



28
28E 28TH ST

GO **BIG** IN NOMAD

Rare HQ Branding Opportunity

BIG POSSIBILITIES

**126,752 rsf across 3 full floors including
a contiguous block of 72,655 rsf**

Join Viacom CBS, Freshly, NY Life and Whole Foods at 28 East 28th, just one block from Madison Square Park. This rare opportunity comes with exceptional branding exposure inside and out and provides the perfect headquarters space for a tenant.

Whole Foods will be occupying 60,000 SF on the ground and second floor in a striking, new glass-box space.





New 28th St. Entrance - artist rendering

SIMPLY SPECTACULAR

Branding opportunities inside the lobby and on the exterior of this newly renovated Class A office building

Few buildings offer the high-end elegance and modern flair of 28 East 28th Street. There is even potential for a tenant to have their own private 27th Street entrance. The new lobby will feature facial recognition, hands-free entry with destination dispatch, hospitality seating and ease of access from both 27th and 28th Streets.



Renovated lobby - artist rendering

28
28E 28TH ST



15th Floor private terrace - artist rendering

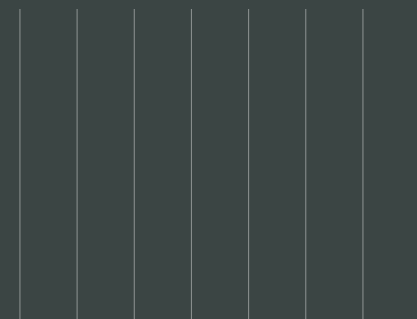
ENVIABLE AMENITIES

28 East 28th offers a variety of special amenities to welcome you every day

The lobby coffee shop is the perfect spot to enjoy your favorite morning beverage.

The Concourse Level is ideal for a private conference, amenity, or visitor space.

Take a break at the outdoor plaza or on your private outdoor terrace (floor 15).



HIGHLY SOPHISTICATED

From internal stairs to an expansive terrace, these modern spaces are tailored for today's tenant needs

Potential interconnective staircases can merge the 14th and 15th floors, allowing quick and unconfined travel.

The 15th floor has a private outdoor terrace that provides breathtaking views of Madison Square Park, the Flatiron Building and the Empire State Building. The outdoor terrace is currently being renovated and expanded to make it even more spectacular.

28 East 28th is Wired Certified Platinum in NYC, assuring best-in-class connectivity.



Interior office workstations - artist rendering



Potential interconnecting staircase between floors - artist rendering

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ICONIC & CONVENIENT

28 East 28th is set in one of Midtown South's most coveted areas

Located in the heart of trendy NoMad, the property is just steps away from great restaurants, coffee shops, bars and the historic Flatiron Building. 28 East 28th is also just one block from Madison Square Park, and the site of the very first public Christmas tree in America in 1912. Today the park is a hot spot brimming with art shows, stunning garden displays, meandering pathways and various live programmed events.

It couldn't be easier to get here. Hop on the 6, N, R, F or M subway for an easy commute.

DYNAMIC NEIGHBORHOOD

Restaurants:

- 1** A Voce
- 2** Black Barn
- 3** Blue Smoke
- 4** The Clocktower
- 5** Eleven Madison Avenue
- 6** Eataly
- 7** Hillstone
- 8** Marta
- 9** Rocco Steakhouse
- 10** Shake Shack
- 11** Sweetgreen
- 12** 230 Fifth Rooftop Bar
- 13** Upland

Hotels:

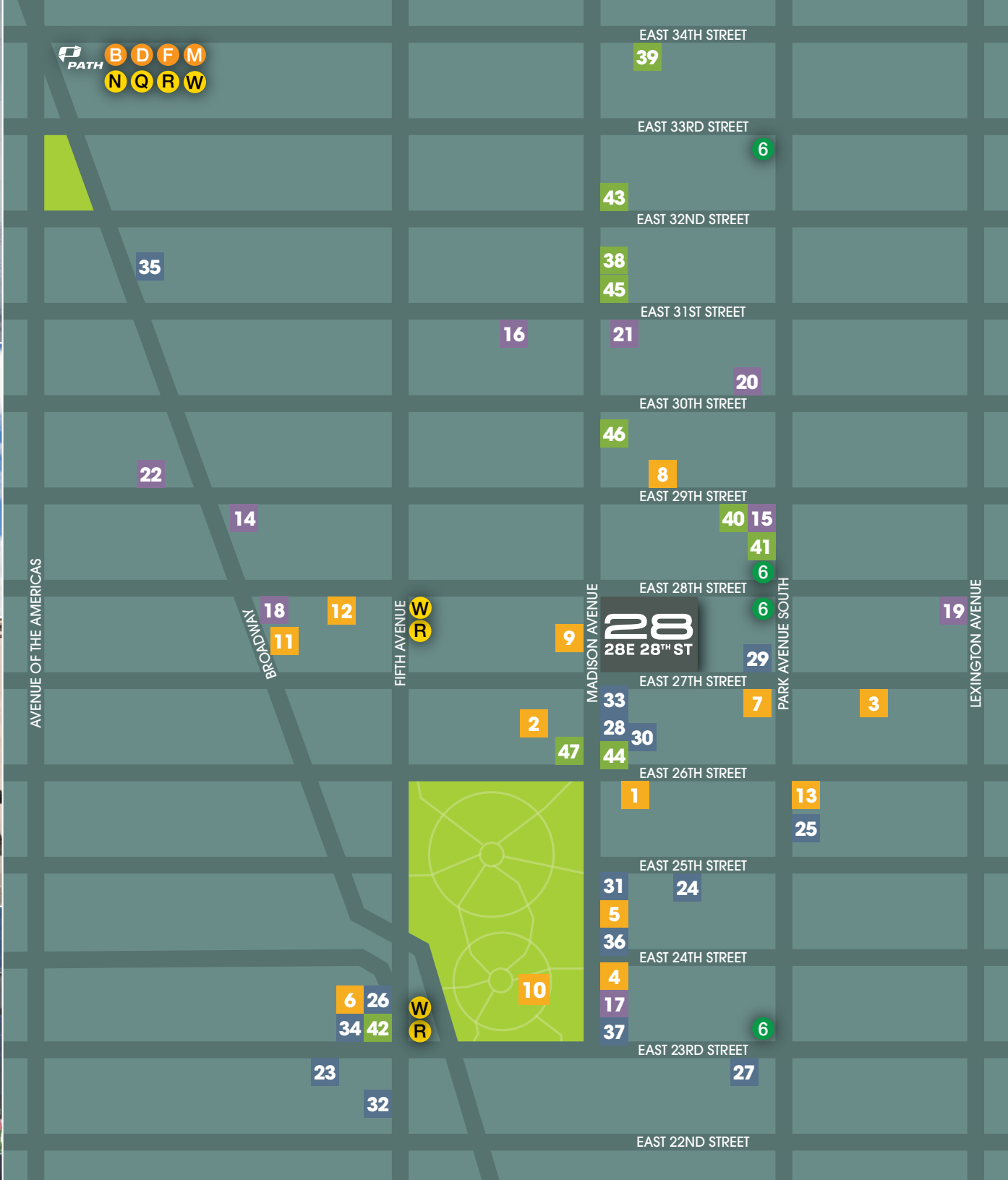
- 14** Ace Hotel
- 15** Gansevoort Park Hotel
- 16** Hotel Chandler
- 17** The New York Edition
- 18** The Nomad Hotel
- 19** Park South Hotel
- 20** SLS Park Ave
- 21** The Roger New York
- 22** Virgin Hotel

Corporate Neighbors:

- 23** AppNexus
- 24** Credit Suisse
- 25** DigitasLBi
- 26** Grey Global Group
- 27** IMG Worldwide
- 28** New York Life
- 29** Popsugar Inc.
- 30** Quinn Emanuel Urguhart
& Sullivan, LLP
- 31** Sony
- 32** St. Martin's Press
- 33** Superfly
- 34** Tiffany
- 35** Varonis Systems
- 36** Yelp
- 37** Yext

Stores:

- 38** B&B Italia
- 39** ddc
- 40** Flywheel
- 41** Lacoste Gansevoort
- 42** The Lego Store
- 43** Luxury Living
- 44** Mikasa
- 45** Minotti
- 46** Natuzzi
- 47** Todd Snyder





Office Space - artist rendering

SAFETY MEASURES

We are taking significant steps to make sure that office tenants can return to work safely and comfortably.



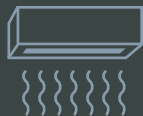
Electrostatic spraying



Additional sanitation of
high-touch points at all hours



Touchless fixtures in
all bathrooms



CASPR 200e technology consisting of
UV lights installed in all elevators

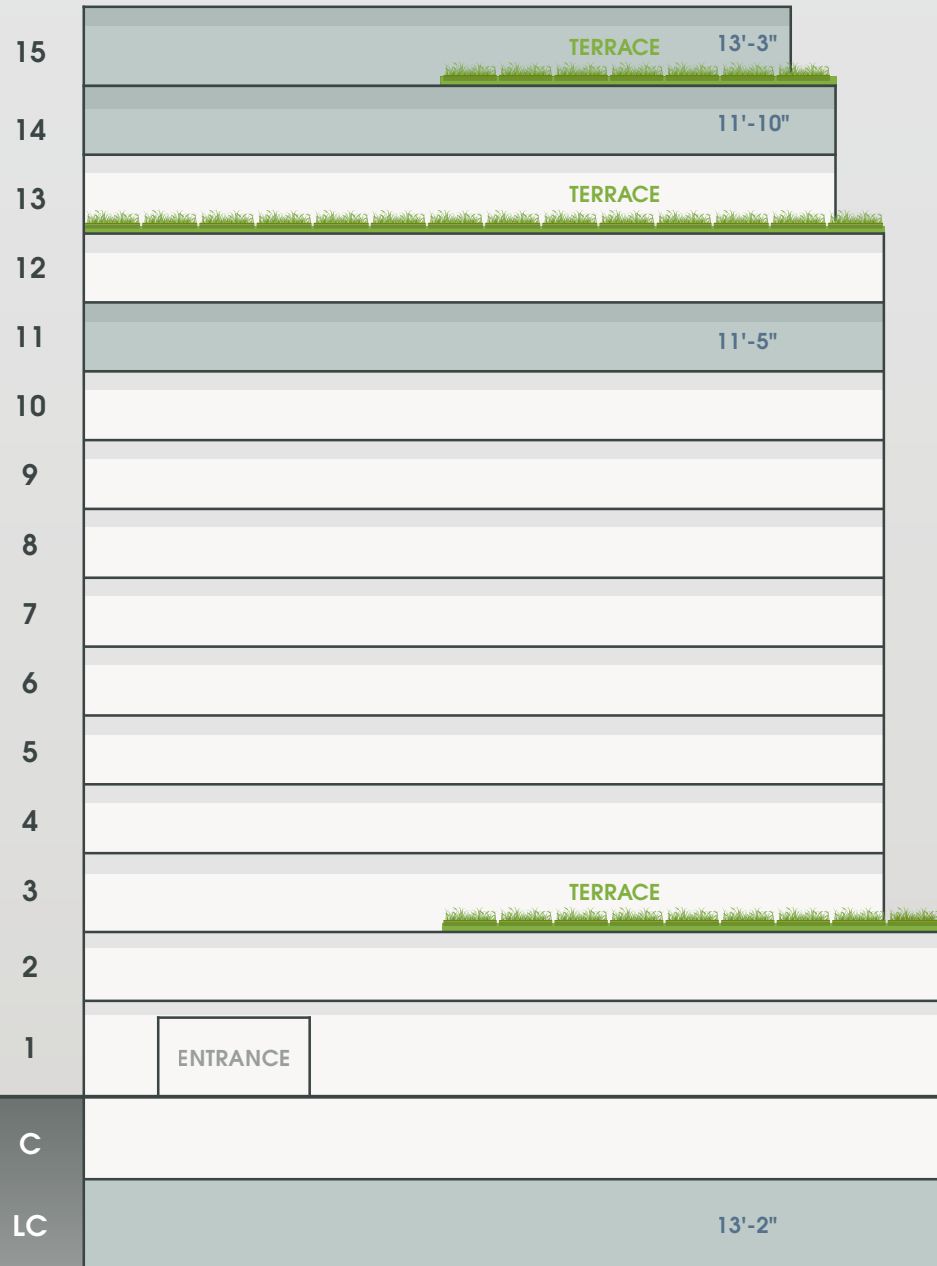


Updating air purification filters to
highest quality in consultation with Consentini



Additional filtration during
non-business hours

SLAB-TO-SLAB



SPACE OPPORTUNITIES

FLOOR 15

ENTIRE FLOOR 33,724 RSF

FLOOR 14

ENTIRE FLOOR 38,931 RSF

FLOOR 11

ENTIRE FLOOR 54,097 RSF

LOWER CONCOURSE

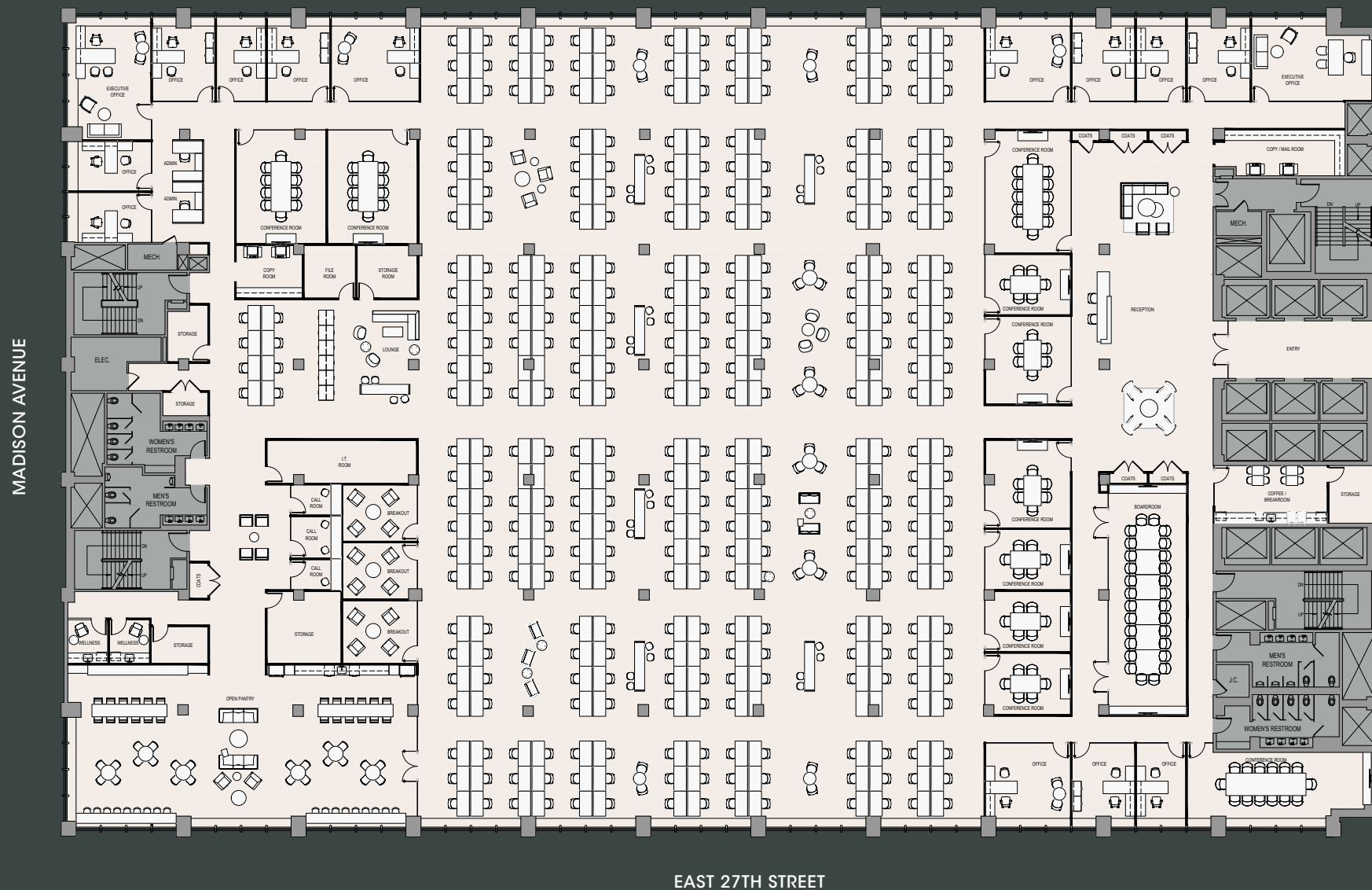
PARTIAL FLOOR 63,418 RSF

COMBINED
RSF:
72,655

TOTAL
RSF:
126,752

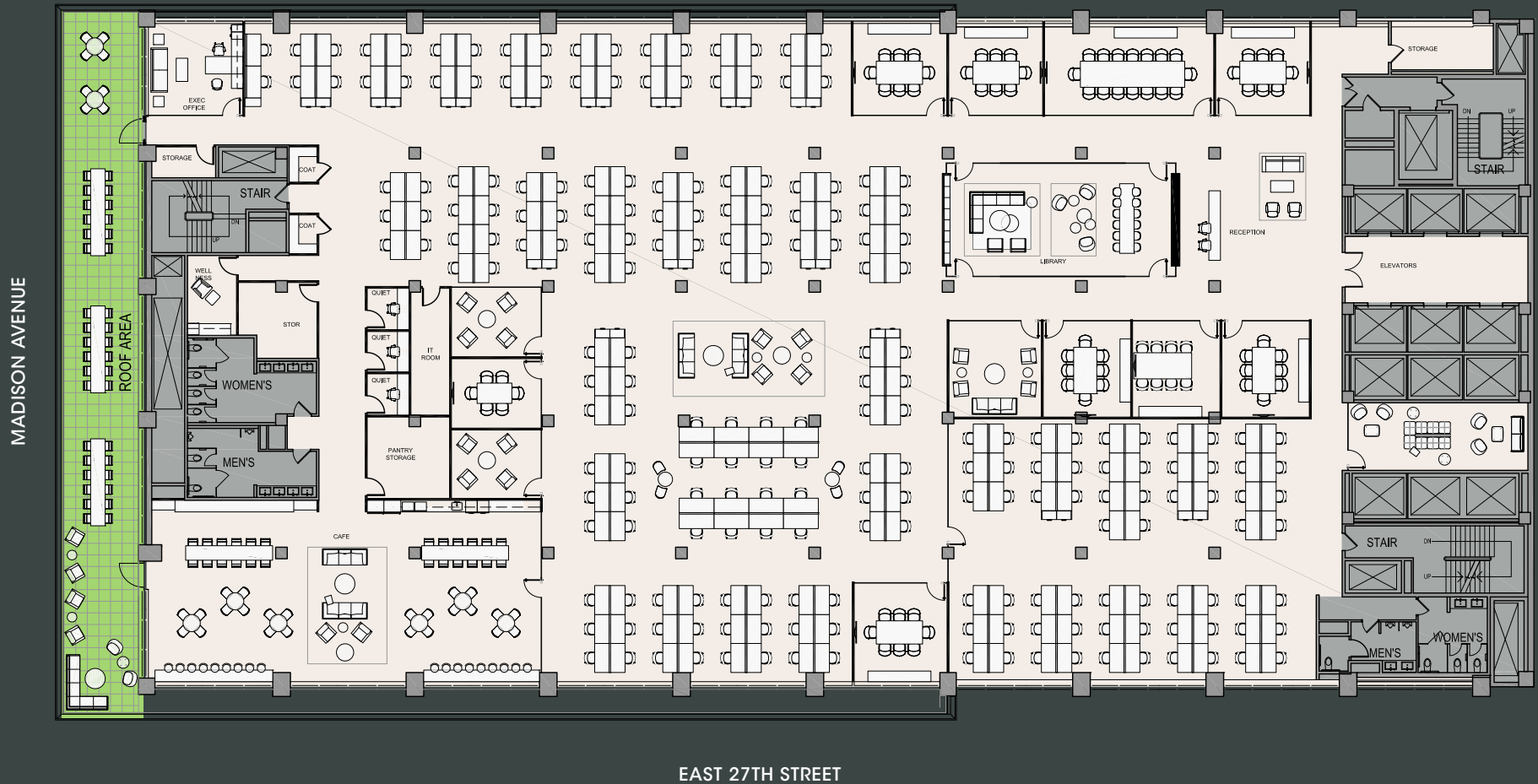
TEST FIT - FLOOR 11

Executive Offices 2	Trading Offices 13	Benching 341	Admin. Workstations 2	Reception 2	TOTAL 360
Boardroom 1	Conference Rooms 10	Pantry 1	Lounge 1	Call Rooms 3	Wellness Rooms 2



TEST FIT - FLOOR 15

Executive Office 1 | Benching 218 | Reception 2 | **TOTAL 221**
 Conference Rooms 11 | Quiet Rooms 3 | Cafe 1 | Wellness Rooms 2 | Collaborative Areas 3 | Library 1



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