

799 BROADWAY

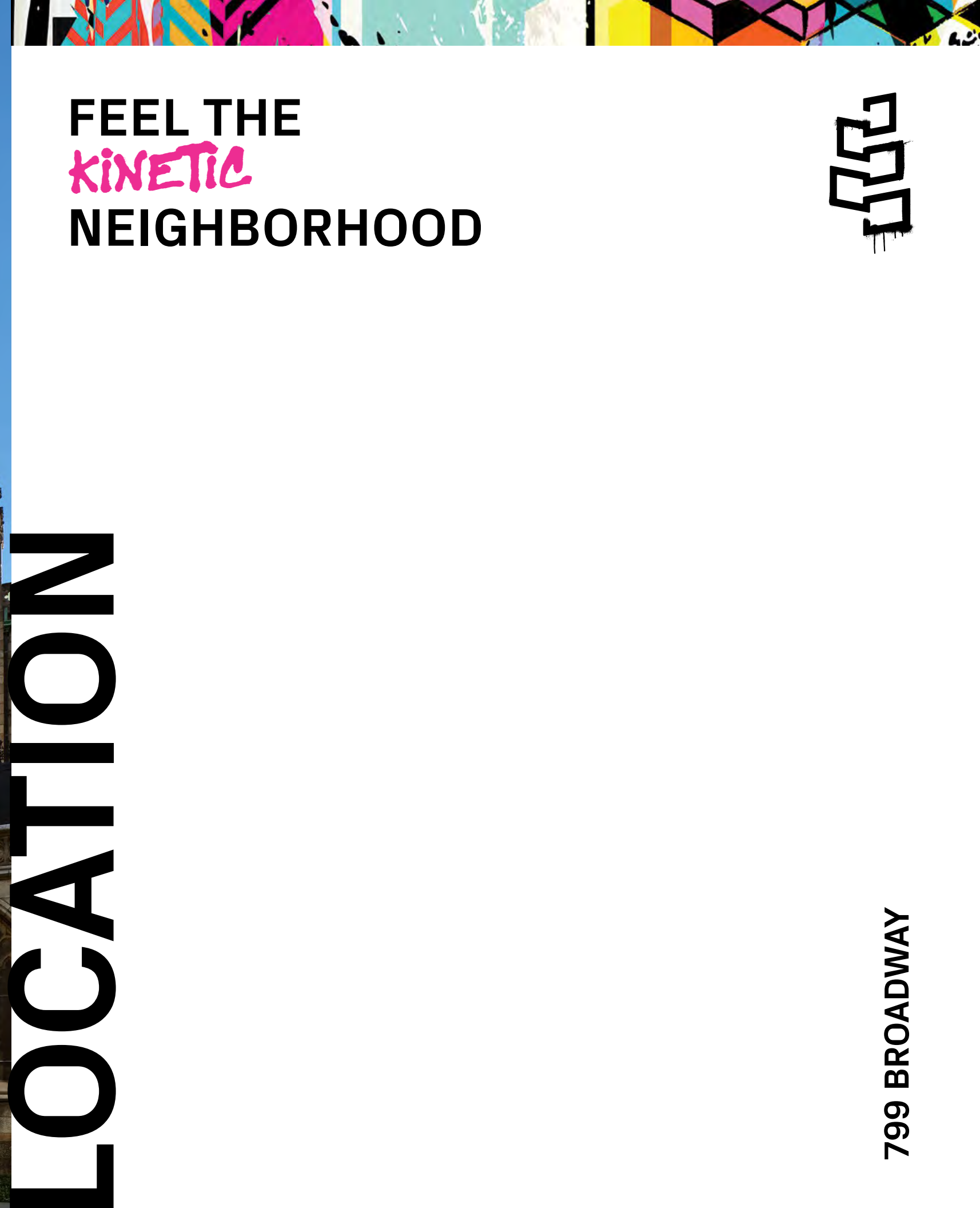




The time is **now**

799 Broadway is the newest building in the coolest NYC neighborhood. This trend-setting boutique building, with just **32,873 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

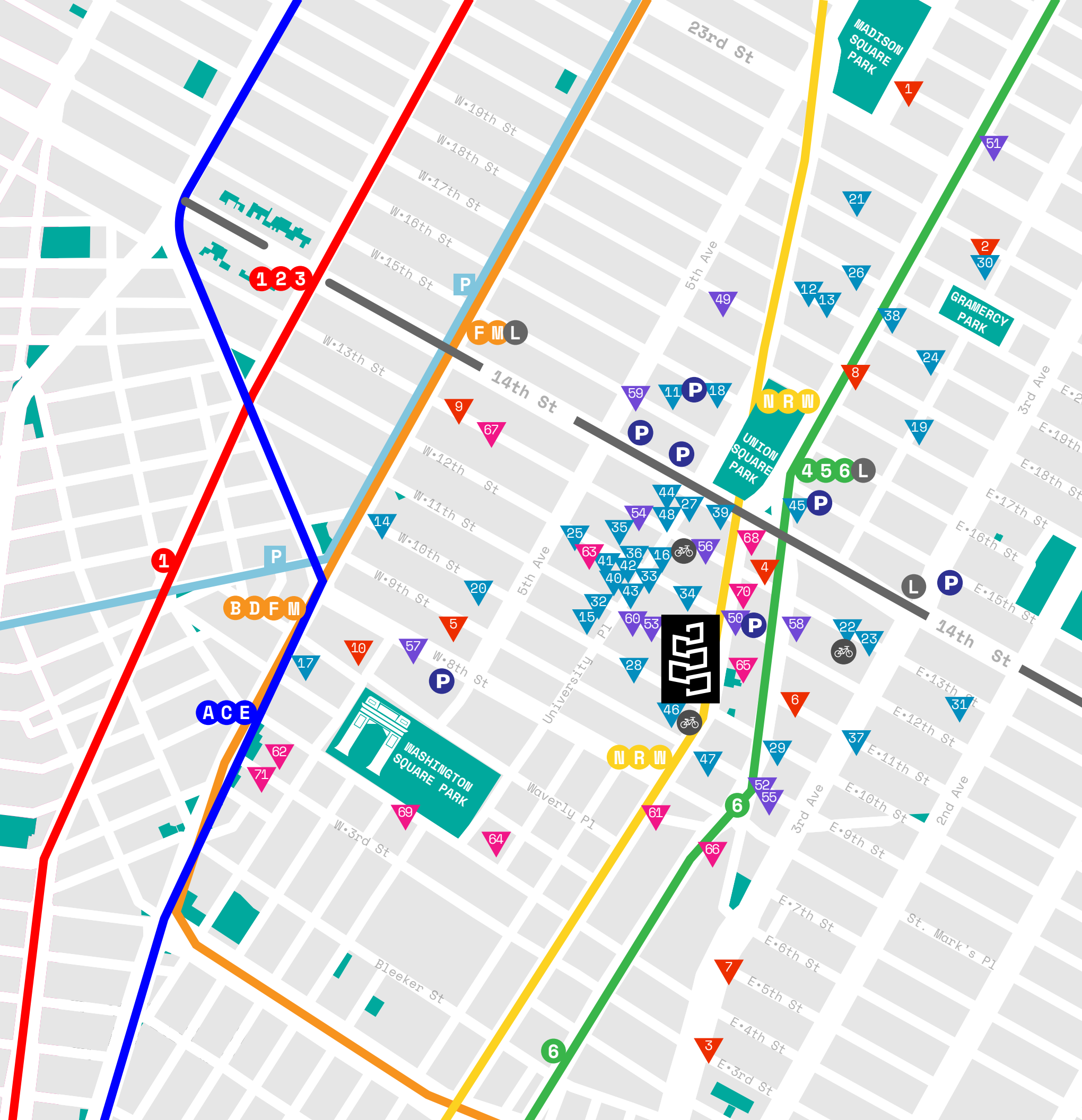
LOCATION

GREENWICH VILLAGE
UNION SQUARE PARK
MADISON SQUARE PARK

 799
BROADWAY
@ 11th



TRANSPORTATION



NEIGHBORHOOD

hotels

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

health and wellness

restaurants

- | | |
|--------------------------|-------------------------------------|
| 11. 15 East | 49. 305 Fitness |
| 12. ABC Cocina | 50. Crunch |
| 13. ABC Kitchen | 51. Equinox Gramercy |
| 14. Alta | 52. Flywheel |
| 15. Amorino | 53. ISHTA Yoga |
| 16. Blue Bottle Coffee | 54. New York Health and Raquet Club |
| 17. Blue Hill | 55. Orange Theory |
| 18. Breads Bakery | 56. Revolve Fitness |
| 19. Casa Mono | 57. Soul Cycle |
| 20. Claudette | 58. The Shala |
| 21. Cosme | 59. The Well |
| 22. Everyman Espresso | 60. Y7 Yoga |
| 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 | |

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.









WORK
OUTSIDE
THE BOX



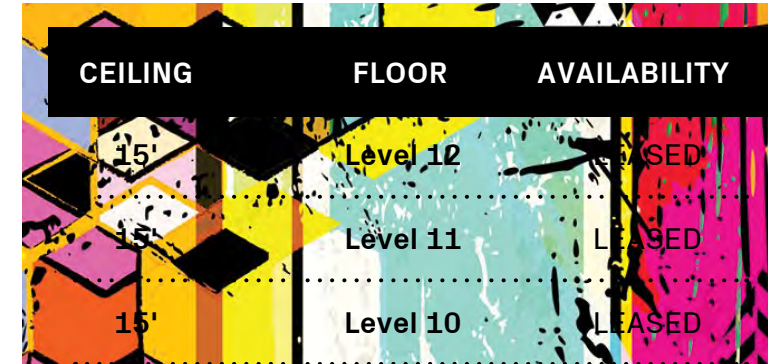
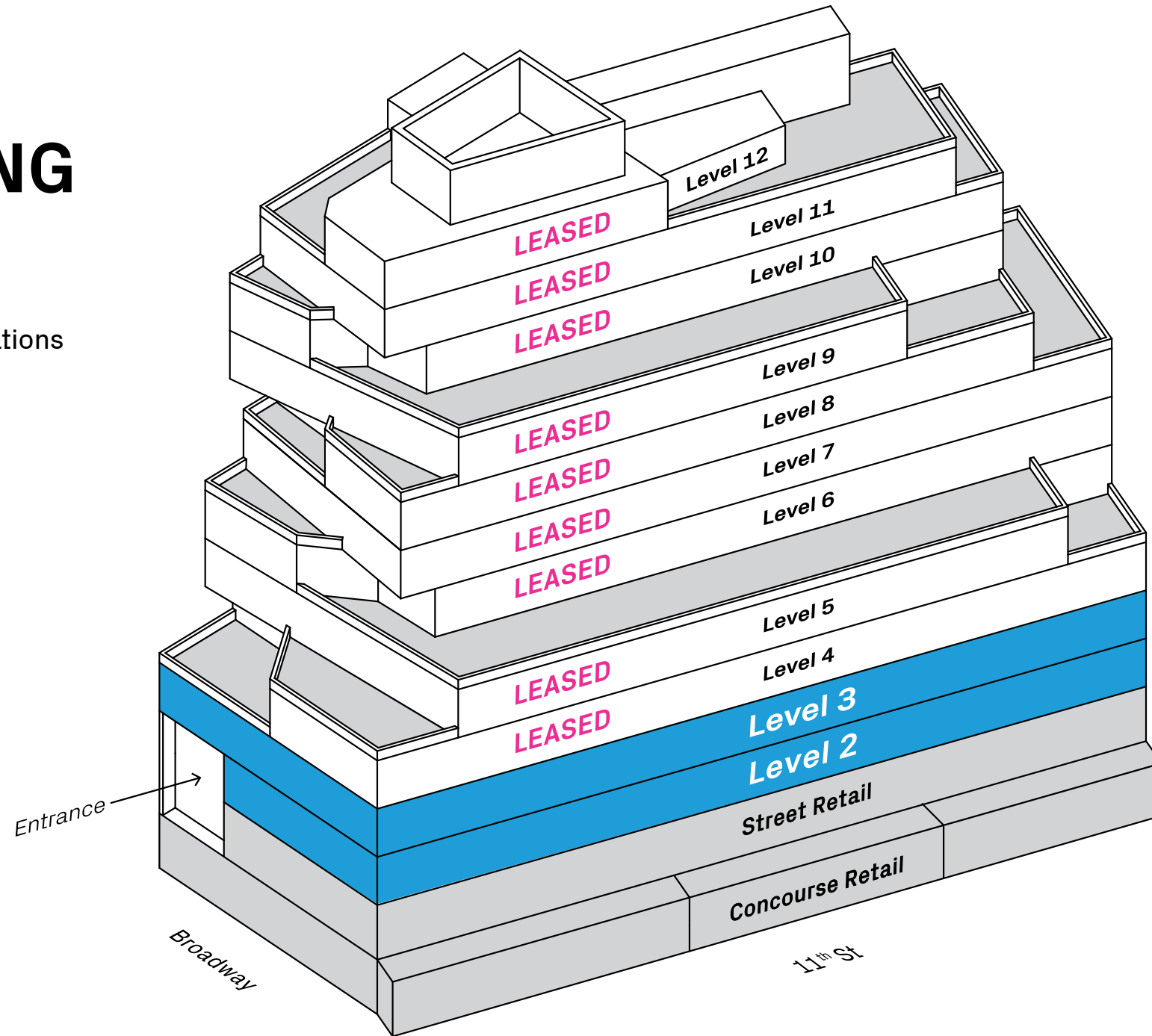
DESIGN

799 BROADWAY

STACKING PLAN

Program & Specifications

32,873 RSF of available office space remains



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	10,366 RSF
17'	Street Retail	9,932 RSF
17'	Concourse Retail	8,494 RSF
TOTAL		41,200 RSF



BROADWAY LOBBY

Main Entrance





LOWER LEVEL LOUNGE



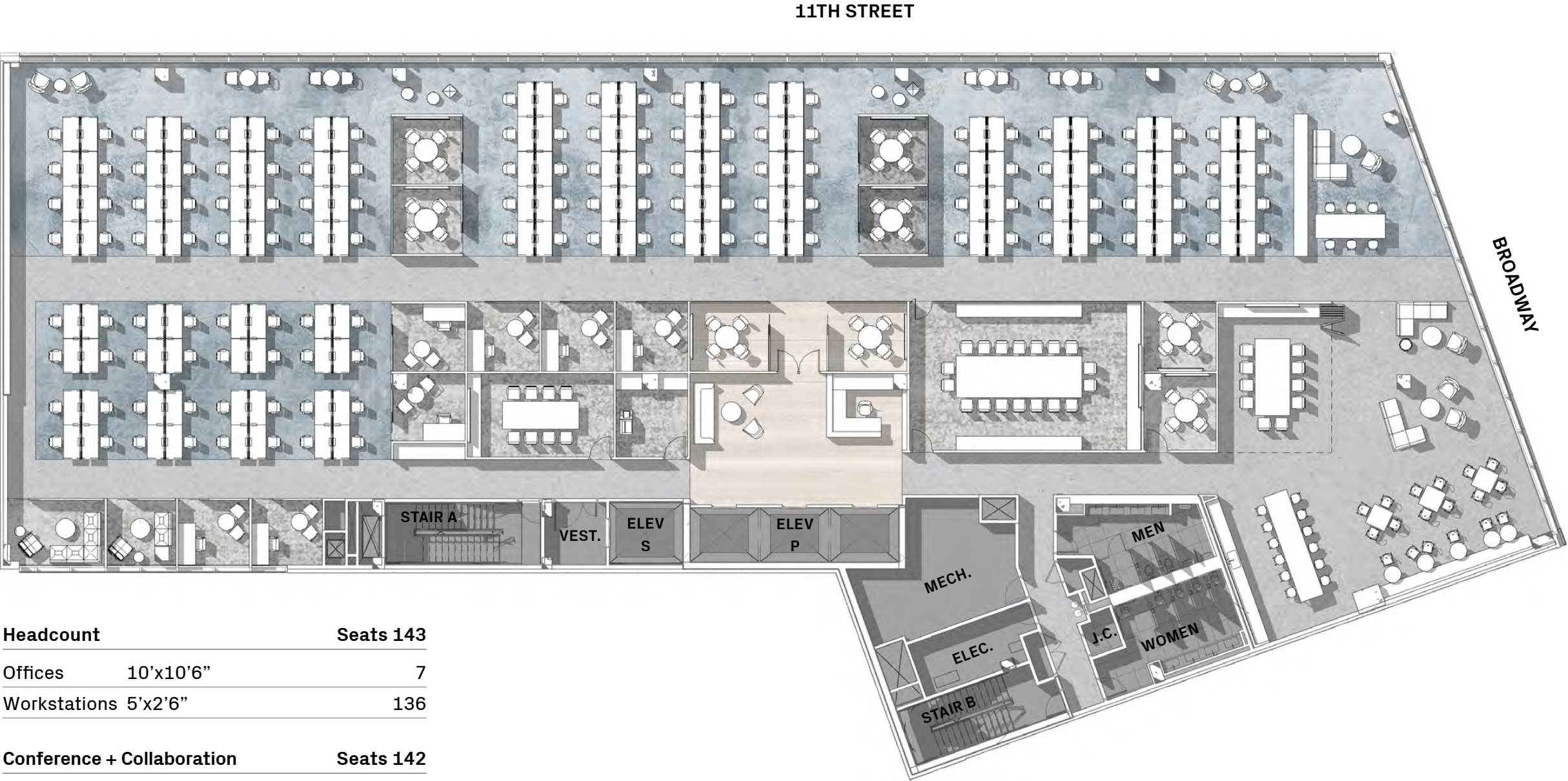
TENANT ONLY FITNESS CENTER



**3RD
FLOOR**

3RD FLOOR TEST FIT OPEN PLAN

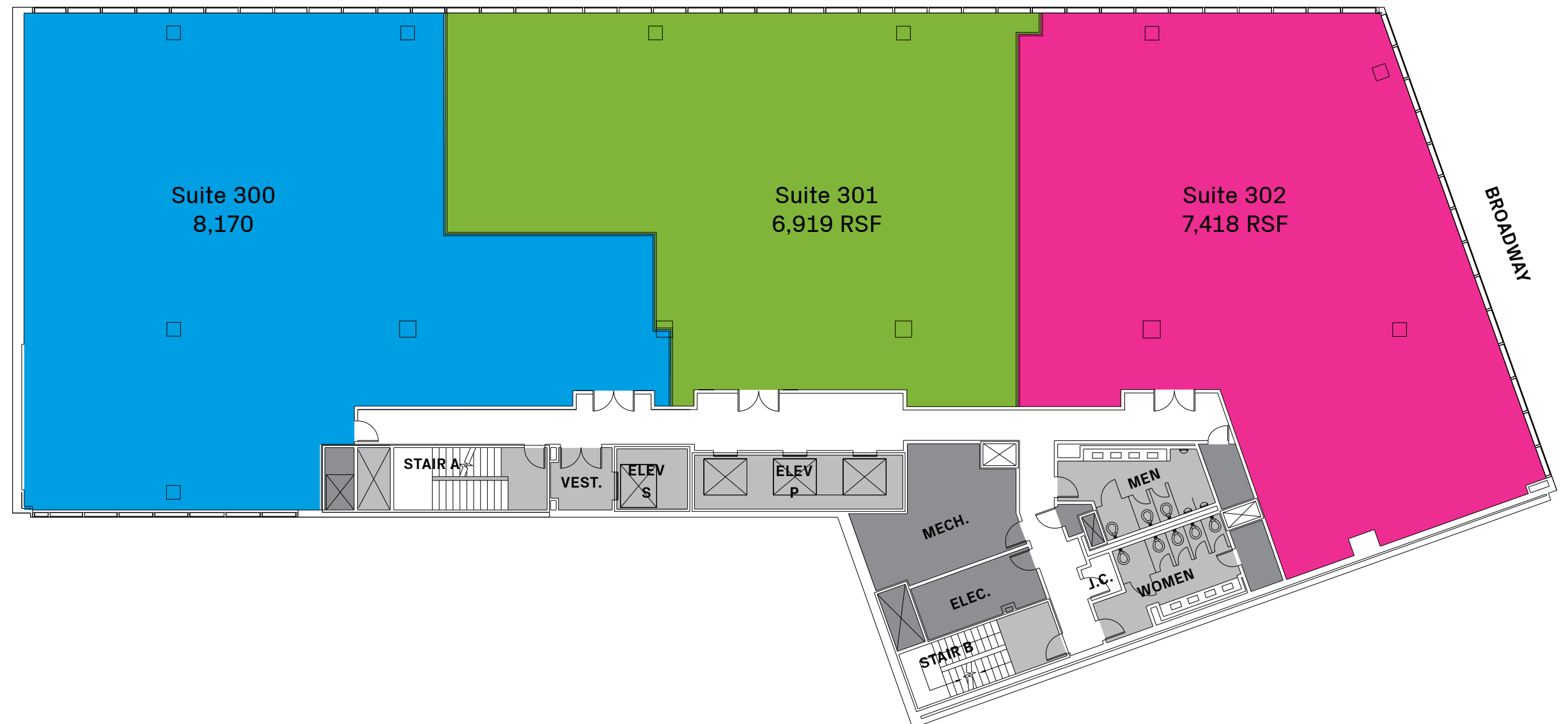
15' Ceiling Height
22,507 SF



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

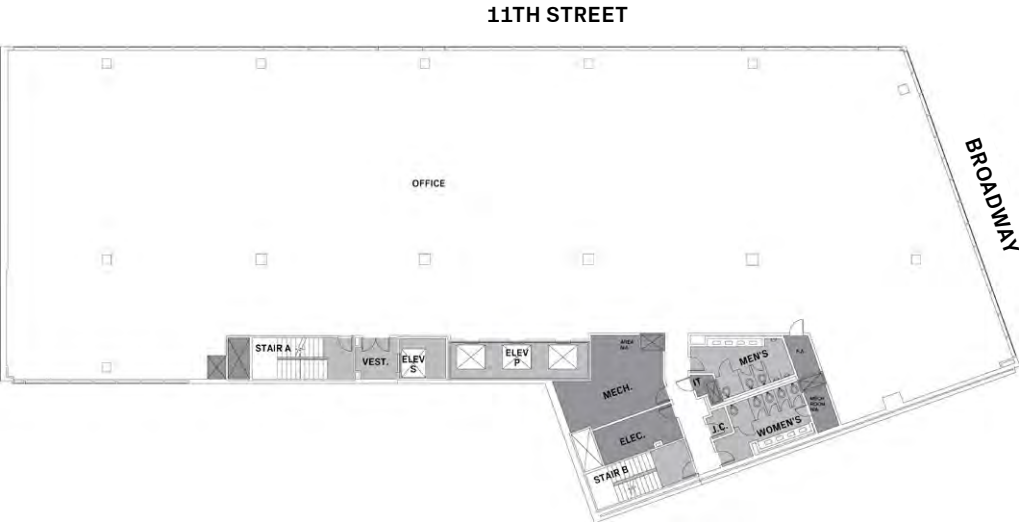
3RD FLOOR DIVIDED SPACE

15' Ceiling Height
22,507 SF



3RD FLOOR TEST FIT DIVIDED PLAN

15' Ceiling Height
22,507 SF



SUITE 1 - 8,170 SF

Headcount	Seats 24
Offices 10'x10'6"	4
Workstations 5'x2'6"	20

Conference + Collaboration	Seats 31
Conference Room Seats	24
Open Collaboration Seats	7

SUITE 2 - 6,919 SF

Headcount	Seats 23
Offices 10'x10'6"	4
Workstations 5'x2'6"	19

Conference + Collaboration	Seats 20
Conference Room Seats	20
Open Collaboration Seats	0

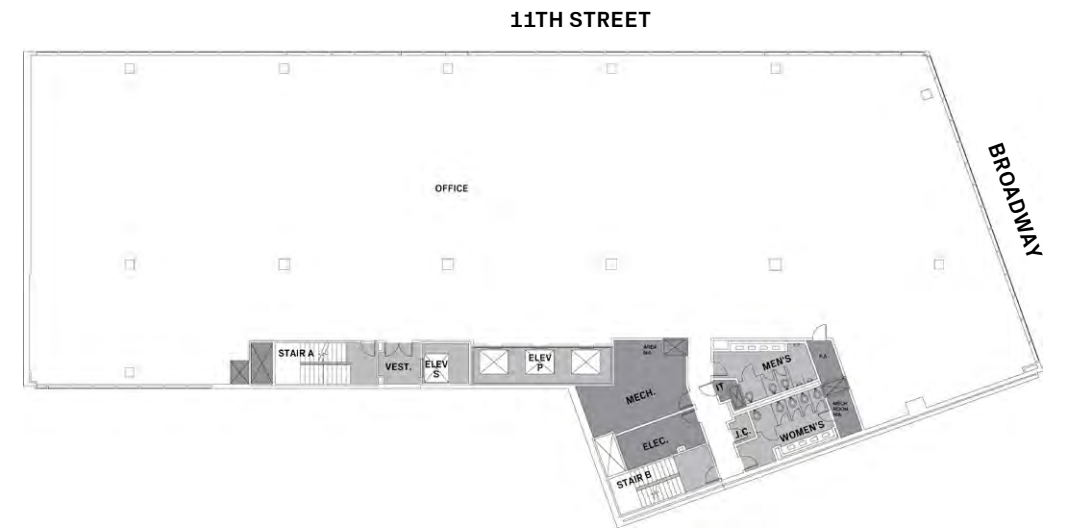
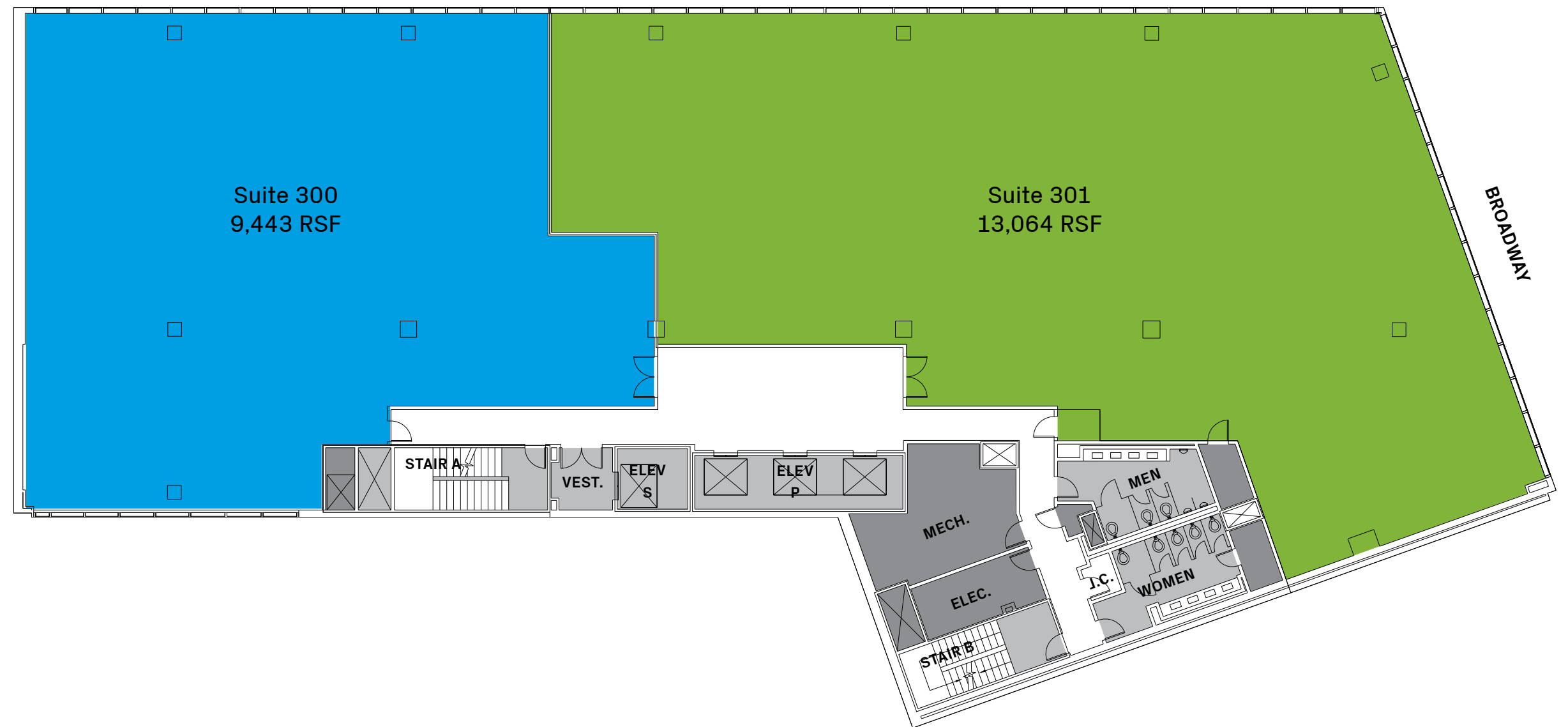
SUITE 3 - 7,418 SF

Headcount	Seats 24
Offices 10'x10'6"	4
Workstations 5'x2'6"	20

Conference + Collaboration	Seats 32
Conference Room Seats	20
Open Collaboration Seats	11

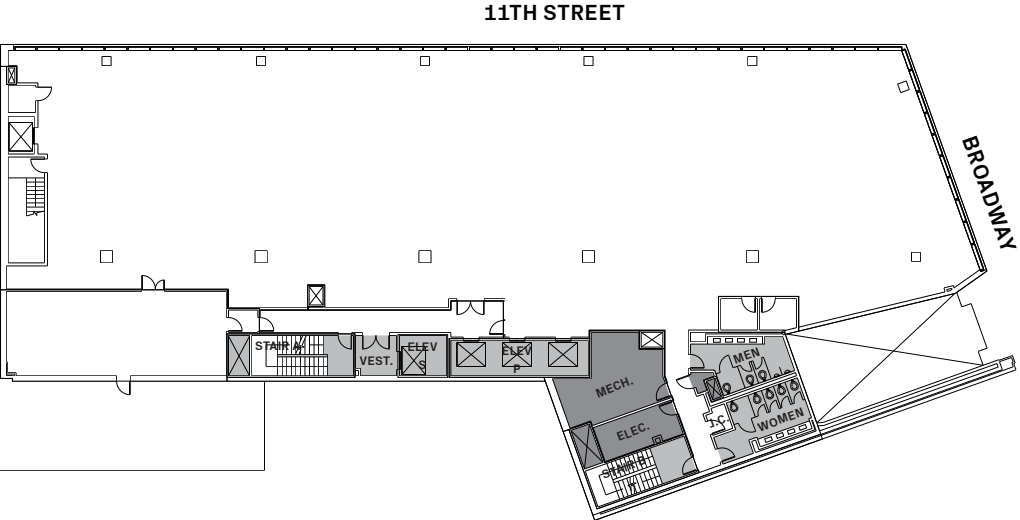
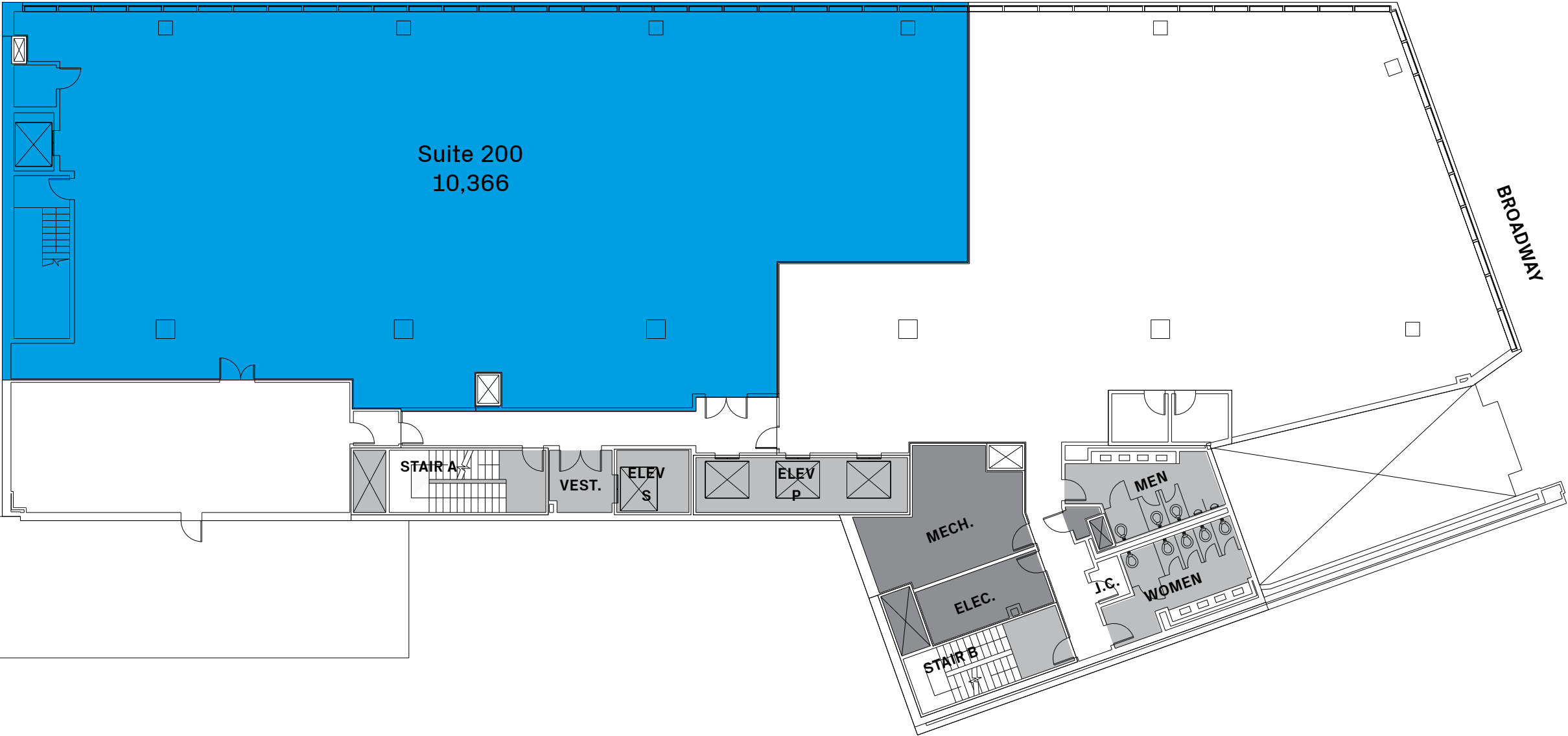
3RD FLOOR DIVIDED SPACE

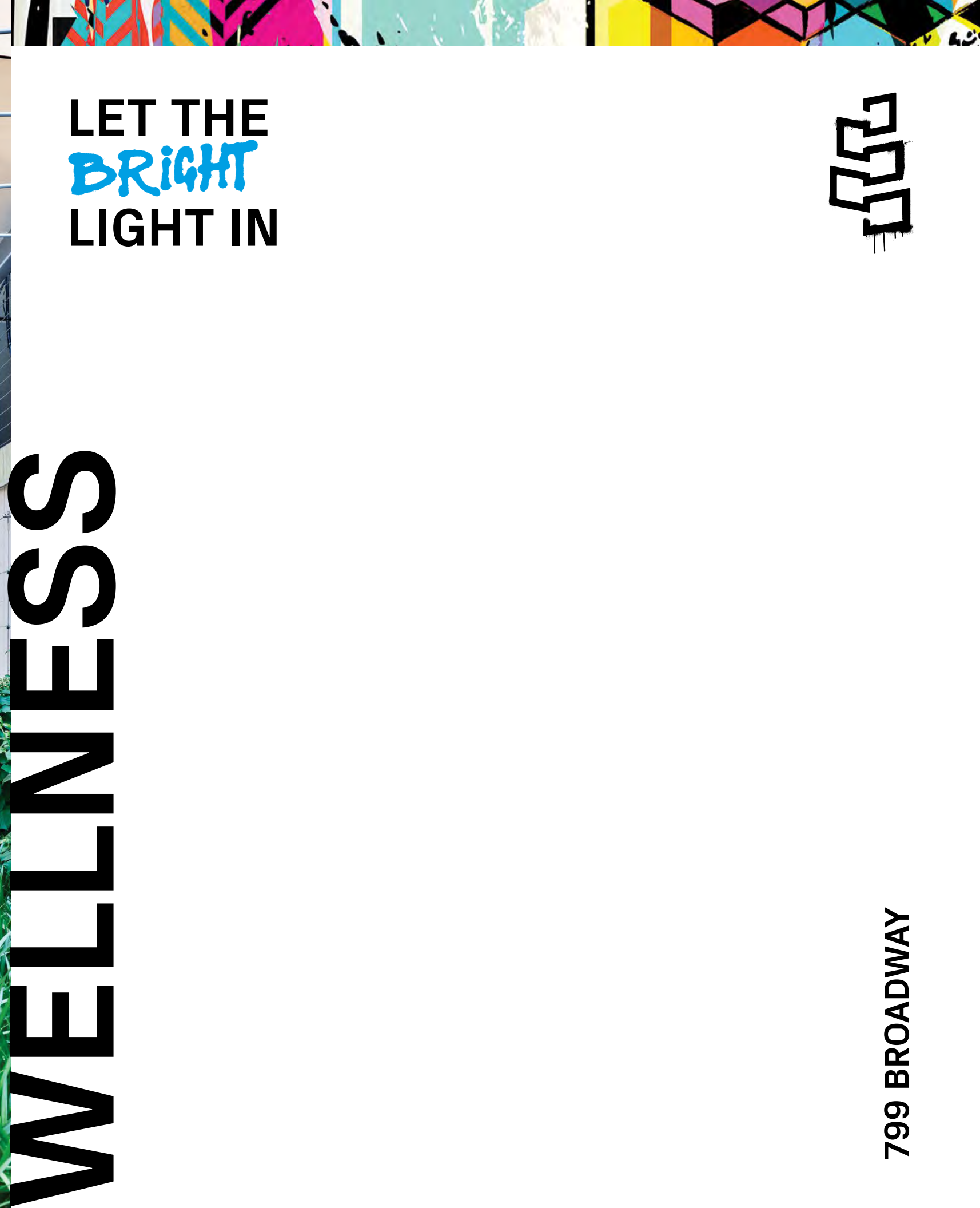
15' Ceiling Height
22,507 SF



2ND FLOOR DIVIDED SPACE

15' Ceiling Height
10,366 SF





LET THE
BRIGHT
LIGHT IN



WELLNESSES

799 BROADWAY



HEALTH AND WELLNESS

@ 799 BROADWAY

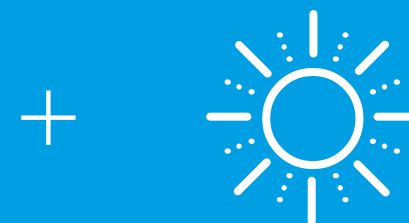
15' ceilings and 12' of glass provides workers with more light and air which studies have proven adds to overall worker productivity



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.



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