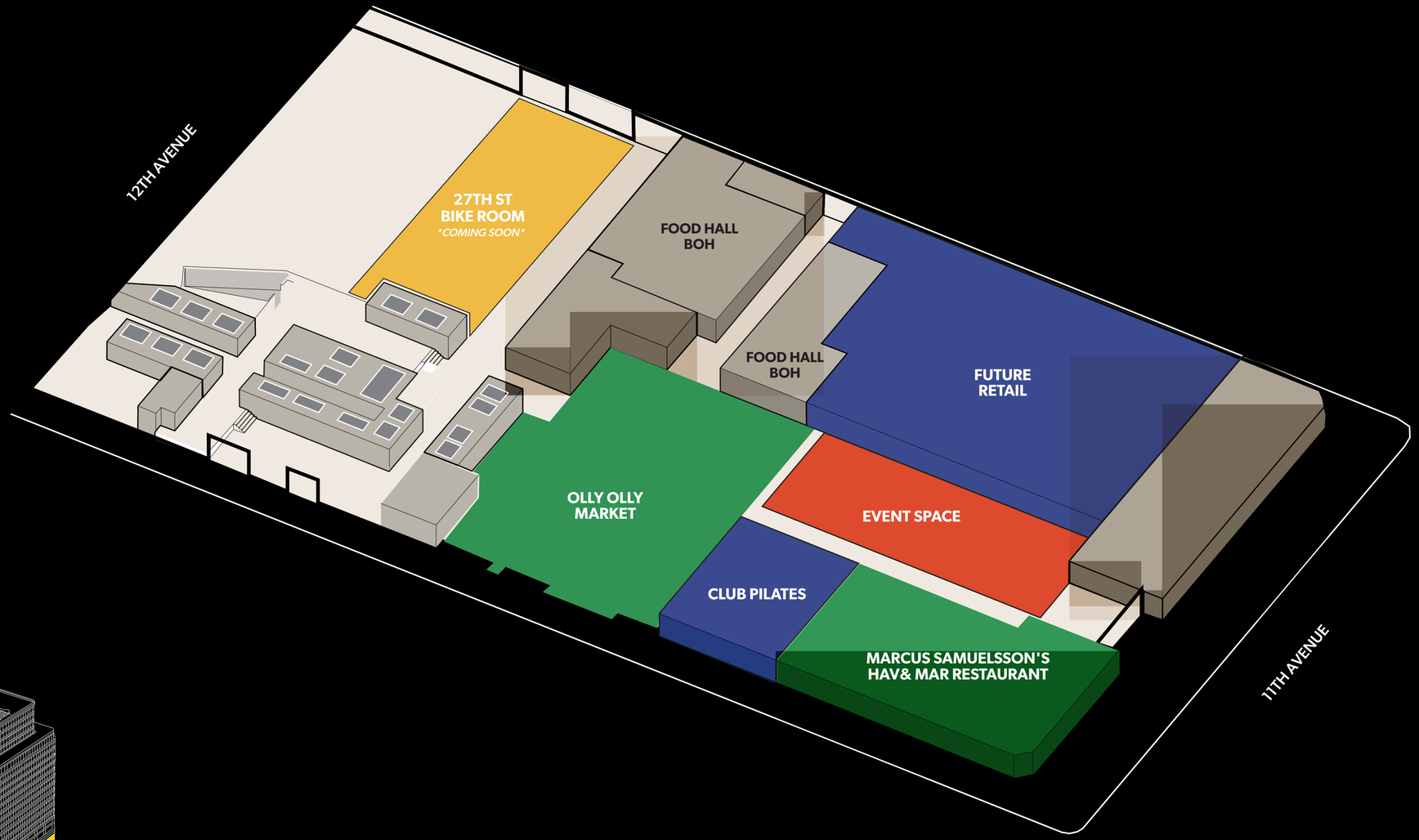
Library | F3
Drive-in Theatre Screen | F4
Living Room | F12
Work Lounge | F13
Wellness Lounge | F14
Billiard Room | F15
Indoor Garden Lounge | F16

GROUND FLOOR

Olly Olly Market
Event/Expo Space
Hav & Mar Restaurant
Bike Room
601 Athletic Club
Club Pilates

GROUND FLOOR AMENITIES





OLLY OLLY MARKET





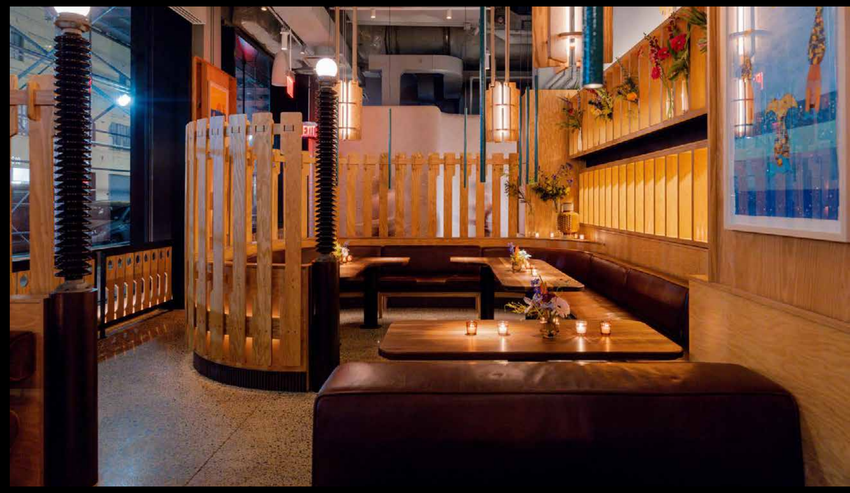


WHERE BIG IDEAS GO TO EAT

Bringing together Michelin Chefs, local favorites, artisan coffee, craft cocktails and engaging programming featuring: Bar Avant/Aprés Bar with cocktails by Julia Momosé, DDOBAR by Joomak NYC, Shmackwich, Forsyth Fire Escape, and Ploo.







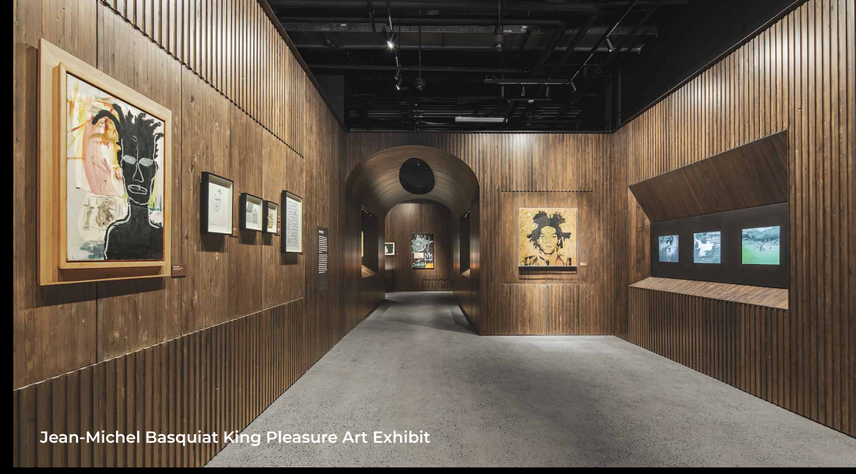
WHERE BIG IDEAS GO TO DINE

Named for Ocean in Swedish and Honey in Amharic, Hav & Mar is a seafood-focused restaurant from Chef Marcus Samuelsson and James Beard Finalist ‘24, Fariyal Abdullahi. The space features custom art curated by Brooklyn-based artist Derrick Adams.

EVENT EXPO



Jean-Michel Basquiat King Pleasure Art Exhibit



Jean-Michel Basquiat King Pleasure Art Exhibit



Starrett-Lehigh Winter Disco

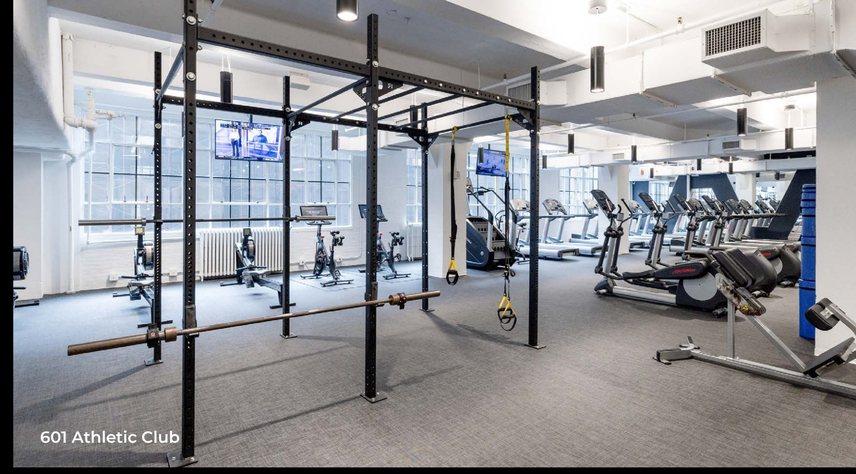
WHERE BIG IDEAS GO TO CREATE

Event/Expo Space | Creative Tenant Hub | Curated Tenant Experiences

601 ATHLETIC CLUB



601 Athletic Club

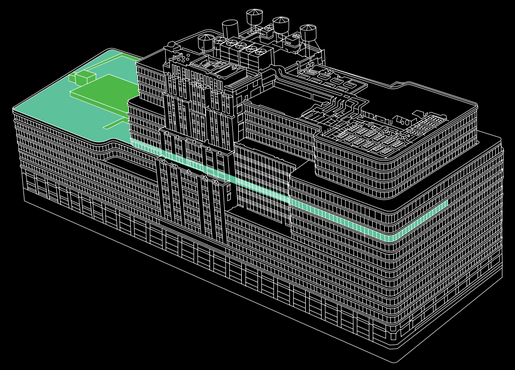

601 Athletic Club

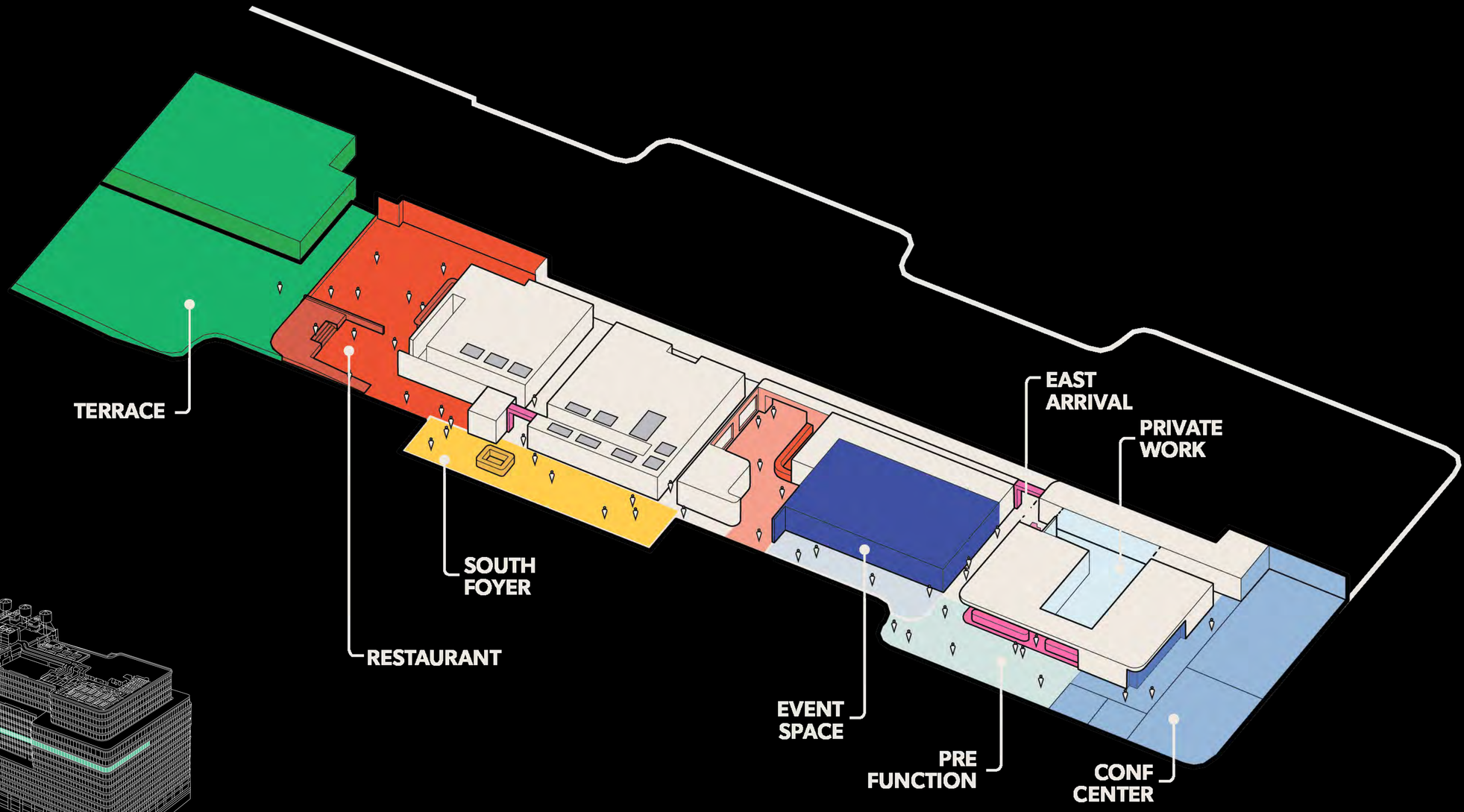

Bike Room

WHERE BIG IDEAS GO TO SWEAT

Bike Room with Lockers and Maintenance | 601 Athletic Club | Gym Locker Room

10TH FLOOR AMENITY CENTER & TERRACE











WHERE BIG IDEAS GO TO BREATHE

Outdoor Terrace



Pre-Function Event Space



Signature Conference Room



Podcast Studios

WHERE BIG IDEAS GO TO MEET

Townhall/Event Space | Pre-Function Hub | Private Work Area | Meeting Space



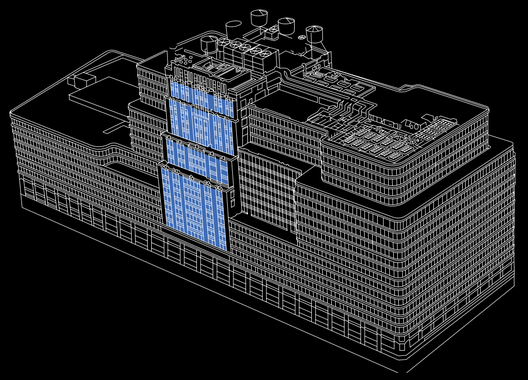




WHERE BIG IDEAS GO TO EAT

10th Floor restaurant

AMENITY BAYS

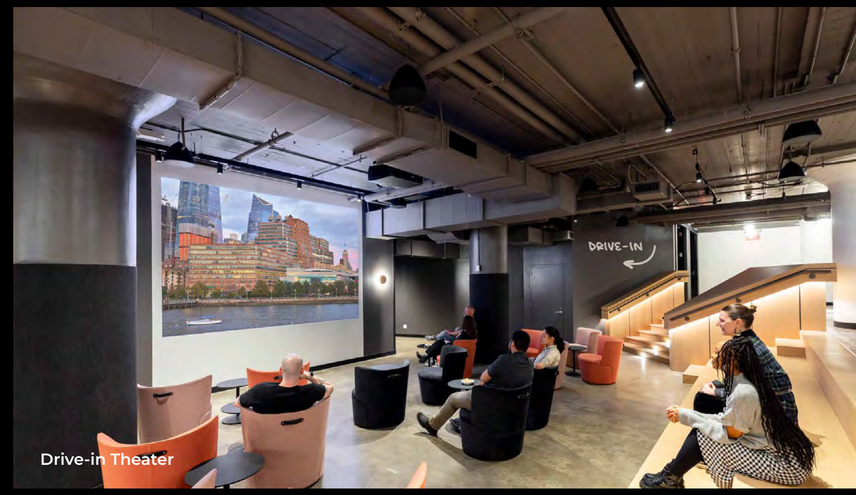






Work Lounge


Work Lounge



Drive-in Theater

WHERE BIG IDEAS GO TO CONNECT

Library | Drive-in Theater | Work Lounge | Living Room



LIbrary



Living Room


Living Room

WHERE BIG IDEAS GO TO GATHER

Library | Drive-in Theater | Work Lounge | Living Room

WHERE BIG IDEAS GO TO LIVE

An ongoing commitment to elevating the EXPERIENCE of our tenants and guests through the convergence of hospitality, thoughtfully curated amenities (space and services), 5-Star customer service, a robust and diverse mix of tenant programming and activation of a warm and vibrant community.

From lavishly appointed conference and event spaces with breathtaking views to a bespoke mix of indoor and outdoor restaurants to state-of-the-art fitness/wellness faciliteis to a mosaic of activated and thematic common areas. Every detail and amenity offering is crafted to envelop our guests in comfort, productivity, convenience, and community.

All of these features represent table stakes offerings in today's definition of competitive commercial real estate and RXR is leading the way in providing an unparalleled experiene in the NY market and beyond.

RXO



Tenant Engagement Events


Tenant Engagement Events

PARTNERSHIPS THAT MATTER AT STARRETT-LEHIGH

ALVEOLE®

Alveole® installed and maintains two honeybee hives on the roof of Starrett Lehigh, helping to pollinate over 88 square miles of the urban landscape while providing the community with honey products sourced directly from the hives.

RENTBRELLA®

Rentbrella® is an umbrella-sharing platform where tenants can rent umbrellas for 24 hours

AUNT FLOW®

Aunt Flow®, a woman-owned enterprise that provides tampons and pads in the Starrett Lehigh restrooms

THINKZERO®

ThinkZero®, partners with Starrett Lehigh tenants to provide educational programming on reducing waste and the building undergoes annual waste audits and conducts composting.

HELLO PEAT (MUSHROOMS)

Hello Peat (mushrooms), Starrett Lehigh is donating space to convert composted food waste from the building into artisanal mushrooms which will be served by our F&B purveyors

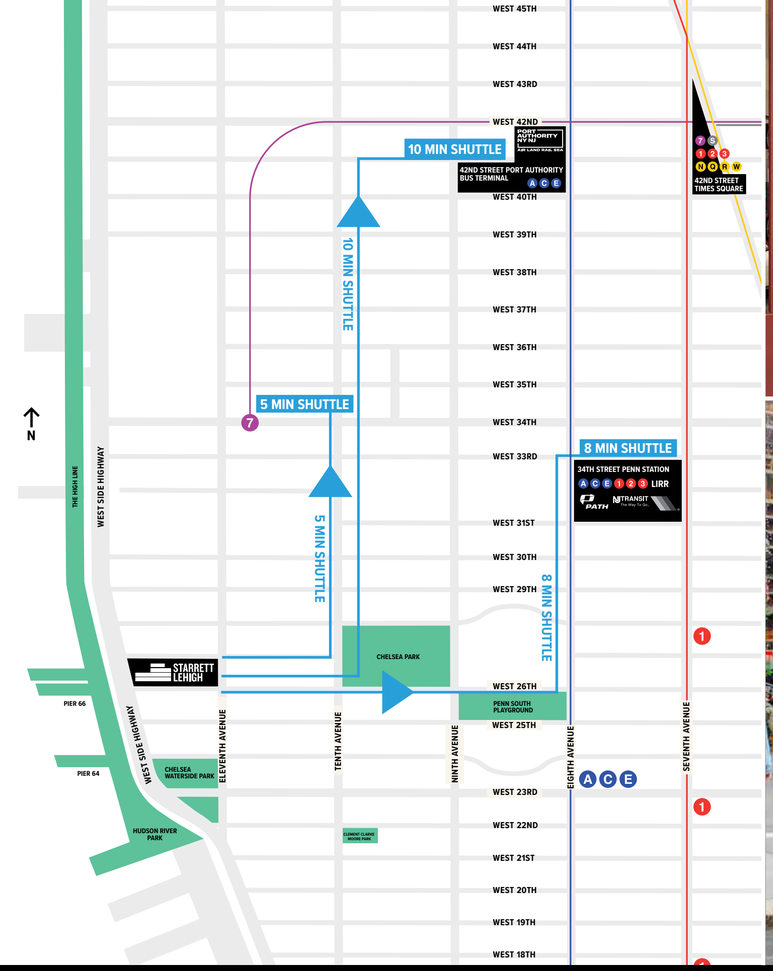
MAMAVA

Mamava, our free standing lactation pod are located on 2m across from the gym

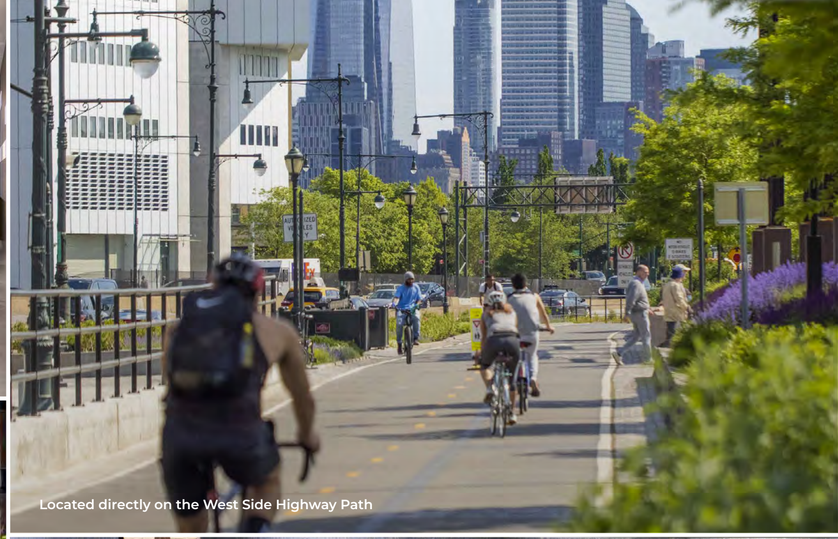
LOCAL ROOTS

Starrett-Lehigh hosts seasonal farmers/artisan markets, art installations and exhibitions to support local businesses and the arts



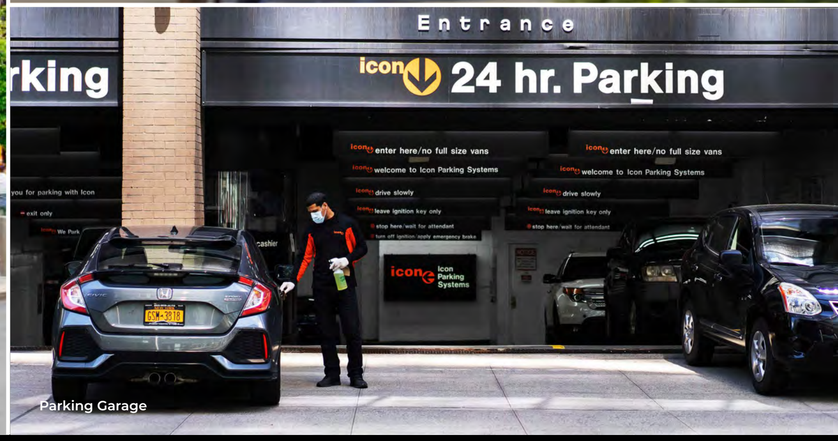



Bike Room


Located directly on the West Side Highway Path



Shuttle Bus



Parking Garage

WHERE BIG IDEAS GO TO ARRIVE

A private shuttle service has been contracted to bring tenants directly to:

Penn Station | Port Authority Bus Terminal | Grand Central Terminal

NEIGHBORHOOD MAP

ATTRACTIONS

1. Jacob Javitz Center
2. The Edge Observatory
3. The Vessel
4. The Shed
5. Madison Square Garden
6. Pace Gallery
7. Lehmann Maupin
8. Chelsea Piers
9. Gagosian
10. David Zwimer

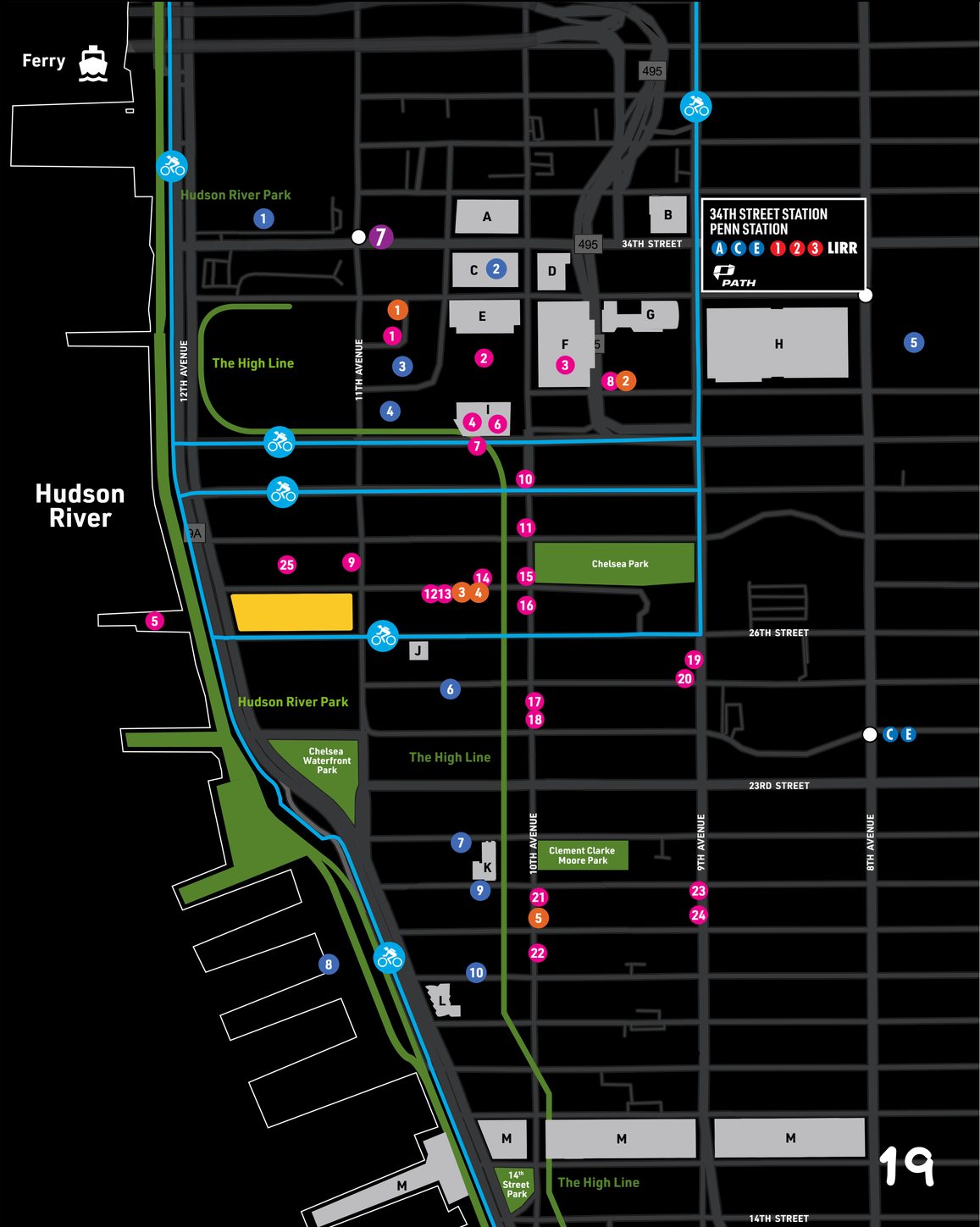
DINING/BARS

1. Electric Lemon
2. Estiatorio Milos
3. Whole Food
4. Sweet Green
5. Frying Pan
6. Mercado - Little Spain
7. Think Coffee
8. Bluestone Lane
9. Porchlight
10. Whitman's
11. Death Ave
12. Il Bastardo
13. Gallow Green
14. Ovest Pizzoteca
15. Porteno
16. Marquee
17. Chop-Shop
18. Bottino
19. Jun-Men Ramen Bar
20. Citzens of Chelsea
21. Pinhook
22. Cookshop
23. Tao Downtown
24. Chelsea Market
25. Food Hall at Terminal Stores

HOTELS

1. Equinox Hotel
2. The Pendry Hotel
3. Mckittrick
4. Selina
5. The High Line Hotel

1. 66 Hudson Boulevard: Pfizer
2. 50 Hudson Yards: BlackRock
3. 410 Tenth Avenue: Amazon
4. 441 Ninth Avenue: Peloton, Lyft
5. 30 Hudson Yards: Warner Media /AT&T
6. 5 Manhattan West: JPMorgan Chase Digital, Noom, Amazon
7. 1 Manhattan West: NHL, Accenture
8. Farley Building (390 Ninth Avenue): Facebook
9. 10 Hudson Yards: SAP, Coach, L'Oreal
10. 540 West 26th Street: Roc Nation
11. 512 West 22nd Street: Warner Media Innovation Lab, Next Jump Media
12. 555 West 18th Street: IAC, Vimeo
13. 85 Tenth Avenue, 75 Ninth Avenue, 111 Eighth Avenue, Pier 57: Google



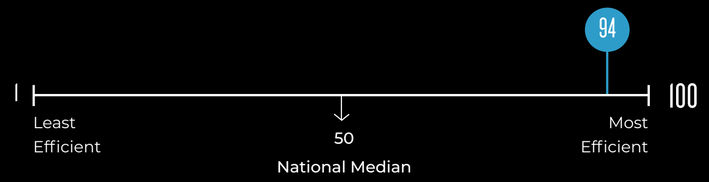
ESG SNAPSHOT

ENERGY STAR® ENERGY PERFORMANCE SCORECARD

94

OUT OF 100

601 West 26 St - Starrett Lehigh	
For Year Ending	December 31, 2021
Property Address	601 West 26 St New York, New York 10001
Primary Function	Office
Gross Floor Area (ft2)	1,925,012
Year Built	1931
Energy Use per sq. ft.*	86.7 kBtu



CERTIFICATIONS/SCORES

- FitWel® and FitWel® Viral With Distinction
- 2022 Energy STAR® rating: 94
- WELL Health and Safety®
- NYC Department of Buildings efficiency grade: A

BUILDING INITIATIVES

- On-site Energy Manager
- HVAC Optimization studies performed to measure and track energy efficiencies
- Merv-13 filters and IAQ sensors installed to monitor air quality and mitigate safety risks
- Air purifiers installed in passenger elevator cars

Fitwel® Viral Response Certified

fitwel®

GRESB

ENERGY STAR

Source: Energy Star ® Portfolio Manager



RXR Realty is a leading real estate owner, investor, operator and developer committed to building socially, economically, and environmentally responsible communities.

In addition to its substantial ownership share of Starrett-Lehigh, RXR Realty is proud to lead the management, operations, and leasing of Starrett Lehigh.

$18B
GROSS ANNUAL VALUE UNDER MGM'T

93
PROPERTIES

30.5M
SQUARE FEET