BUILDING HIGHLIGHTS

LOCATION

50 Hudson Yards is located on the block bound by Tenth Avenue and Hudson Boulevard and 33rd and 34th Streets, across the street from the Hudson Yards No. 7 Subway Entrance.

ARCHITECT

Foster+Partners

PARKING

Valet parking available at covered porte cochere on 33rd St. Parking garage located within building.

TYPICAL FLOOR SIZE 49,000 Rentable Square Feet

LIVE LOAD 50 lbs per SF

FLOOR TO FLOOR 15'-2"

ANTICIPATED MINIMUM CLEAR HEIGHT 10'-0"

COLUMN SPACING Column free

POINTS OF ENTRY

- Entrance on Hudson Boulevard
- Entrance on 10th Avenue
- Entrance on 33rd Street
- Black Car Drop Off via Porte Cochere on 33rd Street
- Bike Entrance on 33rd Street
- Direct underground connection from No. 7 Subway
- Direct underground connection from 30 Hudson Yards and The Shops and Restaurants at Hudson Yards

CURRENT TENANTS

BlackRock FACEBOOK



BUILDING HIGHLIGHTS

HVAC

- 8:00am to 6:00pm, Monday through Friday and 9:00am to 1:00pm on Saturdays
- Cooling: Chilled water will be supplied by five (5) active 1,000-ton water cooled centrifugal chillers located on the 78th floor Mechanical Equipment Room. In addition, there will be three (3) 250-ton screw type heat recovery chillers that shall also act as standby capacity for the main chiller plant. Chilled water will be utilized to serve air handling units on each floor.
- Heating: Low temperature hot water capped and valved outlets shall be provided at the mechanical room in the southwest core.

ELECTRICAL

- 4.5 watts per USF demand load, exclusive of the Base Building HVAC.
- Each office floor will have two (2) electric closets located at opposite ends of the building core. The vertical distribution of lighting and general power will be achieved via vertically run, plug-in type bus duct risers located in and rising through each of the core electric closets. Separate vertical bus duct risers will be provided in each electric closet to serve the floor-by-floor Air Handling Units.
- The incoming service will be comprised of two (2) sets of six-compartment transformer vault installations with two (2) sets of five (5) Con Edison installed transformers arranged in a second contingency configuration.
- A submetering system will be provided to meter tenant consumption.

BUILDING MANAGEMENT SYSTEM (BMS)

BMS uses direct digital central control technology (DDC) to monitor, control and optimize the operation of the HVAC systems and life safety.

TELECOM

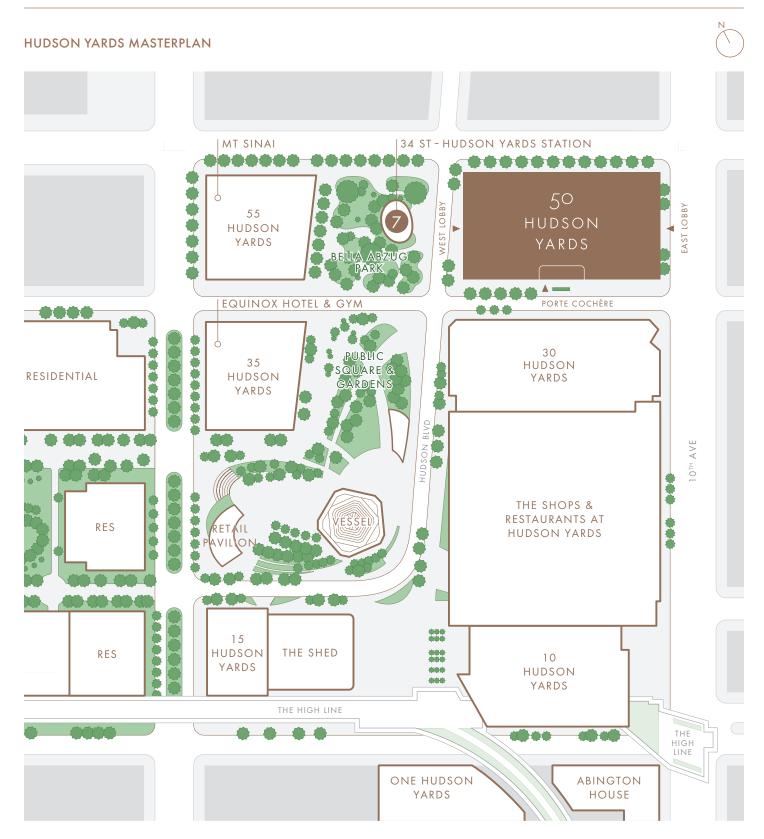
Full redundancy will be provided with three (3) telecommunications points of entry in diverse locations. Distributed Antenna System (DAS) to be provided with space allocation for multiple carriers.

RESTROOMS

- The restrooms will be newly constructed and ADA compliant
- The restrooms will serve an office occupancy of one (1) person per 100 USF
- There will be two (2) restrooms per floor, one (1) men's restroom and one (1) women's restroom

LOADING DOCK

Access to a minimum of two (2) loading docks via two truck elevators located on 33rd Street



Hudson Yards has been conceived as an exemplar of the modern Manhattan lifestyle, creating a wholly integrated, beautifully designed urban environment unmatched anywhere in the world.



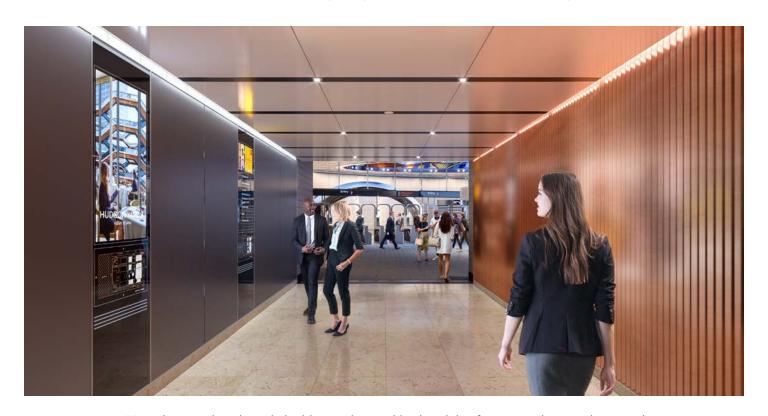
With a commanding location overlooking the whole neighborhood and the river beyond, 50 Hudson Yards establishes a new blueprint for the modern office building.



The elevated experience of 50 Hudson Yards is clear from first arrival.



The dedicated porte cochère, a rare feature for a New York commercial building, guarantees a discreet and seamless journey from curbside to office, 900 feet up.



50 Hudson Yards is the only building in the neighborhood that features a direct underground connection to the No. 7 Subway.



The epic lobby makes a strong impression on all who visit. It's the perfect setting for a dynamic and colorful art installation created specifically for this space by the American modern master Frank Stella.



The building's iconic, elliptical staircase links the two entry floors, members will find a glamorous private bar and lounge on the mezzanine.

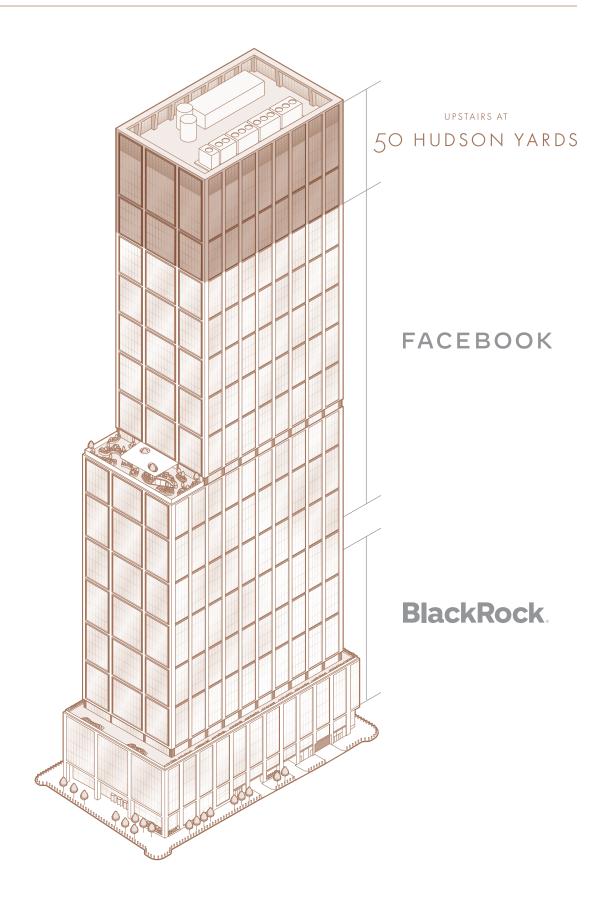


A dedicated reception area, clad in shimmering metallics and textured travertine, is crowned by a sculptural desk made from a flowing ribbon of bronze. It's warm, enchanting and utterly unique.



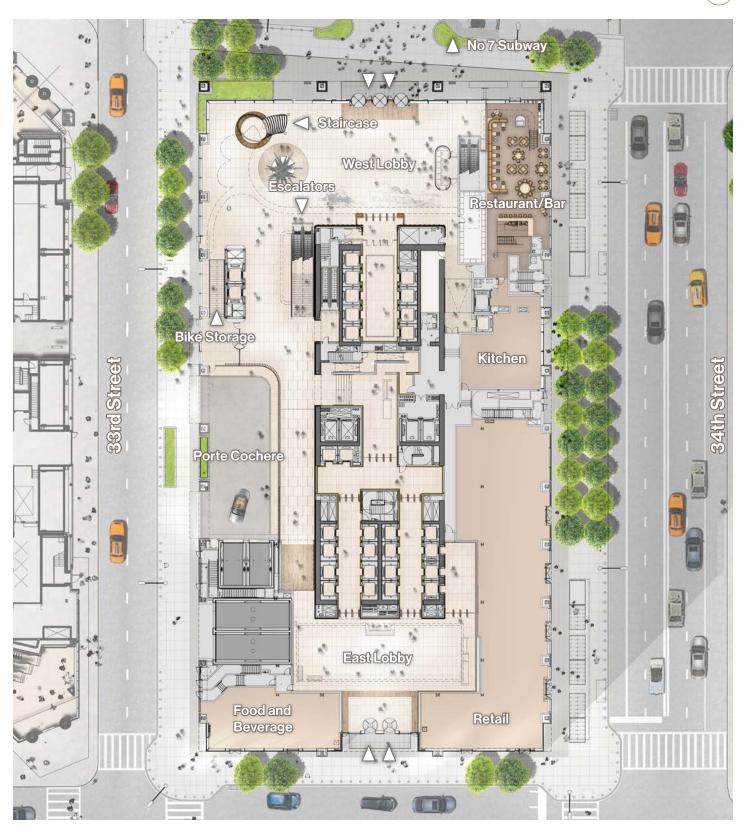
Upstairs at 50 Hudson Yards has been designed as a building within a building, its elegant design underpinned by an intelligent infrastructure designed for LEED Gold status.

STACKING PLAN FLOORS 64-77



GROUND LEVEL



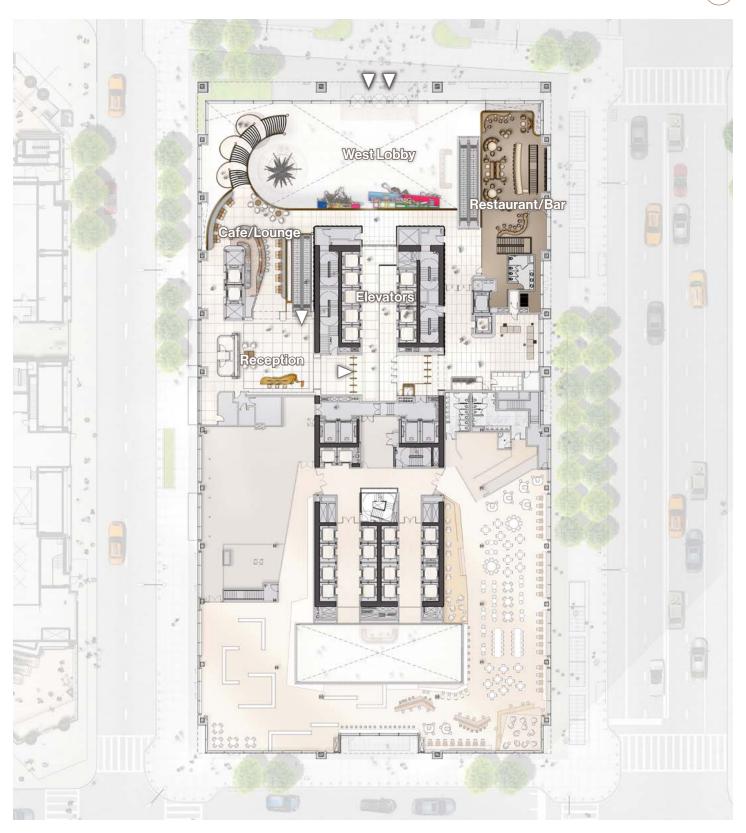


UPSTAIRS AT

50 HUDSON YARDS

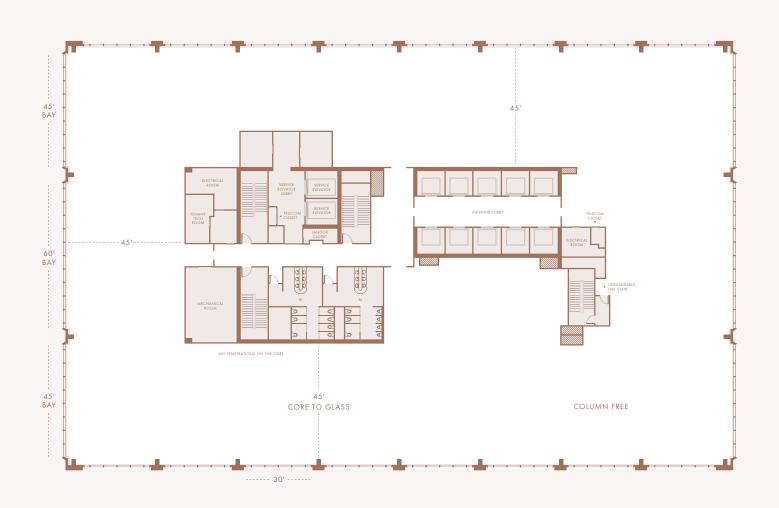
MEZZANINE LEVEL





FLOOR 74 PLANNING MODULE 49,747 RSF





FLOOR 64 DEMISED PLAN 48,456 RSF





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