

FARLEY





NVIDIA - SANTA CLARA, CA



FACEBOOK - MENLO PARK, CA



SAMSUNG - SAN JOSE, CA



APPLE - CUPERTINO, CA

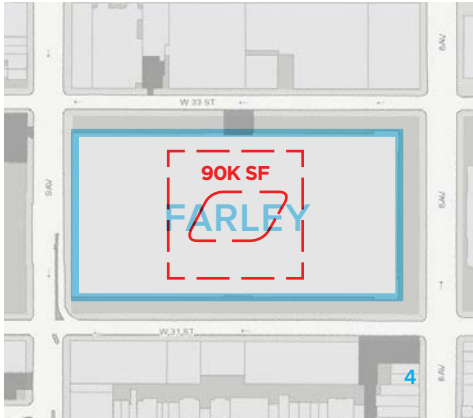
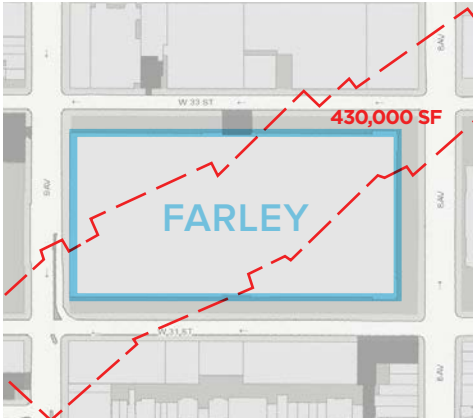
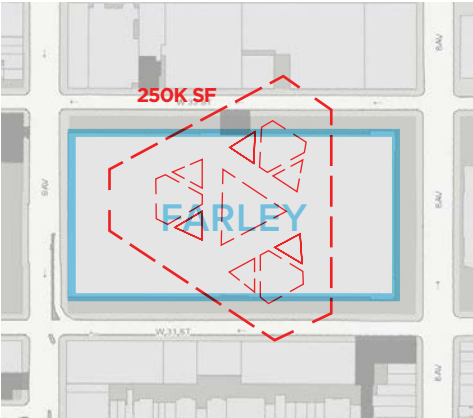
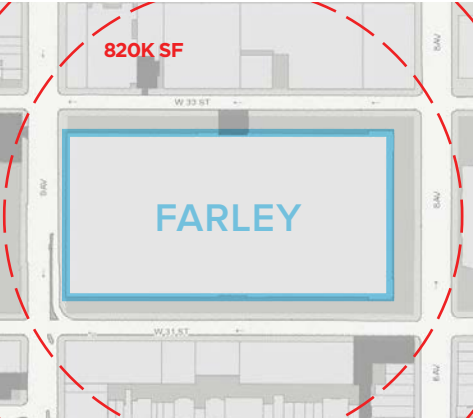


APPLE
CUPERTINO, CA

NVIDIA
SANTA CLARA, CA

FACEBOOK
MENLO PARK, CA

SAMSUNG
SAN JOSE, CA



As we have learned from the combined office portfolio of Vornado and Related, the recruitment and retention of talent has become the single most important driving force in the selection of commercial real estate, as companies look to compete in today's innovation economy.

As a result, tenants seeking to attract and retain the most innovative, collaborative and creative people focus on buildings that can propel their continued transformation and continued relevance.

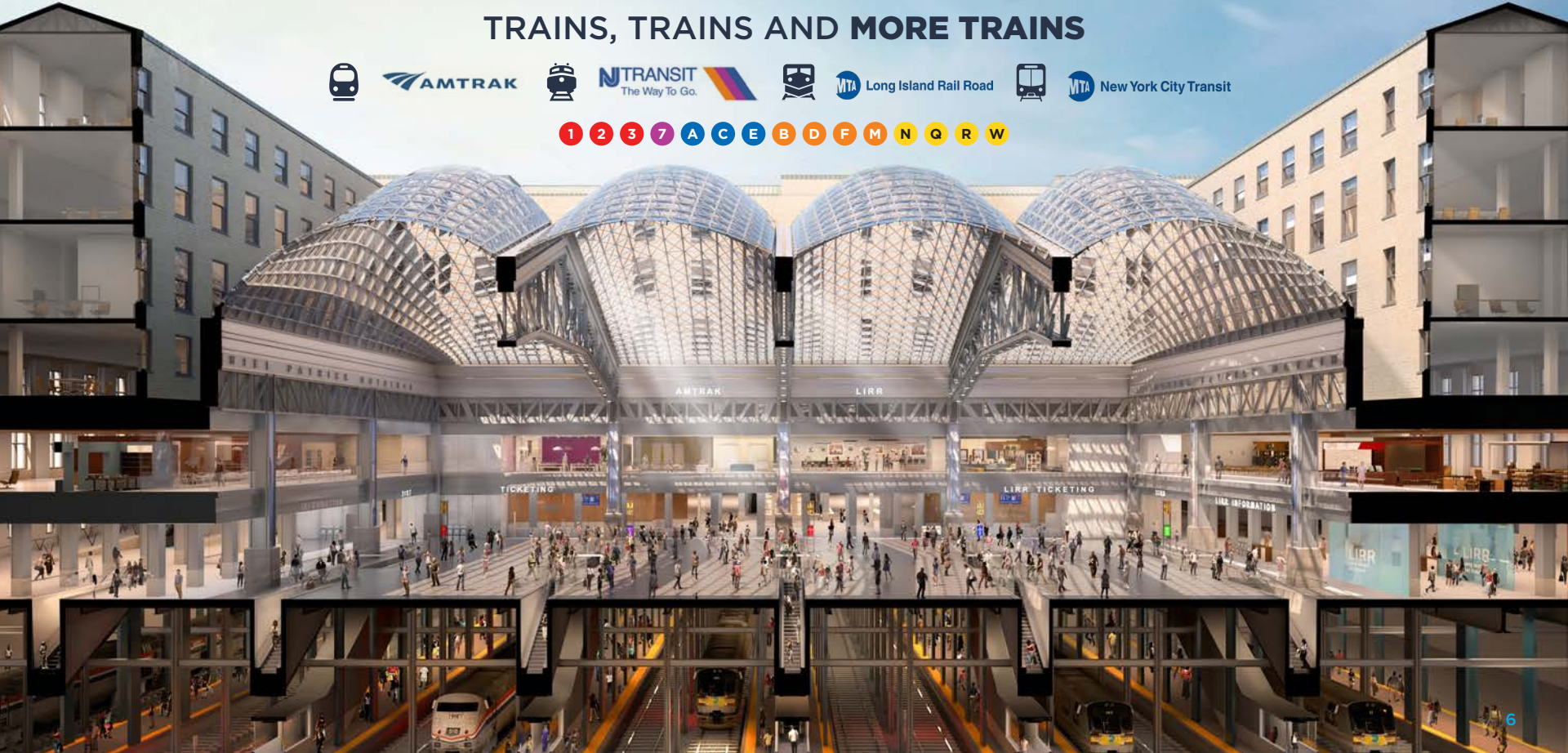
THESE BUILDINGS SHARE THE FOLLOWING CHARACTERISTICS AS THEY ARE:

- **Near other tenants/talent and at transportation;**
- **Architecturally and historically relevant;**
- **Comprised of physical spaces that foster collaboration and innovation;**
- **Buildings which can offer a variety of work space for different types of work;**
- **And are walkable and are amenity rich.**

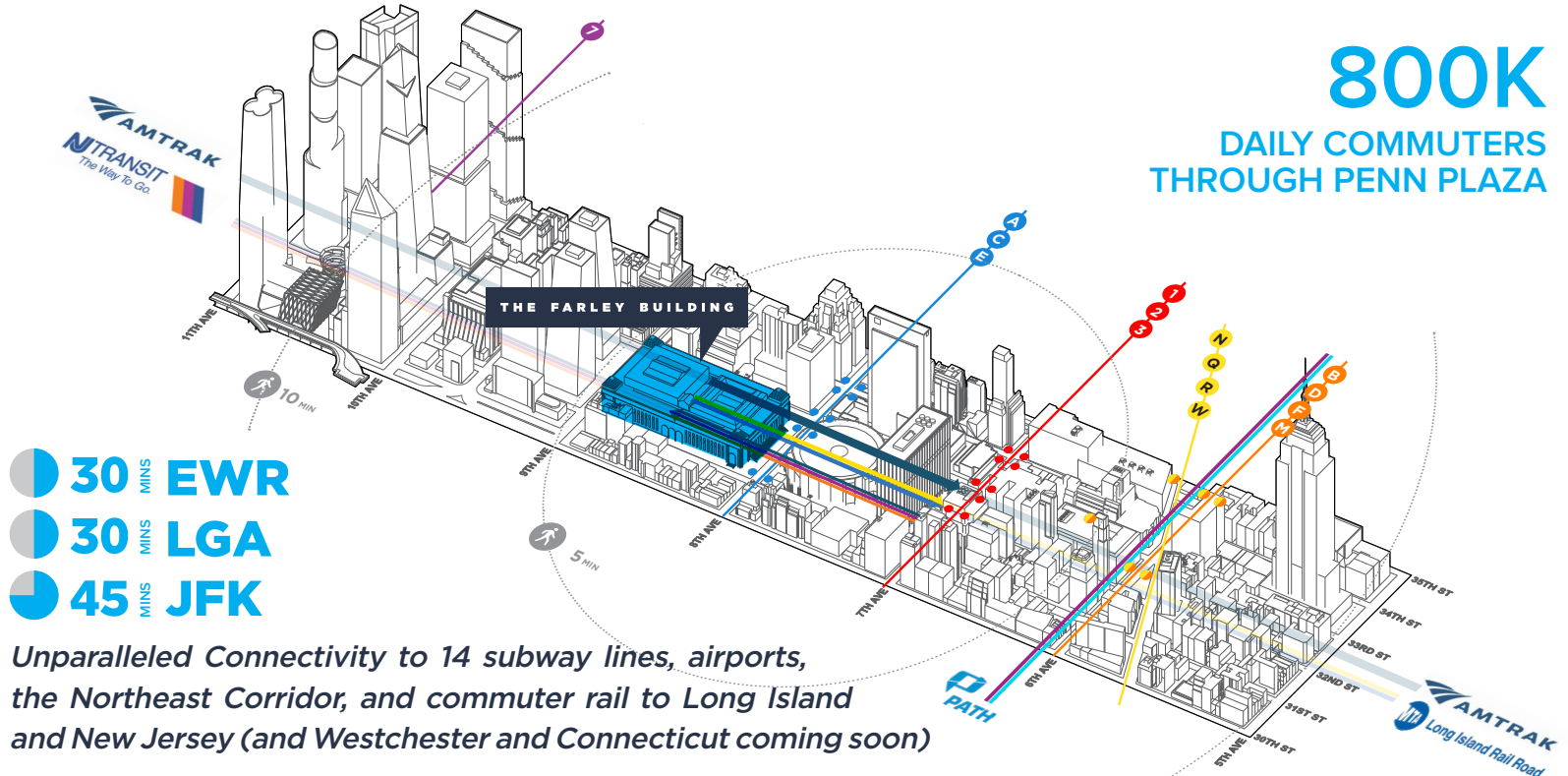
TRAINS, TRAINS AND MORE TRAINS



1 2 3 7 A C E B D F M N Q R W



800K
DAILY COMMUTERS
THROUGH PENN PLAZA



- 30 MINS EWR
- 30 MINS LGA
- 45 MINS JFK

Unparalleled Connectivity to 14 subway lines, airports, the Northeast Corridor, and commuter rail to Long Island and New Jersey (and Westchester and Connecticut coming soon)

THE LINCHPIN OF THE NORTHEAST INNOVATION CORRIDOR

BOSTON

3 HOURS & 30 MINUTES

MOYNIHAN TRAIN HALL AND PENN STATION

1 HOUR & 30 MINUTES

PHILADELPHIA

2 HOUR & 40 MINUTES

WASHINGTON, DC

PASSENGER TRAINS DAILY
2,100

PASSENGER TRIPS ANNUALLY
17.8 MILLION

DC

3 TIMES MORE AMTRAK RIDERS BETWEEN WASHINGTON, DC & NEW YORK CITY THAN ALL OF THE AIRLINES COMBINED

BOS

MORE AMTRAK RIDERS BETWEEN BOSTON & NEW YORK CITY THAN ALL OF THE AIRLINES COMBINED



WEST END CONCOURSE
\$300 MILLION
(COMPLETE)



MOYNIHAN TRAIN HALL
\$1.7 BILLION
(UNDERWAY)



LONG ISLAND RAIL ROAD
CONCOURSE
\$370 MILLION
(FUNDED & AWARDED)

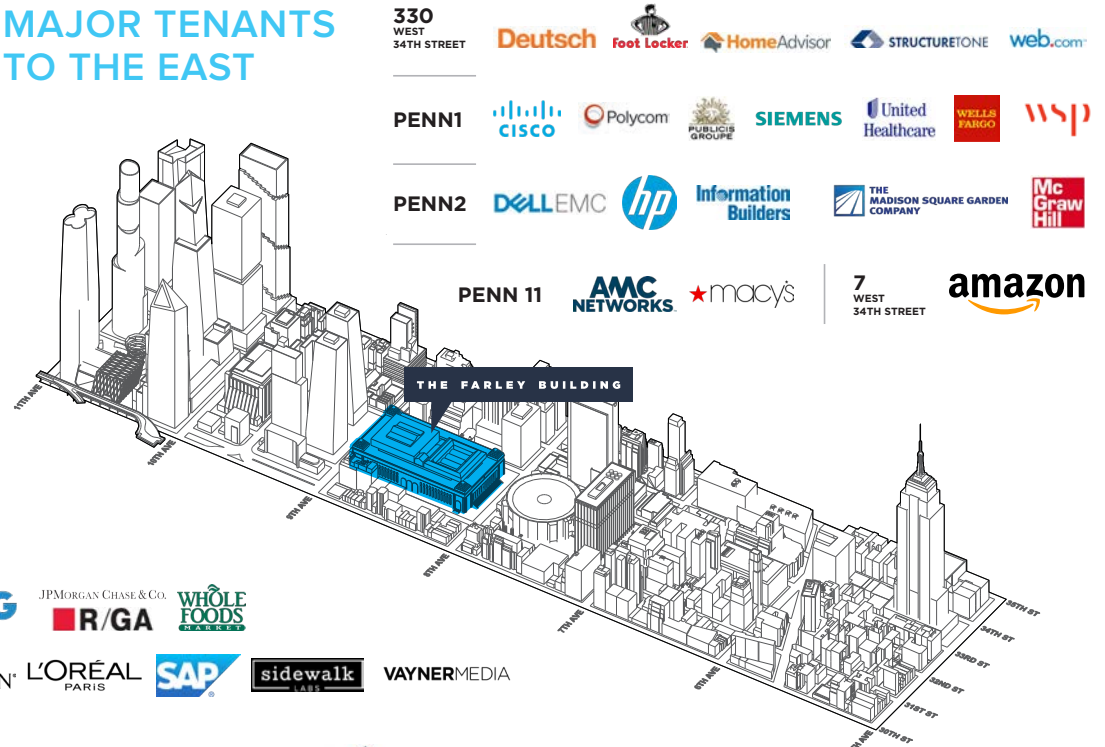


SUBWAY STATION
TRANSFORMATION
\$170 MILLION
(FUNDED & AWARDED)



As the centerpiece of Midtown West, Farley is surrounded by a diverse array of tenants sitting to the West of Ninth Avenue at Hudson Yards and Manhattan West, and those sitting adjacent to the East in a submarket historically known as Penn Plaza where a complete district-wide rebirth has commenced.

MAJOR TENANTS TO THE EAST



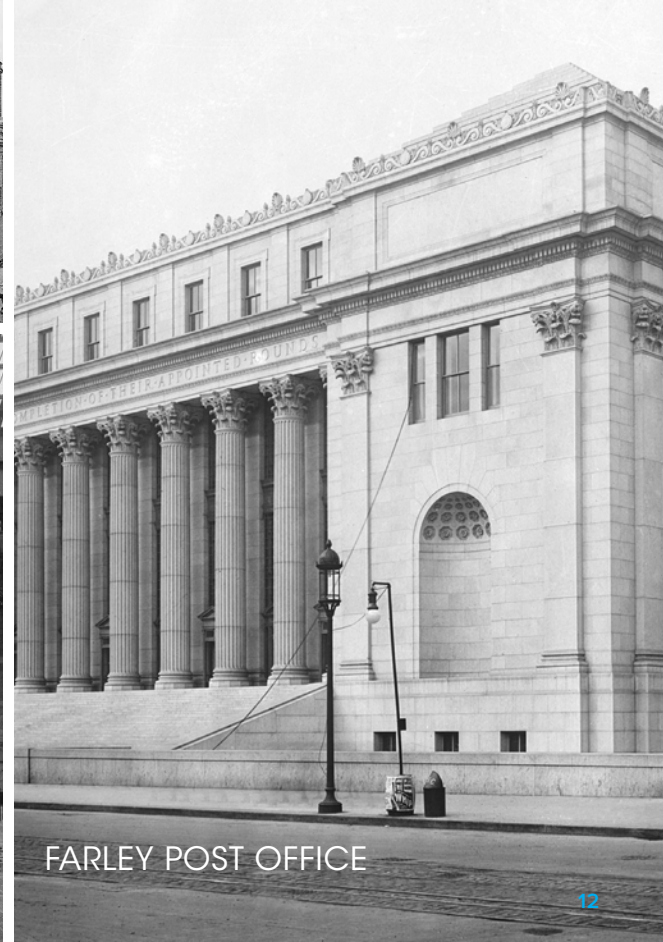
MAJOR TENANTS TO THE WEST



Designed by McKim, Mead and White, the Farley Building was designed by the same architects which designed the original Penn Station, and was built just two years following the completion of Penn Station as its sister building. We are in the process of converting this iconic Beaux Arts New York City fixture into a best in class creative office hub on par with the horizontal campuses of California which are characterized by large floor plates and abundant green spaces.



HISTORIC PENN STATION



FARLEY POST OFFICE

As an adaptive re-use of an iconic Beaux-Arts post office, Farley is the largest such repurposing for a commercial office offering in New York as transformative as the High Line and the restoration of Grand Central Terminal.

Characterized by **granite, limestone, terra cotta, ornamental brickwork** and **decorative metal**, Farley is a **horizontal “groundscaper”** of large floor plates and is most similar to 111 Eighth Avenue in Chelsea and the Mart in Chicago.

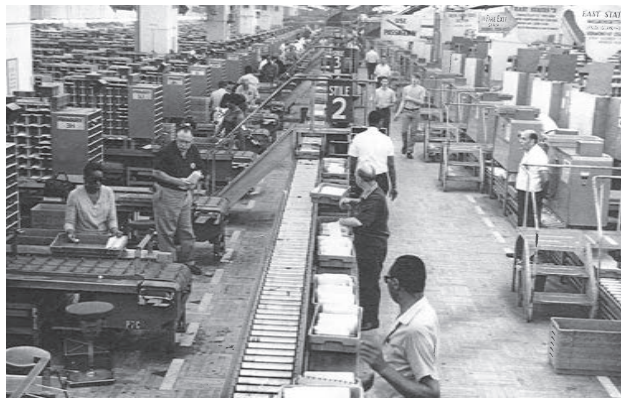
As a result, Farley stands apart from the glass and steel vertical high rise offerings otherwise available in the market.



As we have seen in our collective portfolios, large floors promote intended and unintended collisions which ultimately foster creativity, innovation and the free exchange of ideas for our larger tenants looking to recruit and retain talent and looking to continue to evolve and remain relevant in today's competitive marketplace.

LARGE FLOOR PLATES:

- **Afford tenants the ability to densely plan complementary user groups next to each other on one floor;**
- **They facilitate team interaction, promote a shared purpose; and**
- **They promote a strong sense of community and connection among colleagues.**



17'

SLAB HEIGHTS

40' x 32'

COLUMN SPACING





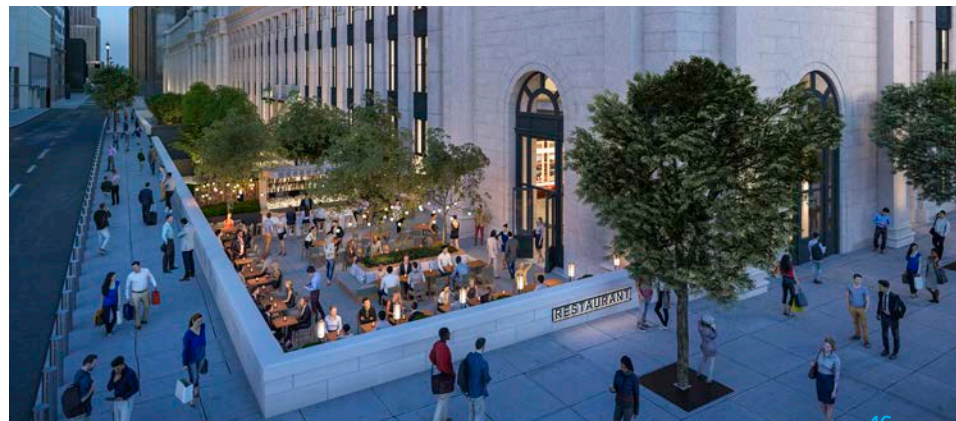
Retail at 32nd Street Retail Corridor



Retail at the Concourse Level located at the base of the Grand Stair



Food and Beverage Overlooking Moynihan Train Hall



Restaurant at the corner of Ninth Avenue and 33rd Street

WALKABLE AND AMENITY RICH | 5TH FLOOR - 70,000 SF OF PARK SPACE

FARLEY





1 WORK STATION



2 PICNIC BENCH WITH SHADE



3 BAR WITH LIGHTING ARMATURE



4 PRESENTATION POD



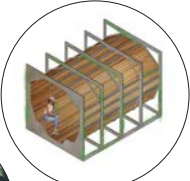
5 MEADOW PLANTING



6 PAVER TRANSITION DETAIL



7 NEST POD



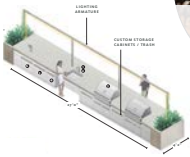
8 CONFERENCE ROOM



9 BAR COUNTERTOP



10 AMPHITHEATRE WITH SCREEN



11 TRELLIS LIGHT COLUMN WITH SWINGS



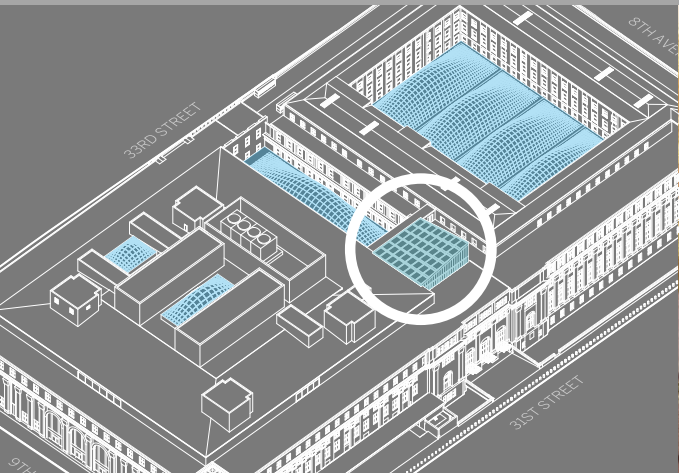
12 VINES AT MECHANICAL ENCLOSURE



13 LIGHTING AT BOARDWALK

6,000 SF COLUMN-FREE, GLASS PAVILION BUILDING

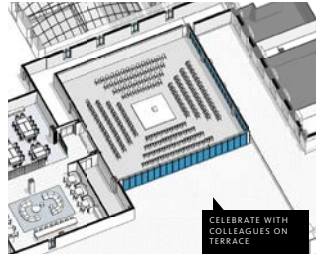
FARLEY



FLEXIBLE FURNITURE

“RECONFIGURE FOR A TOWNHALL”

MODULAR SEATS + OPEN FLOOR =
THE “FUTURE OF EVERYTHING” WSJ FORUM



580 PEOPLE
STANDING ROOM ONLY*

*EST. AT 7 NSF/PERSON NEED TO ADD ADDITIONAL EGRESS)

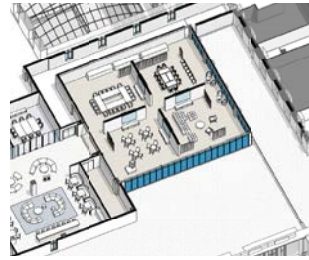
A LECTURE AT WYLY THEATRE



DEMOUNTABLE WALLS

“DIVIDE FOR A PRODUCT SHOWCASE”

PANELS + FLOOR TRACKS =
THE GOOGLE HOME POP-UP EXPERIENCE



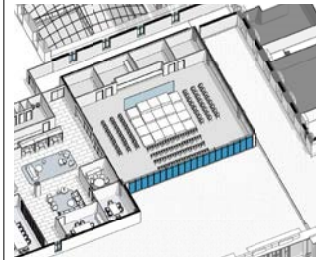
1 - 8 SCALED ROOMS

- 1 4,000 SF HALL
- 4 1,000 SF ZONES
- 8 500 SF ROOMS

INTEGRATED SYSTEMS

“RAISE FOR A LIVE PERFORMANCE”

PLATFORMS + DROP SCREENS =
THE HYUNDAI MUSIC LIBRARY VENUE

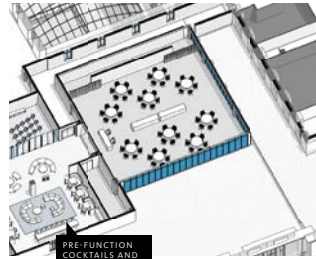


24'-0" HIGH

- 24' CLEAR HEIGHT NORTH
- 16' CLEAR HEIGHT SOUTH
- 4'-6" RAFTER DEPTH

“EXPAND FOR AN EVENING GALA”

TABLES + FLOOR GRID =
THE LANDMARKS FOUNDATION RECEPTION



275 PEOPLE
275 DINING SEATS*

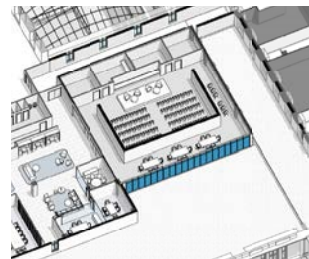
*EST. AT 15 NSF/PERSON)

A RECEPTION AT THE REFINERY HOTEL



“SURROUND FOR A GUEST LECTURE”

SKYFOLDS + ACOUSTICS =
THE TEDX ENTREPRENEUR SERIES

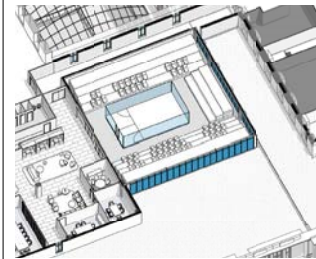


512 SF MOVING SURFACE

- 64' OF OPERABLE WALL
- 512 SF OF FACADE OPENING
- 3,400 SF OF ADD'L TERRACE

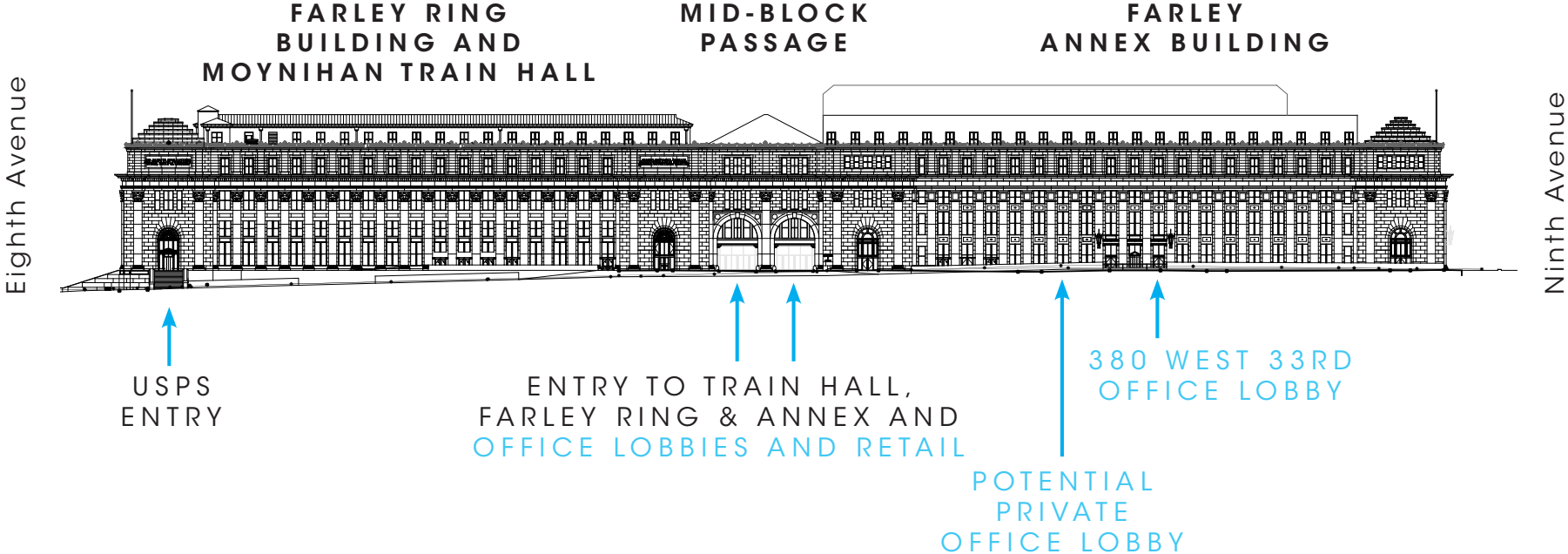
“DEPLOY FOR A SPORTS COMPETITION”

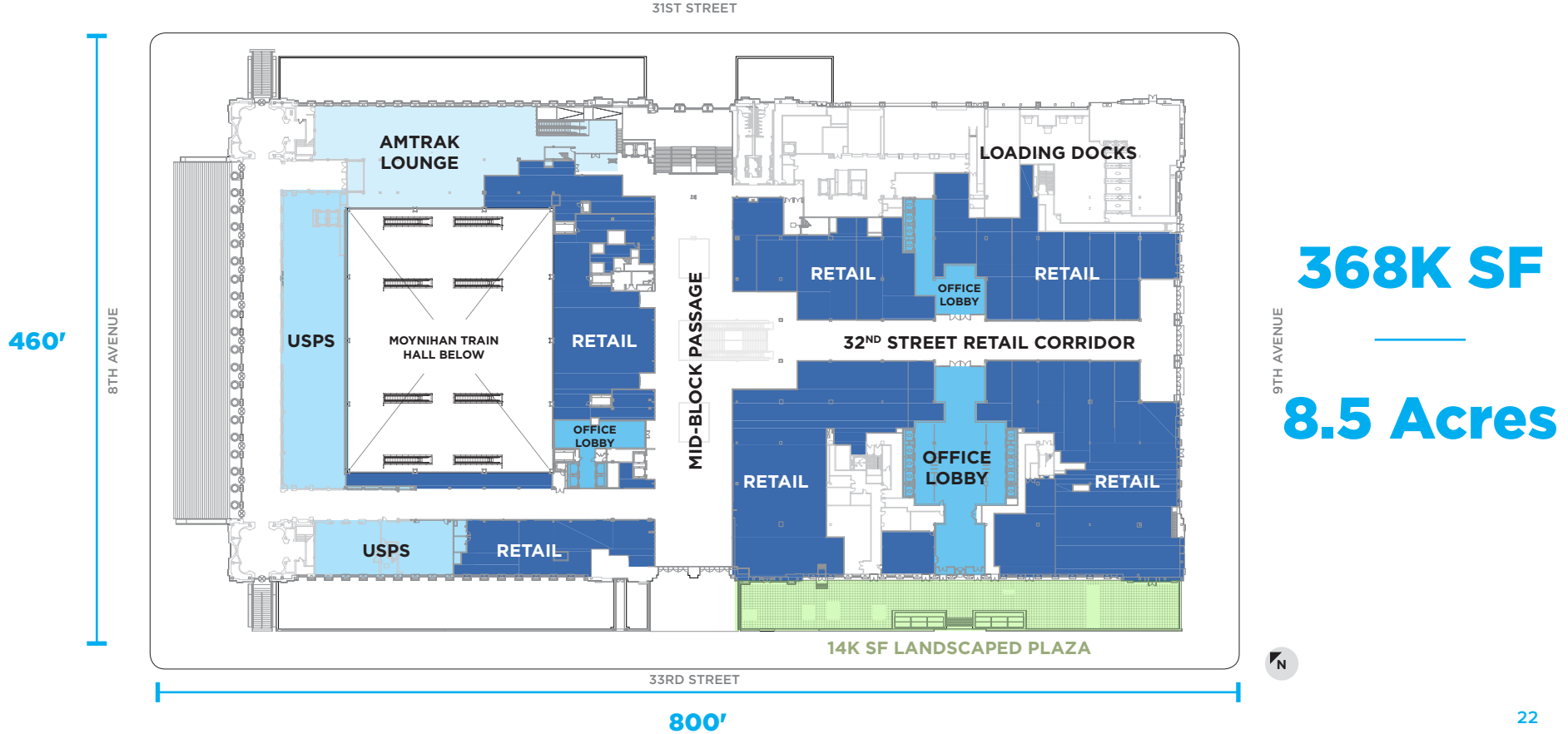
BLEACHERS + EQUIPMENT =
THE JPMC SQUASH COURT ARENA



65'-0" x 65'-0"

- A SQUASH COURT
- 1/2 BASKETBALL COURT
- FULL TENNIS COURT
- FULL LENGTH BOWLING
- EX. EXPAND TO 3 ROCKEFELLER SIZED ICE RINK (122'X59')





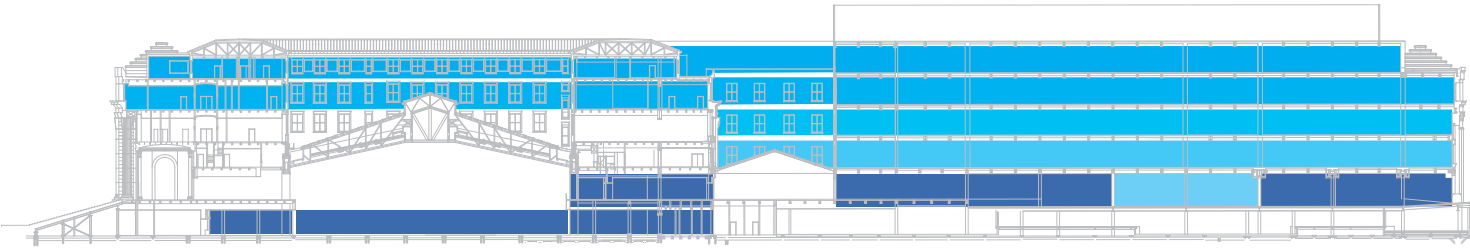
MULTIPLE ENTRANCES INTO FARLEY

FARLEY









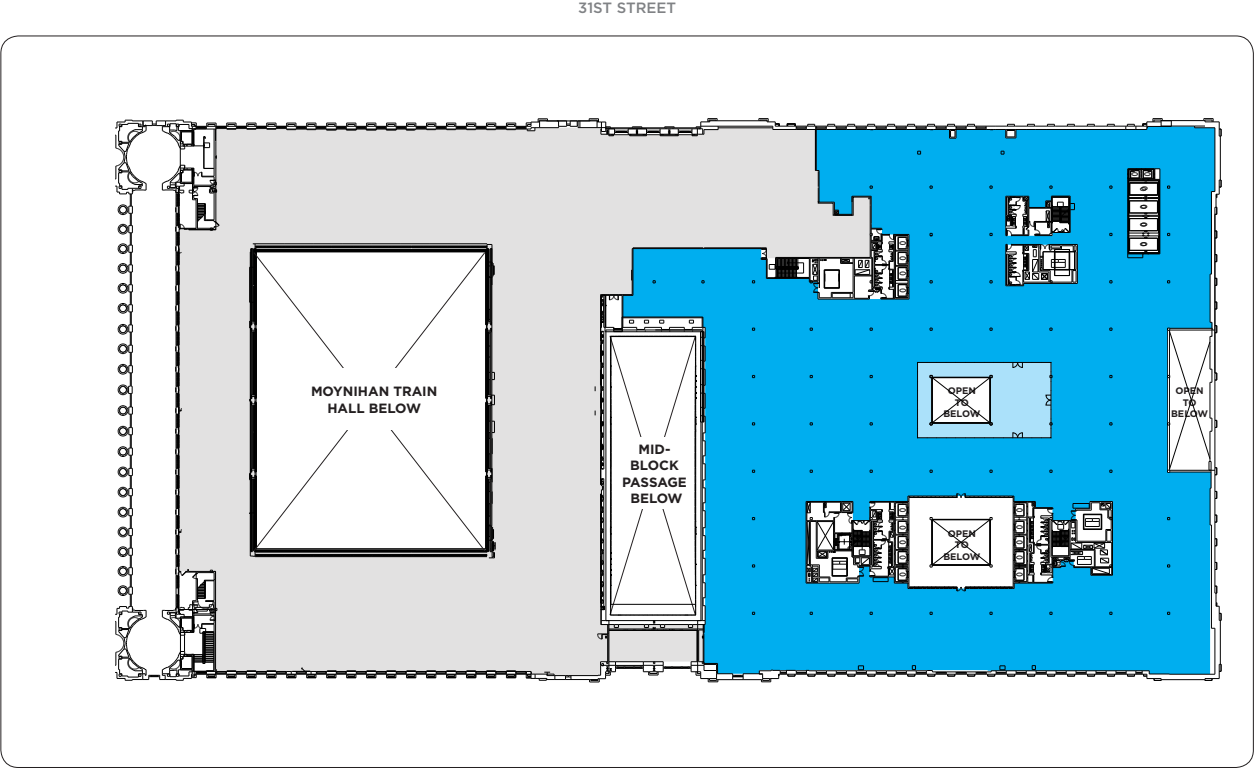
RING BUILDING

MID-BLOCK

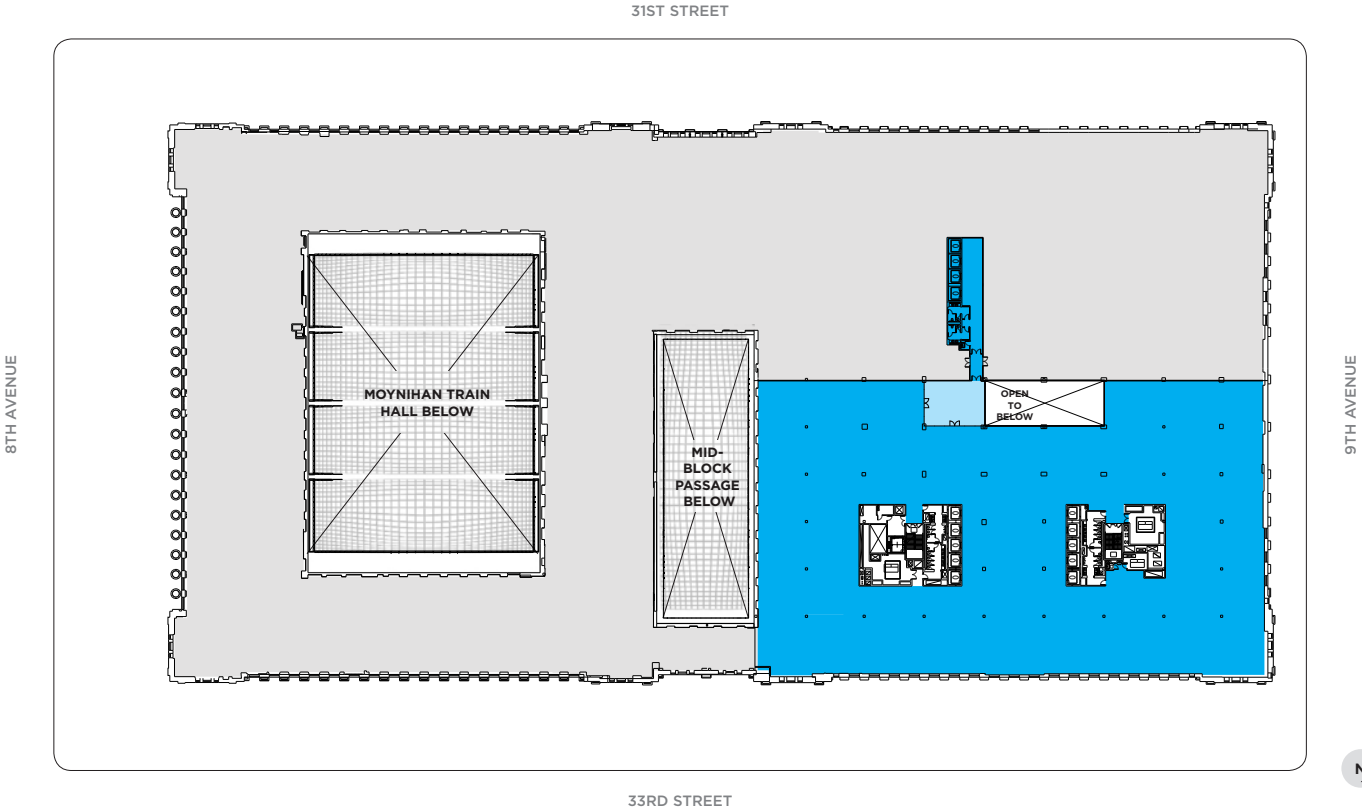
ANNEX BUILDING

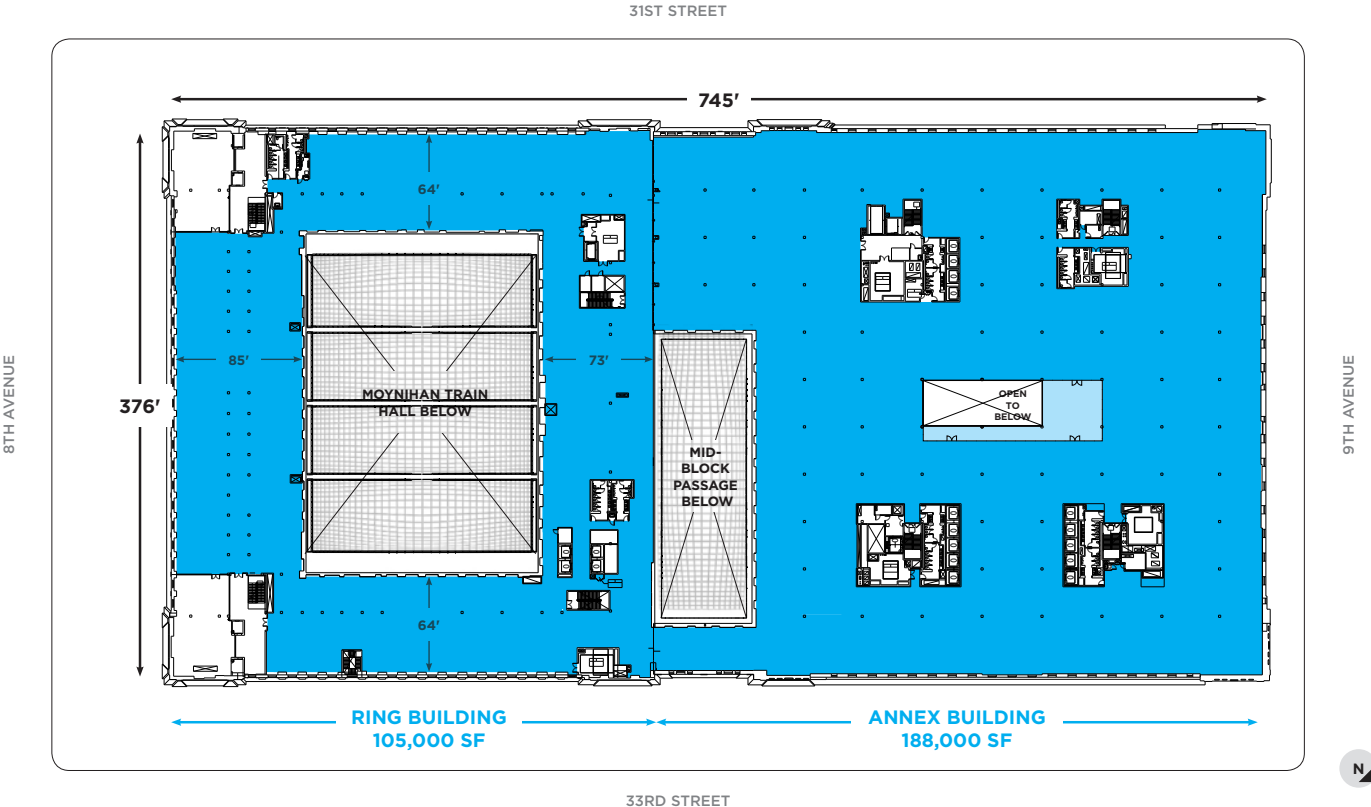
	OFFICE FLOORS	SLAB HEIGHTS
5	180,000 RSF	18'-0"
4	293,000 RSF	17'-6"
3	100,000 RSF	17'-0"
2	167,000 RSF	18'-0"
G	LOBBIES/GROUND FLOOR*	19'-9"

740,000 RSF



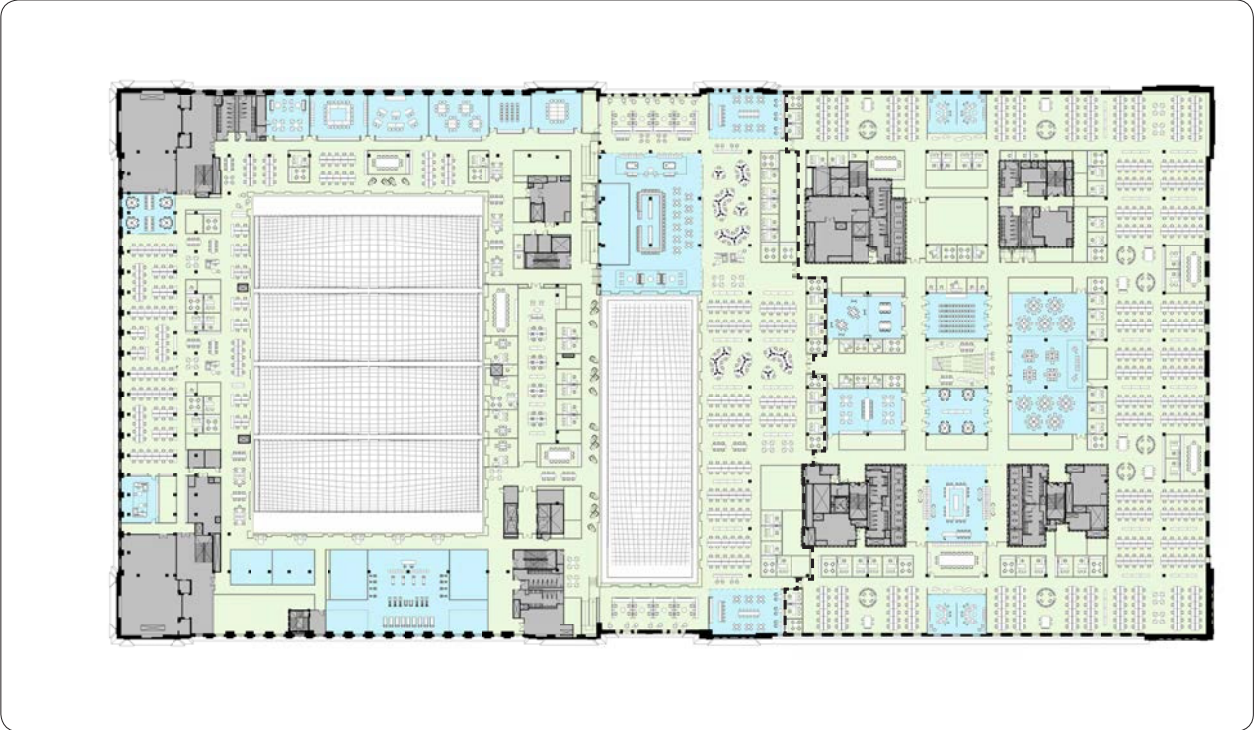
33RD STREET





31ST STREET

8TH AVENUE



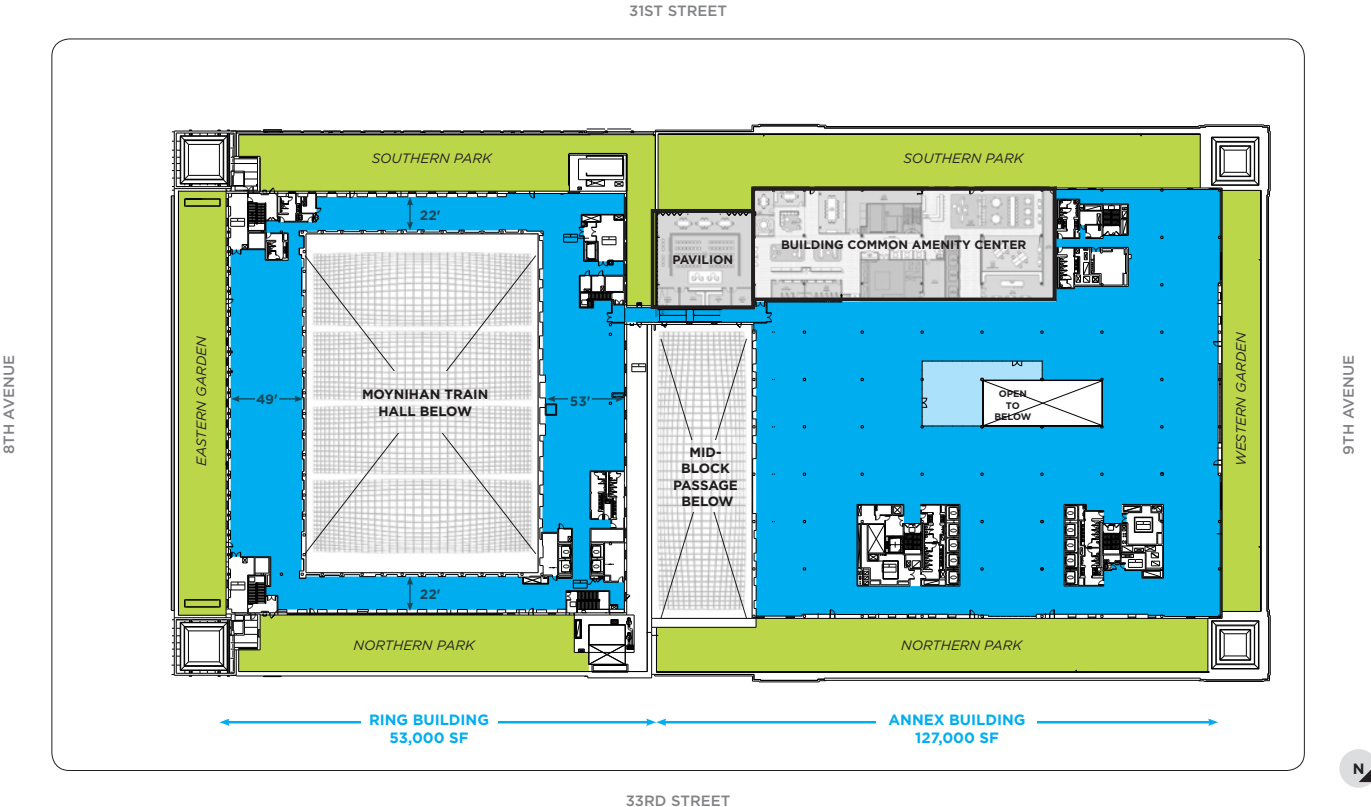
ASSEMBLY
 BUSINESS

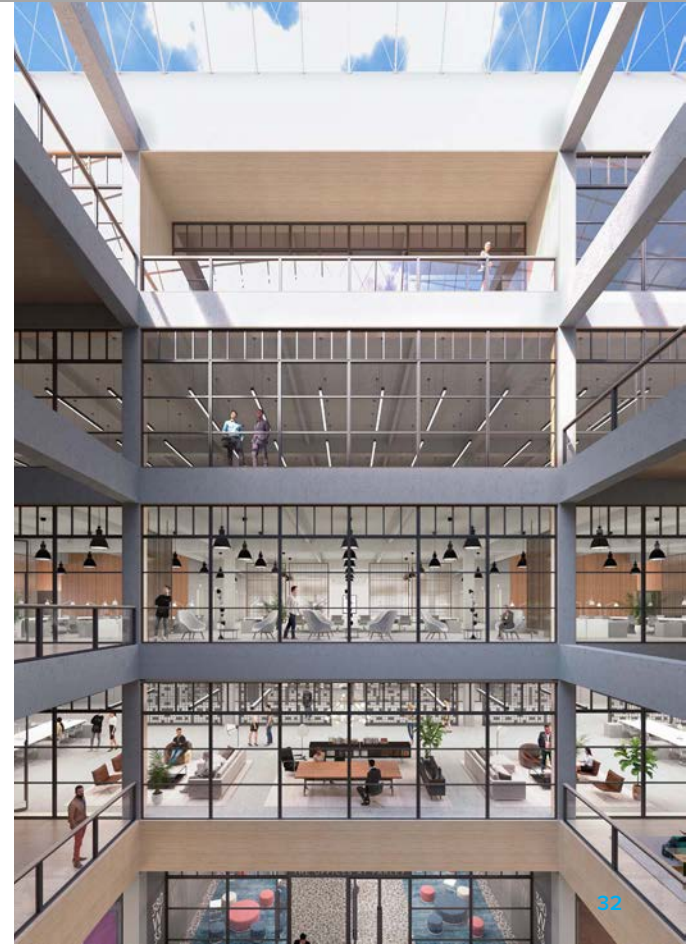
4,647
HEADCOUNT

9TH AVENUE

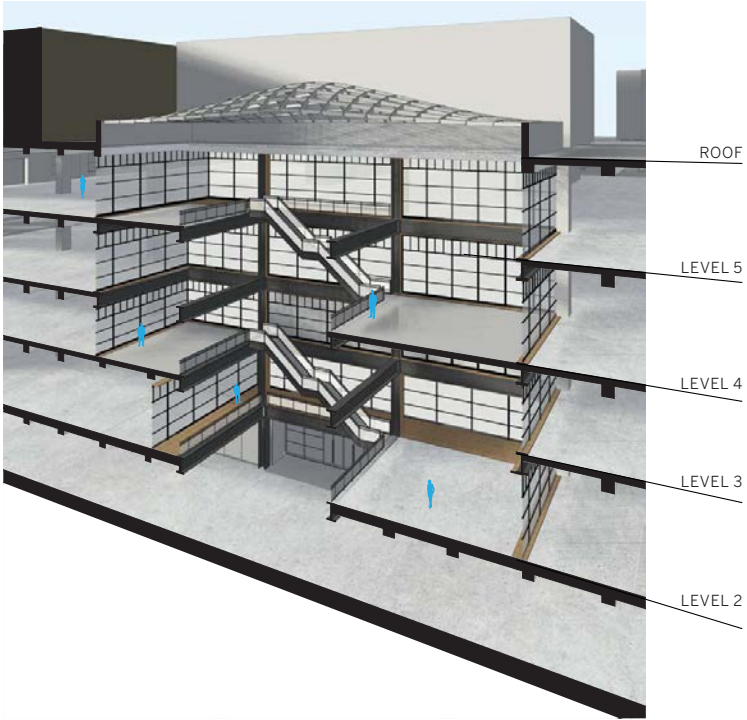
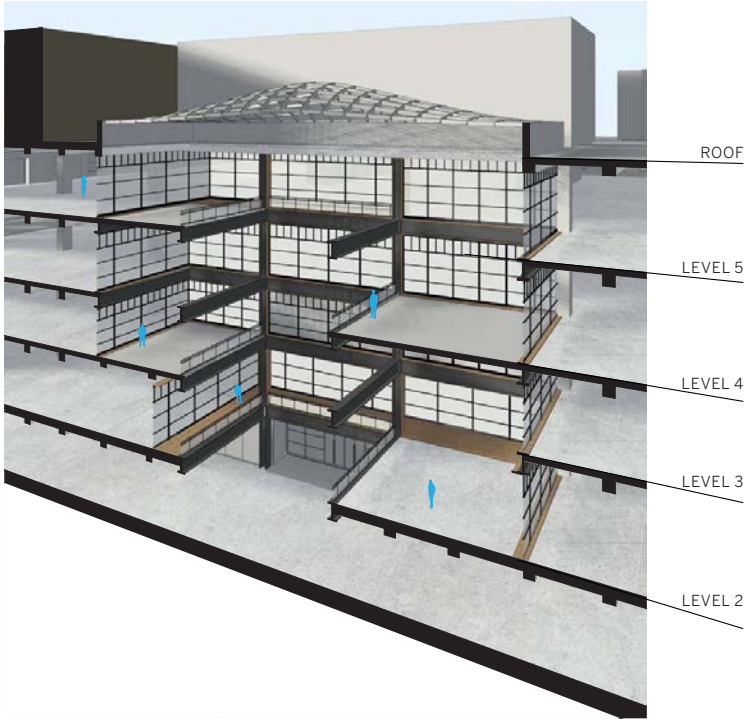
33RD STREET













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REALTY TRUST