

799 BROADWAY





The time is **NOW**

799 Broadway is the newest building in the coolest NYC neighborhood. This trend-setting boutique building, with just **22,507 RSF of remaining office space**, located in the heart of Greenwich Village, was designed with a healthy environment in mind.

With the first occupants already moved in, **the time is now** to make 799 Broadway your company's home.



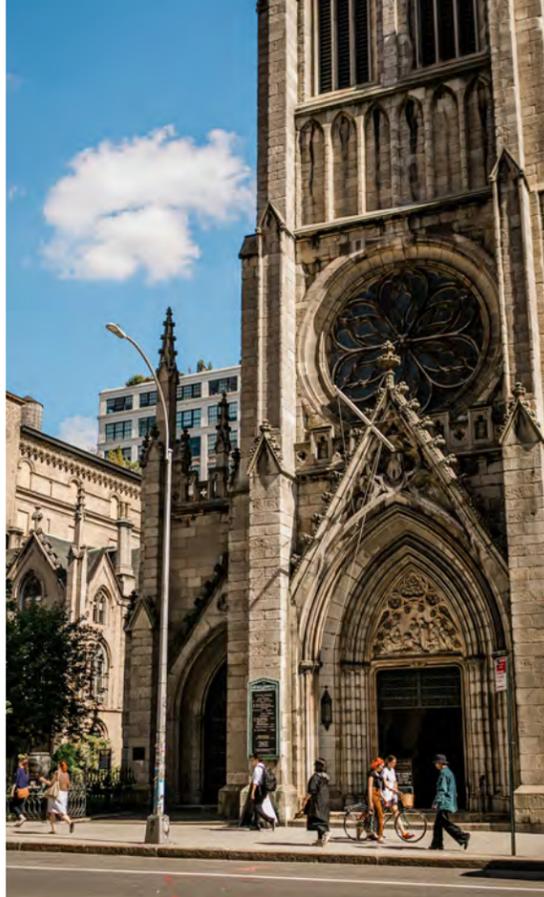
LOCATION

FEEL THE
KINETIC
NEIGHBORHOOD



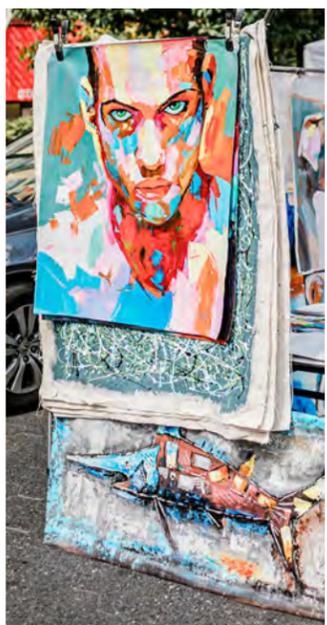
799 BROADWAY

Feel the
ENERGY
of Greenwich
Village



LOCATION

GREENWICH VILLAGE
UNION SQUARE PARK
MADISON SQUARE PARK



 799
BROADWAY
@ 11th

LOCATION

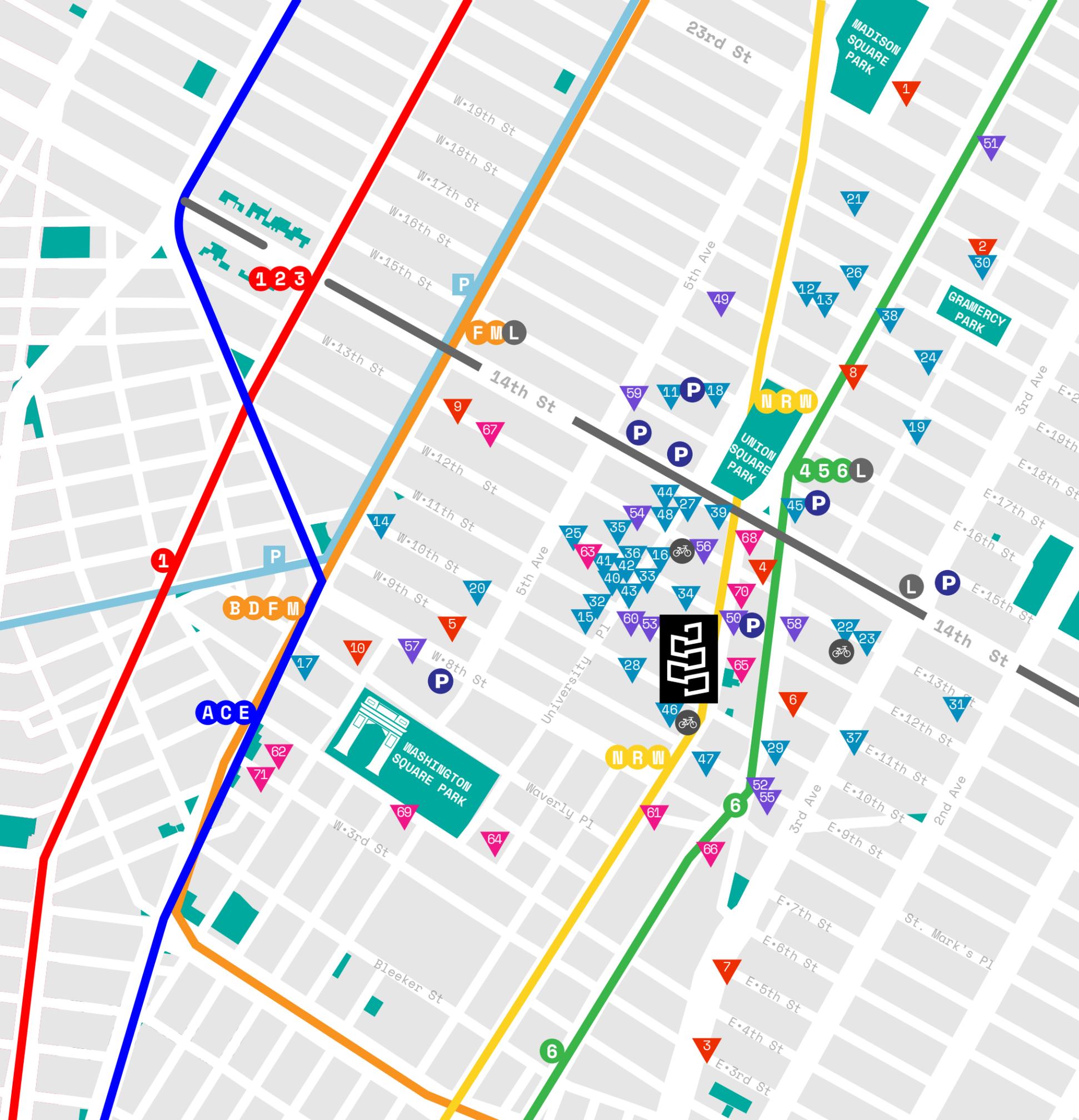
TRANSPORTATION



 **799 BROADWAY**
@ 11th

KEY

-  Citi Bike Station
-  Parking Garage
-  Path Train
-  MTA Bus Stop
-  NY Waterway Shuttle Stop



NEIGHBORHOOD

hotels

- 1. EDITION Hotel
- 2. Gramercy Park Hotel
- 3. The Bowery Hotel
- 4. Hyatt Union Square
- 5. The Marlon Hotel
- 6. Moxy NYC
- 7. The Standard
- 8. W New York
- 9. Walker Hotel
- 10. Washington Square Hotel
- 40. El Cantenaro
- 41. Japonica
- 42. Tortaria
- 43. Village Taverna
- 44. Lenwich
- 45. Panera Bread
- 46. The Bean
- 47. Wegman's
- 48. P.F. Changs

health and wellness

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. Claudette
- 21. Cosme
- 22. Everyman Espresso
- 23. Feast
- 24. Friend of a Farmer
- 25. Gotham Bar and Grill
- 26. Gramercy Tavern
- 27. Ichiba
- 28. II Cantinori
- 29. Ippudo NY
- 30. Maialino
- 31. Momofuku Ssäm Bar
- 32. Nix
- 33. Peacefood
- 34. Ribalta
- 35. Striphouse
- 36. The Grey Dog
- 37. The Smith
- 38. Union Square Café
- 39. Whole Foods Market

- 49. 305 Fitness
- 50. Crunch
- 51. Equinox Gramercy
- 52. Flywheel
- 53. ISHTA Yoga
- 54. New York Health and Raquet Club
- 55. Orange Theory
- 56. Revolve Fitness
- 57. Soul Cycle
- 58. The Shala
- 59. The Well
- 60. Y7 Yoga

cultural

- 61. Astor Place
- 62. Blue Note
- 63. Cinema Village
- 64. Frederick Loewe Theater
- 65. Grace Church
- 66. Public Theater
- 67. Quad Theater
- 68. Regal Theaters
- 69. Skirball Center for Performing Arts
- 70. Strand Bookstore
- 71. The Village Underground

LOCATION

Over 80 financial firms in Midtown South with over half located along the spine of Madison Square, Union Square and Washington Square Parks.





DESIGN

WORK
OUTSIDE
THE BOX

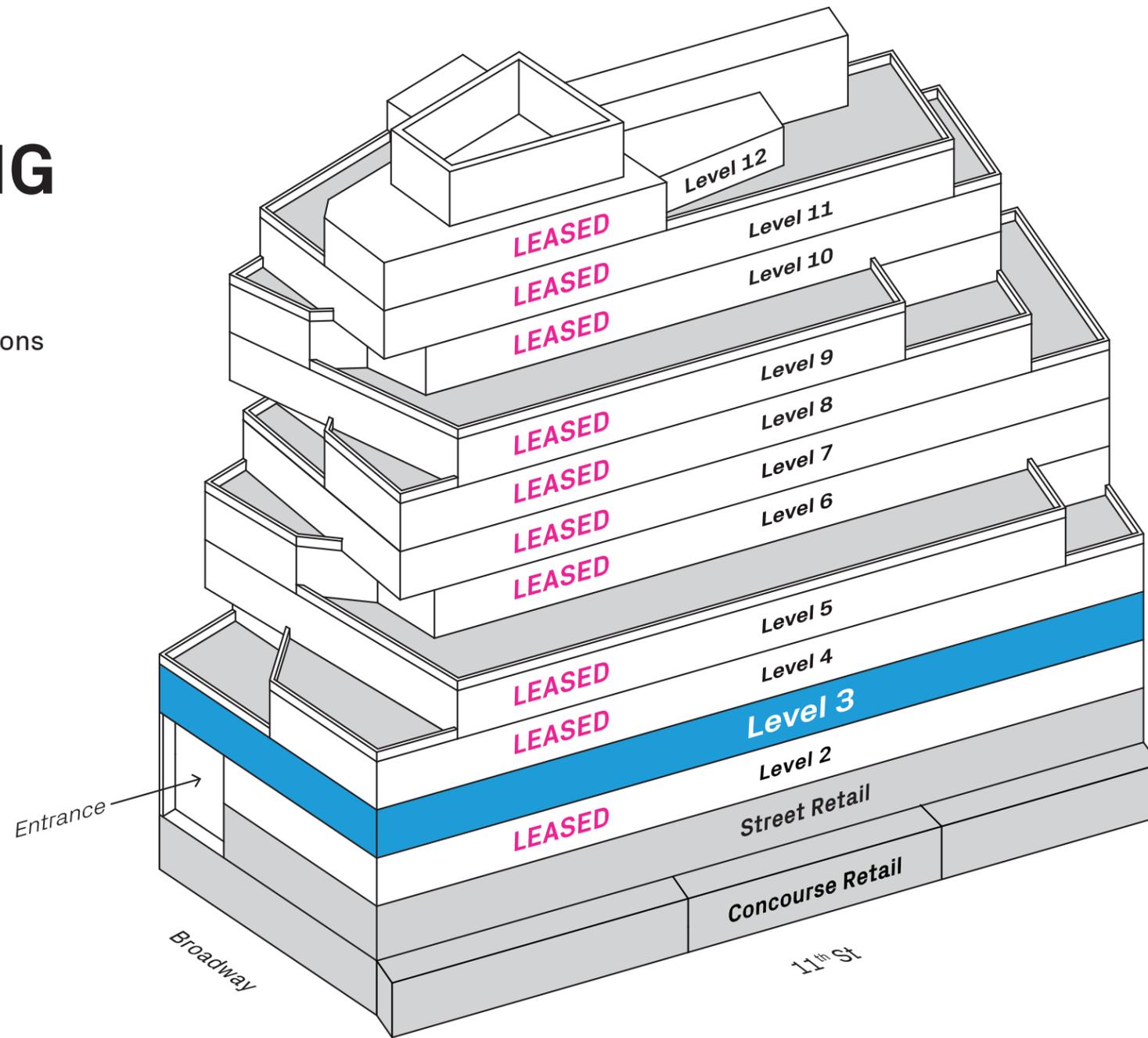


799 BROADWAY

STACKING PLAN

Program & Specifications

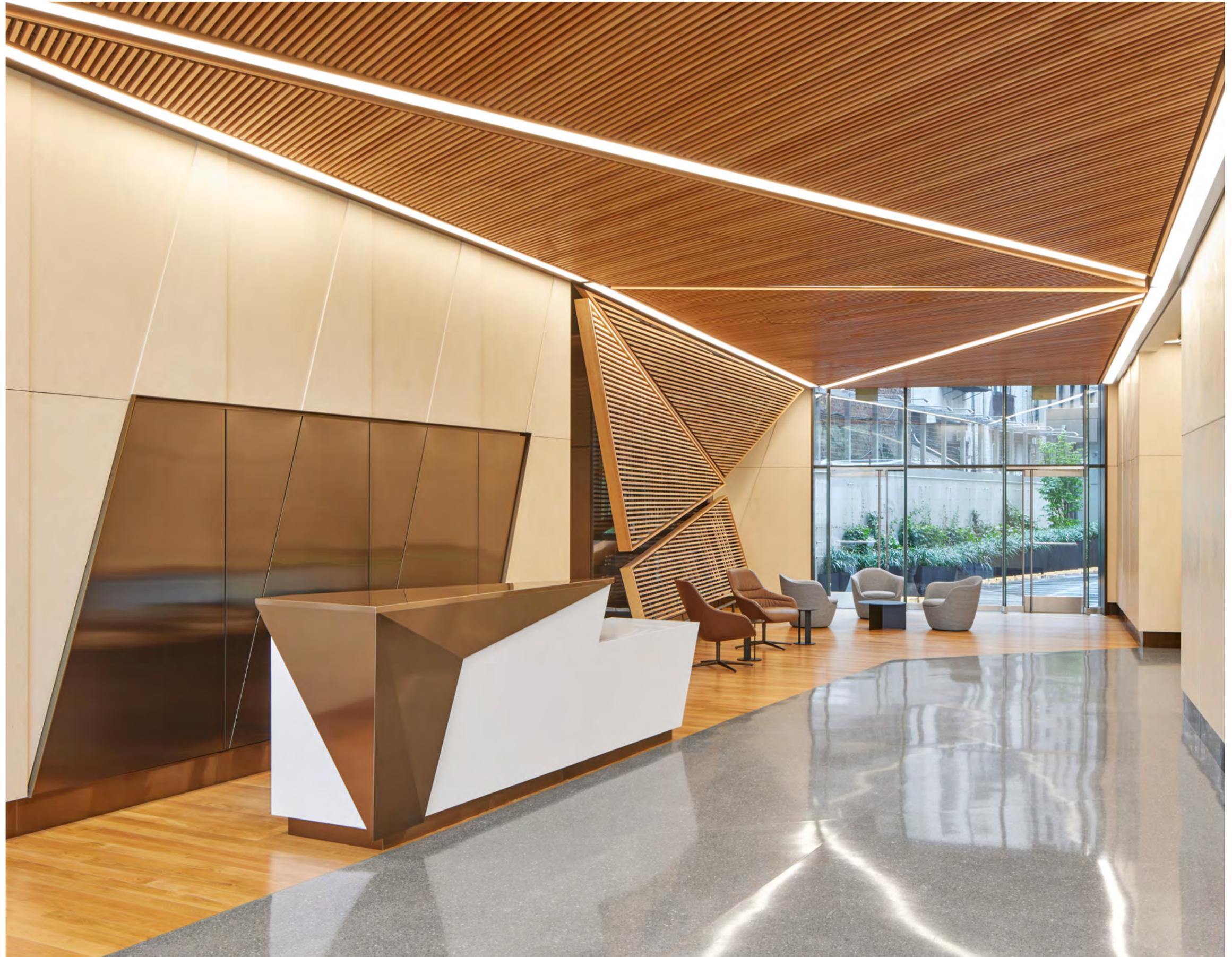
22,507 RSF of available office space remains



CEILING	FLOOR	AVAILABILITY
15'	Level 12	LEASED
15'	Level 11	LEASED
15'	Level 10	LEASED
15'	Level 9	LEASED
15'	Level 8	LEASED
15'	Level 7	LEASED
15'	Level 6	LEASED
15'	Level 5	LEASED
15'	Level 4	LEASED
15'	Level 3	22,507 RSF
15'	Level 2	LEASED
17'	Street Retail	9,932 RSF
17'	Concourse Retail	8,494 RSF
TOTAL		41,200 RSF

BROADWAY LOBBY

Main Entrance



799
BROADWAY
@ 11th



LOWER LEVEL LOUNGE



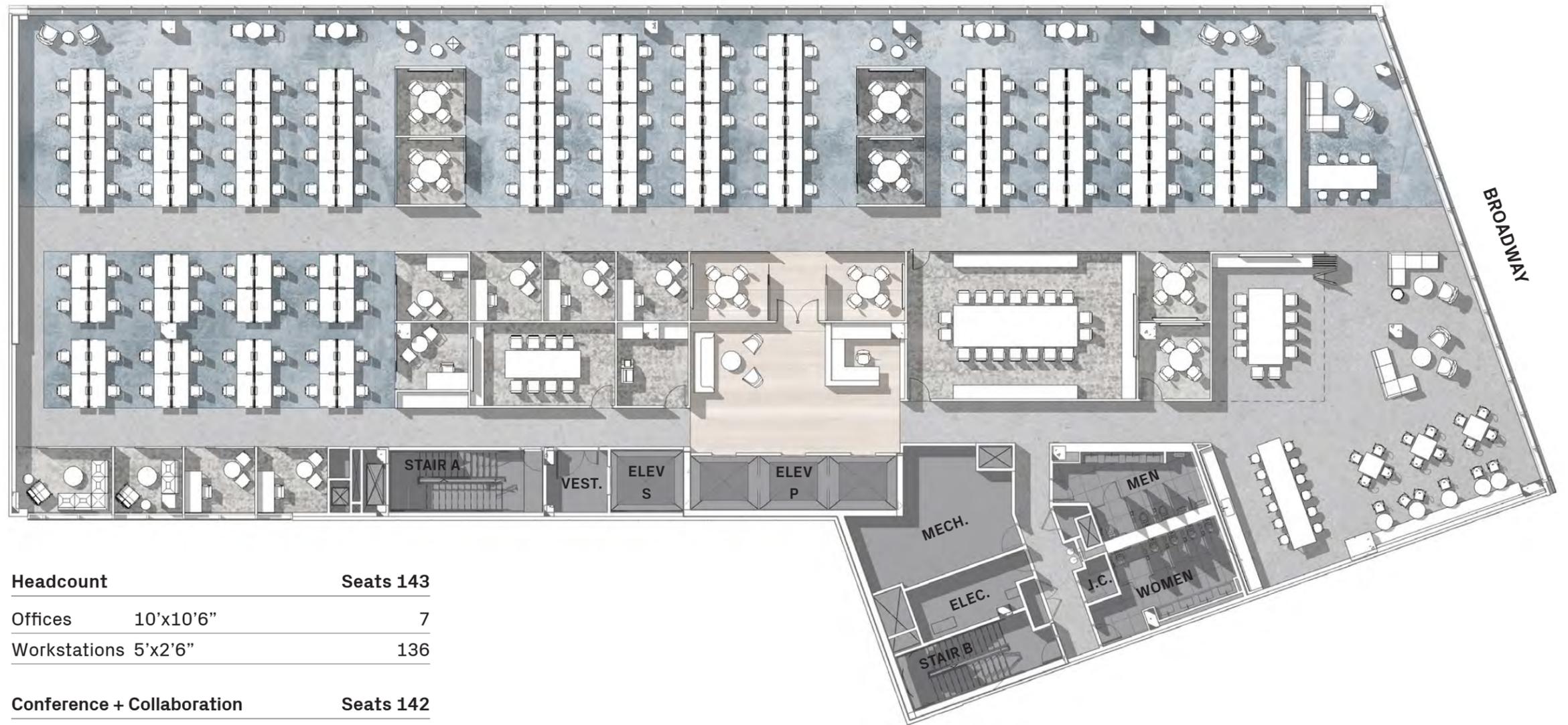
TENANT ONLY FITNESS CENTER



3RD FLOOR

3RD FLOOR TEST FIT OPEN PLAN

15' Ceiling Height
22,507 SF



Headcount		Seats 143
Offices	10'x10'6"	7
Workstations	5'x2'6"	136
Conference + Collaboration		Seats 142
Conference Room Seats		76
Open Collaboration Seats		66

3RD FLOOR DIVIDED SPACE

15' Ceiling Height
22,427 SF





WELLNESS

LET THE
BRIGHT
LIGHT IN



799 BROADWAY



HEALTH AND WELLNESS

@ 799 BROADWAY

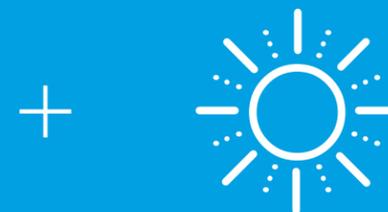
15' ceilings and 12' of glass provides workers with more light and air which studies have proven adds to overall worker productivity



**Indoor Air Quality
& Ventilation**

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 &
Daylight**

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

AIR PURIFICATION SYSTEM

UV Light Sanitation and Bipolar Ionization

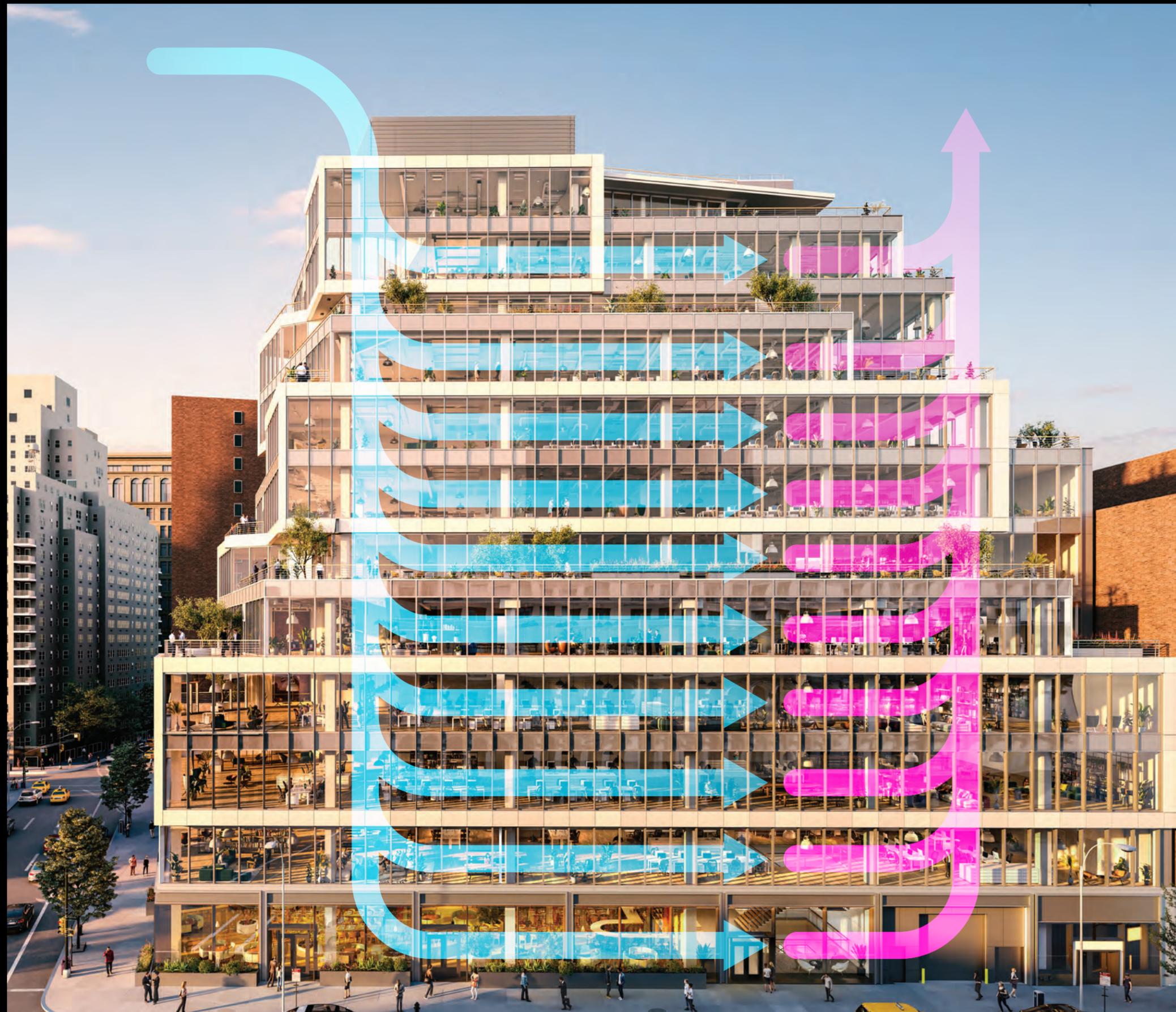
5-7 Fresh Air Changes Per Hour Per Floor

MERV-8 and MERV-13 Filtration



WiredScore GOLD

SmartScore GOLD



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

HEALTH AND WELLNESS

799 BROADWAY



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EXISTING MIDTOWN SOUTH BUILDING

EMPLOYEE INDOOR AIR QUALITY

- Bi-Polar Ionization Technology sanitizes the supply side air prior to direct distribution to employees
- UV Light Irradiators sanitizes 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 provide some improvements but rarely provides a holistic solution for the employee in the space

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 / tactile elevator buttons / shared restrooms / grandfathered base building conditions

VERTICAL TRANSPORTATION

- Mobile access controlled, high speed destination dispatch elevators for guests and employees reduces wait time and improves social distancing protocol

- Midtown South buildings tend to have undersized, retrofitted elevators with multiple elevator banks
 - Shared tactile buttons for guests and employees enhances the risk of germs transfer

EMPLOYEE WELLNESS

- LEED GOLD New Building Certification
- FitWel Certification
- Well Certification
- Frictionless bike room
- Holistic approach from sidewalk to boardroom and from base building to tenant construction

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



TEAM

EXCEED
THEIR
EXPECTATIONS



799 BROADWAY



TEAM

Developer
Architect
Construction

DEVELOPER

Columbia Property Trust creates storied properties for legendary companies in New York, San Francisco, Washington D.C., and Boston. Columbia uses its experience in leasing, development, transactions, property management, asset management and repositioning to grow value across its high-quality, eight million square foot portfolio of owned and managed assets. Columbia has been named a 2022 ENERGY STAR “Partner of the Year” by the E.P.A. and a “Green Lease Leader” by the U.S. Department of Energy, as well as one of Fortune’s “Best Workplaces in New York 2021” among Small and Medium-sized employers. For more information, please visit www.columbia.reit.

Perkins&Will

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).



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.



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