



SPACE - DIRECT LEASE

Worldwide Plaza

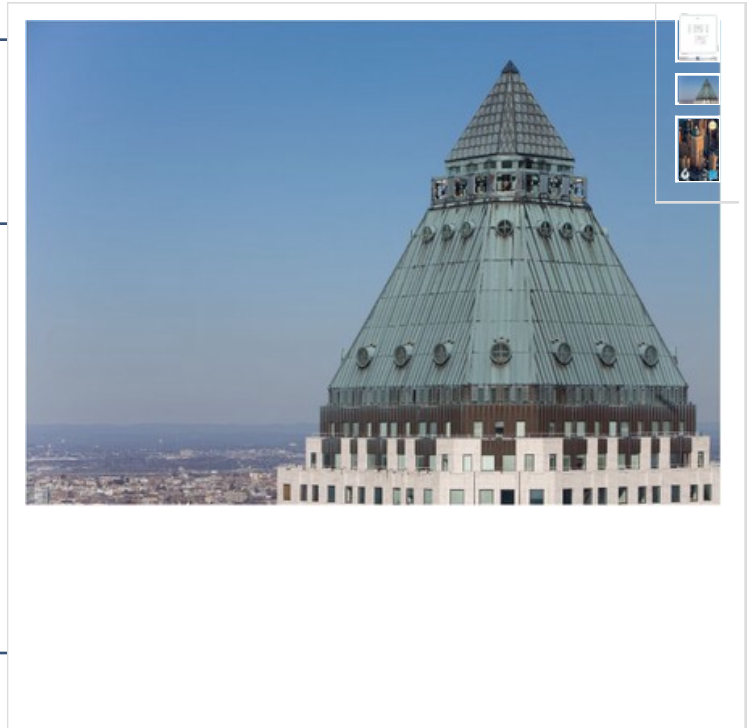
Worldwide Plaza 825 Eighth Avenue
New York, NY | Midtown West

DETAIL

Floor/Suite	37 / Suite 3700
Total SF	34,284
Rent	Upon Request
Available	01 Dec 2017
Use	Office
Suite Notes	Landlord to deliver the space raw with base building work complete including new bathrooms and new HVAC. On top of base building work, Landlord will provide market concessions.

CONTACT

Matthew J. Coudert - Executive Vice President
Phone 212-542-2121



BUILDING DESCRIPTION

Worldwide Plaza is comprised of 1.8 million square feet of Class A Trophy office product plus 120,000 square feet of retail located in the heart of Midtown. Worldwide Plaza has both Energy Star and LEED EB Gold Certifications.

Designed by David Childs of Skidmore, Owings & Merrill, the complex was developed by William Zeckendorf, Jr. and completed in 1989. Located on the full Eighth Avenue block front between 49th and 50th Streets, the property bolsters three separate lobbies and a center core design allowing large corporate tenants the opportunity for private entrances leading to large blocks of space.

On-Site management. A 27,000 square foot public plaza featuring trees, seasonal plantings, movable seating, water fountain, and restaurants. Direct access to C & E; easily accessible to the 1,2,N,R,W Subway lines. Full service health club. Messenger center.

MAJOR TENANTS

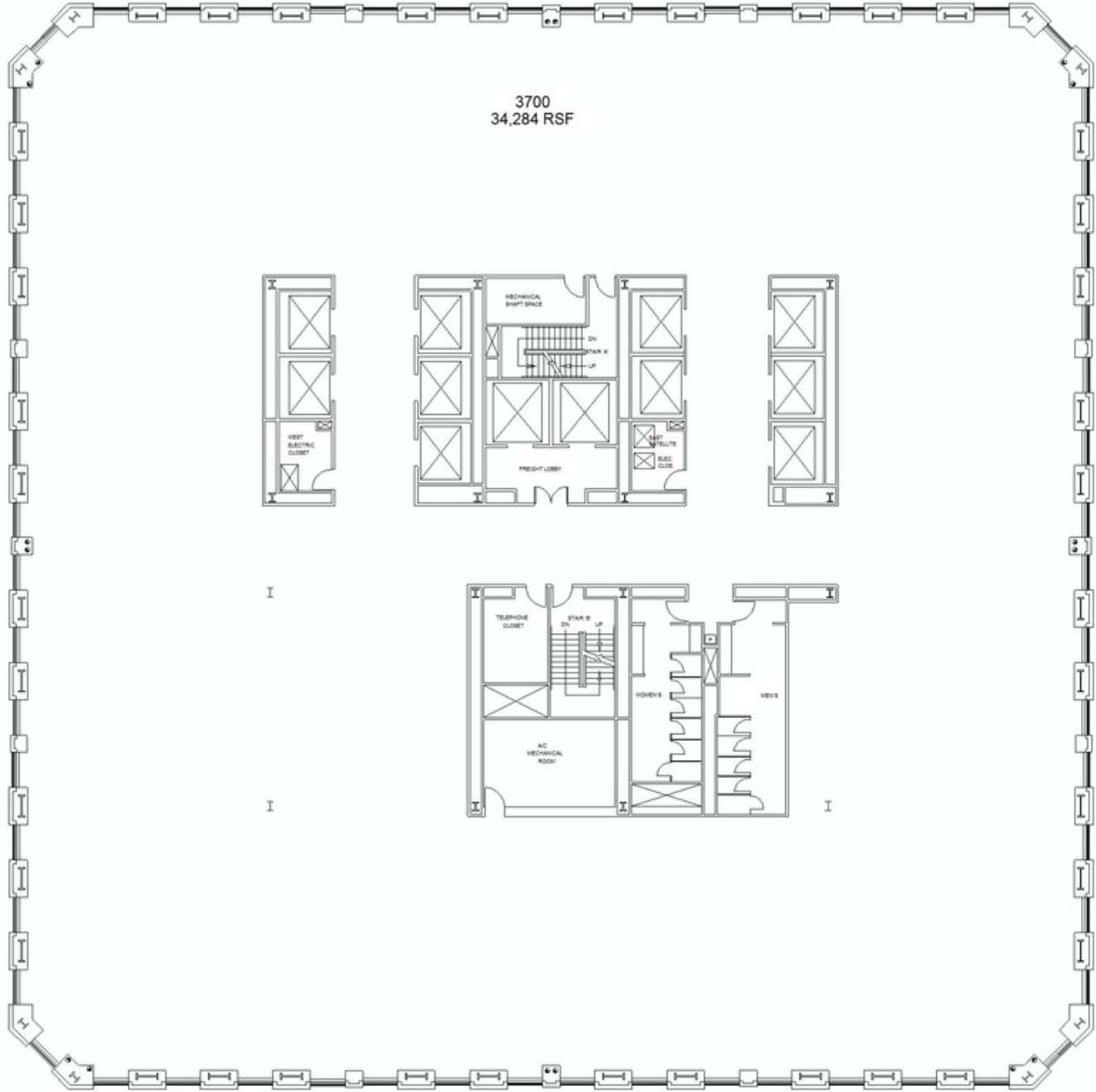
Cravath, Swaine & Moore LLP; Nomura Holdings America; WNet; Retail Tenants include Stage Entertainment; TMPL Gym; Starbucks

OTHER BUILDING INFO

PARKING: TOTAL SPACES: 475 space underground public parking garage. Attendant service; 24 hour operation. **Telecom:** WiredNYC Platinum: Abovenet, Covad, Time Warner Cable, AT&T, Lightpath, TW Telecom, Broadview, Rainbow Broadband, Cogent, Sidera, Verizon & Verizon FIOS **HVAC:** A centralized Johnson Control metasys Building Management system controls the base building systems. Each floor consists of self-contained, condenser water-cooled HVAC units. **Electric:** 6 Watts per rsf demand load exclusive of base building air conditioning, heating, core loads and domestic water loads. **Sprinkler:** Yes **Security / Lobby:** The concierge desk is attended by security personnel 24 hours per day, 7 days per week. Tended Lobby **Building Area:** 2,080,000 sf **Number of Floors:** 49 **Floor Sizes:** 19,500 rsf to 72,500 rsf **Ceiling Height:** 4th flr 16ft; 5-6th flrs 14ft; 7-49th flrs 13ft **Owner:** WWP Office, LLC **Manager:** George Comfort & Sons Inc. **Year Built/Renovated:** Built: 1989 **Building Class:** Trophy **Primary Type:** Office **Property Status:** Existing



West 50 Street



Eighth Avenue

West 49 Street

825 8th Avenue

George Comfort & Sons, Inc.
200 Madison Avenue New York, NY 10016



Floor 37

Prepared by PlanData Systems Corp
February 6, 2017



DISCLAIMER: One full commission in accordance with our rate schedule will be paid, when received by us, to a cooperating broker who consummates a lease executed by both landlord and tenant and exchanged and which has been approved or consummates a sublease executed by both the Sublessor and Sublessee and exchanged and has been approved and has received Landlord's consent. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, sublease or financing, or withdrawal without notice.