727277 **799 BROADWAY**







Meet the Newest INFLUENCER

799 Broadway is the newest building in the coolest NYC neighborhood. This trend-setting 180,000 SF boutique building, located in the heart of Greenwich Village, was designed with a healthy environment in mind. A touchless experience throughout the building, smaller floor plates and access to private outdoor terraces on almost every floor provides companies with more control over the space and design.

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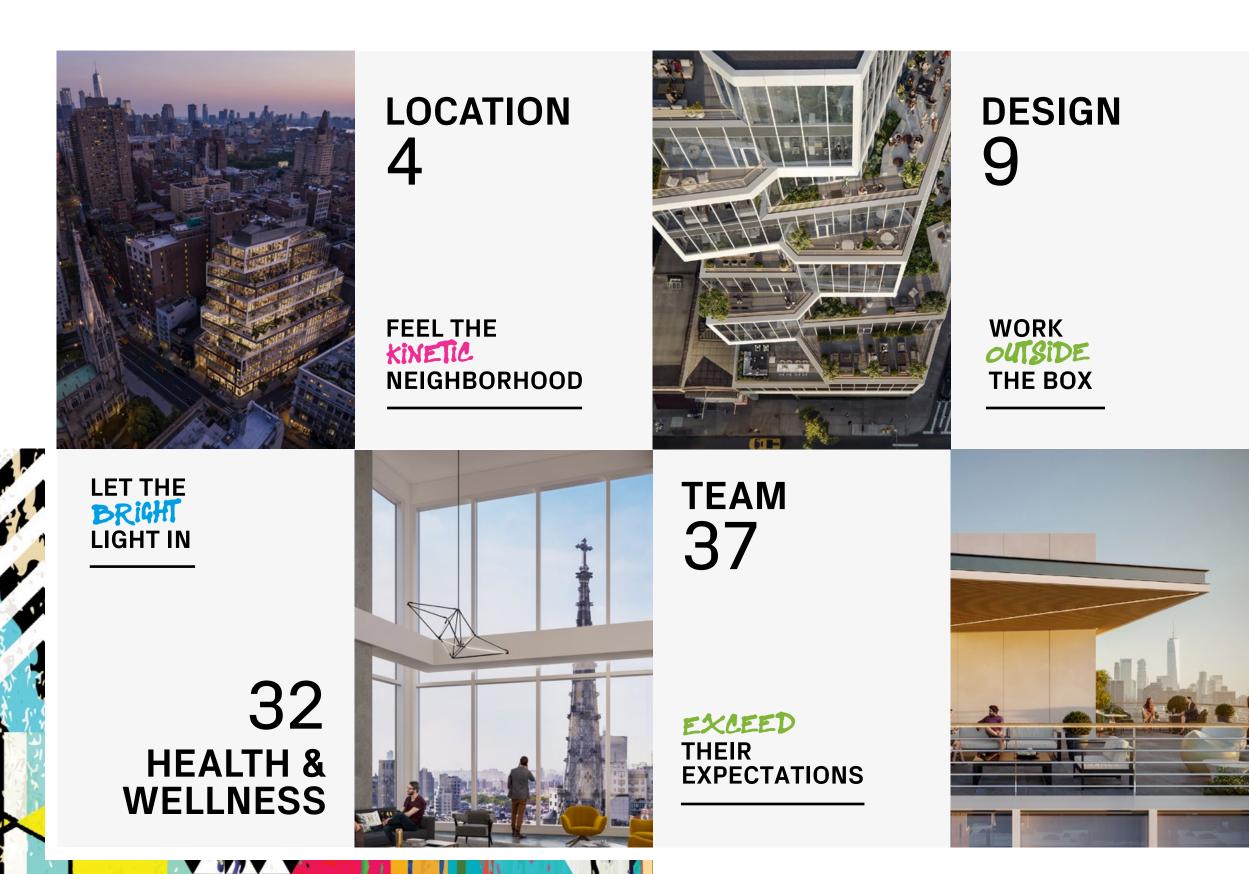


TABLE OF CONTENTS



EXPERIENCE ANEW WAY TO WORK

39 layouts





FEEL THE KINETIC NEIGHBORHOOD



799 BROADWAY

> TEAM

> LAYOUTS

> CONTACT

LOCATION

GREENWICH VILLAGE UNION SQUARE PARK MADISON SQUARE PARK





















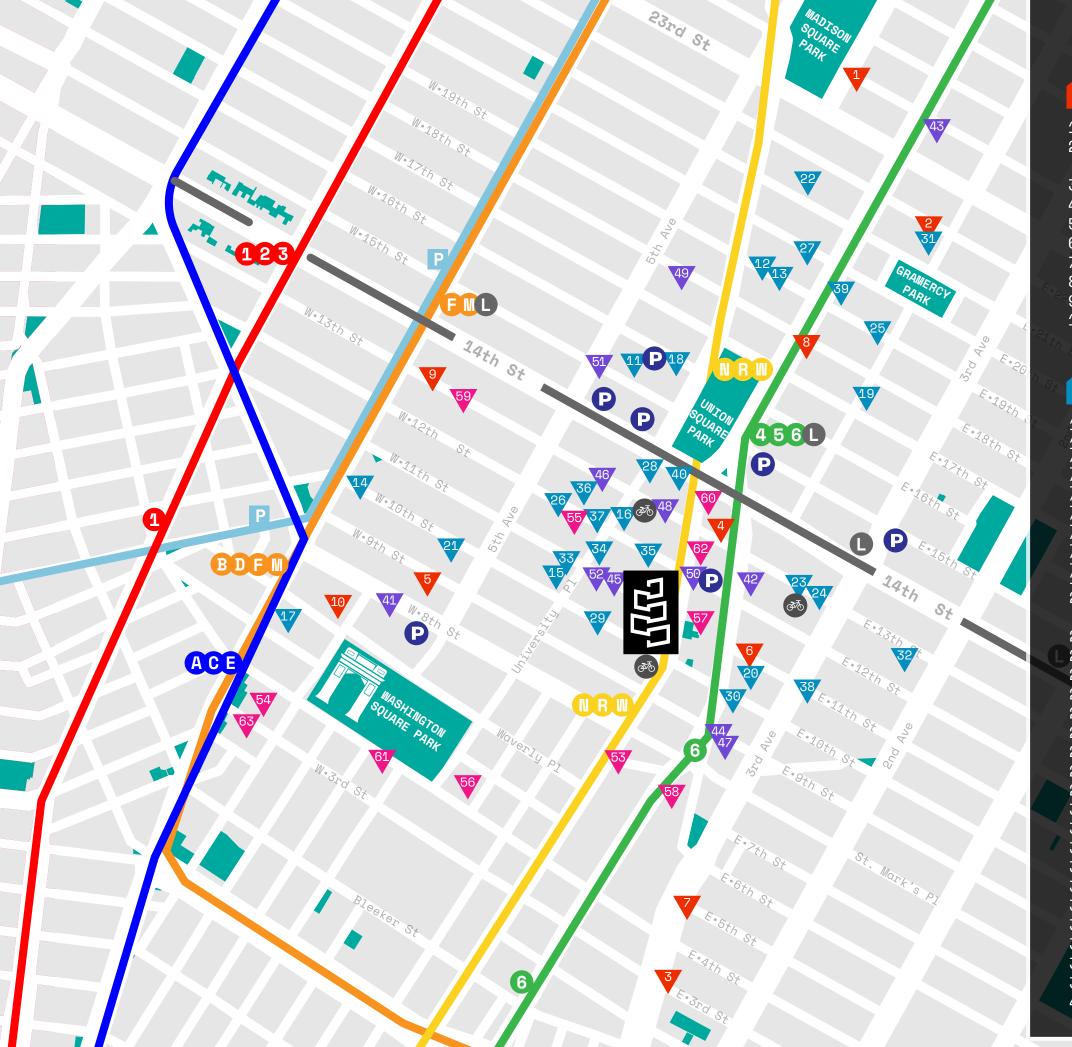
LOCATION

TRANSPORTATION

公







hotels

- 1. EDITION Hotel
- 2. Gramercy Park Hotel
- 3. The Bowery Hotel
- 4. Hyatt Union Square
- 5. The Marlton Hotel
- Moxy NYC 6.
- 7. The Standard
- 8. W New York
- 9. Walker Hotel
- 10. Washington Square Hotel

restaurants

- 11. 15 East
- 12. ABC Cocina 13. ABC Kitchen
- 14. Alta
- 15. Amorino
- 16. Blue Bottle Coffee
- 17. Blue Hill
- 18. Breads Bakery
- 19. Casa Mono
- 20. City of Saints
 - Coffee Roasters
- 21. Claudette
- 22. Cosme
- 23. Everyman Espresso
- 24. Feast
- 25. Friend of a Farmer
- 26. Gotham Bar and Grill
- 27. Gramercy Tavern
- 28. Ichiba
- 29. II Cantinori
- 30. Ippudo NY
- 31. Maialino
- 32. Momofuku Ssäm Bar
- 33. Nix
- 34. Peacefood
- 35. Ribalta
- 36. Striphouse
- 37. The Grey Dog
- 38. The Smith
- 39. Union Square Café
- 40. Whole Foods Market

NEIGHBORHOOD

health and wellness

41.	305 Fitness
42.	Crunch
43.	Equinox Gramercy
44.	Flywheel
45.	ISHTA Yoga
46.	New York Health
	and Raquet Club
47.	Orange Theory
48.	Revolve Fitness
49.	Soul Cycle
50.	The Shala
51.	The Well
52.	Y7 Yoga

cultural

53.	Astor Place
54.	Blue Note
55.	Cinema Village
56.	Frederick Loewe
	Theater
57.	Grace Church
58.	Public Theater
59.	Quad Theater
60.	Regal Theaters
61.	Skirball Center
	for Performing Arts
62.	Strand Bookstore
63.	The Village
	Underground

CAST IRON BUILDING

CURRENTLY UNDER RENOVATION

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WORK OUTSIDE THE BOX



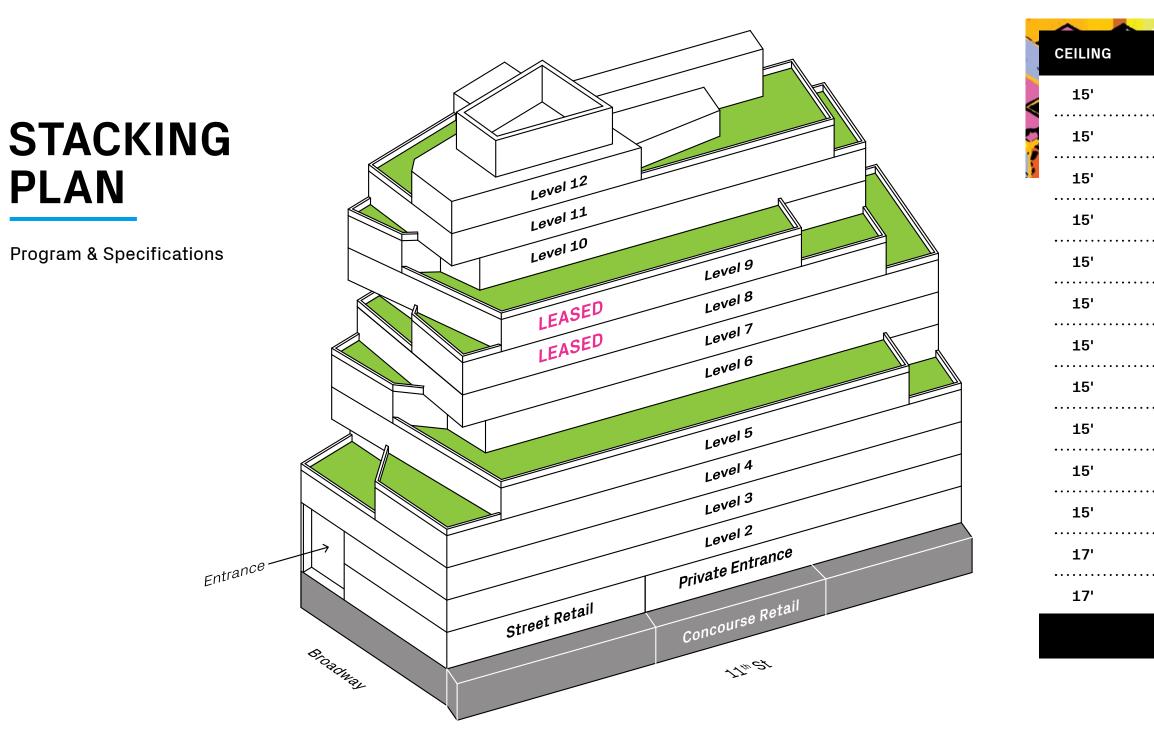
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799 BROADWAY

> TEAM

> LAYOUTS

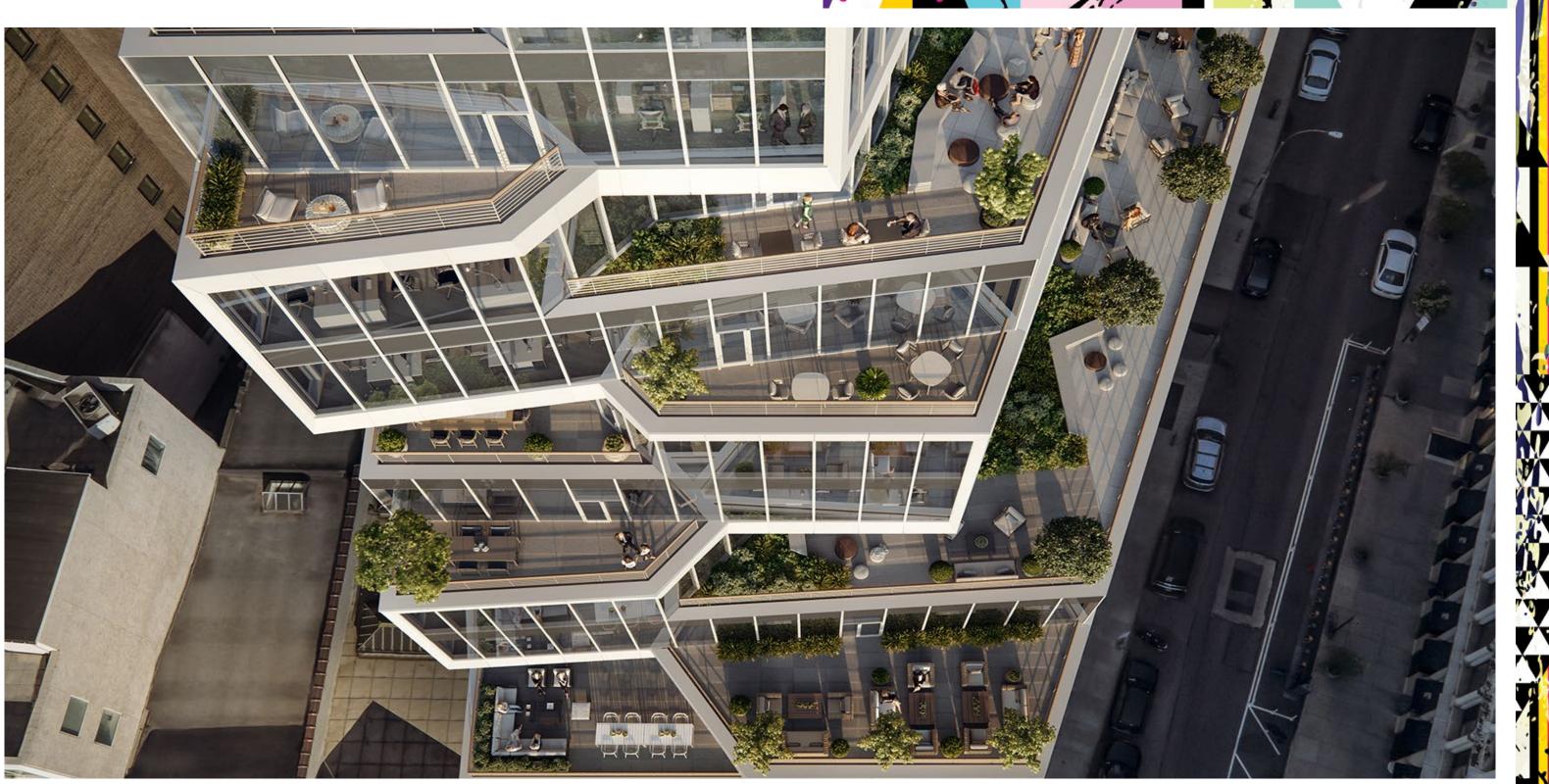
> CONTACT





FLOOR	AVAILABILITY	TERRACE	
Level 12*	3,642 RSF	3,055 RSF	\$
Level 11*	7,952 RSF	754 RSF	\$
Level 10	8,756 RSF	2,825 RSF	\$
Level 9	LEASED	-	\$
Level 8	LEASED	-	\$
Level 7	14,739 RSF	354 RSF	\$
Level 6	14,735 RSF	4,773 RSF	\$
Level 5	19,828 RSF	1,547 RSF	\$
Level 4	21,409 RSF	931 RSF	\$
Level 3	22,478 RSF		\$
Level 2	20,821 RSF		\$
Street Retail	10,468 RSF		
Lower Level	12,670 RSF		
TOTAL	182,187 RSF	16,952 RSF	





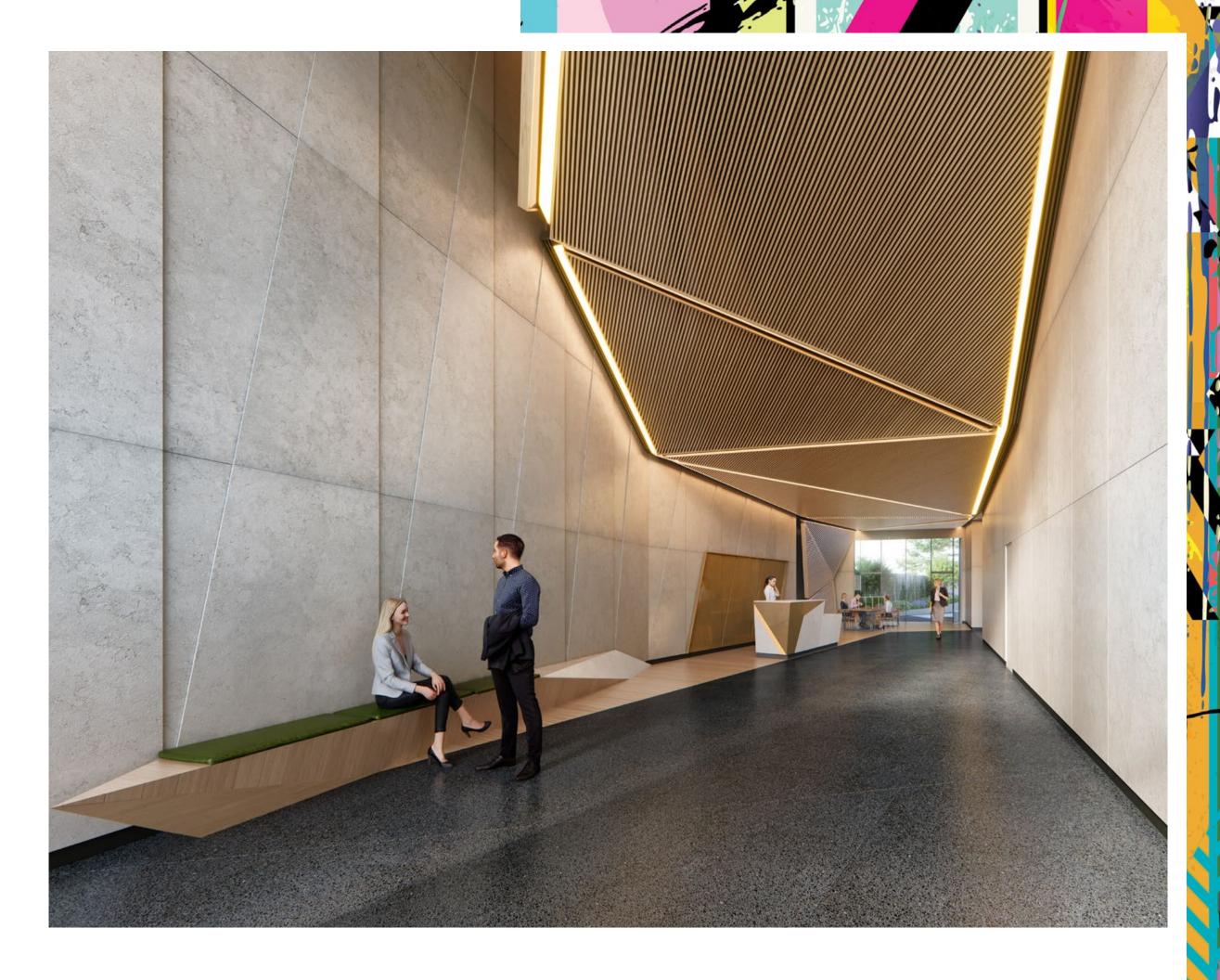
EXTERIOR TERRACE DESIGN

Broadway and 11th Street

BROADWAY LOBBY

Main Entrance





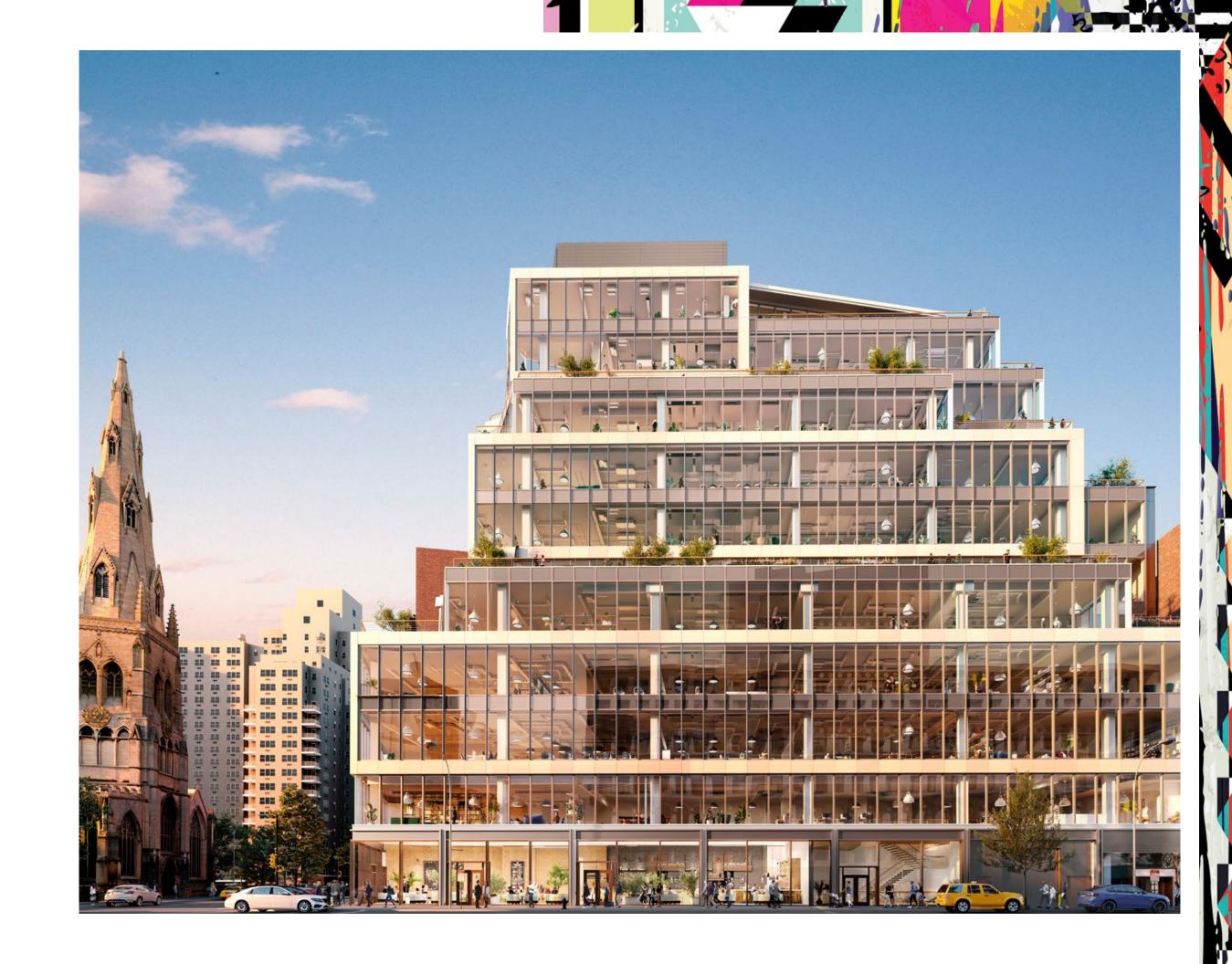




PRIVATE ENTRANCE

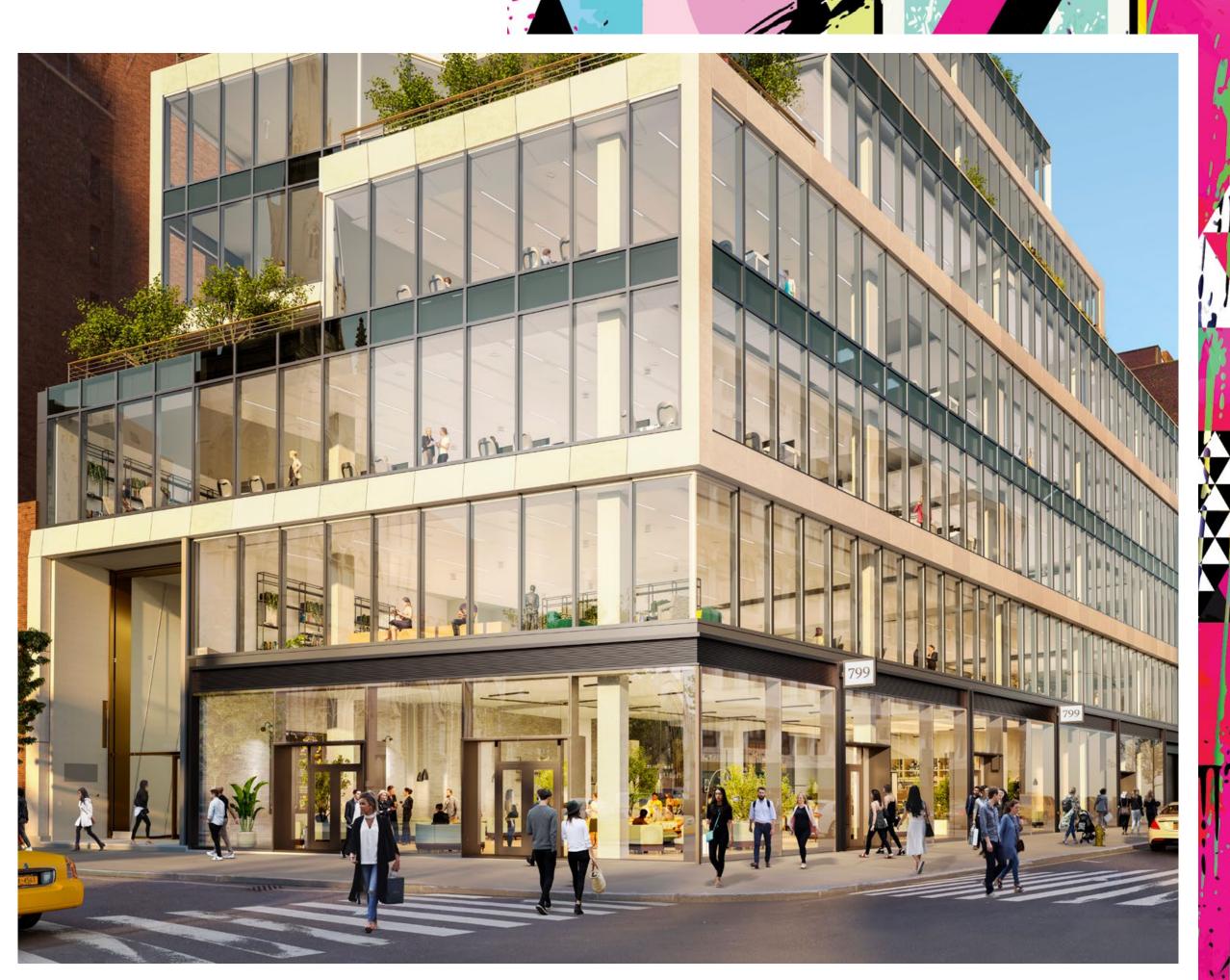
11th Street Opportunity





11TH ST

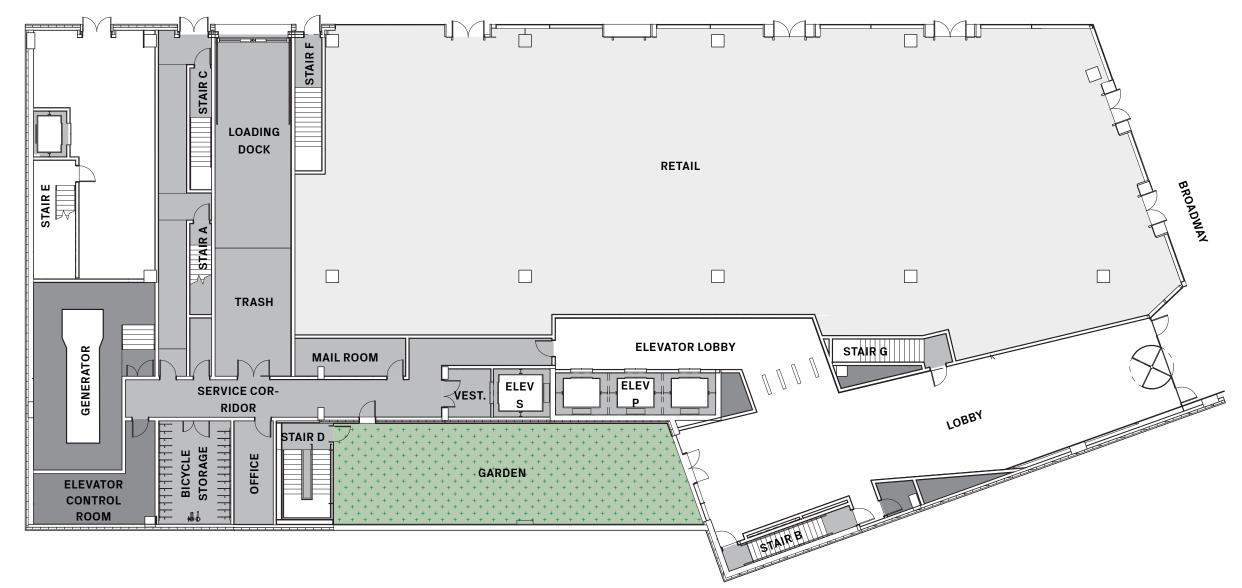
BROADWAY AND 11TH ST





1ST FLOOR PLAN

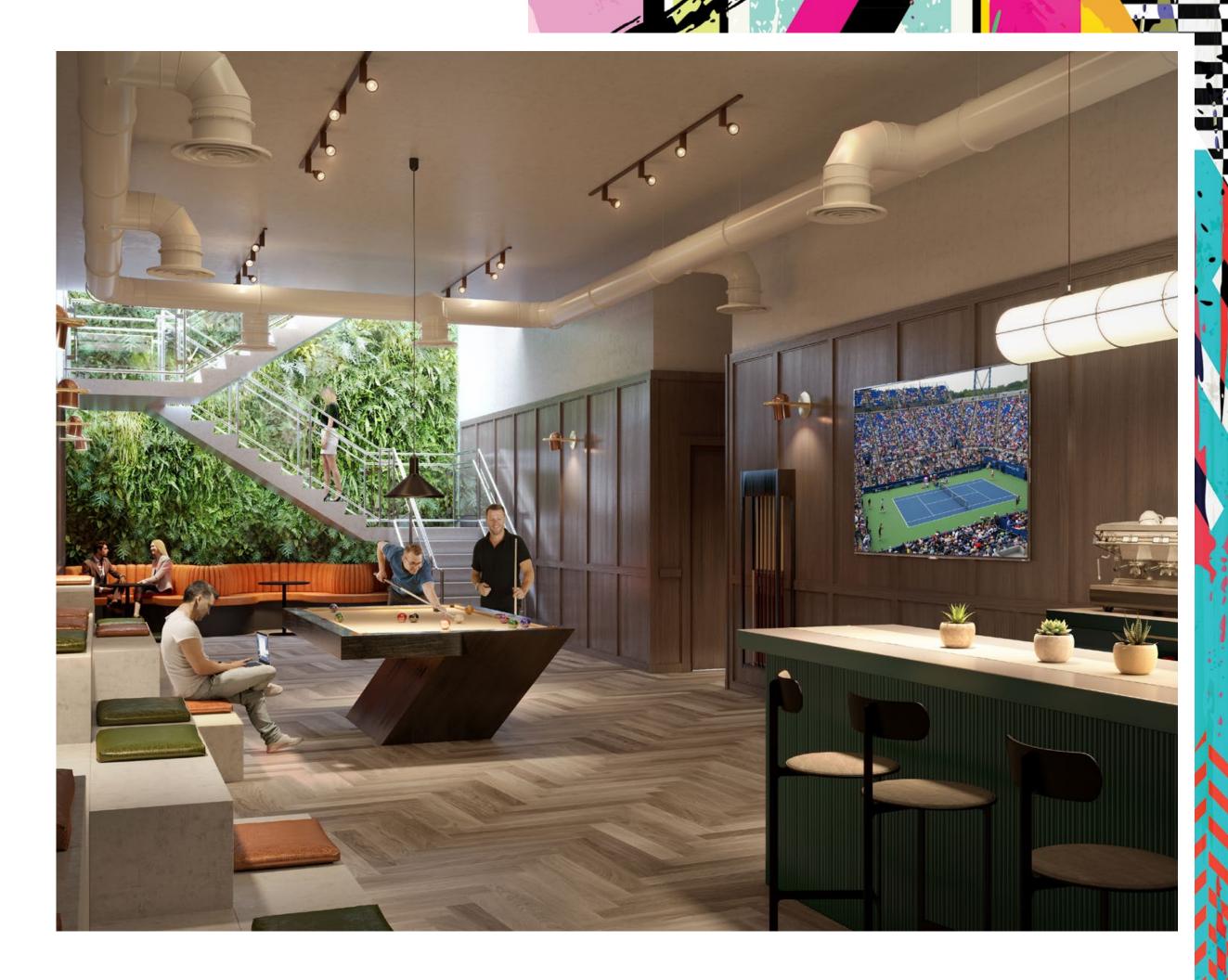
17' Ceiling Height 10,468 SF







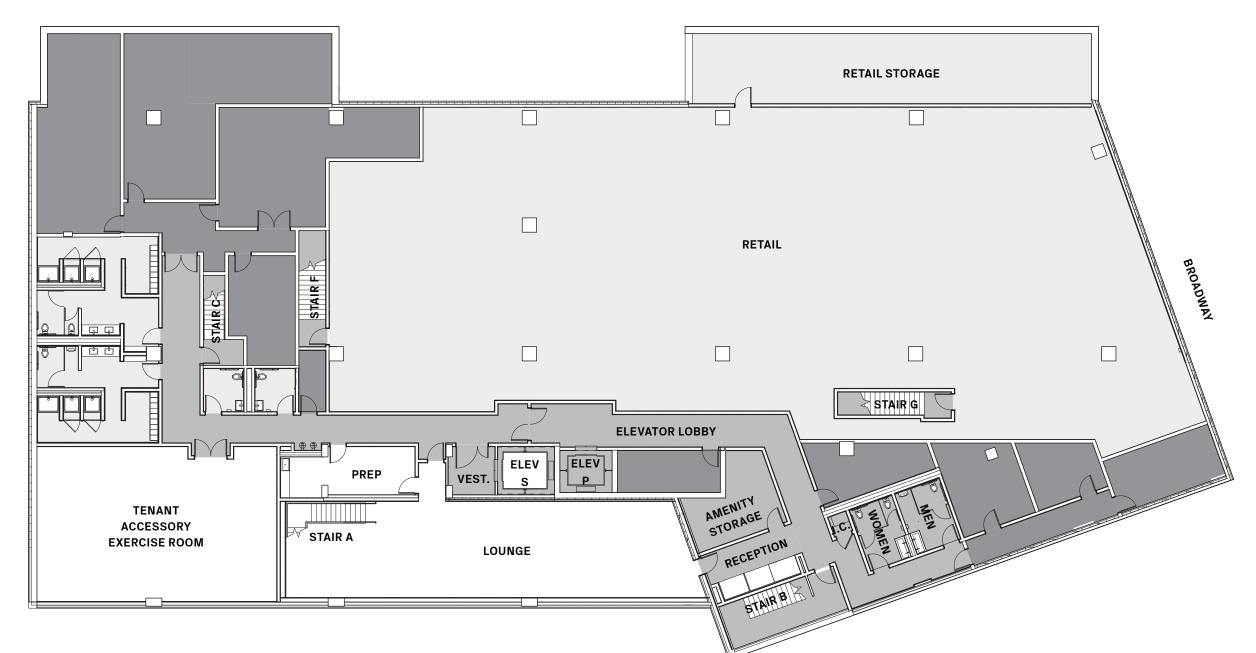
BASEMENT LOUNGE





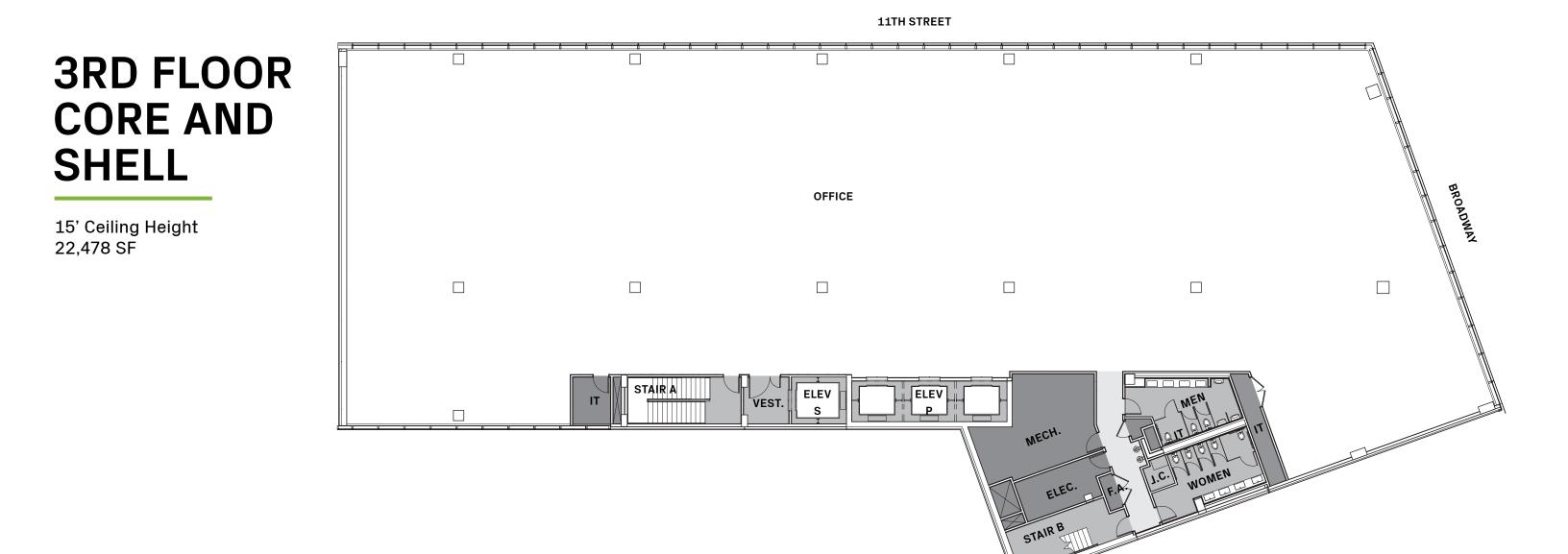
CONCOURSE RETAIL / BASEMENT FLOOR PLAN

17' Ceiling Height 12,670 SF





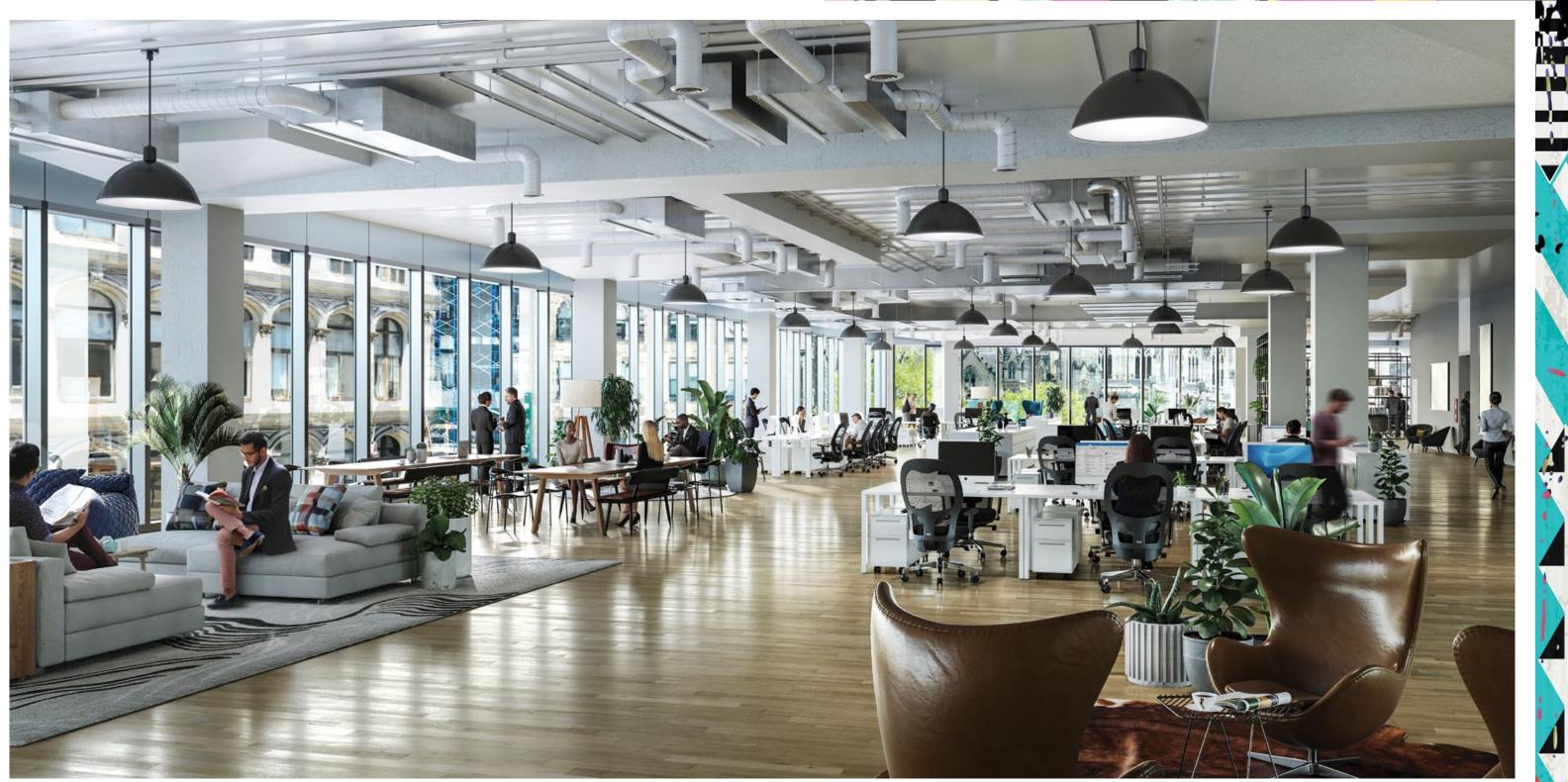












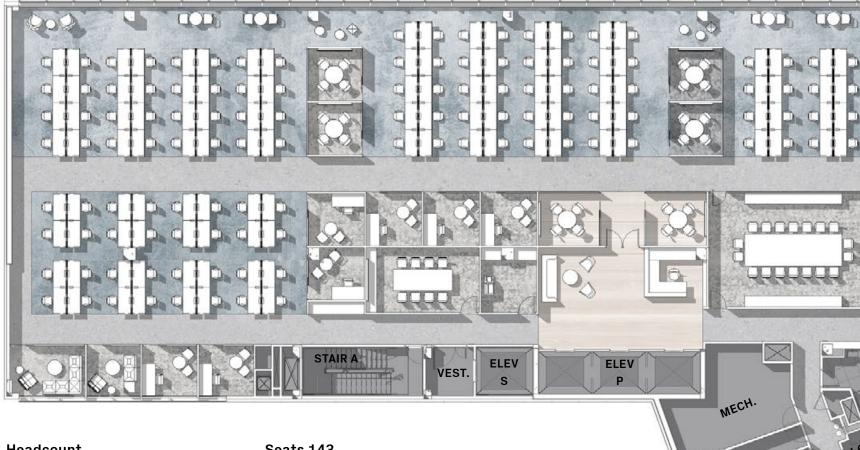
3RD FLOOR

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3RD FLOOR TEST FIT OPEN PLAN

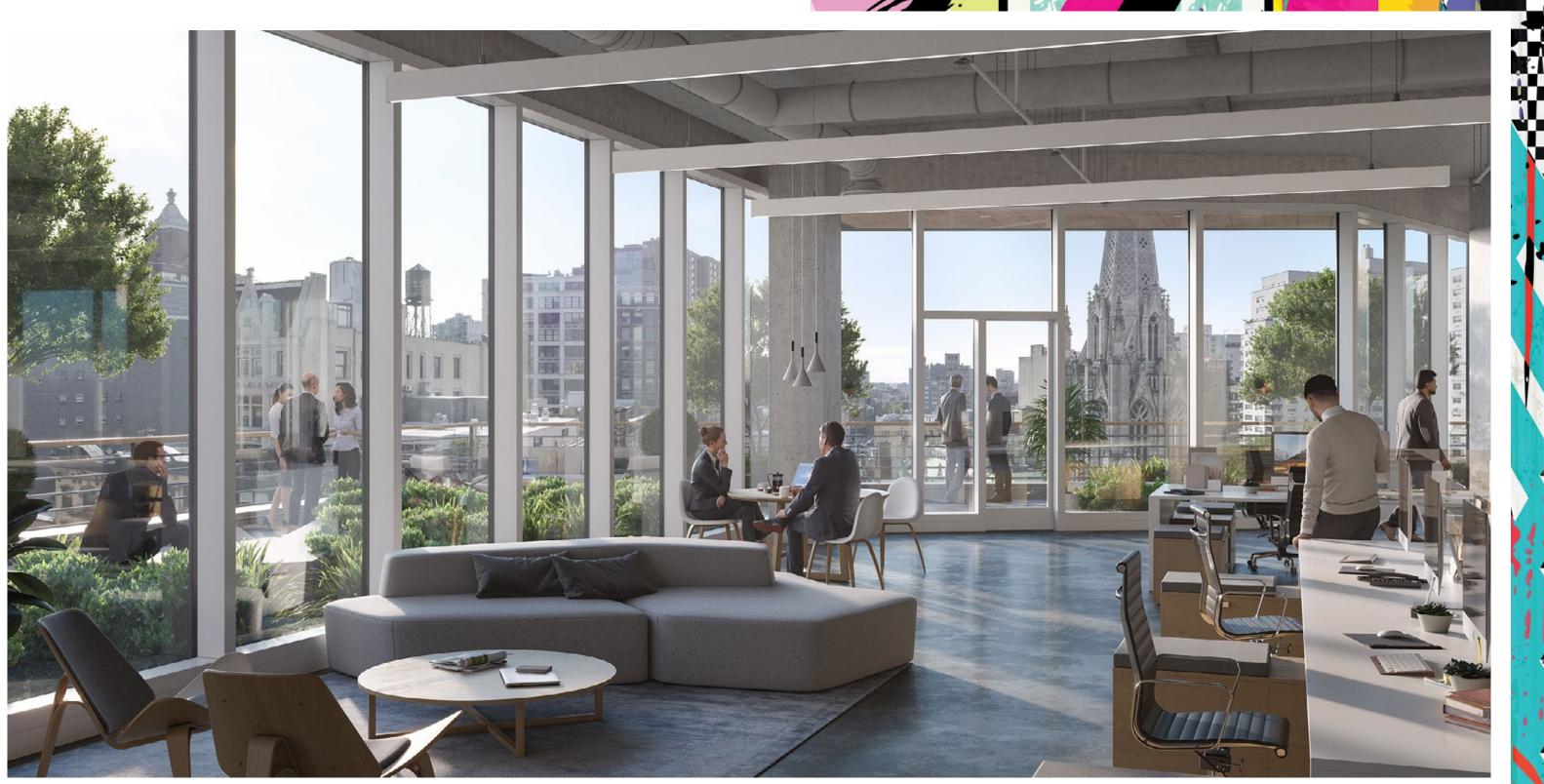
15' Ceiling Height 22,478 SF



t	Seats 143	
10'x10'6"	7	
ons 5'x2'6"	136	
e + Collaboration	Seats 142	
e Room Seats	76	
	10'x10'6" ons 5'x2'6" e + Collaboration	





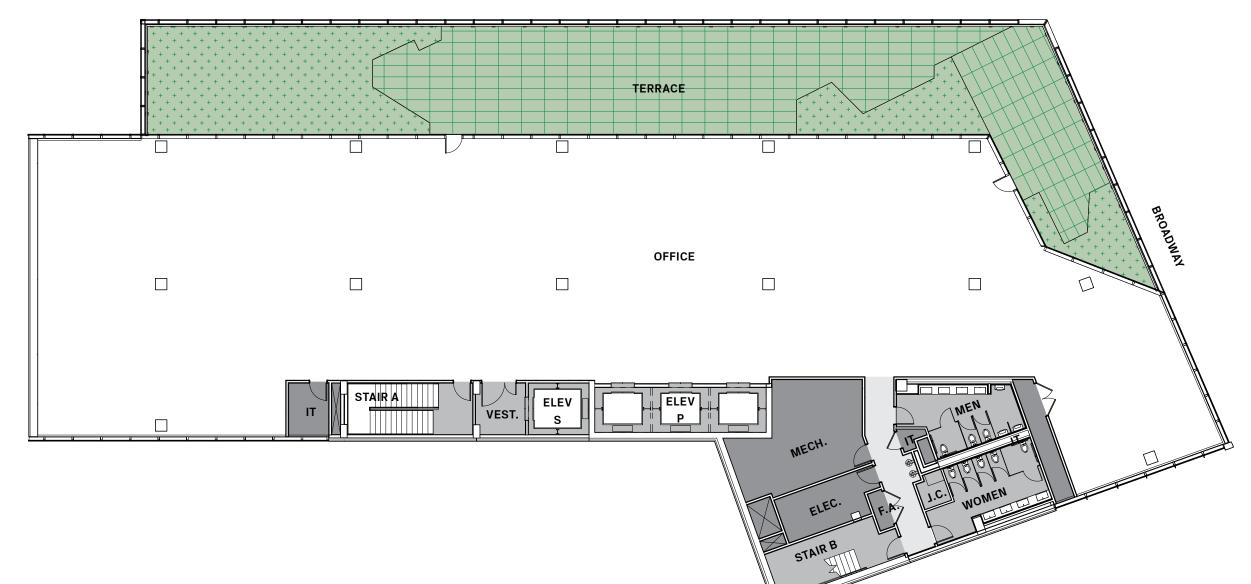


6TH FLOOR



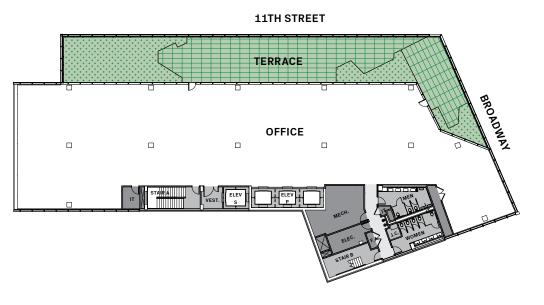
6TH FLOOR CORE AND SHELL

15' Ceiling Height 14,735 SF 3,437 SF Terrace







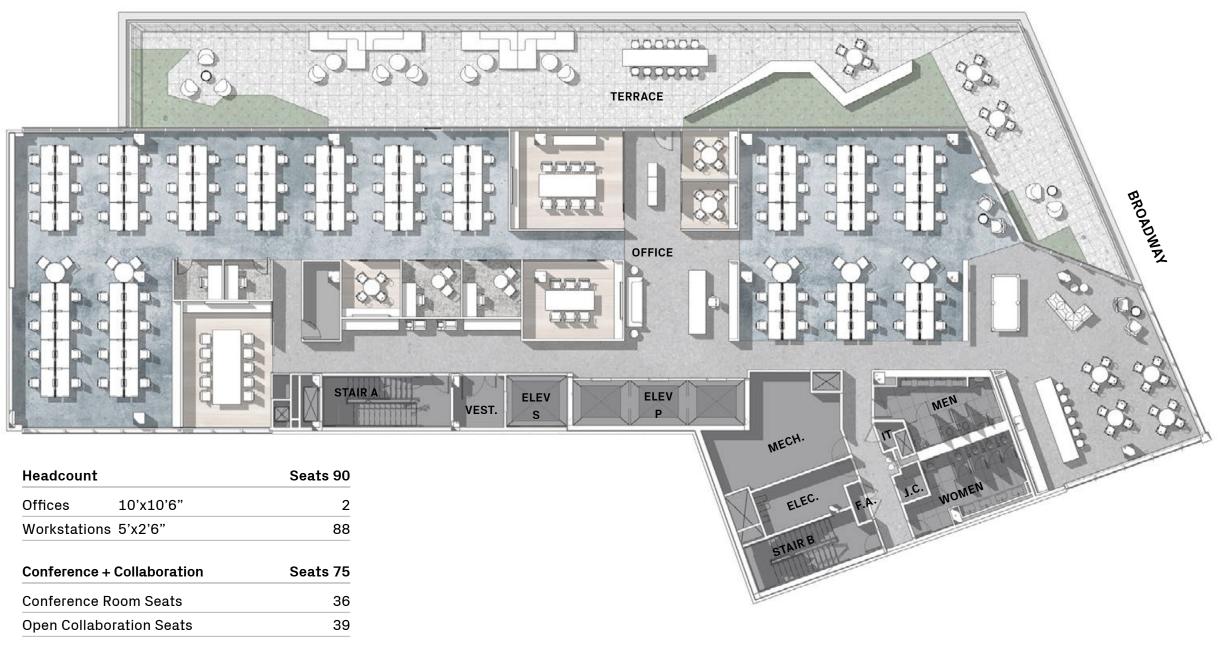


6TH FLOOR TEST FIT OPEN PLAN

15' Ceiling Height 14,735 SF 3,437 SF Terrace

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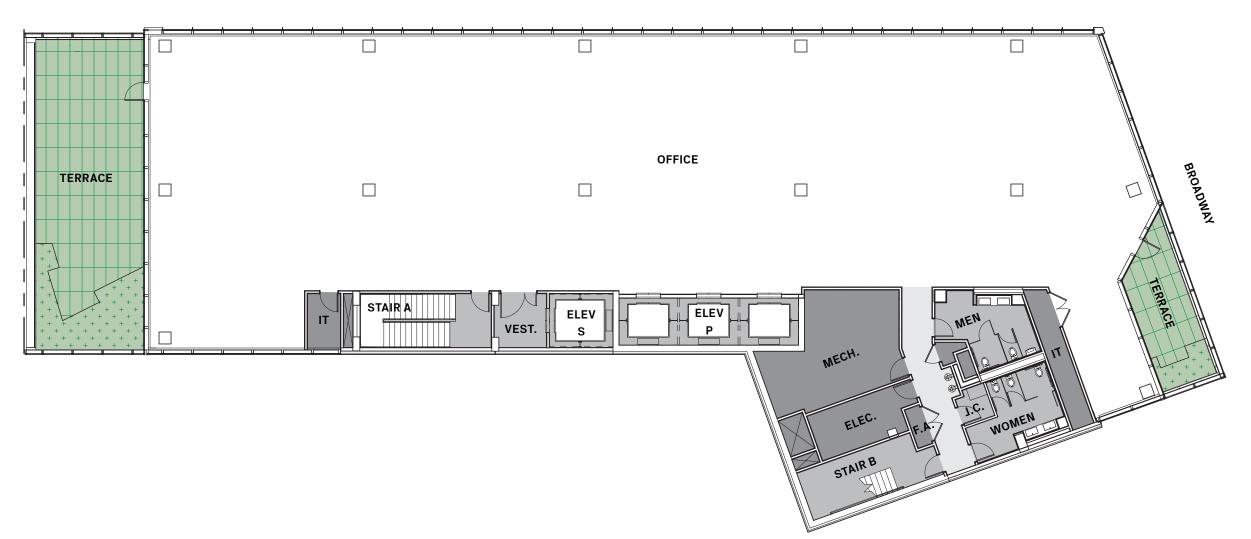
11TH STREET





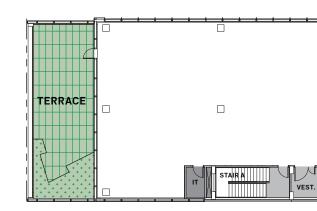
8TH FLOOR CORE AND SHELL

15' Ceiling Height 12,866 SF 1,187 SF Terrace









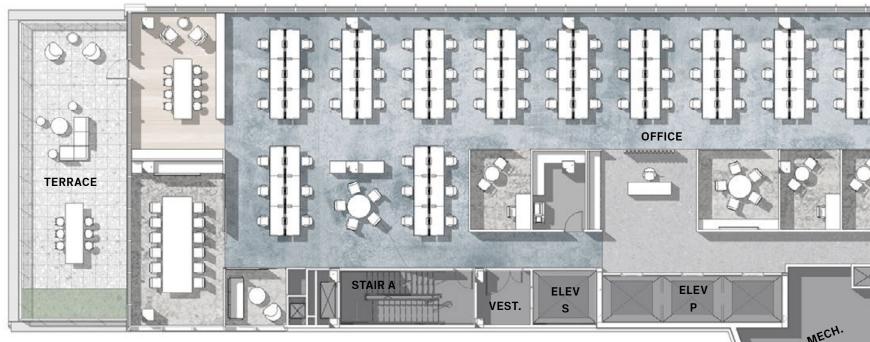
ELEC.

11TH STREET

8TH FLOOR TEST FIT OPEN PLAN

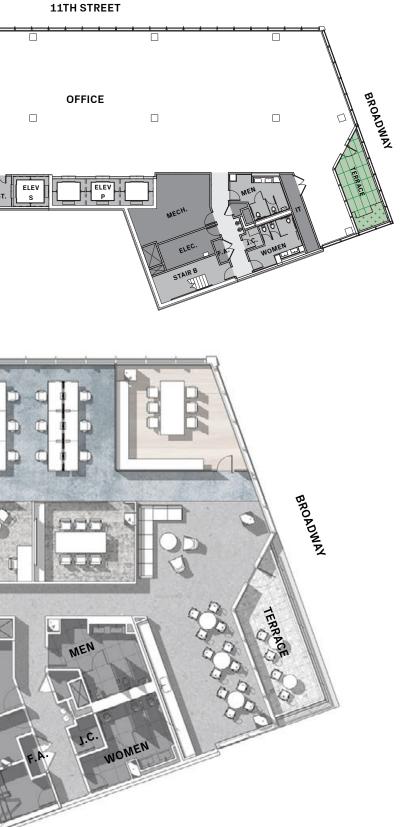
15' Ceiling Height 12,866 SF 1,187 SF Terrace

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Headcount		Seats 75
Offices	13'6"x10'4"	3
Workstatic	ons 5'x2'6"	72
	e + Collaboration	Seats 72
Conference	e + Collaboration e Room Seats	Seats 72





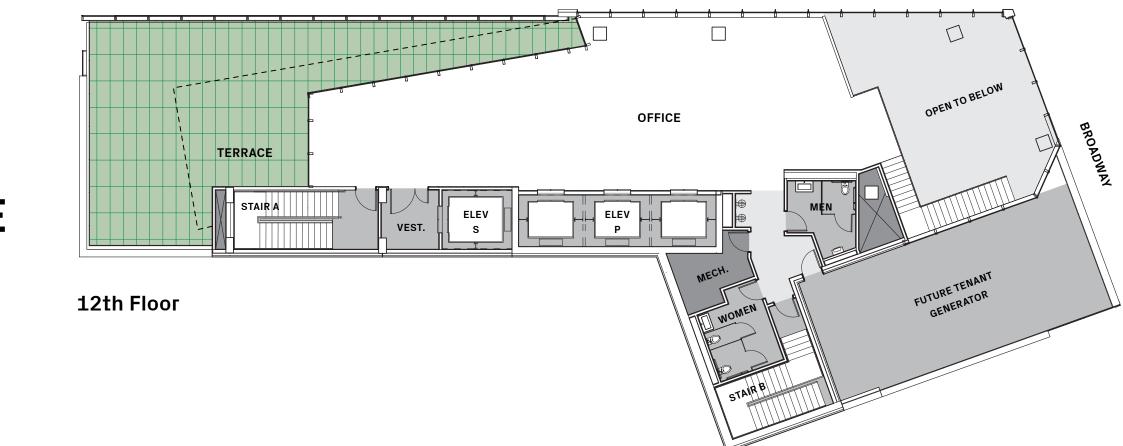


PENTHOUSE DUPLEX

30' Double Height 11th Floor



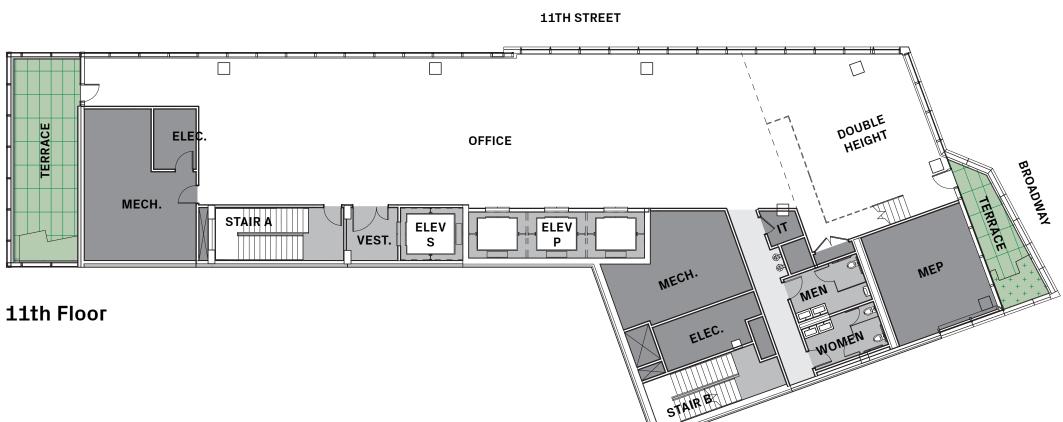




PENTHOUSE DUPLEX **FLOORS**

12th Floor 15' Ceiling Height 3,642 SF 2,200 SF Terrace

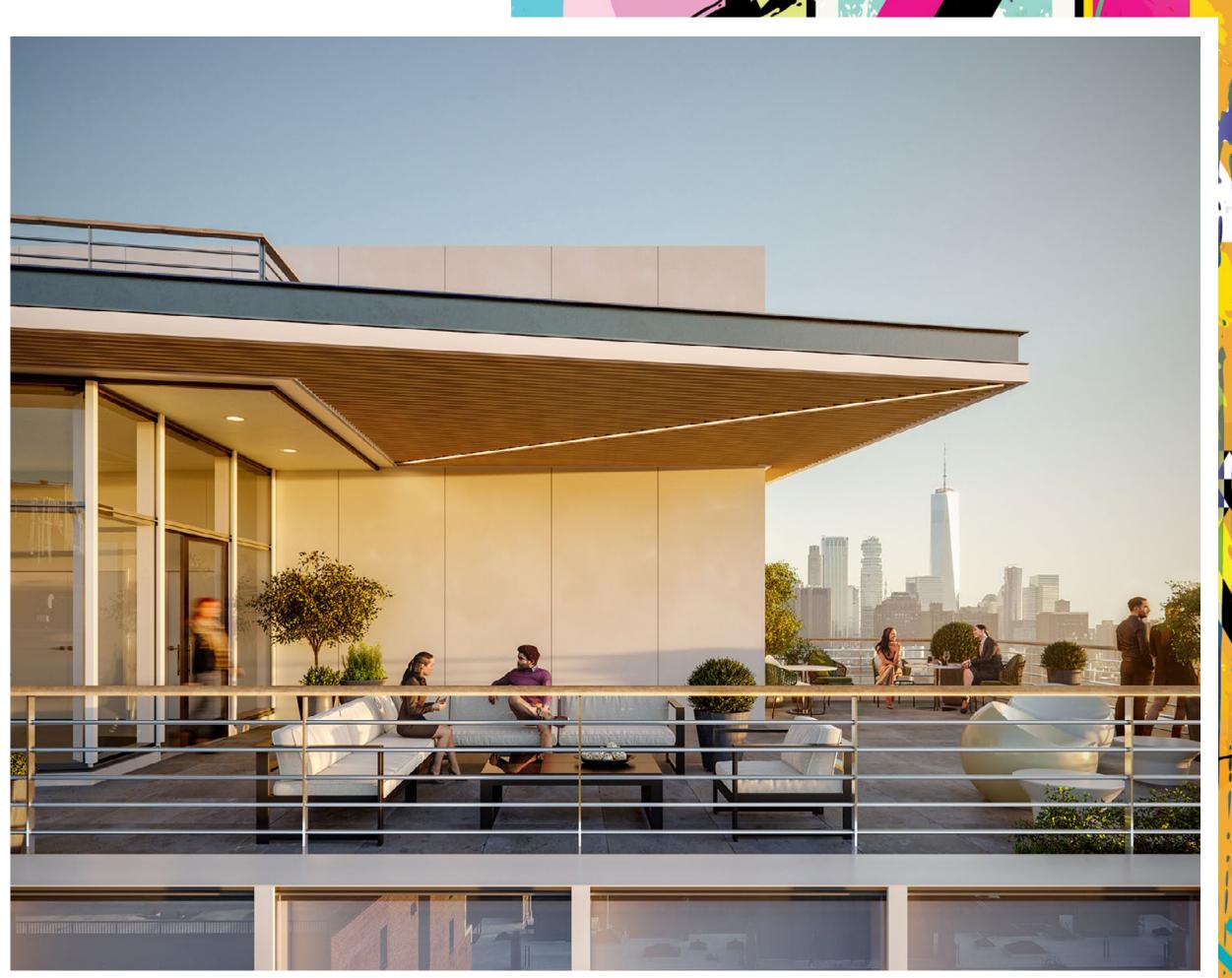
11th Floor 30' Double Height Ceiling 7,952 SF 543 SF Terrace





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PENTHOUSE DUPLEX

Rooftop Terrace . 12th Floor



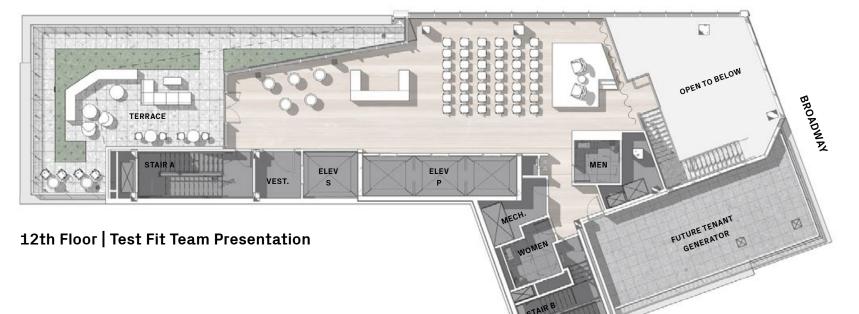
PENTHOUSE DUPLEX FLOOR TEST FITS

12th Floor 15' Ceiling Height 3,642 SF 2,200 SF Terrace

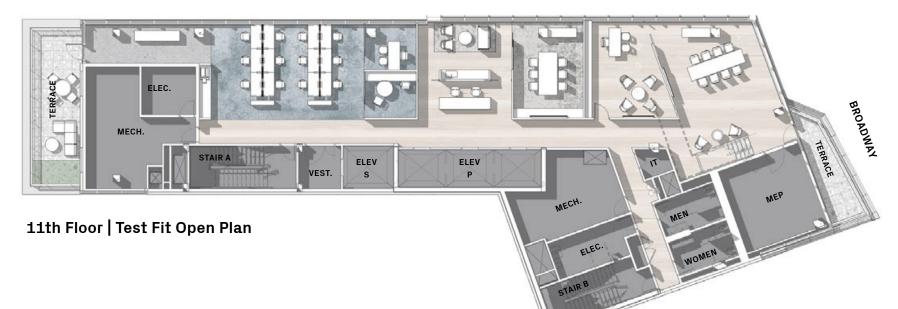
Banquet syle setup for 54 seats and freestanding bar

11th Floor 30' Double Height Ceiling 7,952 SF 543 SF Terrace

Conference Center with meeting rooms of various sizes and a double height multi-purpose space



11TH STREET





ALTERNATIVE LAYOUTS

DRONE **VIEWS**

PENTHOUSE FLOOR 10 FLOOR 8 FLOOR 6 FLOOR 4





WAY







799 BROADWAY

> WELLNESS

> TEAM

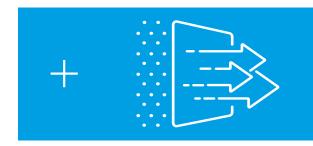
> LAYOUTS

> CONTACT



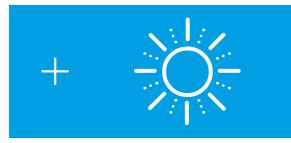
HEALTH AND WELLNESS 799 BROADWAY

15' ceilings and 12' of glass provides workers with more light and air which studies have proven adds to overall worker productivity



Exposure to a range of airborne pollutants, allergens, asthmatics, and volatile organic compounds may occur in the workplace. CO2 can build-up throughout the day, especially in high density work environments. Better air quality not only reduces absenteeism but in a recent study has shown an average of 101% higher cognitive test results from improved ventilation.

Harvard University & Suny - The Impacts of Green Buildings on Cognitive Function - COGFX Study © 2016



Lighting can impact comfort, mood, health, safety, and aesthetics of office space. Poor visibility, glare, flicker, and visual discomfort can create headaches, eyestrain, and affect task performance. Studies show workers with greater access to natural light are up to 18% more productive.

World Green Building Council - Health, Wellbeing and Productivity in Offices September 2014

Indoor Air Quality & Ventilation

Lighting & Daylight

AIR PURIFICATION SYSTEM

UV Light Sanitation and Bipolar Ionization

5-7 Fresh Air Changes Per Hour Per Floor

MERV-8 and MERV-13 Filtration

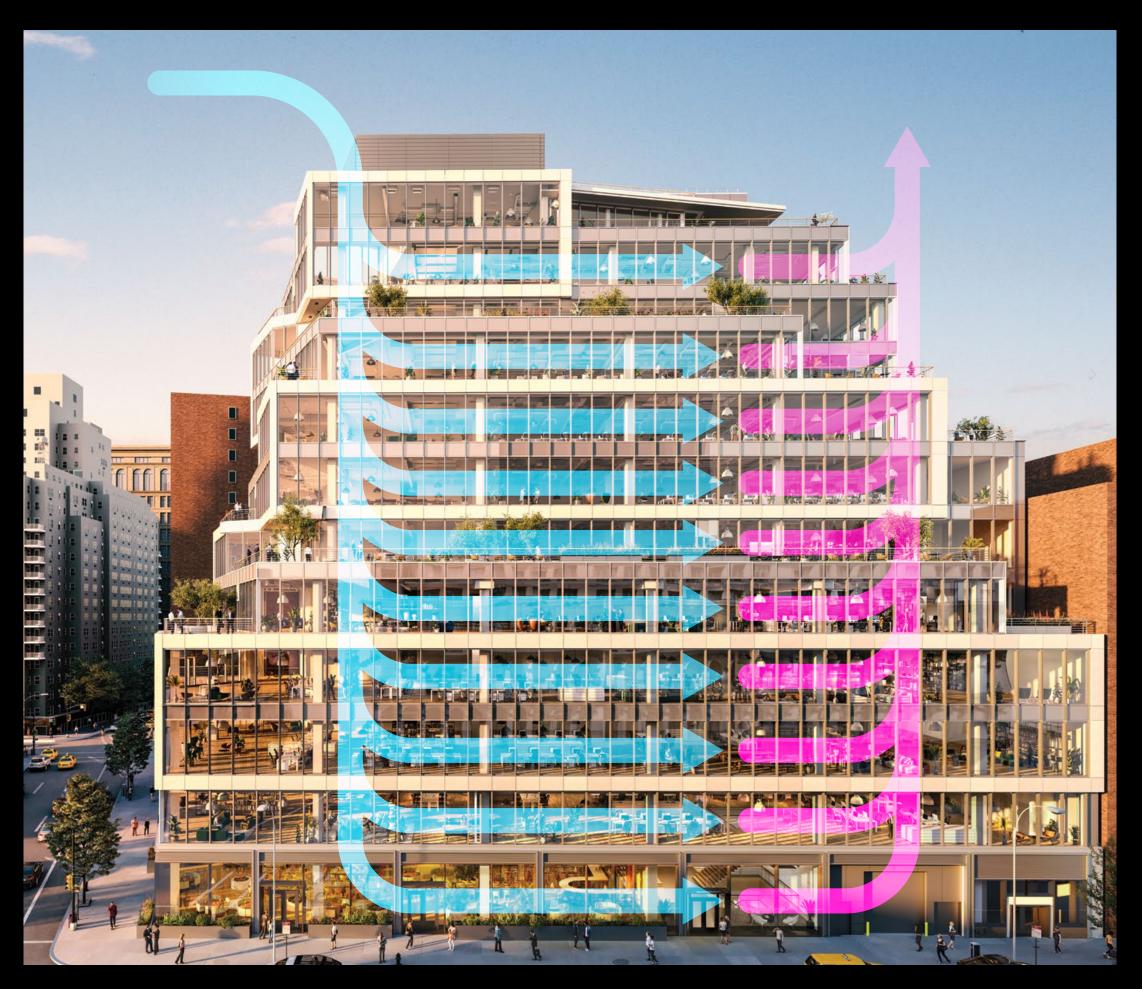








*799 Broadway is being constructed to meet the certification standards for the following programs.



HEALTH AND WELLNESS 799 BROADWAY

	占 799 BROADWAY	EXISTING MIDTOW
EMPLOYEE INDOOR AIR QUALITY	 Bi-Polar Ionization Technology will sanitize the supply side air prior to direct distribution to employees UV Light Irradiators will sanitize return air supply prior to returning to base building equipment Enhanced capacity allows for incremental outside air allowing more regular full building air changes with MERV 13 filters Real time tenant monitoring of indoor air quality 	– Bolt on systems provio provides a holistic solu
TOUCHLESS EMPLOYEE AND GUEST EXPERIENCE	 Automatic sliding doors at the street Employee and guest mobile access for turnstiles, elevators and required base building doors Touchless access for restroom doors, faucets & fixtures 	– Revolver doors / tactil grandfathered base bu
VERTICAL TRANSPORTATION	 Mobile access controlled, high speed destination dispatch elevators for guests and employees reduces wait time and improves social distancing protocol 	 Midtown South buildin elevators with multiple Shared tactile buttons the risk of germs trans

WN SOUTH BUILDING

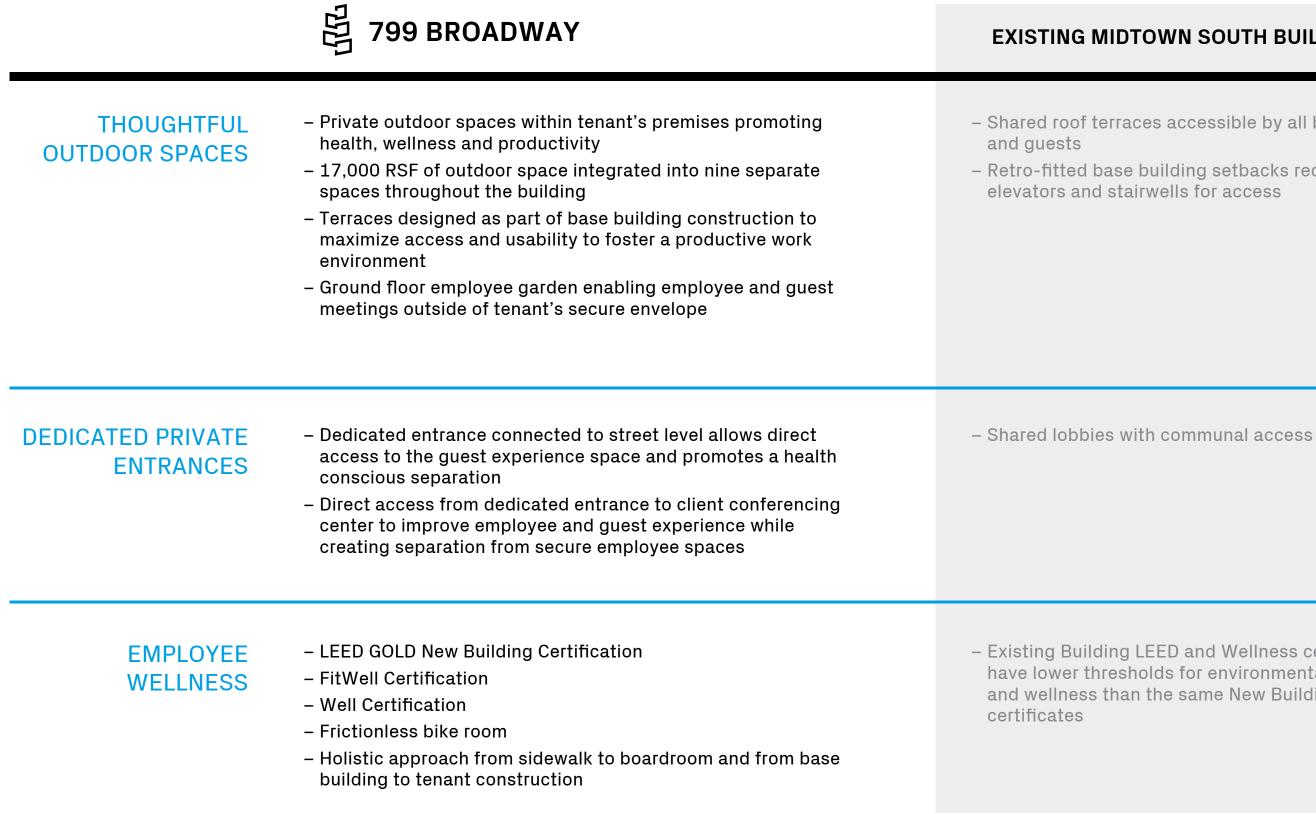
vide some improvements but rarely olution for the employee in the space

tile elevator buttons / shared restrooms / building conditions

dings tend to have undersized, retrofitted ple elevator banks

ns for guests and employees enhances Insfer

HEALTH AND WELLNESS 799 BROADWAY



EXISTING MIDTOWN SOUTH BUILDING

- Shared roof terraces accessible by all building employees

- Retro-fitted base building setbacks requiring shared

- Existing Building LEED and Wellness certification standards have lower thresholds for environmental / employee health and wellness than the same New Building LEED and Wellness



EXCEED THEIR EXPECTATIONS



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799 BROADWAY

> TEAM

> LAYOUTS

> CONTACT



DEVELOPER

Columbia Property Trust creates value through owning, operating and developing Class-A office buildings in high-barrier U.S. office markets, primarily New York, San Francisco, Washington, D.C. and Boston. The Columbia team is deeply experienced in transactions, asset management and repositioning, leasing, development, and property management, and it employs these competencies to grow value across its high-quality, well-leased portfolio of owned and managed assets, as well as approximately eight million square feet of assets under management for private investors and third parties

As an owner/operator, Columbia strives to maximize returns through proactive management, creative leasing and value-enhancing capital improvements, positioning its buildings to be competitive within the top tier of their markets and thereby driving strong rental rates and high occupancy. Columbia also pursues select development opportunities in its target markets and its funds under management, to enhance value and growth in its portfolio.

Columbia is listed on the New York Stock Exchange under the ticker symbol "CXP" and carries an investment-grade rating from both Moody's and Standard & Poor's. For more information, please visit <u>www.columbia.reit</u>.

ARCHITECT

Perkins+Will is an interdisciplinary, research-based architecture and design firm established in 1935.

Founded on the belief that design has the power to transform lives and enhance communities, we collaborate with clients all over the world to create healthy, sustainable places in which to live, learn, work, play, and heal. More than 2,000 professionals across over 20 Perkins+Will offices include some of the brightest minds in architecture, interior design, branded environments, urban design, and landscape architecture. Clients consistently turn to us for our leadership and expertise in areas like sustainability, resilience, health and wellness, and mobility. Additionally, our Research Labs catalyze innovative design technologies and solutions that result in better, smarter, more competitive built environments. The recipient of hundreds of design awards each year, and a progressive leader in corporate social responsibility, Perkins+Will is consistently ranked among the world's top design firms. Our family of partner companies includes retail strategy and design consultancy Portland; sustainable transportation planning consultancy Nelson/Nygaard; healthcare technology planning firm Genesis Planning; and luxury hospitality design firm Pierre-Yves Rochon (PYR).



PERKINS+WILL

CONSTRUCTION

Consigli Construction Co. Inc. is a fourth generation, 100% employee owned construction manager and general contractor with offices in Boston and Milford, Mass., Washington, D.C., Portland, Maine, Hartford, Conn., and New York State. Their extensive portfolio features a diverse range of projects of various scale, serving a wide range of clients in the life sciences, historical, academics, residential and cultural industries throughout the Northeast and Mid-Atlantic regions. Consigli is recognized by Engineering News-Record as one of the 100-largest in the country. It has received numerous awards and recognition for its work and employment practices company wide.

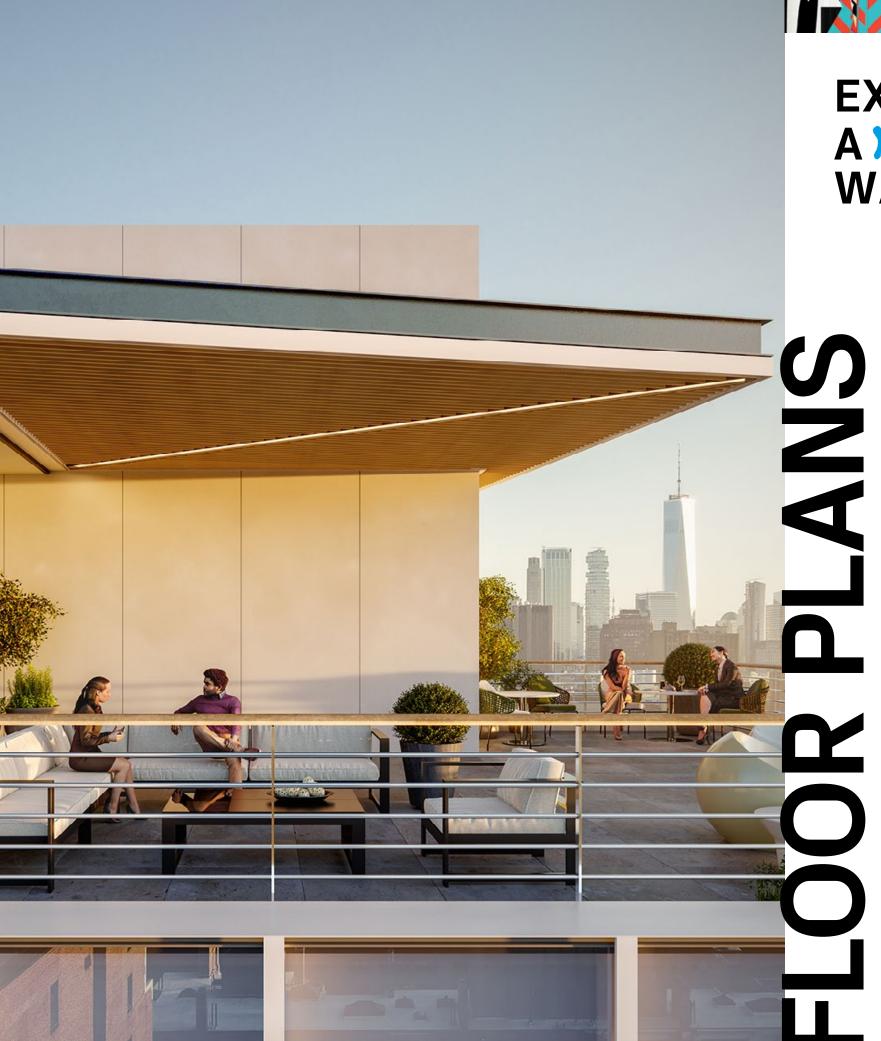
TEAM

Developer Architect Construction

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EXPERIENCE A NEW WAY TO WORK



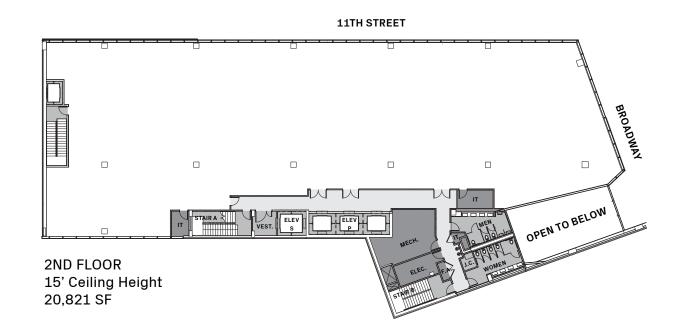
799 BROADWAY

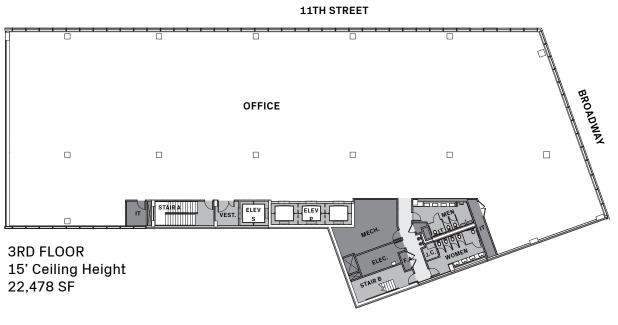
> WELLNESS

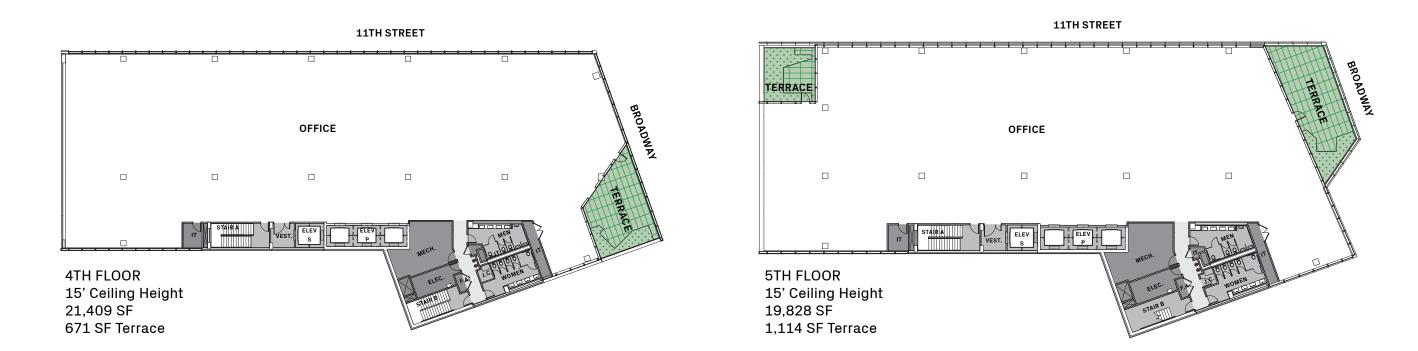
> TEAM

> LAYOUTS

> CONTACT

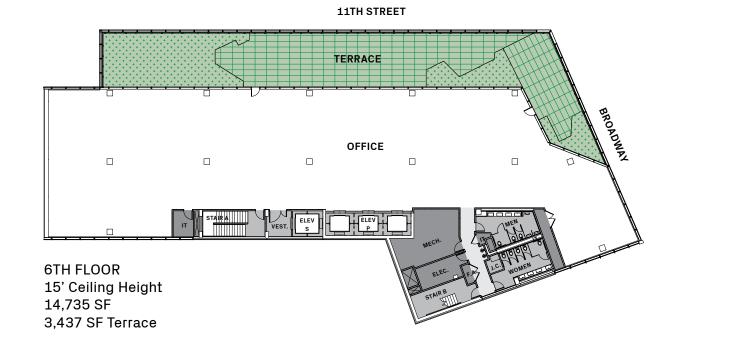


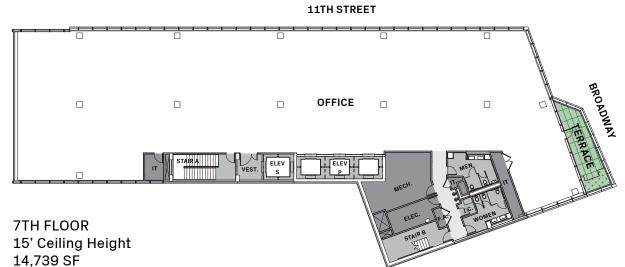




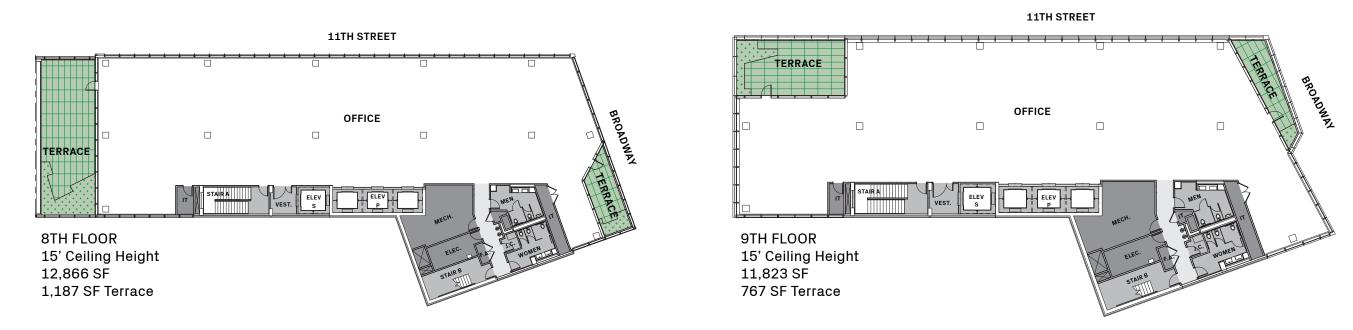


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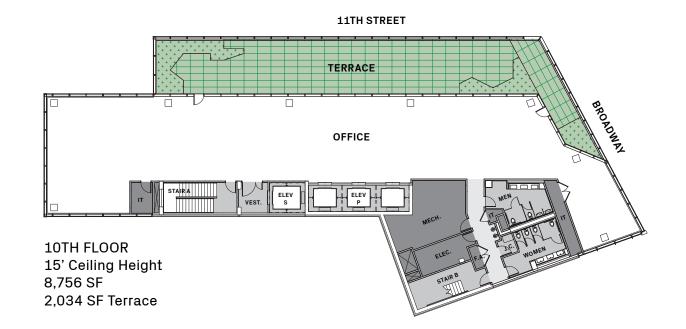


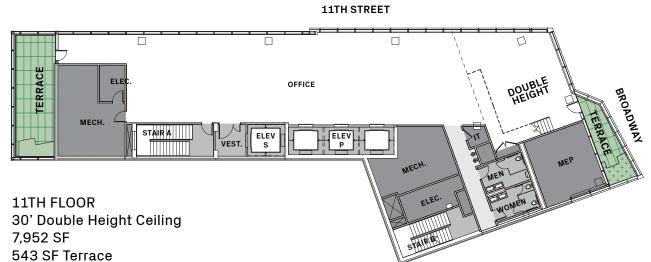
15' Ceiling Height 14,739 SF 255 SF Terrace



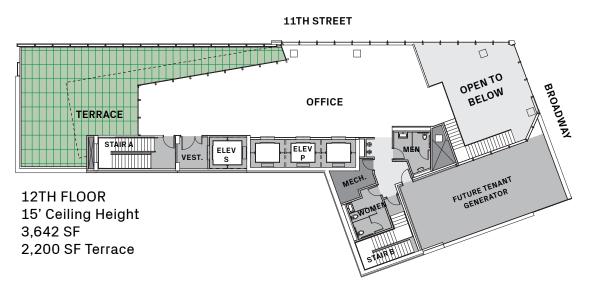


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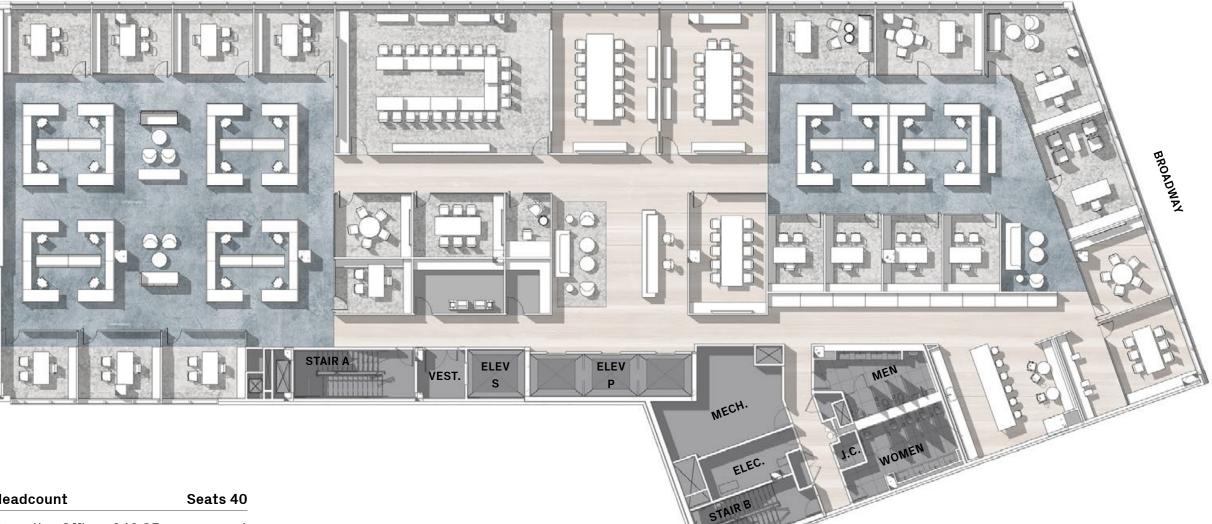
543 SF Terrace





3RD FLOOR TEST FIT TRADITIONAL OFFICE PLAN

15' Ceiling Height 22,478 SF



Headcount	Seats 40
Executive Offices 240 SF	4
Perimeter Offices 190 SF	7
Interior Offices 148 SF	5
Workstations 66 SF	24

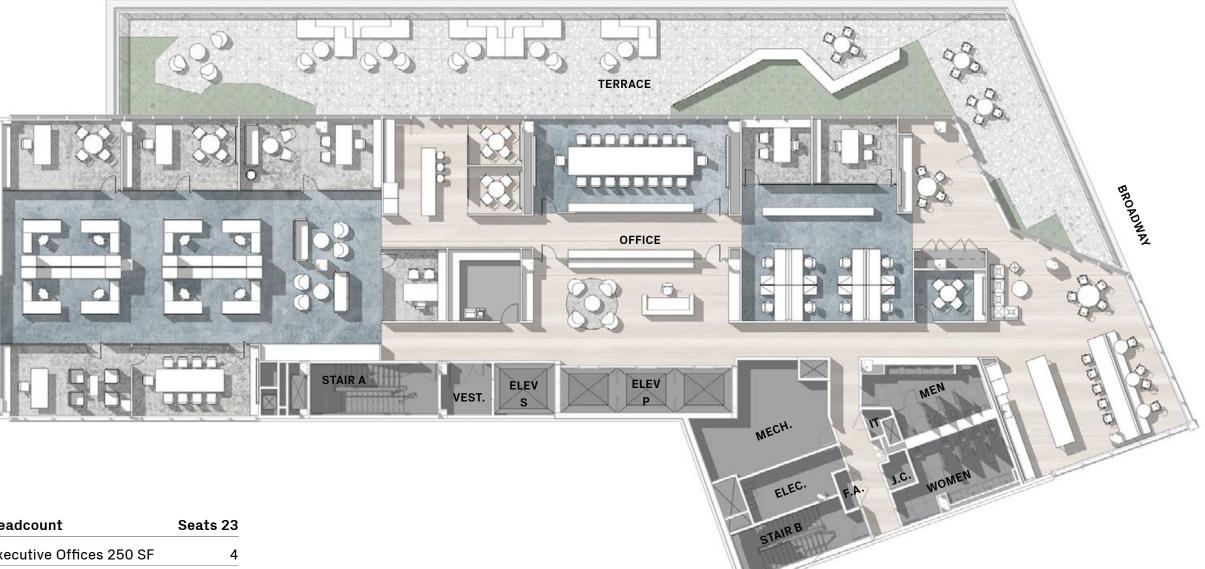
Conference + Collaboration Se	eats 94
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Conference Room Seats	78
Open Collaboration Seats	16



6TH FLOOR TEST FIT TRADITIONAL OFFICE PLAN

15' Ceiling Height 14,735 SF 3,437 SF Terrace



Headcount		Seats 23
Executive Offices	250 SF	4
Standard Offices	140 SF	3
Exec Workstations 66 SF		8
Workstations	15 SF	8

Conference + Collabo	oration S	Seats 73
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Conference Room Seats	39
Open Collaboration Seats	34



8TH FLOOR TEST FIT TRADITIONAL OFFICE PLAN

15' Ceiling Height 12,866 SF 1,187 SF Terrace



Headcount	Seats 26
Executive Offices 240) SF 1
Perimeter Offices 140) SF 3
Standard Offices 98	SF 4
Exec Workstations 66	6 SF 6
Workstations 15	SF 12

Conference + Collaboration	Seats 62

Conference Room Seats	38
Open Collaboration Seats	24





799 BROADWAY

LEARN MORE:

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