Welcome to Manhattan West

Manhattan West is a thriving community made up of state-of-the-art custom-designed office space, experiential retail, abundant green space, an amenity-rich residential tower and boutique, urban-format hotel.
Once home of the notorious “Death Avenue” rail lines and the Tenth Avenue Cowboys that kept pedestrians safe from these trains, the far west side entered the 20th century as a Wild West Industrial Landscape.

The Hudson River Railroad gave way to the High Line in the 1930s and was known as “The Life Line of New York” – the route through which valuable raw materials were transported into Manhattan.
In 2019, the innovators and tastemakers have replaced the industrialists of the 19th and 20th centuries as the next business titans.

Manhattan West will usher in a return of the west side as the lifeline of New York City, bringing together thought-leadership, innovative retail, activated outdoor spaces and providing a platform for organizations to reach their highest potential.
The Nexus of New York’s Night Out

The rezoning of the Theater District along with the redevelopment of Chelsea Piers into an entertainment and recreation complex has

Transformed the West Side Into a Destination for Experience.

Manhattan West is positioned at the epicenter of experiences from arts to athletics. Uniquely positioned as the connection point between the theater district, the High Line, the Chelsea art galleries, the Culture Shed and Madison Square Garden, Manhattan West will be the destination for all of the audiences attending these events.
“It’s the best of new New York and old New York: you can move into a building that’s state of the art, and at the same time you’re sitting in the middle of a part of the city that’s got art galleries, old time restaurants...that old part of New York history.

— BRUCE GOLDNER
NY OFFICE LEAD & PARTNER
SKADDEN, FUTURE MANHATTAN WEST TENANT
Manhattan West Retail

240,000 SF of Experiential Retail, Dining, Lifestyle and Amenities

Whole Foods
60,000 Square Foot Marketplace with Restaurants, Tap Room & Cooking Classes

Forward Thinking
Fitness and Wellness Offerings including Peloton's Global Flagship Studio

Unique Dining Concepts
From Fast Casual Eateries to Fine Dining Sit Down Restaurants
Two-Acre Landscaped Plaza
“Being able to walk out of your office, whether at the end of the day or for a break in the middle of the day, and enjoy the outdoors or arts, is balancing, enriching, it helps focus and clear our thoughts to see something new, engage with something different.”

— AUDREY SOKOLOFF
PARTNER, REAL ESTATE
SKADDEN, FUTURE MANHATTAN WEST TENANT
Arts & Entertainment

Arts Brookfield will program 100+ arts and events activations throughout the year to enhance the retail experience.
Pendry Hotel

- 164-Room Luxury Boutique Hotel
- Vibrant Food and Beverage Component
- Opening in 2021
“Manhattan West is essentially a new city, a remarkable, multifaceted neighborhood that’s been created there...

You and your family are going to enjoy being in the space, and your employees are going to be attracted to it. You’re going to want to stick around a little later and come in a little earlier and visit when you don’t have to because it really is this beautiful new city that’s sprung up on the west 30’s.”

— FRED KLEIN

CHIEF CONTENT OFFICER

PELOTON, FUTURE MANHATTAN WEST TENANT
# 2018 Brookfield Place Events Calendar

The Brookfield Place event calendar is representative of the extensive programming that will take place at Manhattan West

<table>
<thead>
<tr>
<th>Winter</th>
<th>Spring</th>
<th>Summer</th>
<th>Fall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Luminaries</td>
<td>USGA Car &amp; Trophy Activation</td>
<td>Jason Hackenwerth: Animal Soul</td>
<td>RBC Race for the Kids</td>
</tr>
<tr>
<td>November 29-January 5, 2018</td>
<td>April 16</td>
<td>July 11-15</td>
<td>September 22</td>
</tr>
<tr>
<td>Louis Vuitton Yellow Truck Display</td>
<td>ON LOVE: The Art of Lines, Shapes &amp; Symbols</td>
<td>Quiet Clubbing with Jason Hackenwerth: Animal Soul</td>
<td>Institute of Culinary Education Demonstrations</td>
</tr>
<tr>
<td>Through January 8</td>
<td>April 17-29</td>
<td>July 12 from 6-9pm</td>
<td>September 27; November 16</td>
</tr>
<tr>
<td>The Rink at Brookfield Place</td>
<td>9/11 Memorial &amp; Museum 5k Run/Walk</td>
<td>Fresh Catch</td>
<td>Candy Crush Saga Promotional Event</td>
</tr>
<tr>
<td>Through March 2018</td>
<td>April 22</td>
<td>July 20-21; 27-28; August 3-4; 10-11; Fridays 3-8pm; Saturdays 11am-5pm</td>
<td>October 11</td>
</tr>
<tr>
<td>Pictures Under the Palms</td>
<td>Lululemon &amp; Animal Haven Adoption Event</td>
<td>Institute of Culinary Education Demonstrations</td>
<td>New Sounds Live: David Bowie’s Berlin Trilogy</td>
</tr>
<tr>
<td>January 23, 30; February 6, 13, 20, 27</td>
<td>April 28</td>
<td>July 26</td>
<td>October 27</td>
</tr>
<tr>
<td>Ben &amp; Jerry’s Moo-Phoria Product Launch</td>
<td>Institute of Culinary Education Demonstrations</td>
<td>USTA/US Open Experience</td>
<td>Winter Vinyl Project: Ugly Sweater Design</td>
</tr>
<tr>
<td>February 7</td>
<td>May 3</td>
<td>August 22-23</td>
<td>October 27, 2018 through Early 2019</td>
</tr>
<tr>
<td>Knickerbocker Chamber Orchestra: Renaissance and Renewal</td>
<td>The MOMs Mothers Day Mamarazzi with Mayim Bialik</td>
<td>Brookfield Open</td>
<td>Canstruction</td>
</tr>
<tr>
<td>February 10</td>
<td>May 7 from 10am-2pm</td>
<td>August 25-31</td>
<td>November 2-15</td>
</tr>
<tr>
<td>Lunar New Year Celebration</td>
<td>American Heart Association Wall Street Run/Walk</td>
<td>Amazon Treasure Truck x Olay Whips</td>
<td>November 10</td>
</tr>
<tr>
<td>February 17</td>
<td>May 17</td>
<td>Maserati x Zegna</td>
<td>November 16-18</td>
</tr>
<tr>
<td>5 Borough Challenge: Best Brews of NYC</td>
<td>New York Guitar Festival: Los Sonidos de España/The Sounds of Spain</td>
<td>Dreamworks Trolls and Spirit Activation</td>
<td>November 17</td>
</tr>
<tr>
<td>February 22; March 1, 8, 15</td>
<td>May 18-19</td>
<td>Deck the Halls</td>
<td>November 19, 2018 – January 4, 2019</td>
</tr>
<tr>
<td>Institute of Culinary Education Demonstrations</td>
<td>Pop Up Dance Party with Fania Records</td>
<td>Santa’s at Brookfield Place</td>
<td>November 23–December 24</td>
</tr>
<tr>
<td>March 22</td>
<td>May 18-19</td>
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</table>
Epicenter of New York Transit
Empire Station Complex

NEW YORK’S NEWEST TRANSIT HUB

• The world’s most dynamic and successful places have direct connectivity to convenient and efficient mass transit systems

• The $2.5 billion Empire Station Complex, which is scheduled to be completed by early 2021 and is located directly across the street from Manhattan West, will provide unparalleled urban and suburban travel connectivity

• Manhattan West will have direct connectivity to all of Manhattan, Brooklyn, the Bronx, Queens, Westchester, Connecticut, New Jersey, and the Eastern Seaboard via Penn Station, 14 subway lines, NJ Transit, Amtrak and the 7 train extension. Future access to the Metro North New Haven line is planned
One Manhattan West
One Manhattan West // Stacking Plan

**HIGH-RISE**
- LEVELS: 49-67
- AVERAGE: 31,500 RSF

**MID-RISE**
- LEVELS: 28-48
- AVERAGE: 33,500 RSF

**LOW-RISE**
- LEVELS: 6-27
- AVERAGE: 35,500 RSF

**ELEVATOR BANKS**

<table>
<thead>
<tr>
<th>ELEVATOR BANKS</th>
<th>FLOORS</th>
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<tbody>
<tr>
<td>A</td>
<td>6-17</td>
</tr>
<tr>
<td>B</td>
<td>17-28</td>
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<tr>
<td>C</td>
<td>28-39</td>
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<td>D</td>
<td>38-49</td>
</tr>
<tr>
<td>E</td>
<td>49-59</td>
</tr>
<tr>
<td>F</td>
<td>59-67</td>
</tr>
</tbody>
</table>

**285,000 RSF**
AVAILABLE SPRING 2019

**Mid-Rise Levels**
- LEVELS: 28-48
- AVERAGE: 33,500 RSF

**Low-Rise Levels**
- LEVELS: 6-27
- AVERAGE: 35,500 RSF

**Elevator Banks**
- A: 6-17
- B: 17-28
- C: 28-39
- D: 38-49
- E: 49-59
- F: 59-67
Flexible Space Options Within Manhattan West

The Lofts at Manhattan West features over 100,000 RSF of flexible workspace curated by SPACES, a leading global operator of dynamic flexible workspace. In addition to offering a multitude of high-quality flexible workspace opportunities, the SPACES at Manhattan West includes a Penthouse amenity center that leads to an outdoor landscaped terrace overlooking the Manhattan West Plaza.

Convene

Over 100,000 RSF of Flexible Workspace

Brookfield is amongst the largest shareholders in Convene, the world’s fastest growing network of full-service, tech enabled meeting, event and flexible workspaces, and will be launching a flagship Convene at Manhattan West.
Captivating Skyline Views
Unlimited Design Potential
Flexible Open Workspaces
High-Rise Views

EAST

NORTH
High-Rise // Core and Shell

31,500 RSF
High-Rise // Combination Layout

31,500 RSF

WEST 33RD STREET

WORKSTATIONS
OFFICES
CONFERENCE ROOMS

Total Occupancy 208
Offices 25
Workstations 182
Conference Seats 82
Egress Capacity 441 Persons
Density 152 RSF/Person

SITE PLAN
High-Rise // Perimeter Office Layout

31,500 RSF

Total Occupancy 78
Offices 65
Workstations 12
Conference Seats 80
Egress Capacity 441 Persons
Density 404 RSF/Person

OFFICES
WORKSTATIONS
CONFERENCE ROOMS

SITE PLAN
High-Rise // Open Layout

31,500 RSF

WORKSTATIONS
CONFERENCE ROOMS

Total Occupancy 193
Workstations 192
Conference Seats 70
Egress Capacity 441 Persons
Density 164 RSF/Person

SITE PLAN

2 ACRE PLAZA

WEST 33RD STREET

9TH AVENUE

WEST 31ST STREET

9TH AVENUE
## Development Timeline

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td><strong>TRANSPORTATION</strong>&lt;br&gt;7 Train Extension</td>
</tr>
<tr>
<td></td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;10 Hudson Yards&lt;br&gt;Five Manhattan West&lt;br&gt;amazon&lt;br&gt;JP Morgan Chase &amp; Co. (R/GA)&lt;br&gt;30 Hudson Yards&lt;br&gt;Time Warner&lt;br&gt;Equinox Hotel&lt;br&gt;Plaza A (Q1 2020)</td>
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<tr>
<td>2017</td>
<td>Penn Station West End Concourse</td>
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<tr>
<td></td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;The Eugene&lt;br&gt;55 Hudson Yards&lt;br&gt;Amazon&lt;br&gt;JP Morgan Chase &amp; Co. (R/GA)</td>
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<tr>
<td>2018</td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;55 Hudson Yards&lt;br&gt;One Manhattan West&lt;br&gt;Equinox Hotel&lt;br&gt;Plaza A (Q1 2020)</td>
</tr>
<tr>
<td></td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;Manhattan West&lt;br&gt;Plaza R (Q4 2020)</td>
</tr>
<tr>
<td>2019</td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;One Manhattan West&lt;br&gt;Shops at Hudson Yards and The Shed&lt;br&gt;Whole Foods (Q2 2020)&lt;br&gt;PELOTON (Q2 2020)&lt;br.ENA (Q2 2020)</td>
</tr>
<tr>
<td></td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;Manhattan West&lt;br&gt;Plaza R (Q4 2020)</td>
</tr>
<tr>
<td>2020</td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;Manhattan West Retail&lt;br&gt;PELOTON (Q2 2020)</td>
</tr>
<tr>
<td></td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;Manhattan West&lt;br&gt;NHL (Q4 2020)</td>
</tr>
<tr>
<td>2021</td>
<td>Empire Station Complex</td>
</tr>
<tr>
<td>2022/2023</td>
<td><strong>NEIGHBORHOOD</strong>&lt;br&gt;Two Manhattan West&lt;br&gt;BlackRock&lt;br&gt;The Spiral</td>
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