



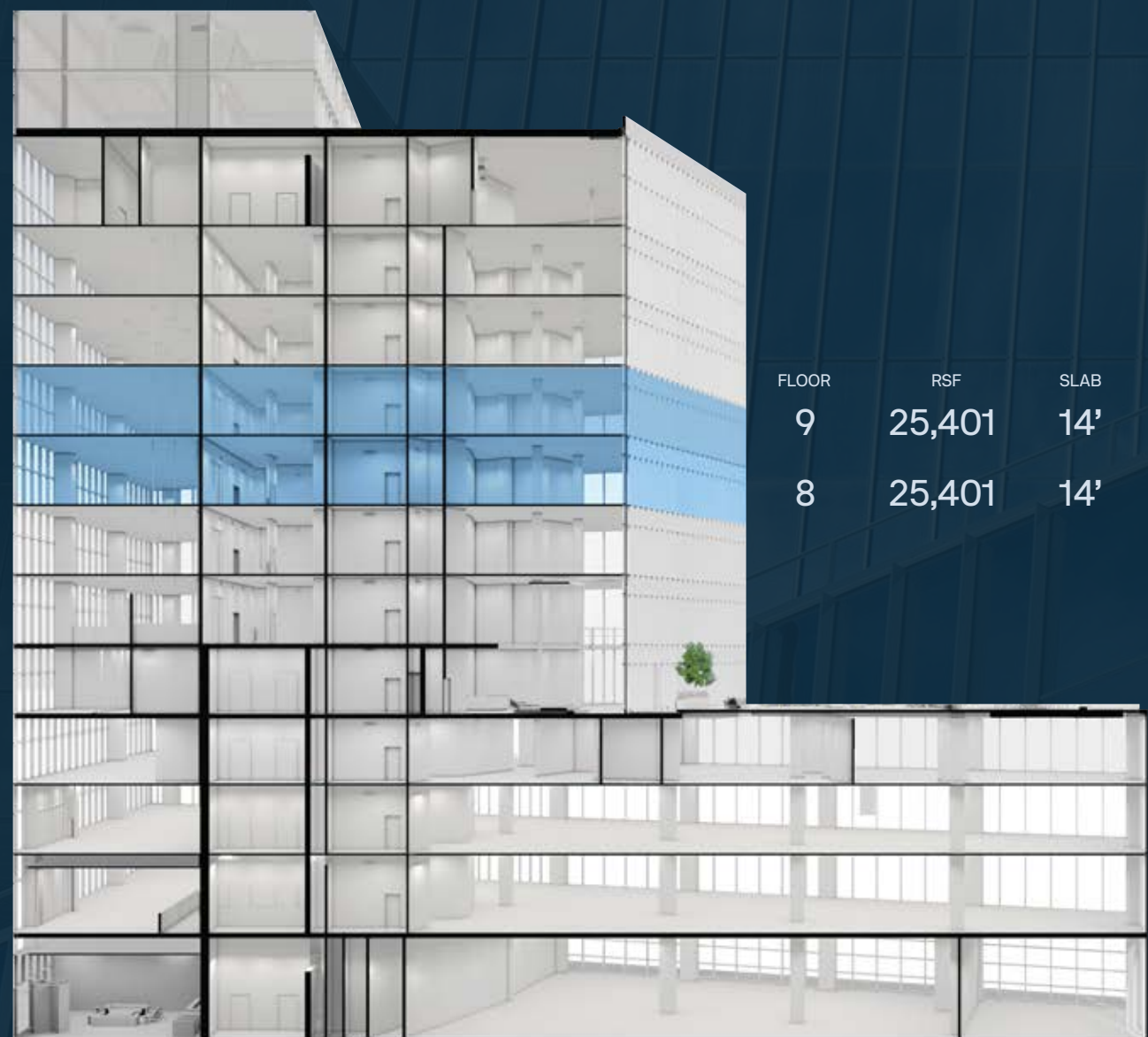
51 ASTOR

PLACE



Final Two Floors 50,802 rsf Block

5,000-12,000 rsf Pre-builts
Underway for Spring 2027 Delivery



Property Highlights

- ▶ New construction located at the dynamic, amenity-rich intersection of NoHo, the East Village, and Greenwich Village.
- ▶ Luxury, hospitality-focused pre-built collection designed by TPG underway, delivering Spring 2027.
- ▶ 14’ slab heights and floor-to-ceiling glass offer sweeping cityscape views.
- ▶ Amenity floor features state-of-the-art conference center and lounge, fitness center, and end-of-trip facilities.
- ▶ Superb access to transportation, including 6 train entrance across the street.

51 ASTOR PL

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No Smoking

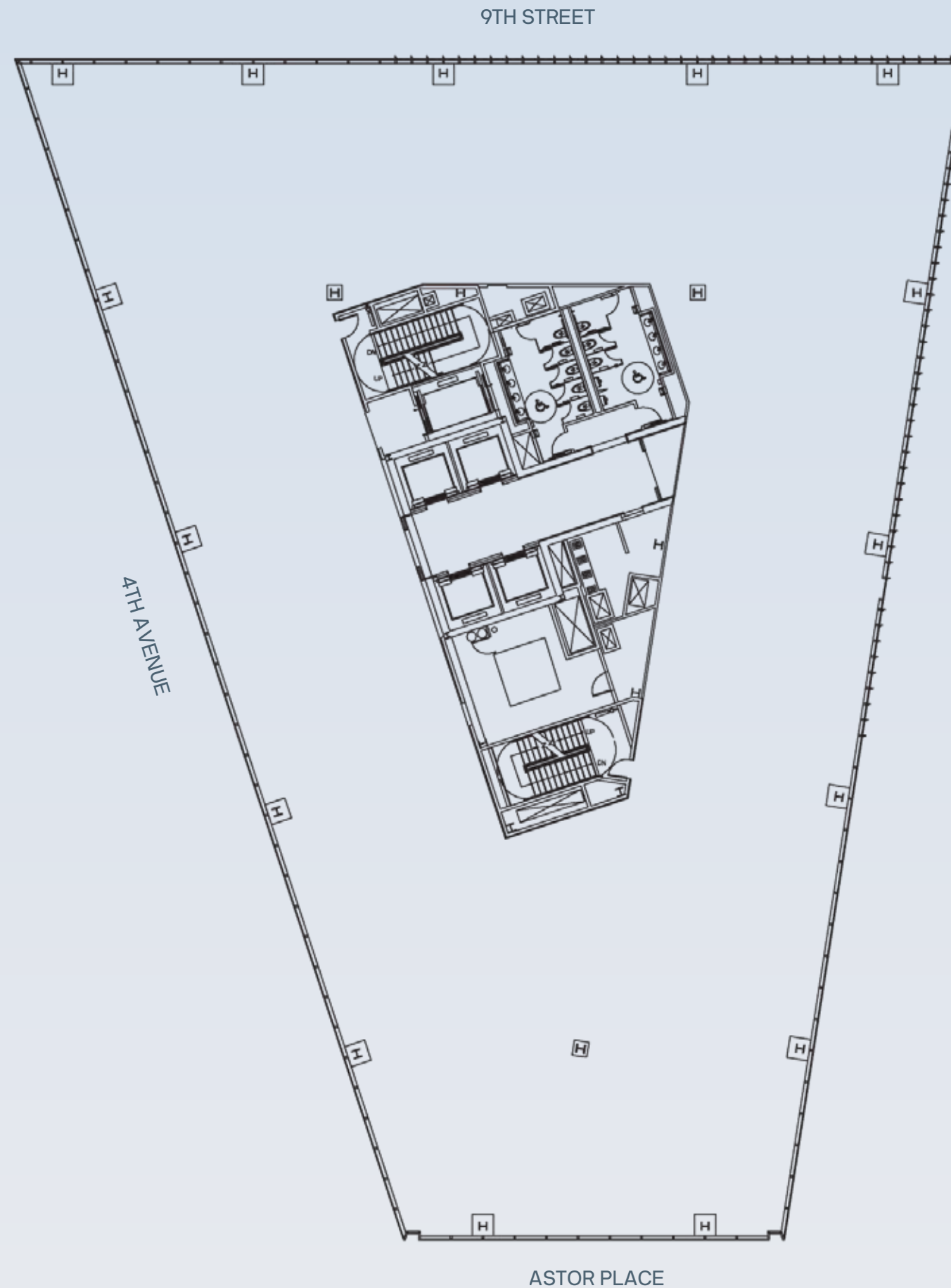
STREET & UNIVERSITY
ARTS CENTER



Full Floor

Core & Shell

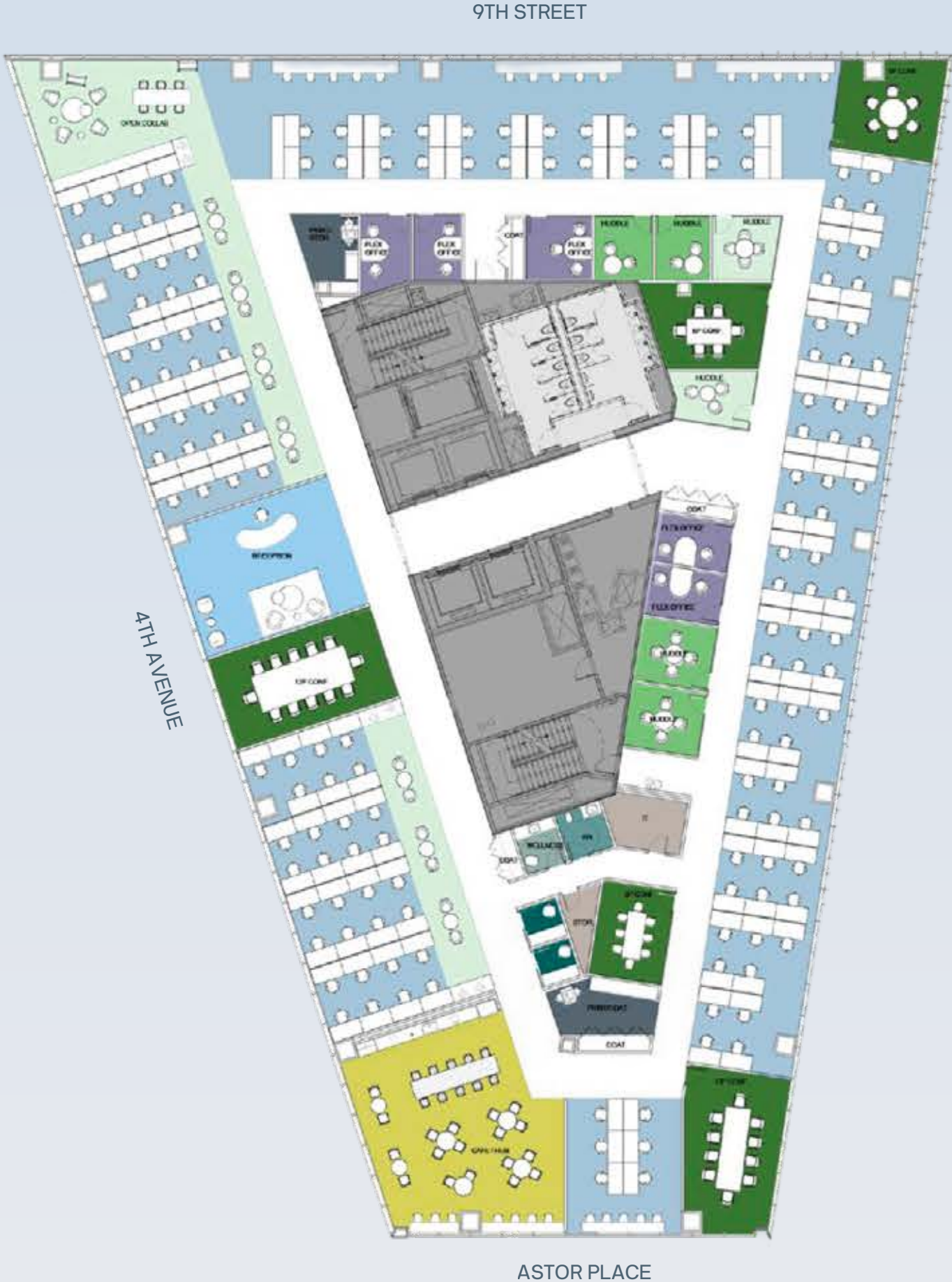
25,401 RSF



Full Floor

Open Plan Test-Fit

25,401 RSF

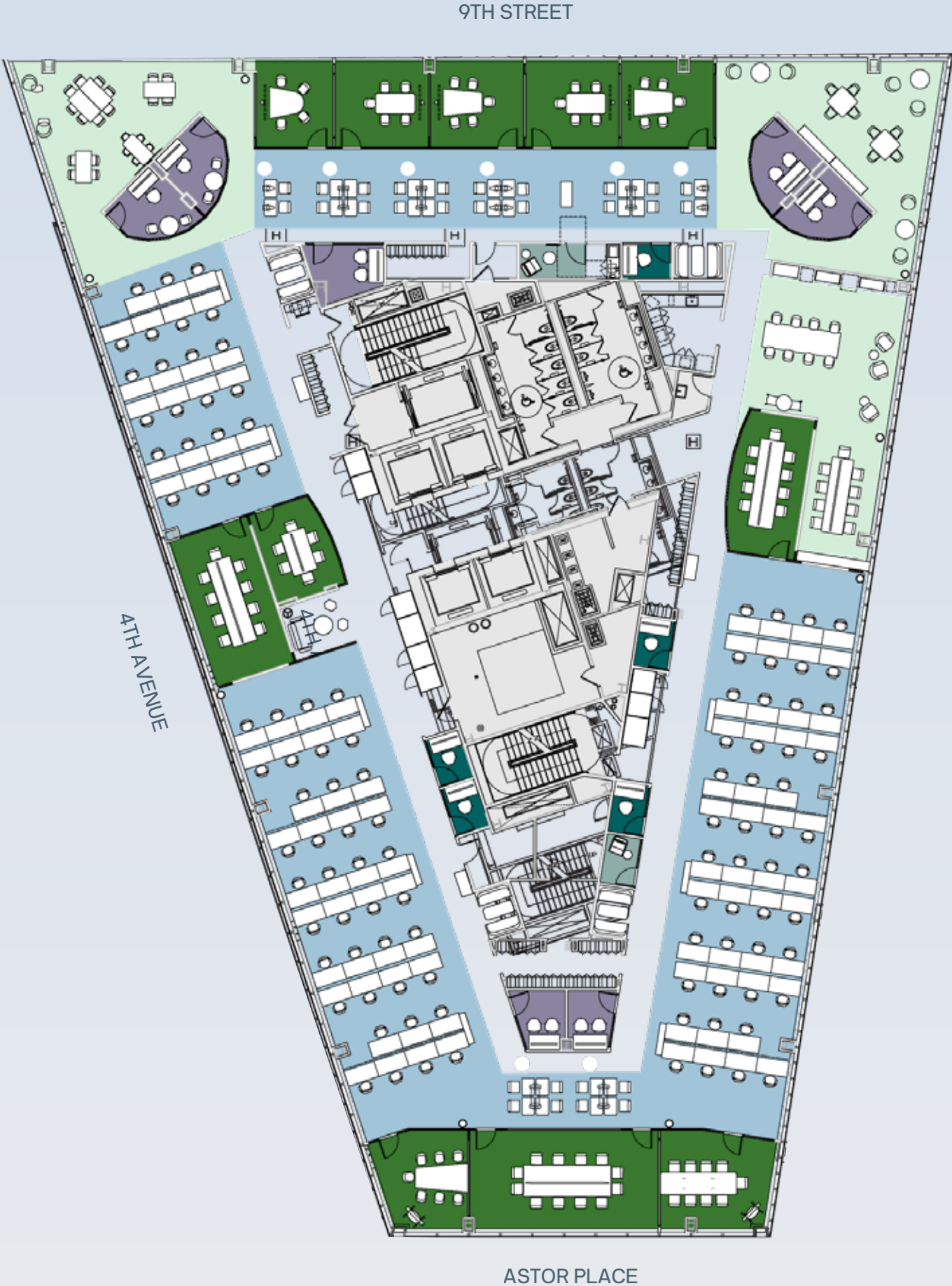


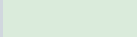
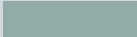
Work Points		Seats
	Open Workstations	156
Collaboration		Seats
	Flex Office	11
	Conf. (6P-12P)	42
	Huddle	19
	Phone Rooms	2
	Open Collab.	44
	Cafe	35
	Total	153
		Count
	Reception	1
	Cafe	1
	Storage / IT	1
	Copy / Print	2
	Wellness	1
	Restrooms	1

Entire 8th Floor

Existing
Installation Plan

25,401 RSF



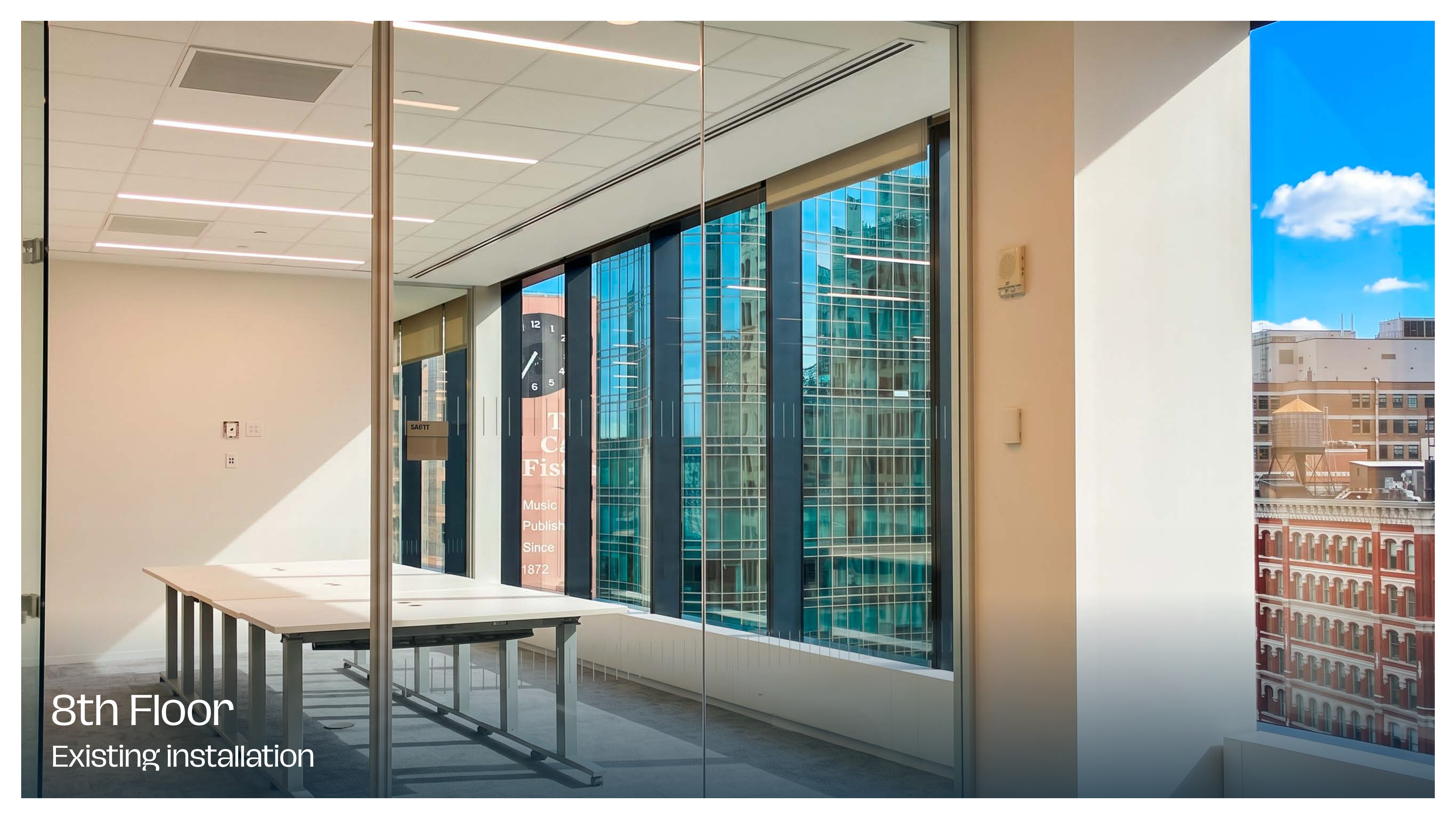
Work Points		Seats
	Workstations	135
Collaboration		Seats
	Offices	6
	Conference/Meeting	11
	Phone Rooms	5
	Open Collaboration	3
	Wellness	2
Total		162



8th Floor
Existing installation



8th Floor
Existing installation



8th Floor
Existing installation

The image shows a bright, modern office space on the 8th floor. A long, white, adjustable-height table is positioned in the foreground. The room features a white ceiling with recessed linear lighting and a large wall of floor-to-ceiling windows. The windows offer a clear view of a city skyline, including a prominent red brick building with a water tower and a modern glass skyscraper. A small sign on the window reads 'SADTT'. The overall atmosphere is clean and professional.

9th Floor

Pre-builts

Suite A
8,354 RSF

Delivering Spring 2027

Suite B
5,028 RSF

Delivering Spring 2027

Suite C
12,019 RSF

Delivering Spring 2027

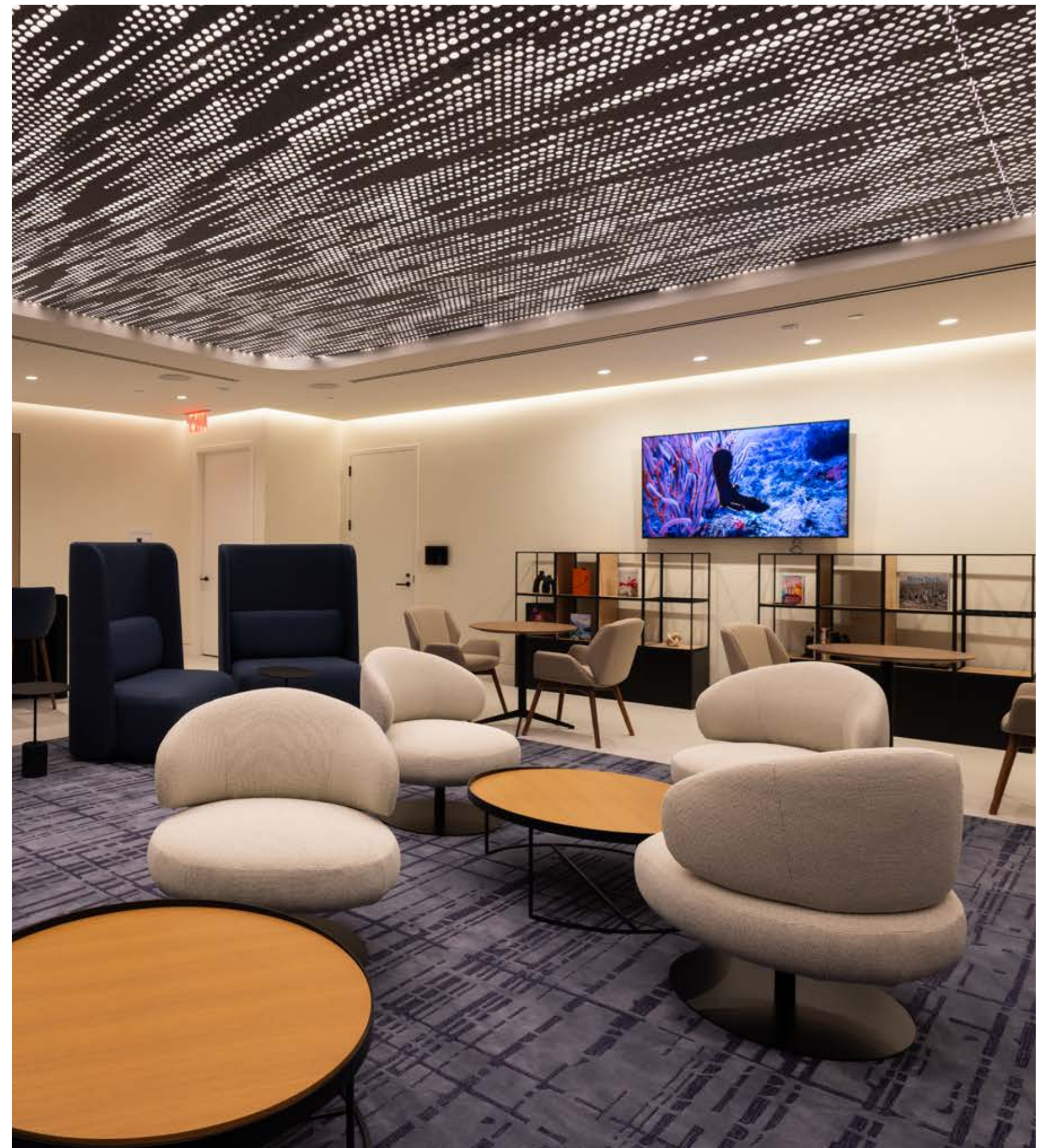


A Rentable Area (RSF) 8,354		
Space		Seats
Office		5
Benching		26
Reception		1
Total Work Seats		32
Conference Room Seats		2 22
Phone Room Seats		4 4
Total Conference Seats		26
B Rentable Area (RSF) 5,028		
Space		Seats
Office		3
Benching		19
Reception		1
Total Work Seats		23
Conference Room Seats		1 12
Phone Room Seats		1 1
Total Conference Seats		13
C Rentable Area (RSF) 12,019		
Space		Seats
Office		7
Benching		28
Reception		1
Total Work Seats		36
Conference Room Seats		4 28
Phone Room Seats		4 4
Total Conference Seats		32

Conferencing & Lounge

The conferencing center features multi-purpose & flexible meeting rooms with an open lounge for tenants to access throughout the day or reserve for larger meetings and events.









Fitness Amenities

The boutique fitness center offers high-end equipment and flex space to do yoga or other individual exercises.



Fitness Amenities

High-end showers and lockers support the fitness center as well as those who bike to work. 51 Astor has ample bike storage available for the mobile commuter.



High Connectivity for Talent & Teams

Get to & from Everywhere

Grand Central	8 min
Penn Station	13 min
Herald Square	8 min
Union Square	5 min
Fulton Street	8 min

Brooklyn	20 min
Queens	20 min
New Jersey	20 min

JFK Airport	35 min
LGA Airport	25 min
NWK Airport	35 min



A Cool District to do Business

Companies are drawn to the neighborhood's culture, walkability, local restaurants and transportation options.





Balloon Rabbit, Jeff Koons

Standing 14 feet tall and weighing 6,600 pounds, Jeff Koons' playful and monumental sculpture Balloon Rabbit (Red), 2005-2010 is considered one of the most iconic works of contemporary art. Made from mirror-polished stainless steel with transparent color coating, the reflective surface allows the viewer to become an essential part of the artwork. Koons says, "In a reflective surface, your existence is being affirmed. When you move, your abstracted reflection changes. The experience is dependent upon you; it lets you know that art is happening inside of you." In 2019, his 3-foot-tall stainless-steel Rabbit (1986) was purchased for \$91.1 million at Christie's, setting a record for the most expensive work ever sold at auction by a living artist.



Self Portrait, Keith Haring

Keith Haring's Untitled (Self Portrait) 1989, at nearly twelve feet high, is a celebration of life and humanity. Created just a year before Haring passed away due to AIDS-related complications, Untitled (Self Portrait) presents a figure mid-dance, with the boldness of an artist living joyfully in the face of death. The work stands tall on St Marks Place, the neighborhood where Haring created some of his most important work and is a fitting tribute to his life and ongoing spirit.

Technical Specifications

Gross Building Area	400,000 rsf / 14 Stories		Security	Uniformed security guards staffed at the concierge desk, turnstile access, interior and exterior CCTV cameras 24 hours a day, 7 days per week and a state-of-the-art visitor management system
Year Built	2013		Fire Stairs	Stairwells are oversized to exceed New York City and International Building Code Requirements.
Developer	Edward J. Minskoff		Live Load	All tenant floors are 70 lbs. live load.
Building Architect	Fumihiko Maki		Restrooms	Restrooms are 100% ADA compliant and include extra fixtures and touchless technology to meet open space population demand.
Construction	Structural steel frame with concrete slabs. Facade is an energy-efficient structurally glazed glass and aluminum curtain wall.		Building Management System	Building operates on an advanced Honeywell Building Management System (BMS) with tenant Web-based service request system
Floor Sizes	Floors 3-4	42,323 RSF	Electrical	8 Watts per rsf demand load exclusive of base building air conditioning. Power is provided from two (2) points of entry.
	Floors 5-12	25,401 RSF	Emergency Generator	One 1,500-kilowatt emergency generator services the building's life safety and critical building systems. There is spare auxiliary power capacity available to meet tenant needs. Provisions have been made for the installation of an additional generator for future tenant use.
Window Dimensions	Glass Height : 10' Window Width : 2' – 6" and 5' – 0" Modules		Telecom	- Two (2) fully redundant telecommunications carrier points of entry - Fully redundant riser system and two (2) telecom closets on each floor - Current list of service providers includes Verizon, Spectrum Business, AT&T, Century Link/Lumen Crown Castle Fiber (Lightower Fiber/Fiber Networks) and Rainbow Broadband/Gigstream.
On site Retail/ Amenities	Cyclebar, GANG UP Boxing Gym, Shake Shack and CVS. The building has a conference center with lounge, phone booths, huddle rooms and conference rooms with a combined 85 person capacity. It also features an in-building fitness center with two gender-neutral locker rooms, complete with showers and changing areas, plus dedicated bicycle storage.		DAS	51 Astor Place is equipped with a Distributed Antennae System (DAS) which reduces dead service areas and increases cellular voice and data reception and service throughout the building.
HVAC/Building Systems	- Two (2) roof mounted central cooling towers up to 1,400 tons - Individual water-cooled package air conditioning units on each floor, HVAC tenant controlled system - Extended building hours : Monday-Friday 8 AM - 8 PM - Condenser water is available for supplemental HVAC - MERV-13 filtration quality coupled with multiple stage filtration process.		Elevators	- Four (4) passenger elevators are equipped with state-of-the-art automated floor destination dispatch system - One (1) oversized freight elevator.
Messenger Center	A dedicated messenger center via the 9th Street service entrance. Building messenger staff deliver packages directly to tenants.		Life Safety	The building contains a state-of-the-art Class "E" addressable fire alarm system with Fire Command Station located in the main lobby. The building is fully sprinklered in accordance with the NYC Building code and each floor has an individual smoke exhaust system.

The Smart Choice



WiredScore
PLATINUM

WiredScore's highest awarded mark proves that our building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.



51 Astor Place meets LEED Gold Certification with U.S. Green Building Council (USGBC), the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, efficient and healthy places to work.



Energy Star score of 79, 51 Astor Place is rated 79% more efficient than similar buildings nationwide and generates fewer greenhouse gas emissions than typical buildings of the same use.

Leasing Team



51 ASTOR PLACE

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