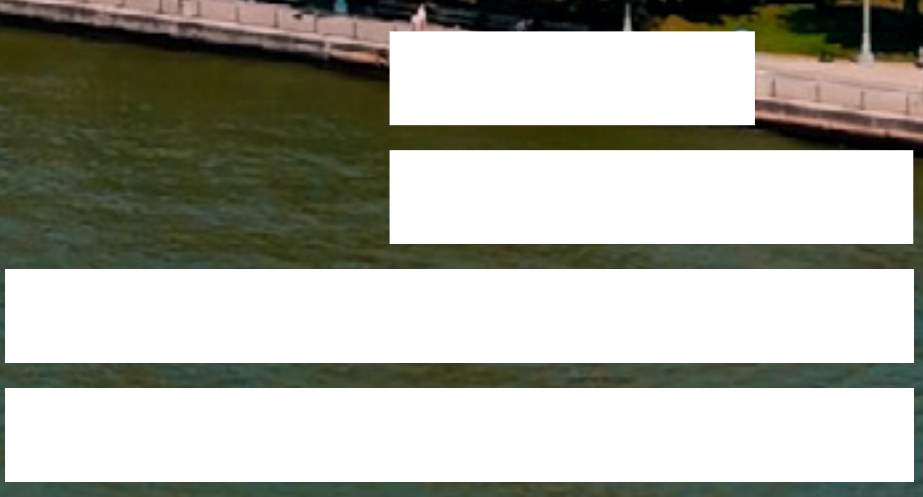


LANDMARK ARCHITECTURE, MODERN WORKPLACE DESTINATION.

STARRETT  LEHIGH



601 WEST 26TH ST. NEW YORK, NY 10001

**STARRETT-LEHIGH IS THE IDEAL NEW YORK
CAMPUS FOR GROWING BUSINESSES WITH
A FORWARD-THINKING ATTITUDE
AND GLOBAL PERSPECTIVE.**

2.3 MILLION-SQUARE-FOOT WORKPLACE DESTINATION

\$150 MILLION INVESTED IN CAPITAL IMPROVEMENTS

100,000-SQUARE-FEET OF AMENITIES EXPERIENCES

STUNNING VIEWS OF THE NYC SKYLINE & HUDSON RIVER



11th Avenue Entrance



ALL THE AMENITIES YOU NEED IN ONE ICONIC LOCATION



LEVEL TEN

EVENT SPACE
LOUNGE & RECEPTION
CONFERENCE WING
PODCAST STUDIOS
THE YACHT CLUB RESTAURANT
ROOFTOP TERRACE



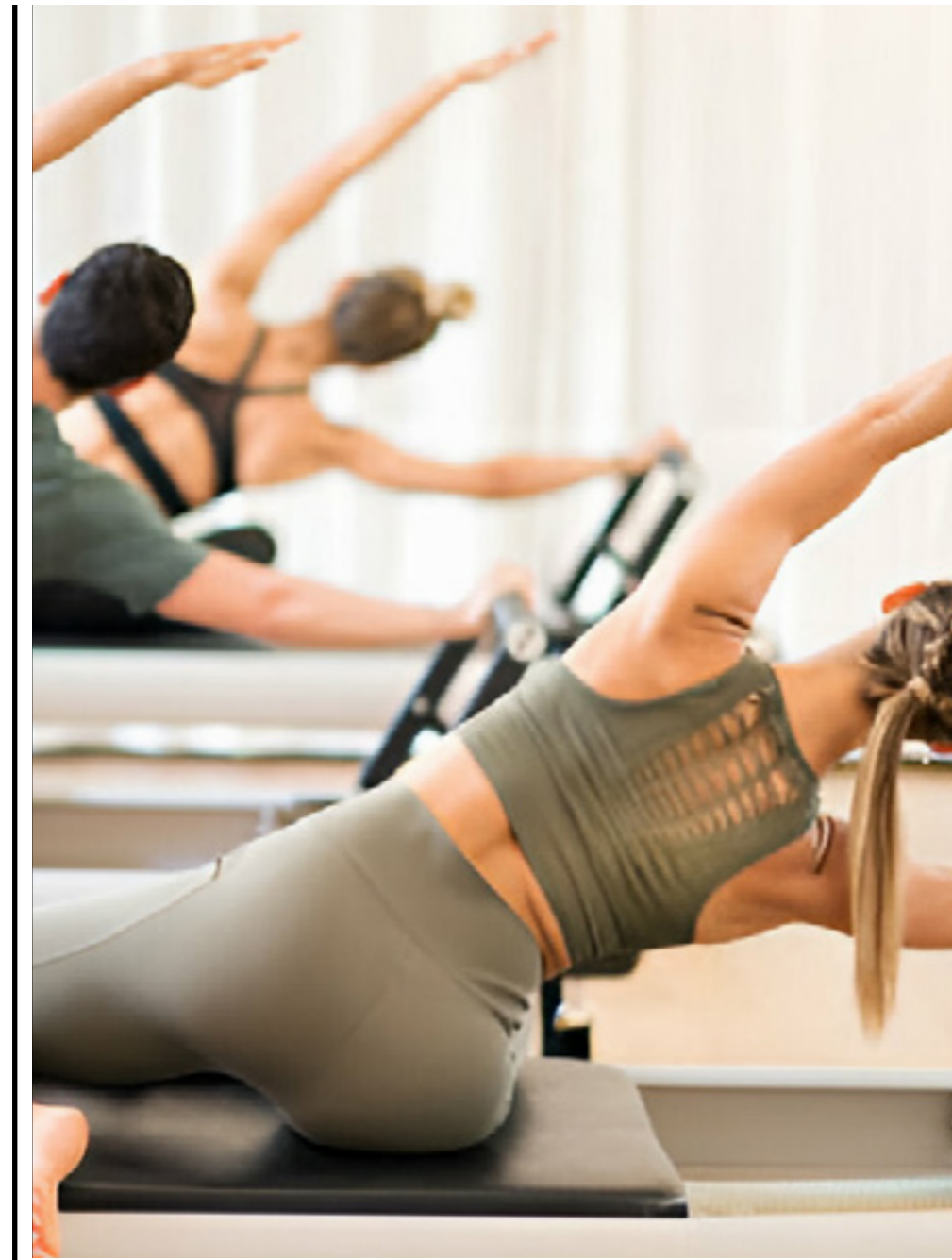
AMENITY BAYS

LIBRARY
DRIVE-IN THEATER
WORK LOUNGE
LIVING ROOM
GAME ROOM



FOOD + BEVERAGE

OLLY OLLY MARKET
HAV & MAR
BAR AVANT
BAR WHIMSY



HEALTH + WELLNESS

THE 601 ATHLETIC CLUB
GYM LOCKER ROOM
GROUP CLASSES
SHOWER AND TOWEL SERVICE
CLUB PILATES



EVENTS + PROGRAMMING

EXPO EVENT SPACE
CURATED TENANT EXPERIENCES
WHITEBOX EVENT SPACE



100,000 SF OF AMENITY EXPERIENCES

10TH FLOOR

● LEVEL TEN

- Event Space
- Lounge & Reception
- Conference Wing
- Podcast Studios
- The Yacht Club Restaurant
- Rooftop Terrace

● AMENITY BAYS

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

GROUND FLOOR

● FOOD + BEVERAGE

- Olly Olly Market
- Hav & Mar
- Bar Avant
- Bar Whimsy

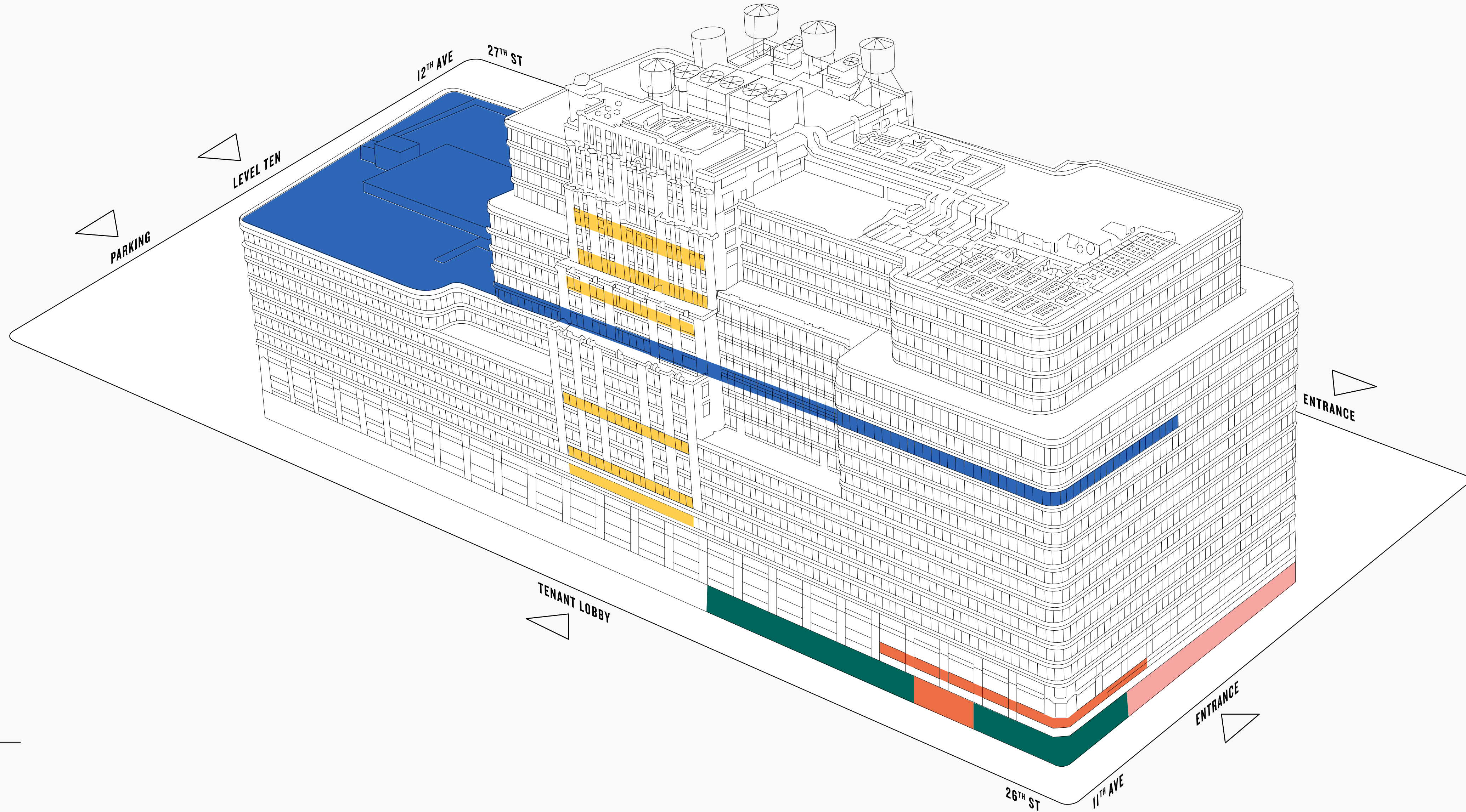
● HEALTH + WELLNESS

- The 601 Athletic Club
- Gym Locker Room
- Group Classes
- Shower and Towel Service
- Club Pilates

GROUND FLOOR

● EVENTS + PROGRAMMING

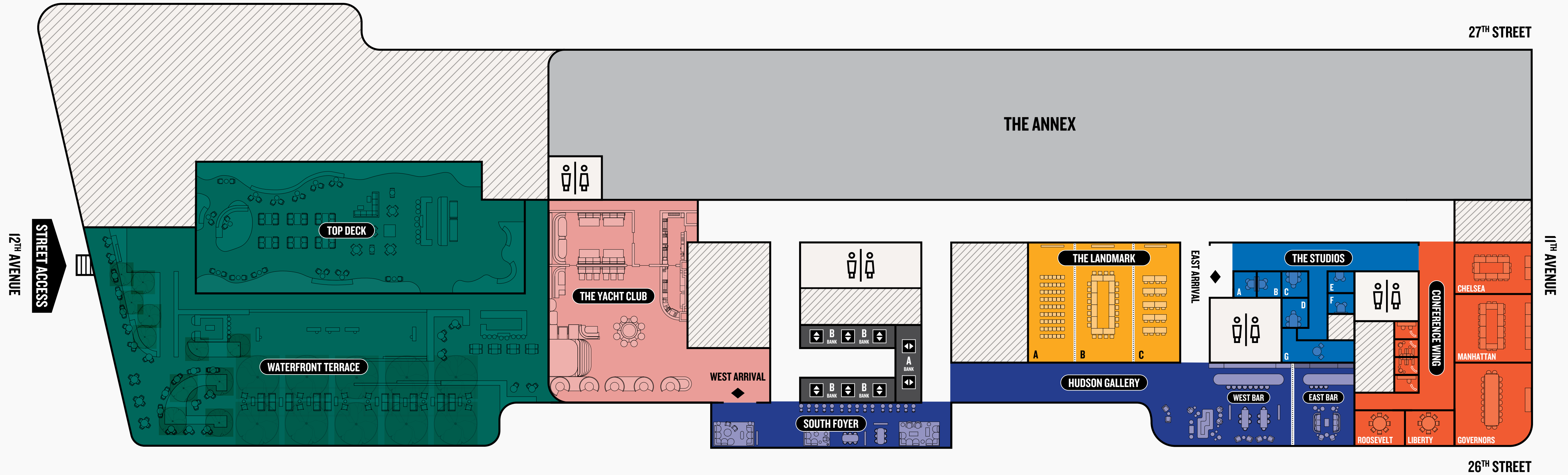
- Expo Event Space
- Curated Tenant Experiences
- Whitebox Event Space





LEVEL TEN AMENITY FLOOR

LOCATED ON THE 10TH FLOOR OF STARRETT-LEHIGH, LEVEL TEN IS A 66,000 SF AMENITY FLOOR AND EVENT VENUE FEATURING CONFERENCING AND EVENT SPACES, PODCAST STUDIOS, AN INDOOR/OUTDOOR RESTAURANT AND MULTI-LEVEL ROOFTOP.



ROOFTOP

- Multi-Level Landscaped Terrace
- Full-Service Food + Beverage
- Direct Access to 12th Avenue

RESTAURANT

- 120 Person Indoor/Outdoor Dining Room
- 40 Person Private Dining Room
- Top Tier NY-Based Hospitality Operator

LOUNGE & RECEPTION

- In House Furnished Spaces
- Full-Service Catering Services
- Suitable For Networking

EVENT SPACE

- Divisible Air Walls
- Turnkey AV Capabilities
- Flexible Configurations
- In House Furnished Spaces

THE STUDIOS

- Content Creation
- Recording & Podcasting
- Private Work Space
- In House AV Equipment

CONFERENCE WING

- 5 Conference Rooms
- 4 Private Phone Booths
- Turnkey AV Capabilities
- In House Furnished Spaces

WHITEBOX

- 44,000 SF Whitebox
- 20' Column Spacing
- 18' Ceiling Heights
- Natural Light



The Landmark Event Space



Hudson Gallery



Conference Wing



Podcast Studios

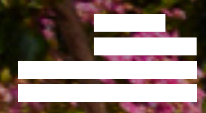
LEVEL TEN AMENITIES PROVIDES A VERSATILE ENVIRONMENT FOR COLLABORATION, WITH STATE-OF-THE-ART CONFERENCE ROOMS, PROFESSIONAL PODCAST STUDIOS, AND FLEXIBLE EVENT SPACES FOR CORPORATE GATHERINGS AND NETWORKING.

EVENT SPACE

LOUNGE & RECEPTION

CONFERENCE WING

PODCAST STUDIOS



LEVEL TEN ROOFTOP TERRACE



UNWIND AND CONNECT ON THE ROOFTOP TERRACE, WHERE STUNNING HUDSON RIVER VIEWS ENHANCE EVERY GATHERING, FROM AL FRESCO DINING TO SHADED WORKSPACES.



LEVEL TEN RESTAURANT



THE
Yacht Club
BY CREW



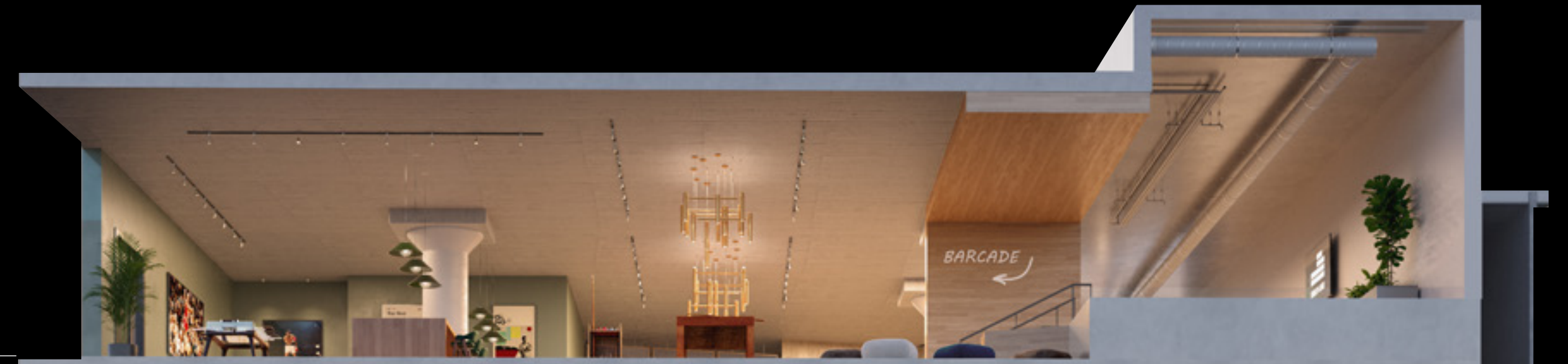
EXPERIENCE COASTAL DINING AT ITS FINEST. WHERE FRESH FLAVORS, STUNNING WATERFRONT VIEWS, AND A RELAXED YET REFINED ATMOSPHERE COME TOGETHER SEAMLESSLY.

Now Open

AMENITY BAYS

THE HISTORIC TRUCK BAYS HAVE BEEN REIMAGINED INTO VIBRANT AMENITY SPACES—OASES FOR TENANTS AND SPACES FOR CURATED RXO TEAM EVENTS.

15TH FLOOR GAME ROOM



13TH FLOOR WORK LOUNGE



12TH FLOOR LIVING ROOM



4TH FLOOR DRIVE-IN THEATER



3RD FLOOR LIBRARY



*CONCEPTUAL STACK PLAN OF THE AMENITY BAYS



AMENITY BAYS



Work Lounge



Game Room - Pool Table



Living Room



Drive-in Theater



Game Room



Library

THE AMENITY BAYS ARE DESIGNED FOR CONNECTION AND CREATIVITY. FROM COZY WORK LOUNGES AND A STRAND-STOCKED LIBRARY TO DRIVE-IN MOVIE NIGHTS, EACH SPACE OFFERS A UNIQUE WAY TO GATHER, WORK, OR UNWIND.

GAME ROOM

LIVING ROOM

WORK LOUNGE

DRIVE-IN THEATER

LIBRARY



GROUND FLOOR EXPERIENCE

STARRETT-LEHIGH OFFERS A CURATED MIX OF FOOD, FITNESS, AND CULTURE. OLLY OLLY MARKET BRINGS TOGETHER TOP NYC CHEFS IN A DYNAMIC FOOD HALL, WHILE CLUB PILATES OFFERS A MODERN WORKOUT SPACE. WHITEBOX AND EXPO HOST EVERYTHING FROM ART SHOWS TO PRIVATE EVENTS.

● ARRIVAL

Tenant Lobby
27th Street Lobby
Parking Garage

● FOOD + BEVERAGE

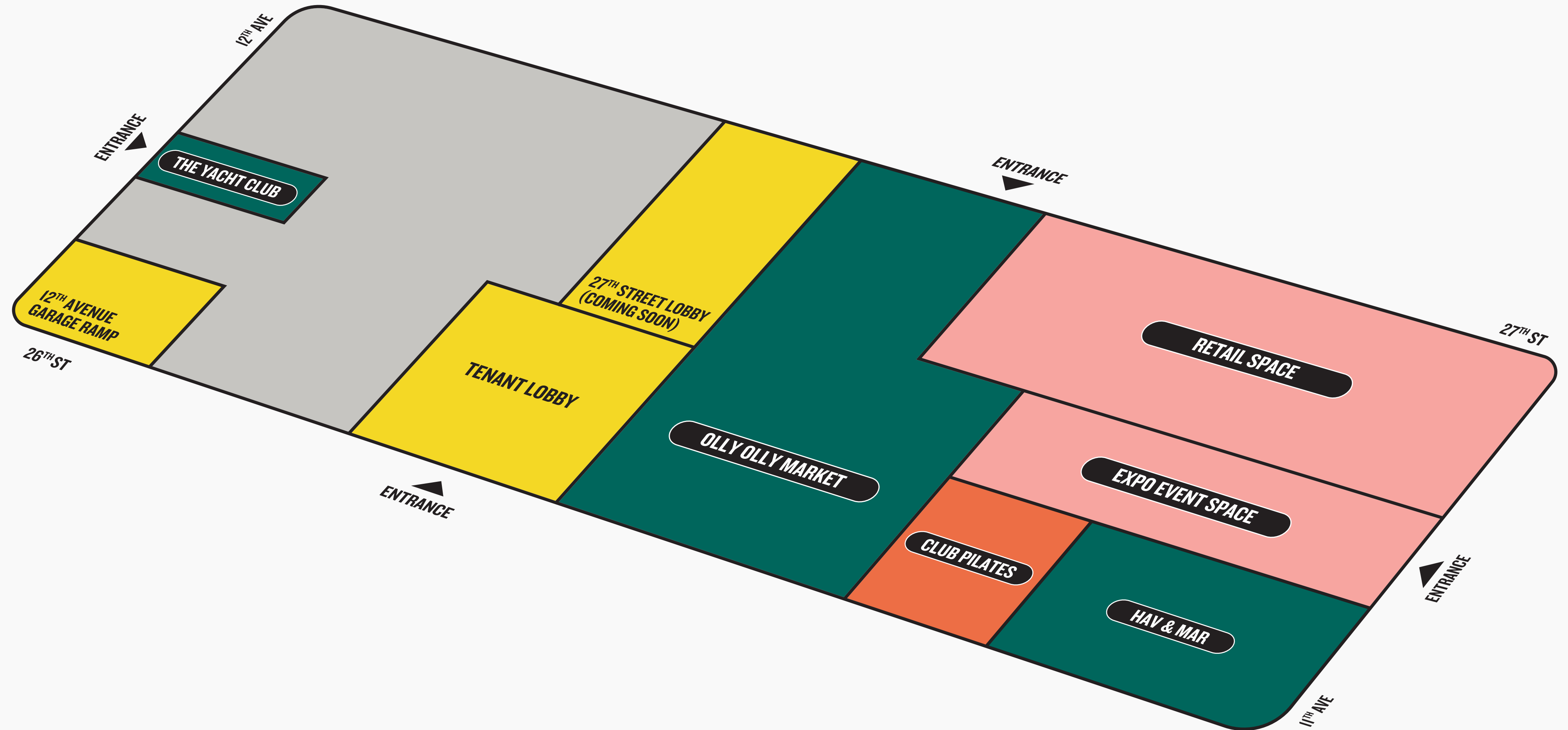
Olly Olly Market
Hav & Mar
The Yacht Club

● HEALTH + WELLNESS

Club Pilates

● RETAIL + EVENTS

Retail Space
Expo Event Space





FOOD & DRINK



Bar Whimsy Speakeasy



Kinn Thai at Olly Olly Market



Hav & Mar by Marcus Samuelsson



Bar Avant at Olly Olly Market

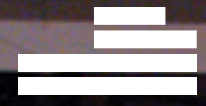
SAVOR THE BEST OF STARRETT-LEHIGH WITH A CURATED SELECTION OF FOOD VENDORS, CRAFT DRINKS, AND SPACES DESIGNED FOR CONNECTION AND COMMUNITY.

HAV & MAR BY CHEF MARCUS SAMUELSSON

OLLY OLLY MARKET

BAR AVANT

BAR WHIMSY SPEAKEASY



HAV & MAR RESTAURANT BY MARCUS SAMUELSSON

Hav & Mar



INSPIRED BY THE SEA AND DEEPLY ROOTED IN TRADITION, HAV & MAR BRINGS TOGETHER GLOBAL INFLUENCES WITH A MODERN TOUCH, CREATING AN UNFORGETTABLE DINING EXPERIENCE.

NAMED ONE OF "THE 100 BEST RESTAURANTS IN NYC"

by The New York Times



EVENTS + PROGRAMMING



Expo Event Space



Local Roots Farmer's Market



Starrett-Lehigh Winter Disco



Urban Rooftop Beekeeping with Alveolea

STARRETT-LEHIGH'S MONTHLY EVENTS AND PROGRAMMING SHOWCASE ITS CREATIVE SPIRIT— FEATURING EVERYTHING FROM ART AND FASHION TO LIVE MUSIC IN ITS VERSATILE EVENT SPACES.

RXO WORKPLACE TENANT EXPERIENCE APP

MONTHLY PROGRAMMING NEWSLETTER

CURATED EVENTS CALENDAR

PARTNERSHIPS

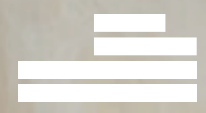


rent**u**brella



ThinkZero





EXPO EVENT SPACE

**A BLANK CANVAS FOR CREATIVITY, THE EXPO
EVENT SPACE TRANSFORMS REGULARLY WITH
MUSIC, FASHION, AND ART EVENTS.**



Jean-Michel Basquiat King Pleasure Art Exhibit



Locker Rooms with Showers and Towel Service



Personal Training



Club Pilates



Group Classes

THE 601 ATHLETIC CLUB IS DESIGNED FOR PEAK PERFORMANCE, OFFERING STATE-OF-THE-ART EQUIPMENT, EXPERT COACHING, AND CUSTOMIZED TRAINING TO HELP YOU SUCCEED.

TENANT-EXCLUSIVE FITNESS CENTER

GYM LOCKER ROOM

GROUP CLASSES & PERSONAL TRAINING

SHOWER & TOWEL SERVICE

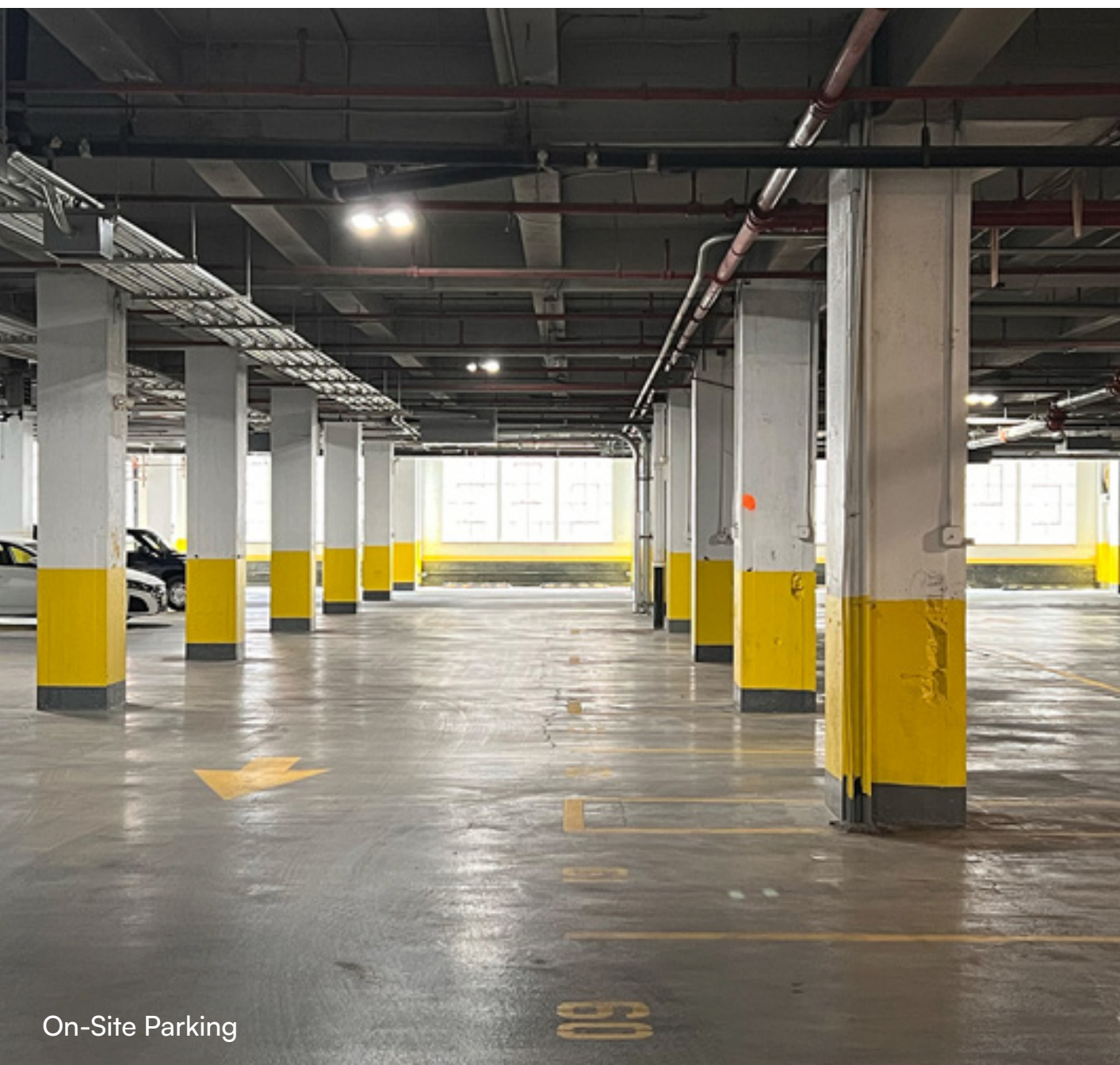
CLUB PILATES



Tenant Shuttle Bus



Blade Partnership



On-Site Parking



Hudson River Park

STARRETT-LEHIGH IS WELL-CONNECTED WITH EASY ACCESS TO BIKE PATHS, FERRIES, SUBWAYS, BUSES, AND MAJOR TRANSIT HUBS.

ON-SITE PARKING

ICON GARAGE

BLADE PARTNERSHIPS

NEARBY BIKE PATHS AND CITI BIKE



LOCATION

SURROUNDED BY VIBRANT NEIGHBORHOODS LIKE THE MEATPACKING DISTRICT, CHELSEA, AND HUDSON YARDS, STARRETT-LEHIGH OFFERS EASY ACCESS TO THE HIGH LINE, HUDSON RIVER PARK, AND THE GALLERY DISTRICT — CONNECTING YOU TO THE BEST OF NEW YORK CITY.

A SHORT 5-MINUTE WALK TO HUDSON YARDS



TRANSIT



Hudson Yards 23rd Street Penn Station

PARKING



On-site Parking

RAIL



LIRR | NJ Transit | Amtrak

AIR



LaGuardia JFK Intl. Newark



Blade Heliport





TENANT SHUTTLE ROUTES

THE TENANT SHUTTLE PROVIDES DIRECT SERVICE TO GRAND CENTRAL, HUDSON YARDS/ PORT AUTHORITY, AND PENN STATION MAKING COMMUTING BOTH EASY AND ELEVATED.

TENANT SHUTTLE



GRAND CENTRAL
8 MINS

PORT AUTHORITY
10 MINS

PENN STATION
12 MINS

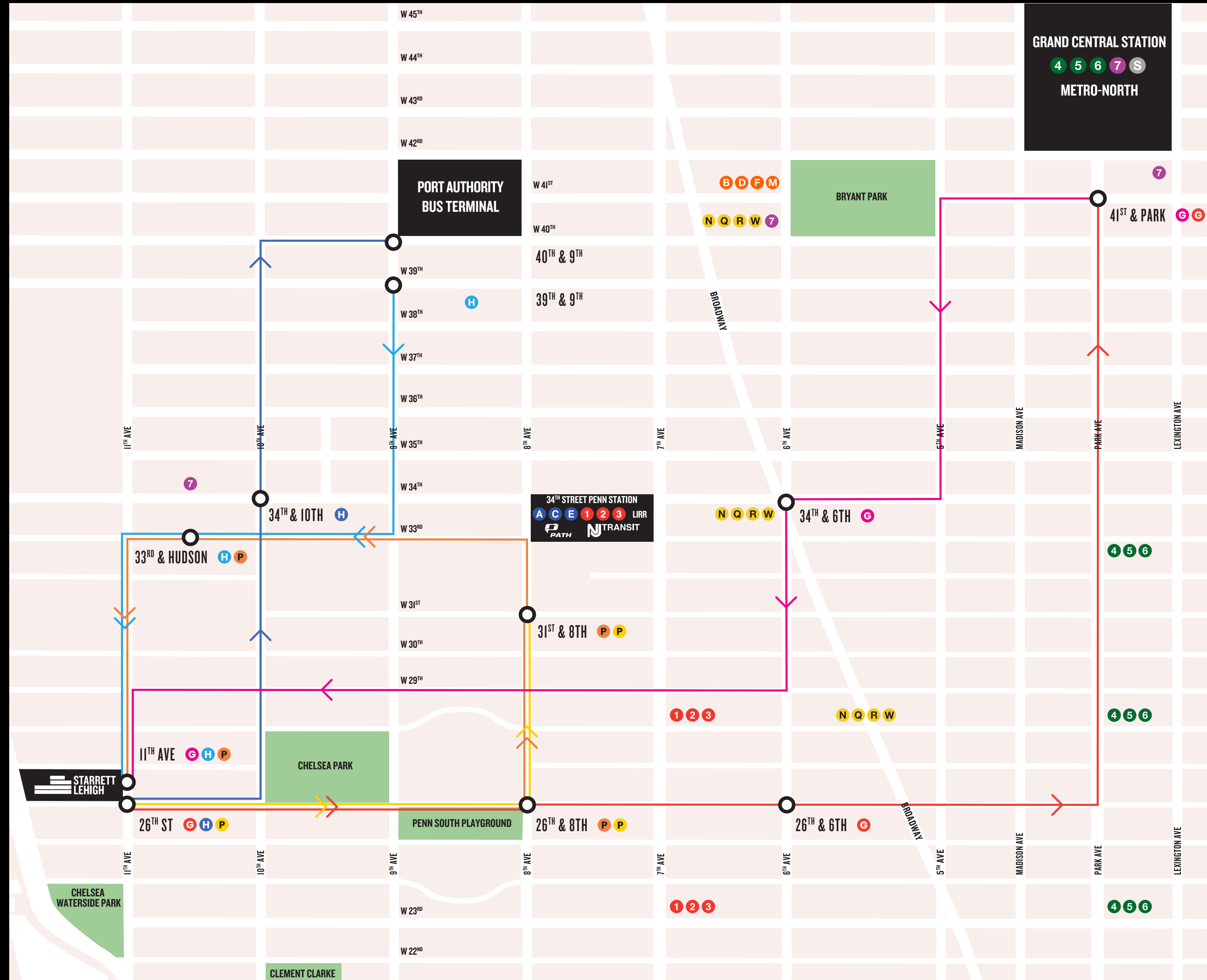
TRANSIT



Hudson Yards

23rd Street

Penn Station





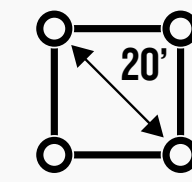
AVAILABILITIES

OPPORTUNITY I

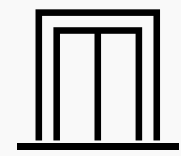
- UP TO 496,110 SF OF CONTIGUOUS SPACE AVAILABLE ON FLOORS 11-18
- EXCLUSIVE, PRIVATE TERRACES TOTALING 8,778 SF ON FLOOR 11 & 15
- 100,000 SF OF STATE OF THE ART AMENITIES, INCLUDING +20,000 SF OF OUTDOOR SPACE
- SOARING CEILING HEIGHTS UP TO 25' ON FLOOR 18
- UNOBSTRUCTED PANORAMIC VIEWS IN ALL DIRECTIONS



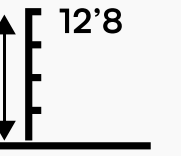
Panoramic Views Across NYC & Hudson River



20' Column Spacing



9 X 20 Person Passenger Elevators



12'8 Ceiling Height

FLOOR	RSF	AVAILABILITY
ENTIRE 18	68,604	AVAILABLE IMMEDIATELY
ENTIRE 17	69,588	AVAILABLE IMMEDIATELY
PARTIAL 16	42,640	AVAILABLE IMMEDIATELY
PARTIAL 15	37,235 + 5,502 SF OF PRIVATE TERRACES	AVAILABLE IMMEDIATELY
PARTIAL 14	17,460	AVAILABLE IMMEDIATELY
PARTIAL 13	70,436	AVAILABLE IMMEDIATELY
ENTIRE 12	95,361	AVAILABLE IMMEDIATELY
ENTIRE 11	94,786 + 3,276 SF OF PRIVATE TERRACES	AVAILABLE IMMEDIATELY
TOTAL	496,110 + 8,778 SF OF PRIVATE TERRACES	



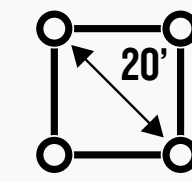
AVAILABILITIES

OPPORTUNITY 2

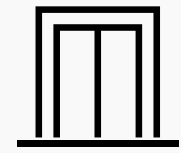
- UP TO 531,782 SF AVAILABLE ON FLOORS 2-8
- EXCLUSIVE, PRIVATE TERRACES TOTALING 8,776 SF ON FLOOR 8
- 100,000 SF OF STATE OF THE ART AMENITIES, INCLUDING +20,000 SF OF OUTDOOR SPACE
- UNOBSTRUCTED PANORAMIC VIEWS IN ALL DIRECTIONS
- 'BUILDING WITHIN A BUILDING' OPPORTUNITY WITH A BRANDED PRIVATE LOBBY AND EXCLUSIVE ENTRANCE



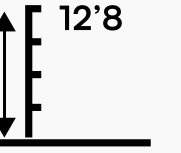
Panoramic Views Across NYC & Hudson River



20' Column Spacing



9 X 20 Person Passenger Elevators



12'8 Ceiling Height

FLOOR	RSF	AVAILABILITY
ENTIRE 8	153,236 + 8,772 SF OF PRIVATE TERRACES	CAN BE MADE AVAILABLE
PARTIAL 7	53,951	AVAILABLE IMMEDIATELY
ENTIRE 5	71,625	AVAILABLE IMMEDIATELY
PARTIAL 4	68,567	AVAILABLE IMMEDIATELY
ENTIRE 3	126,138	AVAILABLE IMMEDIATELY
PARTIAL 2	58,265	AVAILABLE IMMEDIATELY
TOTAL	531,782 + 8,772 SF OF PRIVATE TERRACES	

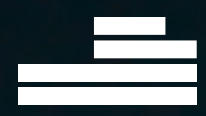


OFFICE TERRACES



**WORK WITH A VIEW—THE OFFICE TERRACES
OFFER STUNNING VIEWS OF THE HUDSON RIVER
AND THE NEW YORK CITY SKYLINE.**





VIEW

SL

DRONE

FOOTAGE





BUILDING SPECIFICATIONS

ENTRANCES

Entrance 11th Avenue between 26th and 27th Streets

Entrance 12th Avenue between 26th and 27th Streets

Entrance on 26th Street between 11th and 12th Avenues

Entrance 27th Street between 11th and 12th Avenues

NUMBER OF FLOORS

19

RENTABLE AREA

2.3 Million Square Feet

AL FLOOR SIZE

18,326 - 165,656 Square Feet

ARCHITECT

Cory & Cory Architects

CONSTRUCTED

1931

FACADE RENOVATED

2019 - 2020

STRUCTURAL SYSTEM

Steel frame with reinforced concrete slabs and red brick facade

WINDOW DIMENSIONS

58.75" W x 103.75" H

CEILING HEIGHT

13'

COLUMN SPACE

20'

HVAC

4 cooling towers totaling 4,000 ton capacity. Air cooled units are also located throughout the building. All controls are fully automated

AIR FILTRATION

Individual water cooled package units with MERV-13 filters

HEATING

Perimeter steam heated by two 900 HP Rockmill boilers powered by natural gas

ELECTRICITY

Six 4,000 amp three phase 480 services providing up to 6 watts per square foot via new bus duct riser

BUILDING EMERGENCY POWER

2 Generators: 800 kW, 1,500 kW

PASSENGER ELEVATORS

14 passenger elevators

FREIGHT ELEVATORS

Freight Elevator #10:
95" W x 107" H x 89.5" D
Door Opening: 95" W x 91" H
Capacity: 7,500 lbs

Passenger Freight C1:
91.5" W x 94" H (max at center) x 84.5" D
Door Opening: 47" W x 84" H
Capacity: 7,000 lbs

LOADING DOCKS

7 bays on 26th Street
3 bays on 12th Avenue

FLOOR LOAD

150 - 200 lbs/sq ft

SECURITY

24 Hours Per Day/7 Days Per Week

Digital Key Card Access, Planned Mobile Phone App Access

Messenger Service with Secure Package Scanning

Control and CCTV at all Entry Points, Point Monitoring Access

New Class-E System

Fully Sprinklered

SAFETY

Sanitizing stations in all common areas

Touchless fixtures in core restrooms

Non-invasive thermal scanners located in building lobby

Tracking of Wellstats including air quality, CO level, temperature, and humidity

TELECOM/DATA/FIBER

AT&T, Windstream, Century Link, RCN, Sidera Light Tower/ZAYO Group, Sorbis, Spectrum/Time Warner

TV

Spectrum

THE TEAM

601 WEST 26TH ST. NEW YORK, NY 10001

RXR ACQUIRED STARRETT-LEHIGH IN 2011 AND HAS SINCE INVESTED HEAVILY IN ITS REDEVELOPMENT, TRANSFORMING THIS HISTORIC LANDMARK INTO A DYNAMIC, MODERN ECOSYSTEM.

RXR

Blackstone

WILLIAM ELDER

welder@rxr.com
212.715.6120

DANIEL BIRNEY

dbirney@rxr.com
212.715.6153

DENISE RIVERA

drivera@rxr.com
212.924.3880

CBRE

SACHA M. ZARBA

sacha.zarba@cbre.com
212.984.8317

ARKADY SMOLYANSKY

arkady.smolyansky@cbre.com
212.984.8355

JEFF FISCHER

jeffrey.fischer@cbre.com
212.984.6645

EVAN HASKELL

evan.Haskell@cbre.com
212.984.8049

HAYDEN PASCAL

hayden.pascal@cbre.com
212.895.0930

CONOR KRUP

conor.krup@cbre.com
212.984.6696

STARRETT  LEHIGH