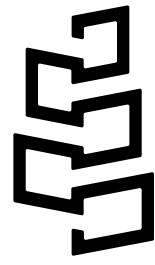


799 BROADWAY

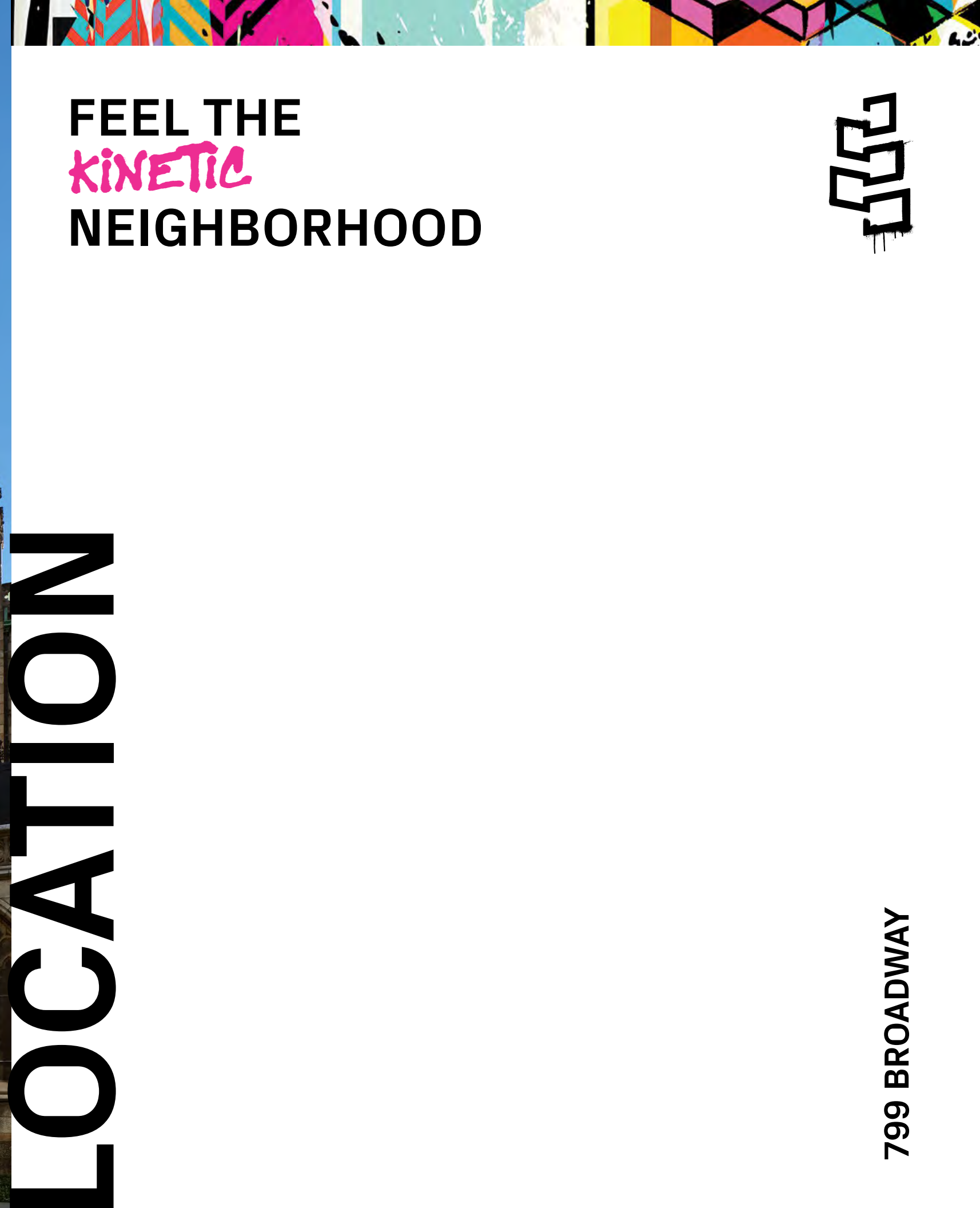




The time is **now**

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.



FEEL THE
KINETIC
NEIGHBORHOOD



LOCATION

799 BROADWAY

Feel the
ENERGY
of Greenwich
Village

LOCATION

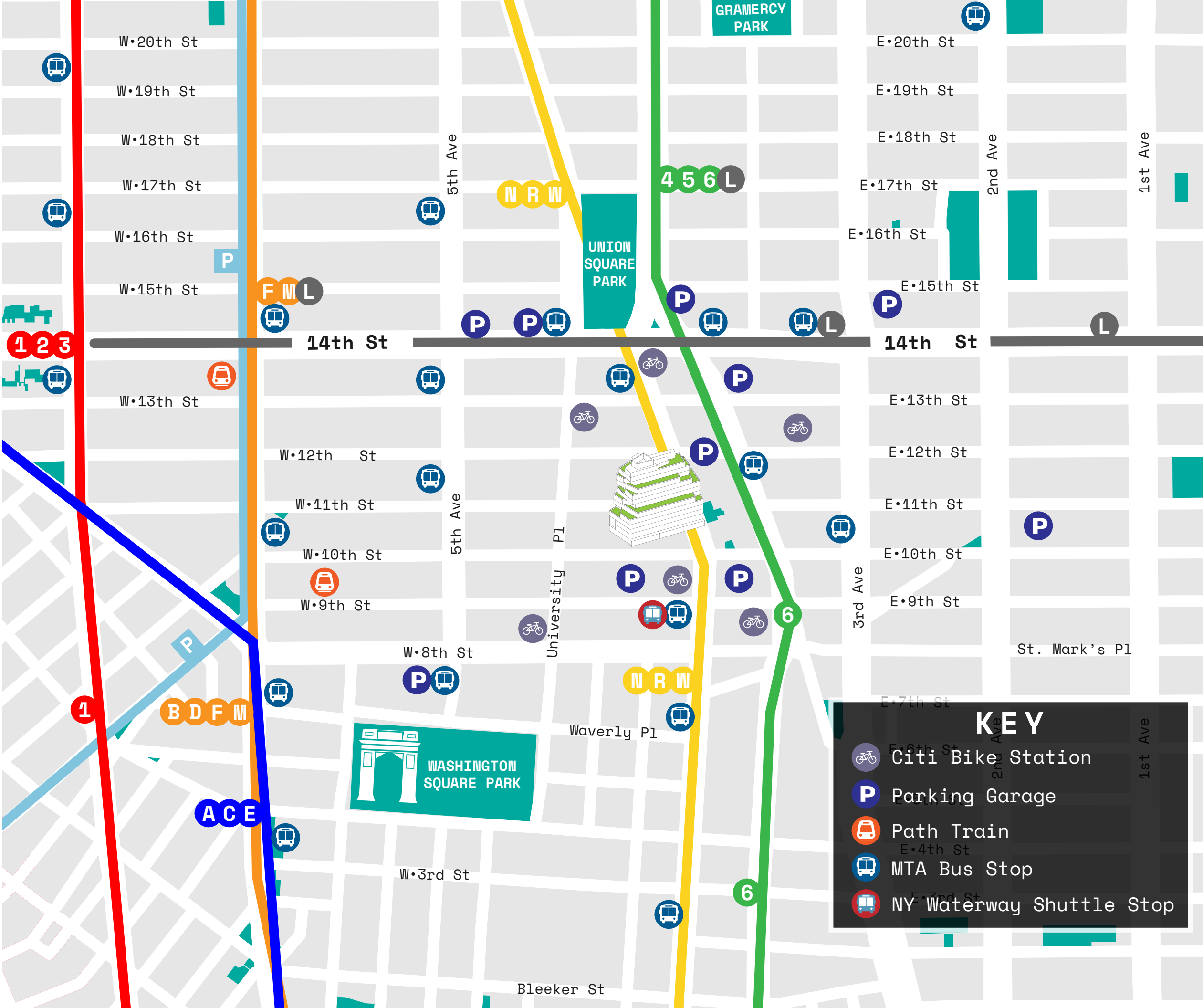
GREENWICH VILLAGE
UNION SQUARE PARK
MADISON SQUARE PARK

 799
BROADWAY
@ 11th



LOCATION

TRANSPORTATION



KEY

Citi Bike Station

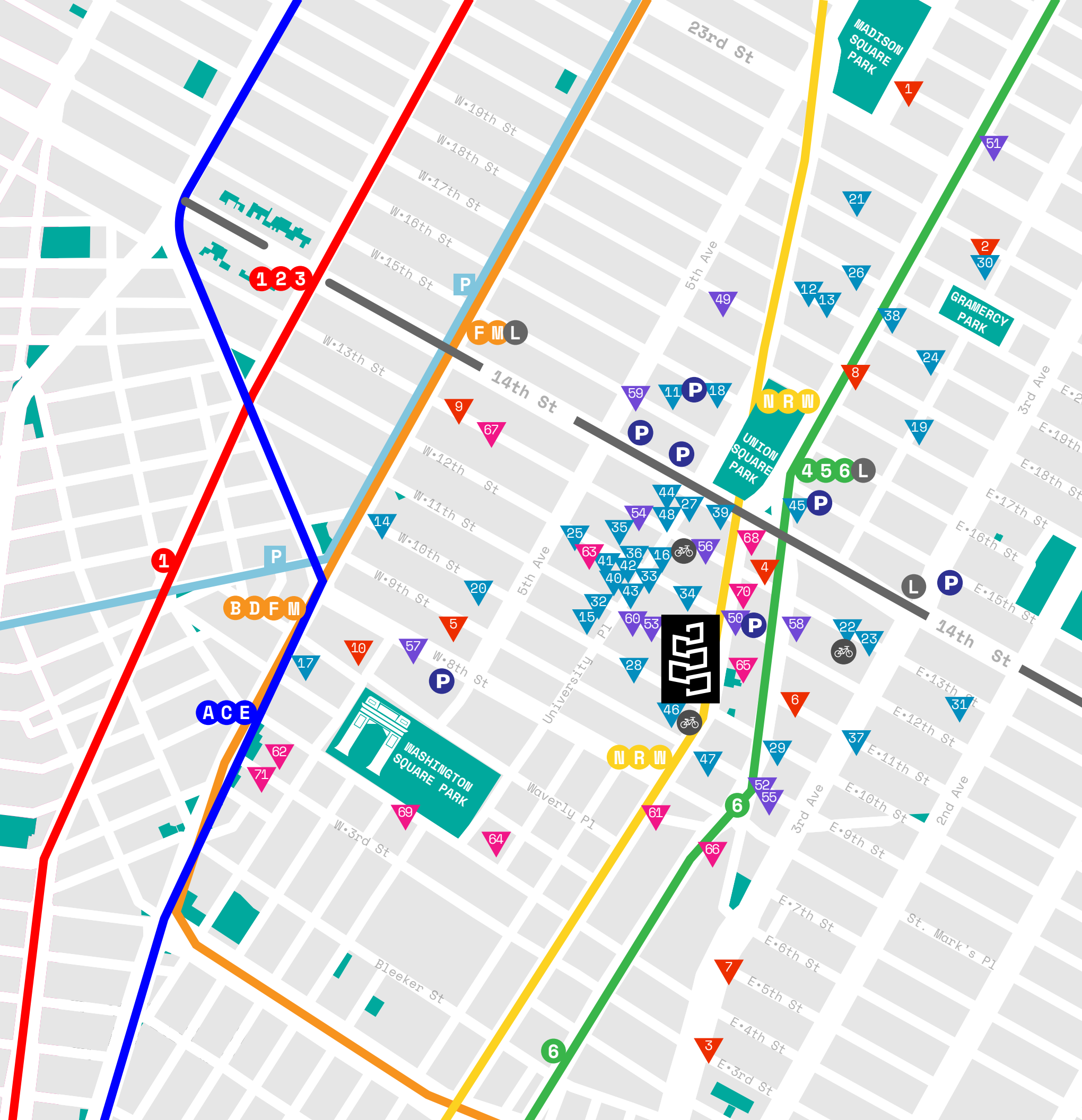
Parking Garage

Path Train

MTA Bus Stop

NY Waterway Shuttle Stop

799
BROADWAY
@ 11th



NEIGHBORHOOD

hotels

1. EDITION Hotel
2. Gramercy Park Hotel
3. The Bowery Hotel
4. Hyatt Union Square
5. The Marilton 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
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

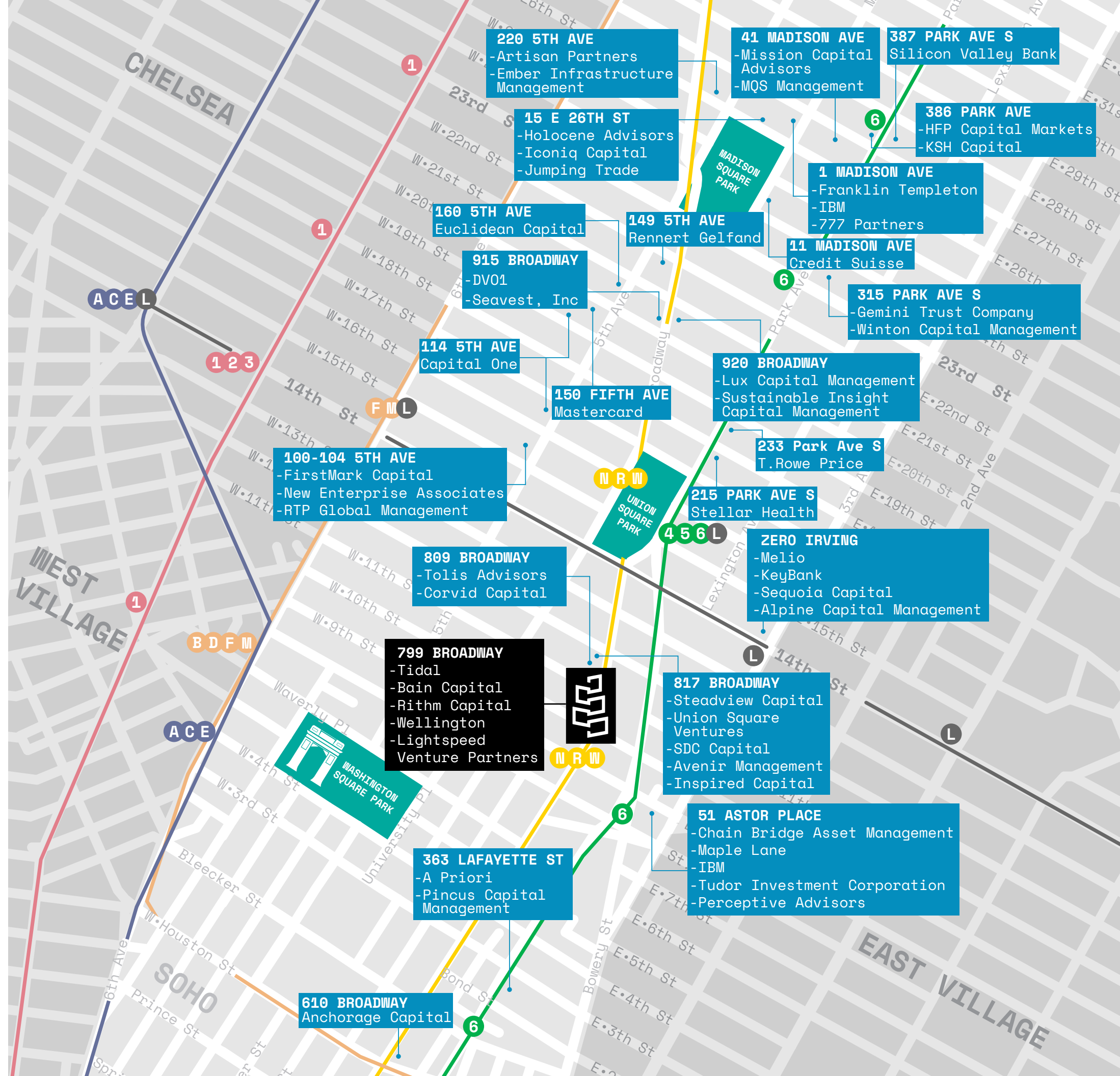
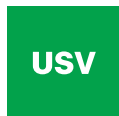
cultural

LOCATION

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



rithm





WORK
OUTSIDE
THE BOX



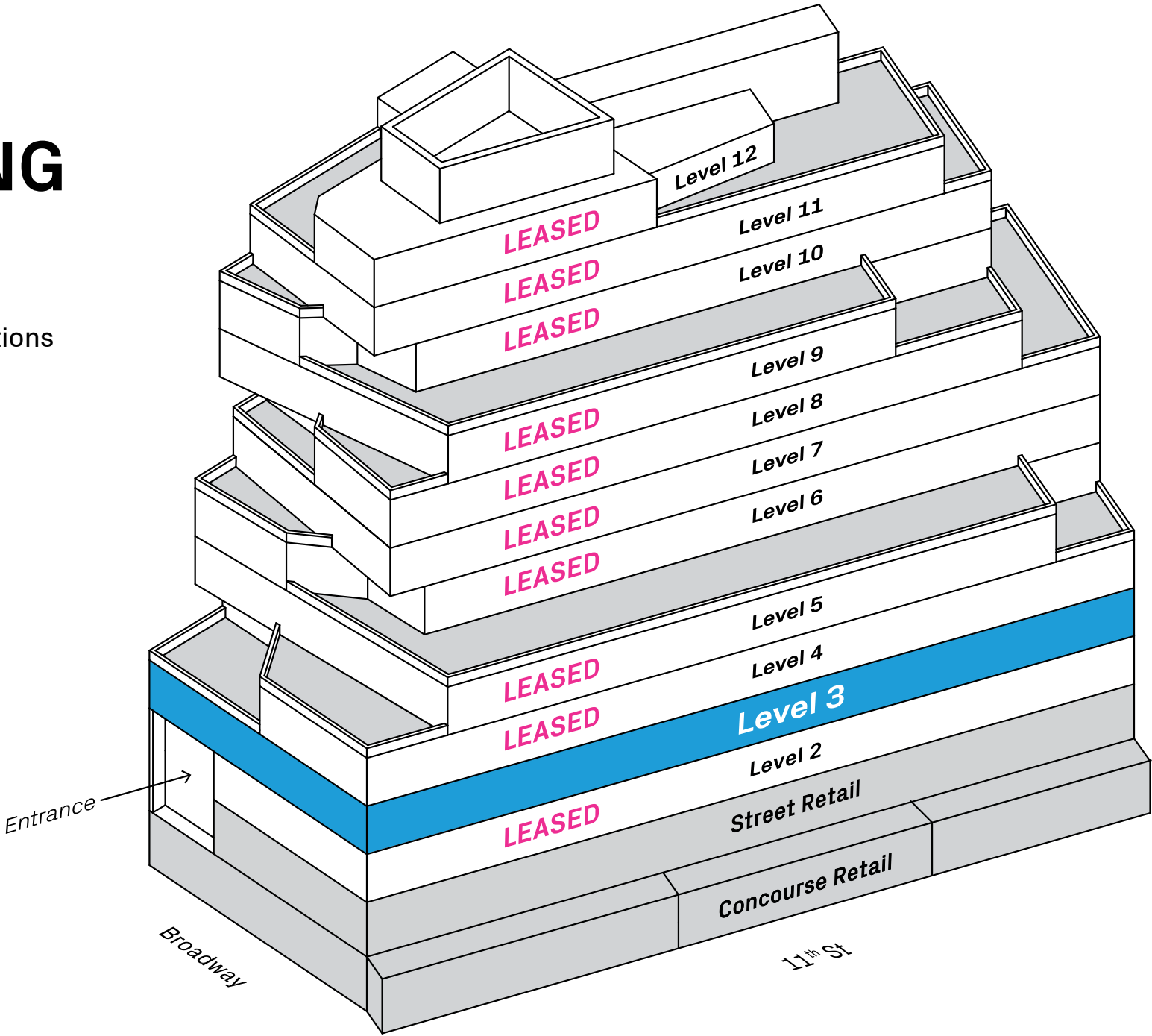
DESIGN

799 BROADWAY

STACKING PLAN

Program & Specifications

22,507 RSF of available office space remains



View Space

| 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





LOWER LEVEL LOUNGE



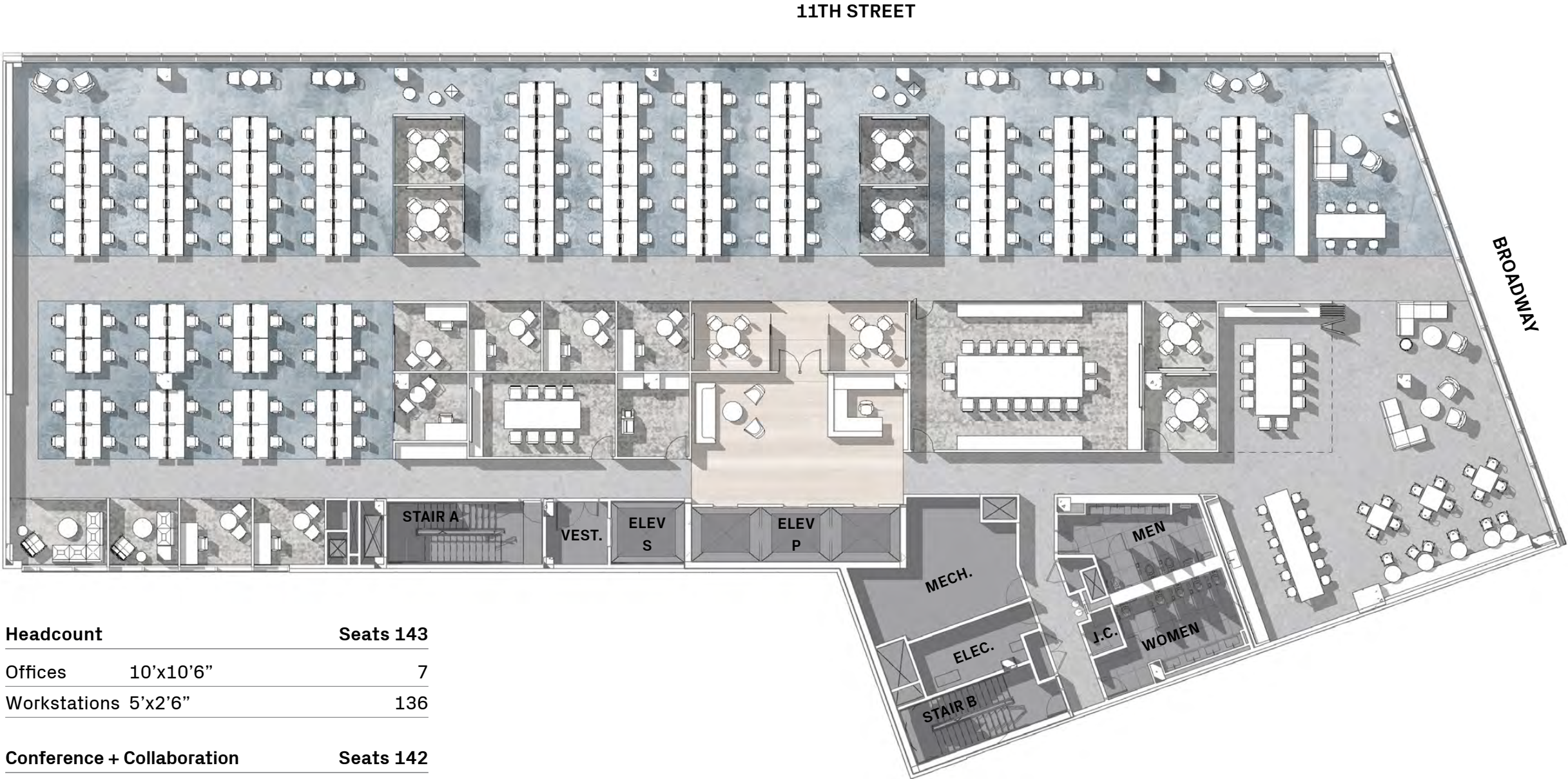
TENANT ONLY FITNESS CENTER



**3RD
FLOOR**

3RD FLOOR TEST FIT OPEN PLAN

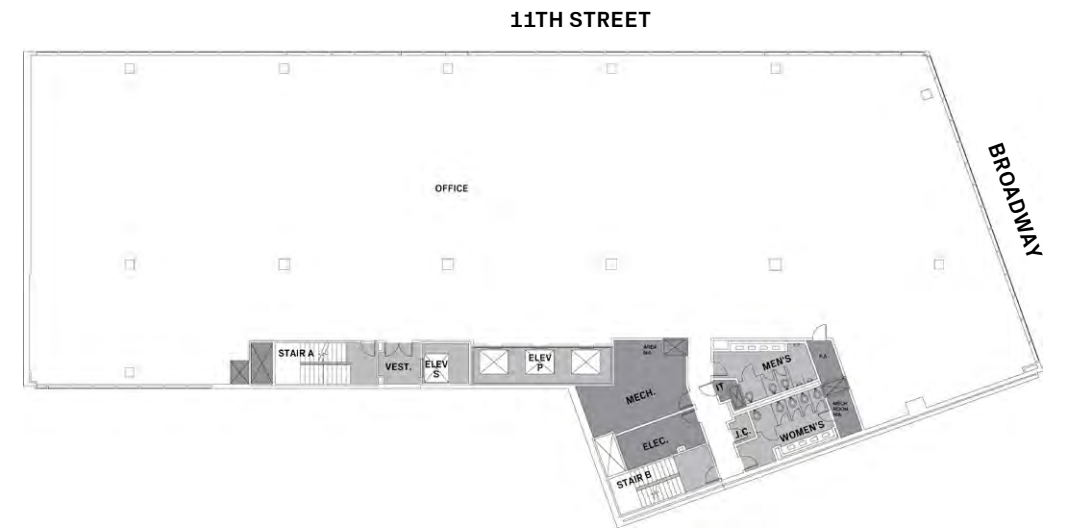
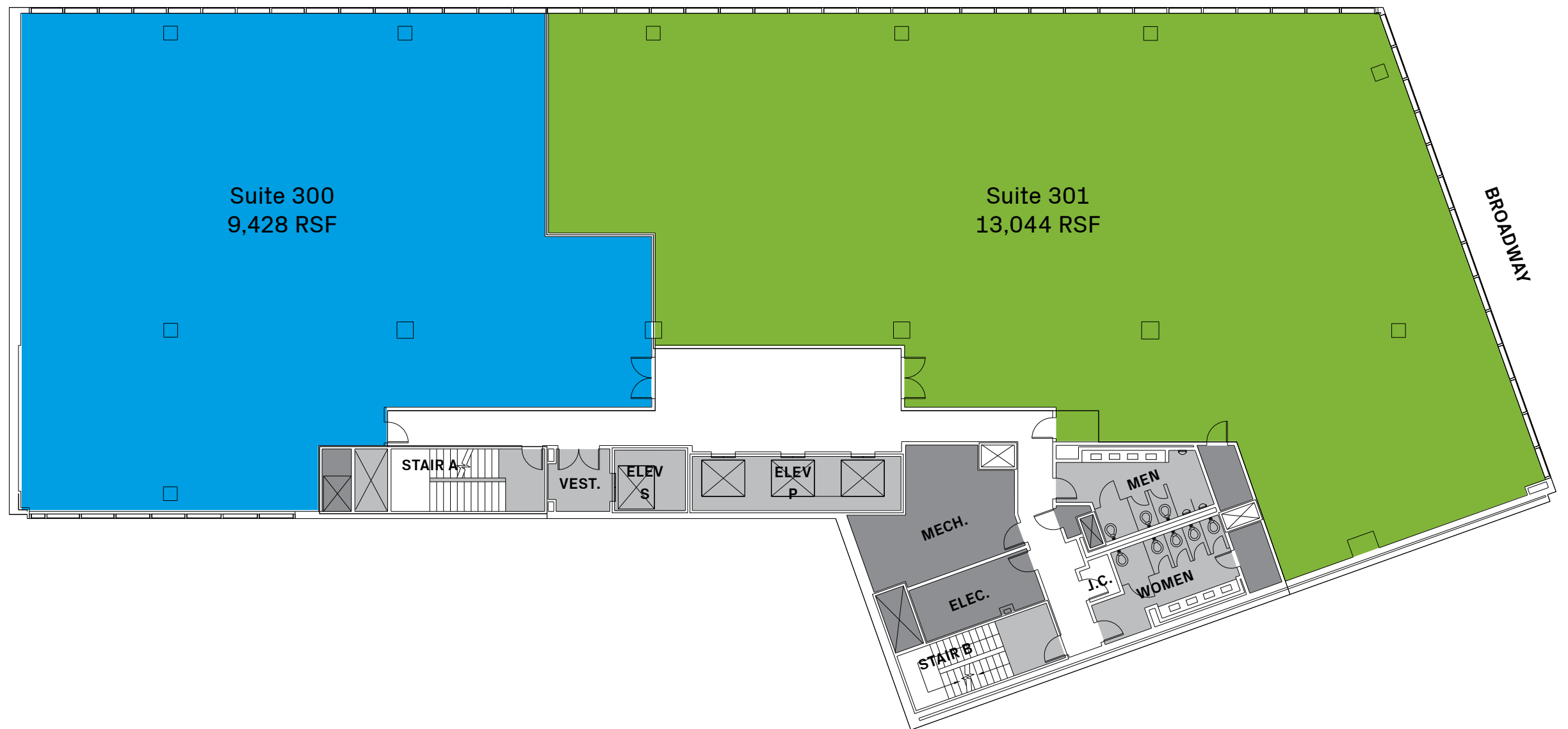
15' Ceiling Height
22,507 SF



| | | |
|-----------------------------------|-----------|------------------|
| 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





WELLNESSES

LET THE
BRIGHT
LIGHT IN



799 BROADWAY



HEALTH AND WELLNESS

@ 799 BROADWAY

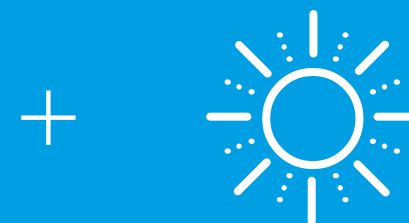
15' ceilings and 12' of glass provides workers with more light and air which studies have proven adds to overall worker productivity



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

|  799 BROADWAY | | EXISTING MIDTOWN SOUTH BUILDING |
|--|---|---|
| EMPLOYEE INDOOR AIR QUALITY | <ul style="list-style-type: none">– 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 | <ul style="list-style-type: none">– Bolt on systems provide some improvements but rarely provides a holistic solution for the employee in the space |
| TOUCHLESS EMPLOYEE AND GUEST EXPERIENCE | <ul style="list-style-type: none">– 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 | <ul style="list-style-type: none">– Revolver doors / tactile elevator buttons / shared restrooms / grandfathered base building conditions |
| VERTICAL TRANSPORTATION | <ul style="list-style-type: none">– Mobile access controlled, high speed destination dispatch elevators for guests and employees reduces wait time and improves social distancing protocol | <ul style="list-style-type: none">– 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 | <ul style="list-style-type: none">– LEED GOLD New Building Certification– FitWel Certification– WELL Certification– ENERGY STAR Certification– Frictionless bike room– Holistic approach from sidewalk to boardroom and from base building to tenant construction | <ul style="list-style-type: none">– 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 |



EXCEED
THEIR
EXPECTATIONS



TEAM

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.



799 BROADWAY

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