

CBRE

55

WATER

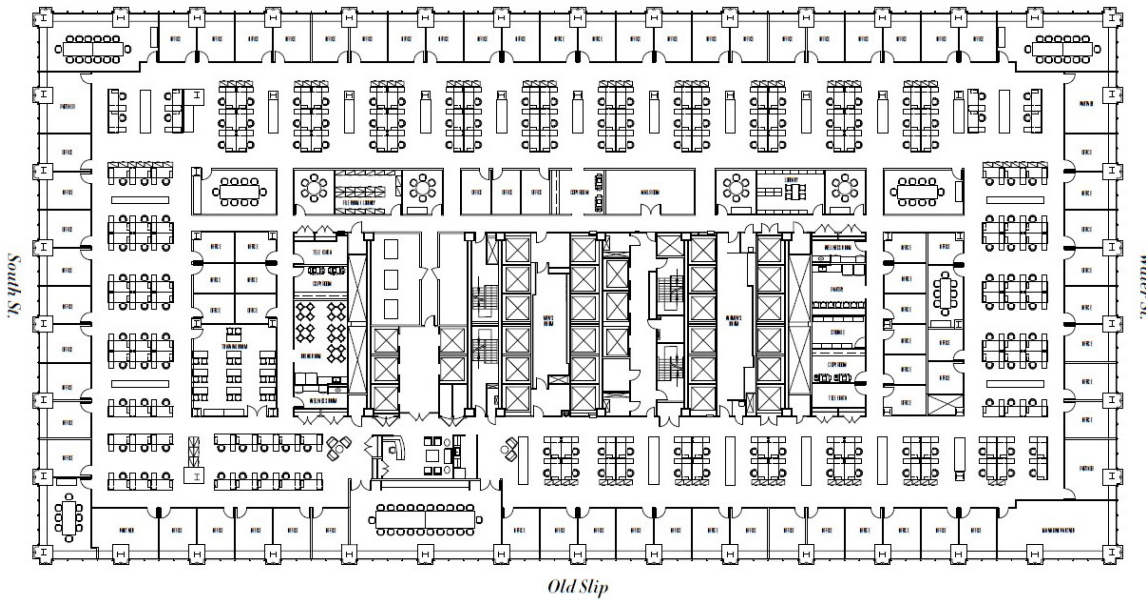


Space	RSF	Condition	Available
Entire 49th Floor	69,459	Raw	Immed.
Entire 23rd Floor	66,858	Raw	Immed.
Entire 22nd Floor	66,604	Raw	Immed.
Entire 21st Floor	65,636	Built	Arranged
Entire 20th Floor	65,612	Built	Arranged
Entire 19th Floor	65,446	Built	Arranged
Entire 13th Floor	64,887	Built	Immed.

SPACE / BUILDING FEATURES

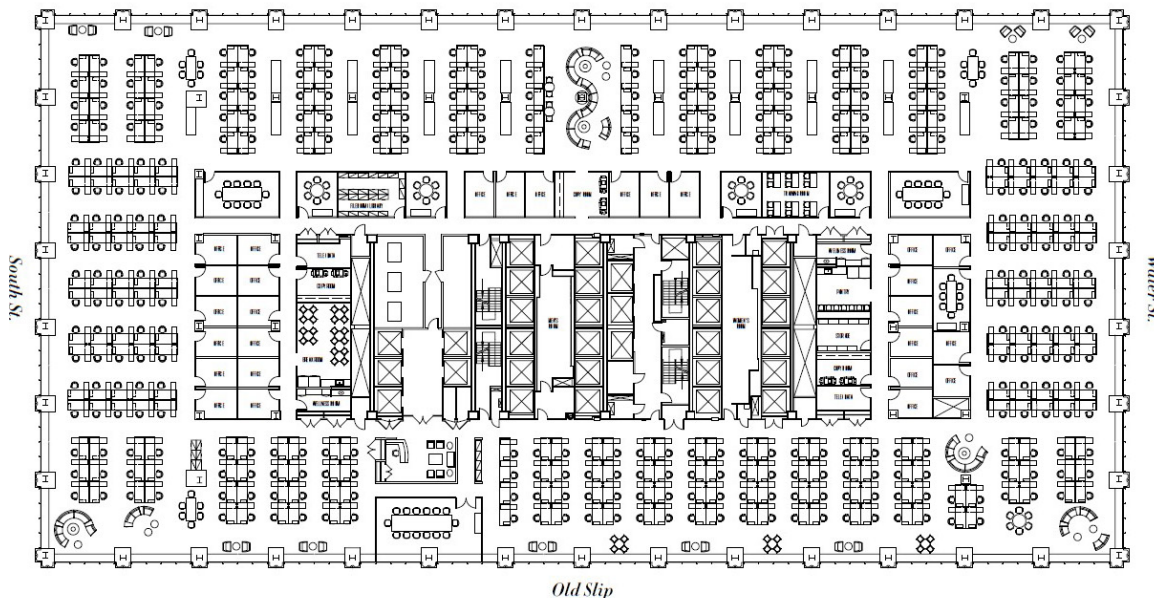
- Tenant-only Cafeteria & Coffee Shop
- Two on-site parks
- In-Building Parking Garage
- Sky 55 Bar & Beer Garden
- Significant Building Infrastructure

Office Intensive Test-Fit Approx. 65,000 Rentable Sq. Ft



Workstations	162
Private Offices	75
Private Offices	5
Conference Rooms	11
Total Seats	242
SF Per Person	287

Open Test-Fit Approx. 65,000 Rentable Sq. Ft



Workstations	342
Private Offices	27
Conference Rooms	8
Total Seats	369
SF Per Person	188



SOUTH LOBBY COFFEE KIOSK



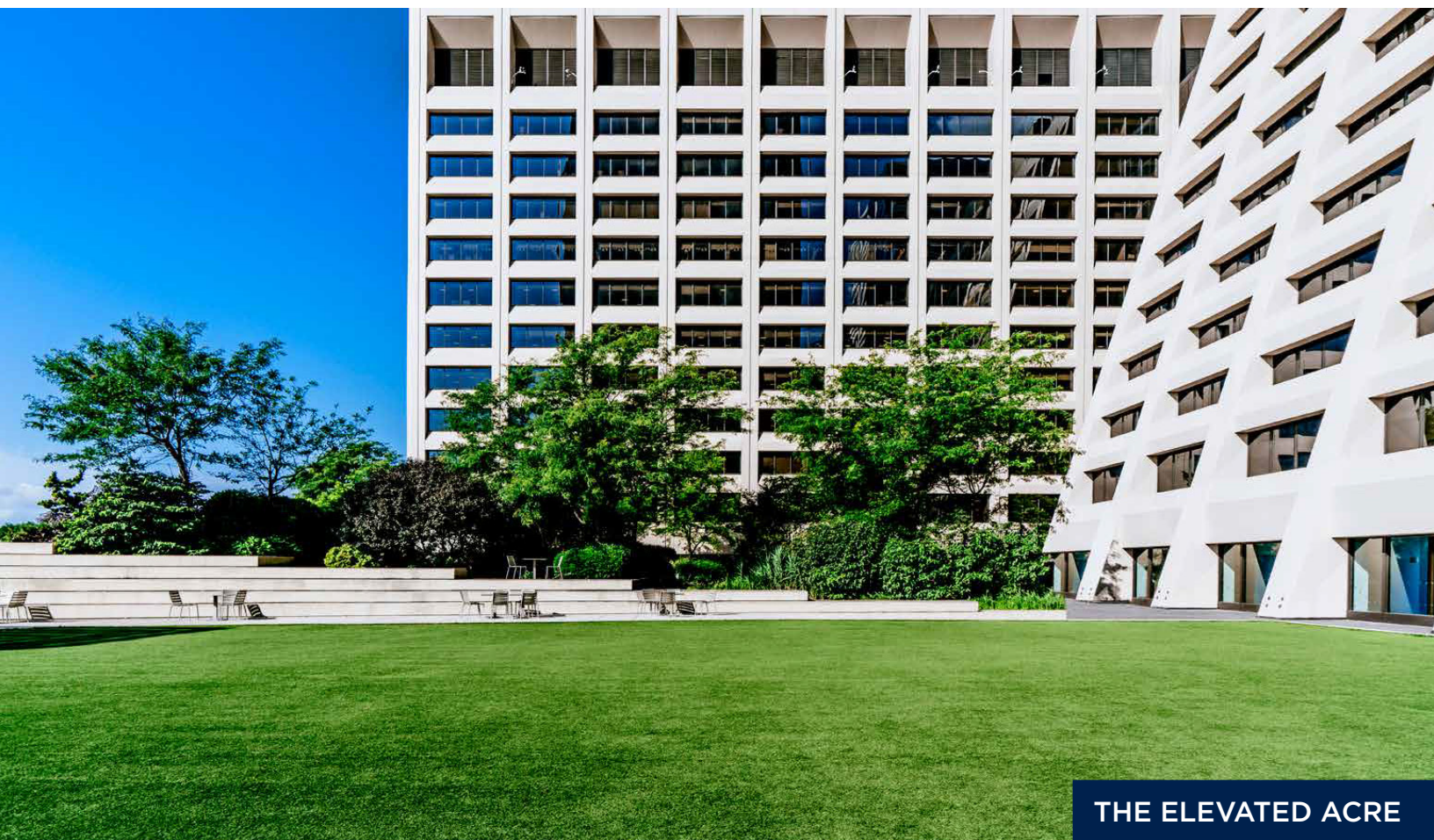
CAFE 55



TENANT ONLY CAFETERIA



SKY 55 BAR & LOUNGE



THE ELEVATED ACRE

IN THE *Neighborhood*

TRANSPORTATION

13 SUBWAYS WITHIN WALKING DISTANCE



EASY ACCESS TO NYC FERRY SYSTEM



- | | |
|------------------|----------------|
| Astoria | Rockaway |
| East River | Seastreak |
| LES | Soundview |
| NY water Taxi | South Brooklyn |
| NY Waterway - NJ | |



SAMPLE

Installation



FANTASTIC *Views*



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