

ONE
ST MARKS

AT ASTOR PLACE



THIS IS ONE ST MARKS.

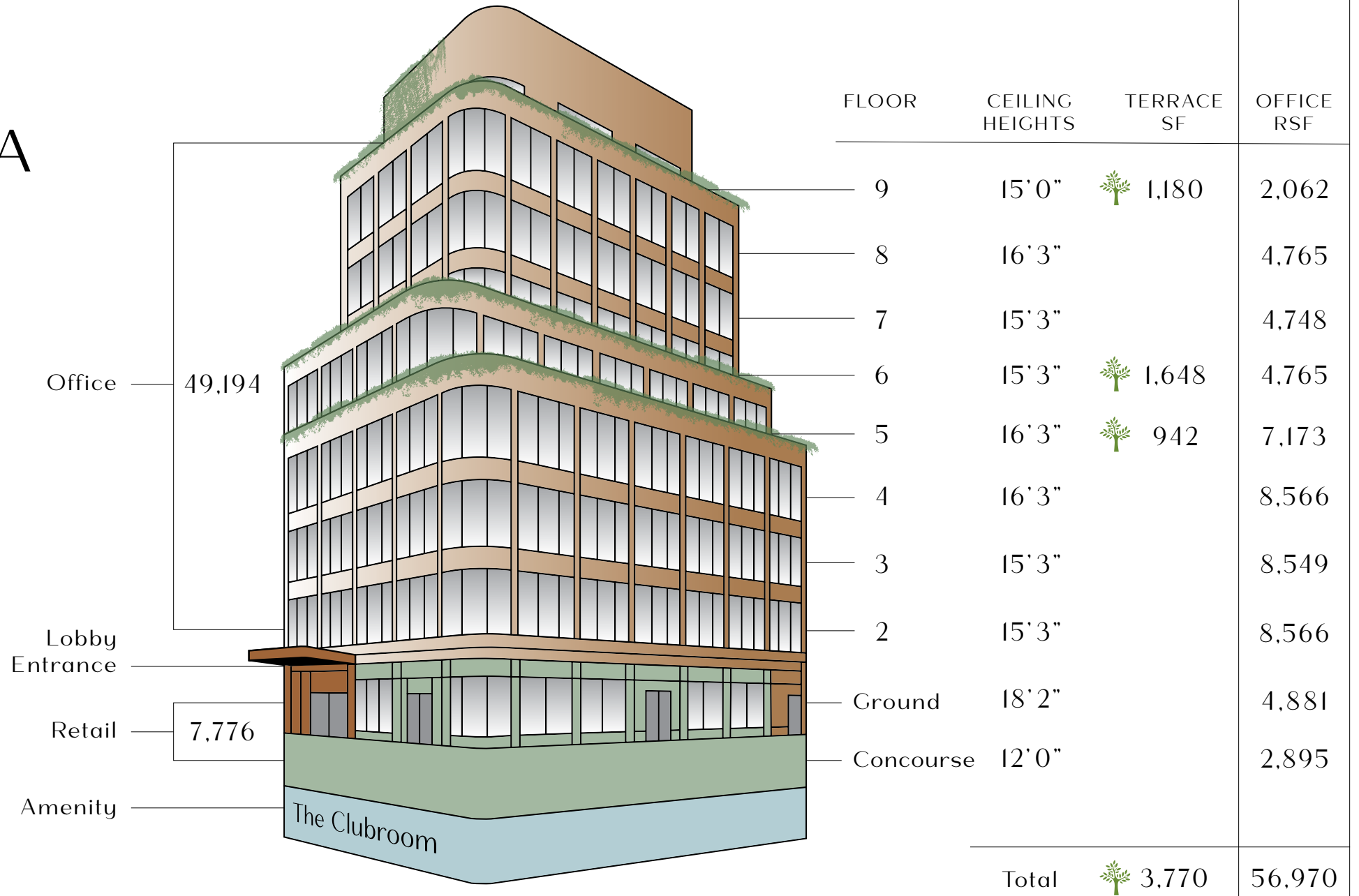
WHERE WORK IS YOUR CLUB.

At the crossroads of NoHo and the East Village, a brand-new, hospitality-driven workplace is emerging. Introducing One St Marks—a ground-up office development where biophilic design and a connection to the surrounding neighborhood are at the core, making work-life balance effortless.

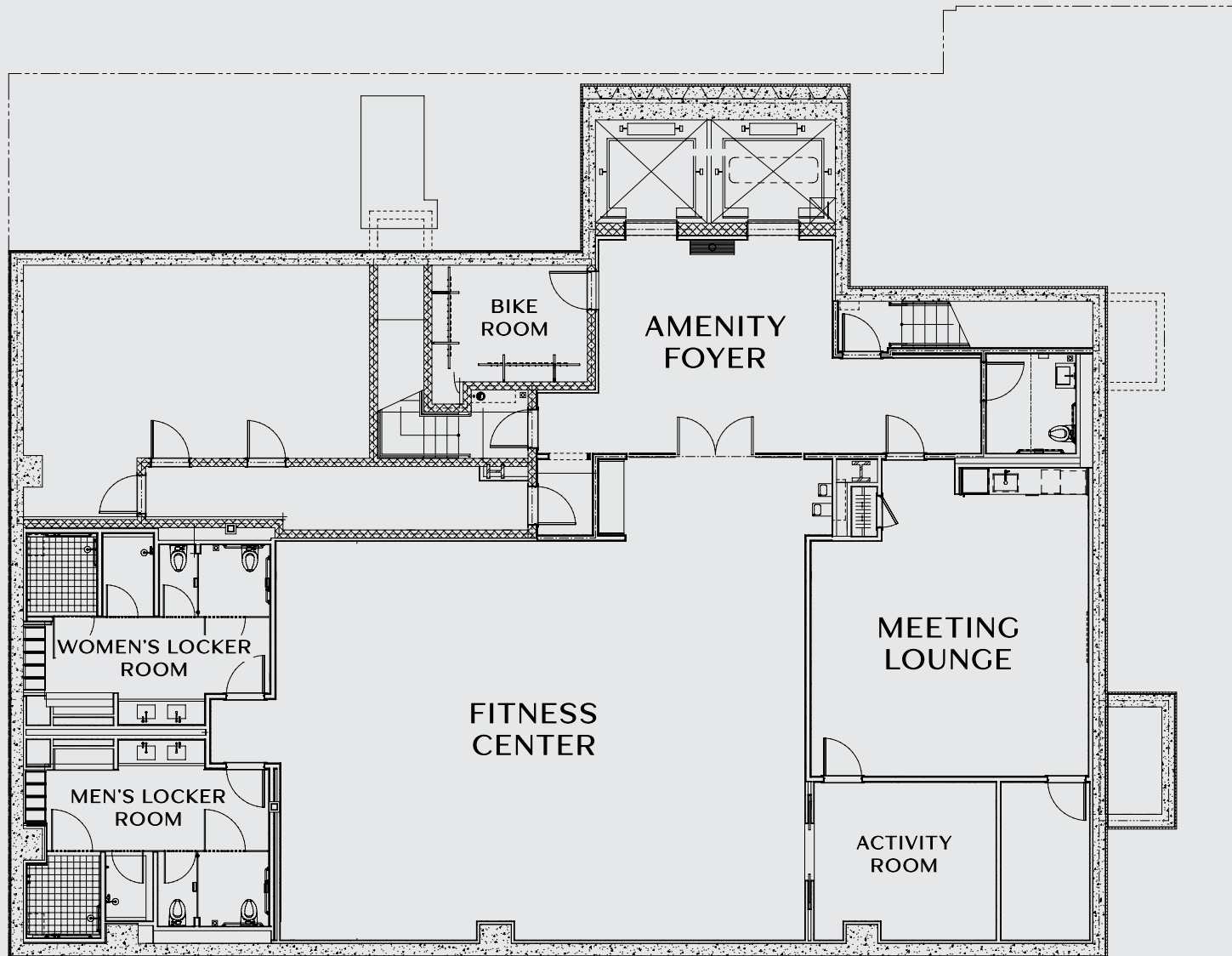
- Three Wraparound Private Terraces
- 15'- 16' Ceiling Heights Throughout
- Floor-to-Ceiling Glass
- Boutique, Efficient Floorplates
- Exclusive Amenity Offering

Welcome.

AN OFFICE BUILT FOR A BALANCED LIFE.



3RD AVENUE



ST MARKS PLACE

THE CLUBROOM

3,840 RSF

High-end, curated fitness center with locker rooms as well as ample meeting space and bike room.

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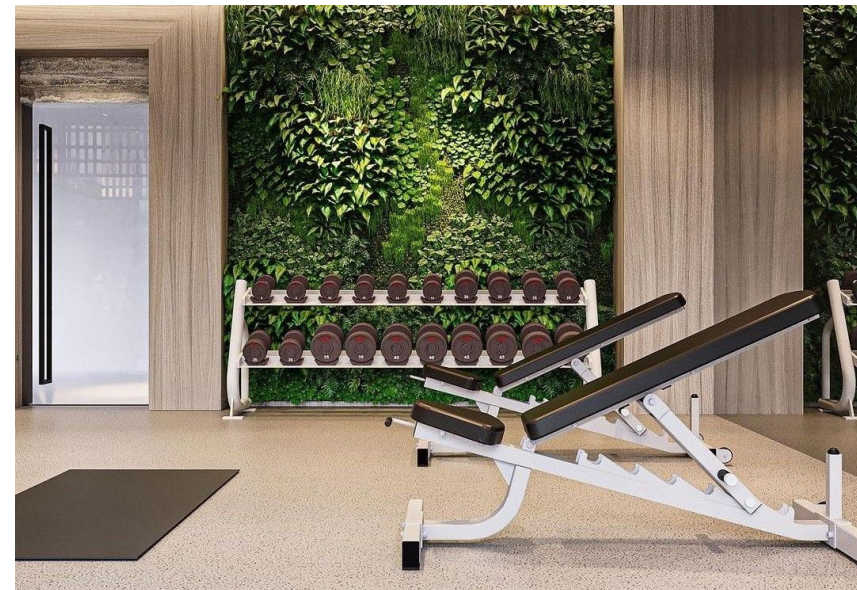
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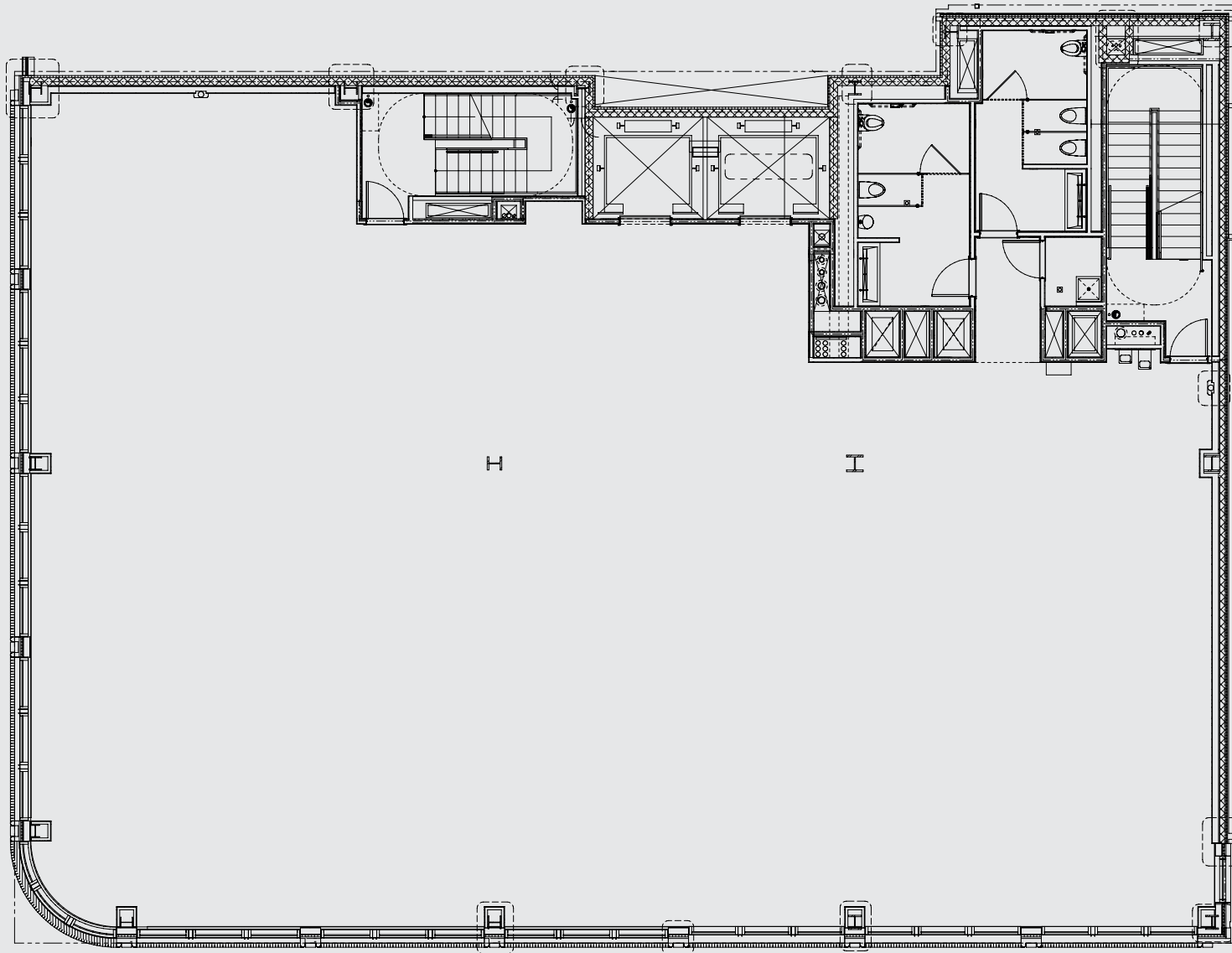
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*Photos are representative only.



3RD AVENUE



ST MARKS PLACE

4TH FLOOR

8,566 RSF

16'3" Ceiling Height

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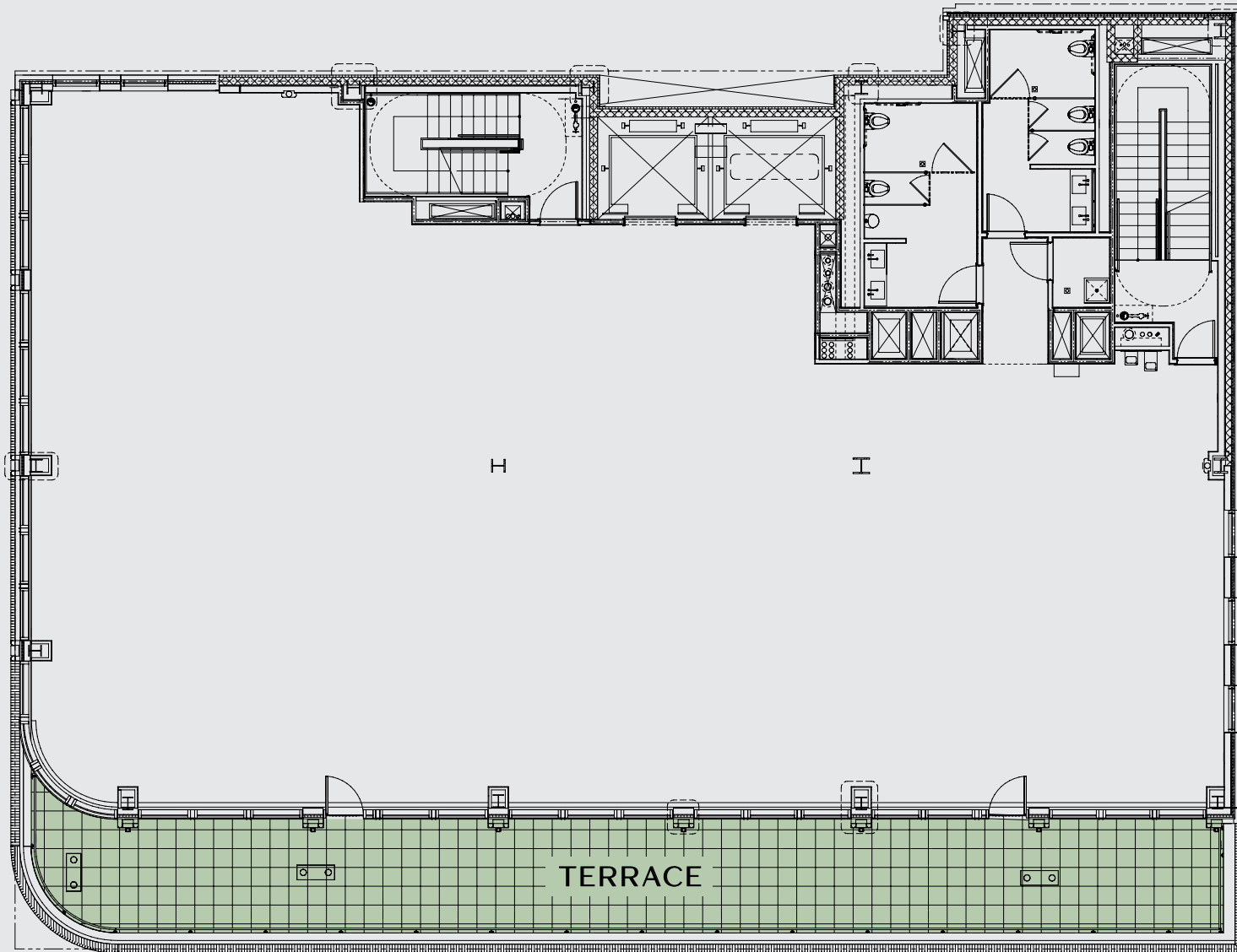
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3RD AVENUE



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TERRACE

ST MARKS PLACE

5TH FLOOR

7,173 RSF

942 SF - Terrace

16'3" Ceiling Height

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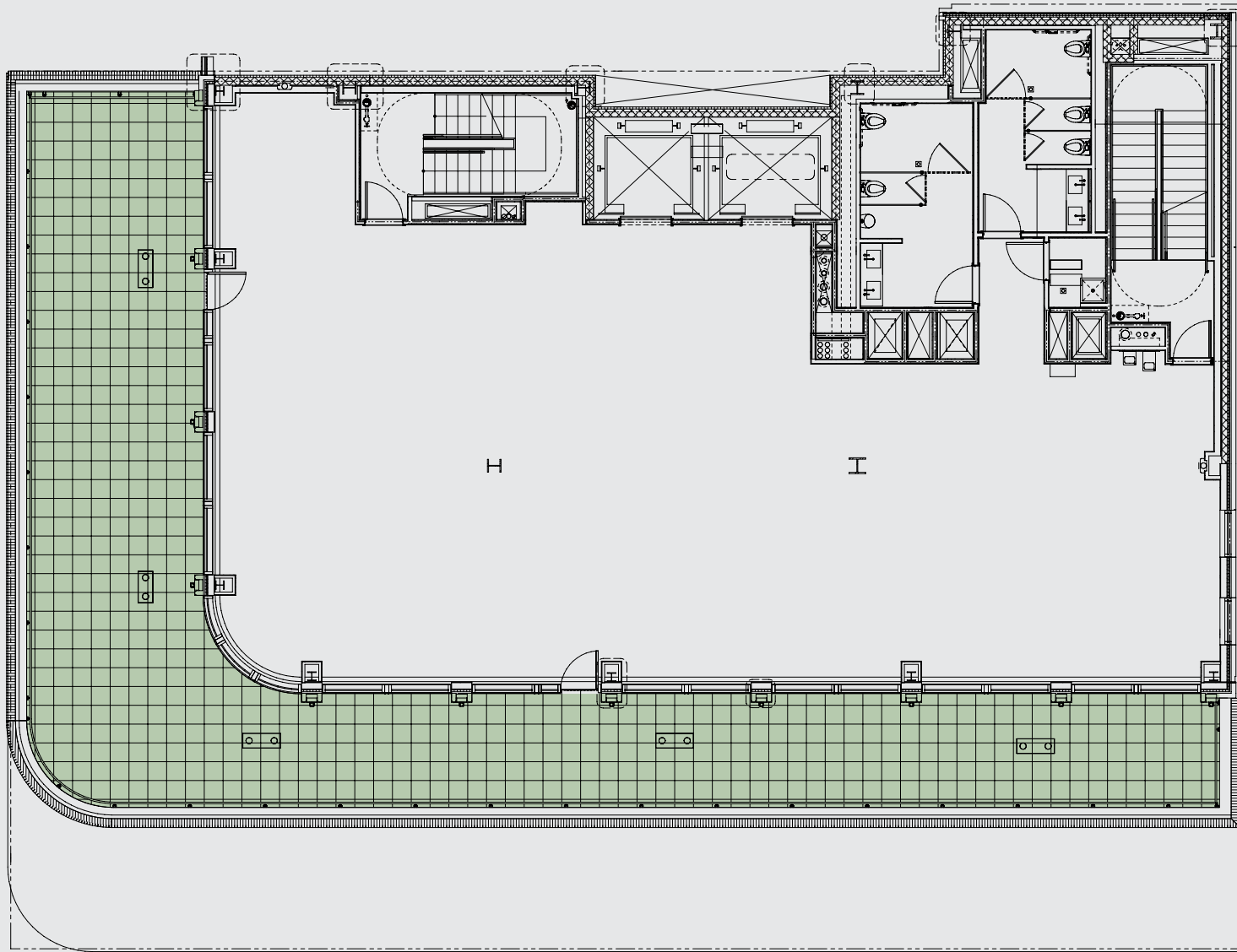
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ONE
ST MARKS

5TH FLOOR OFFICE VIEWS

3RD AVENUE



ST MARKS PLACE

6TH FLOOR

4,765 RSF

1,648 SF - Terrace

15'3" Ceiling Height

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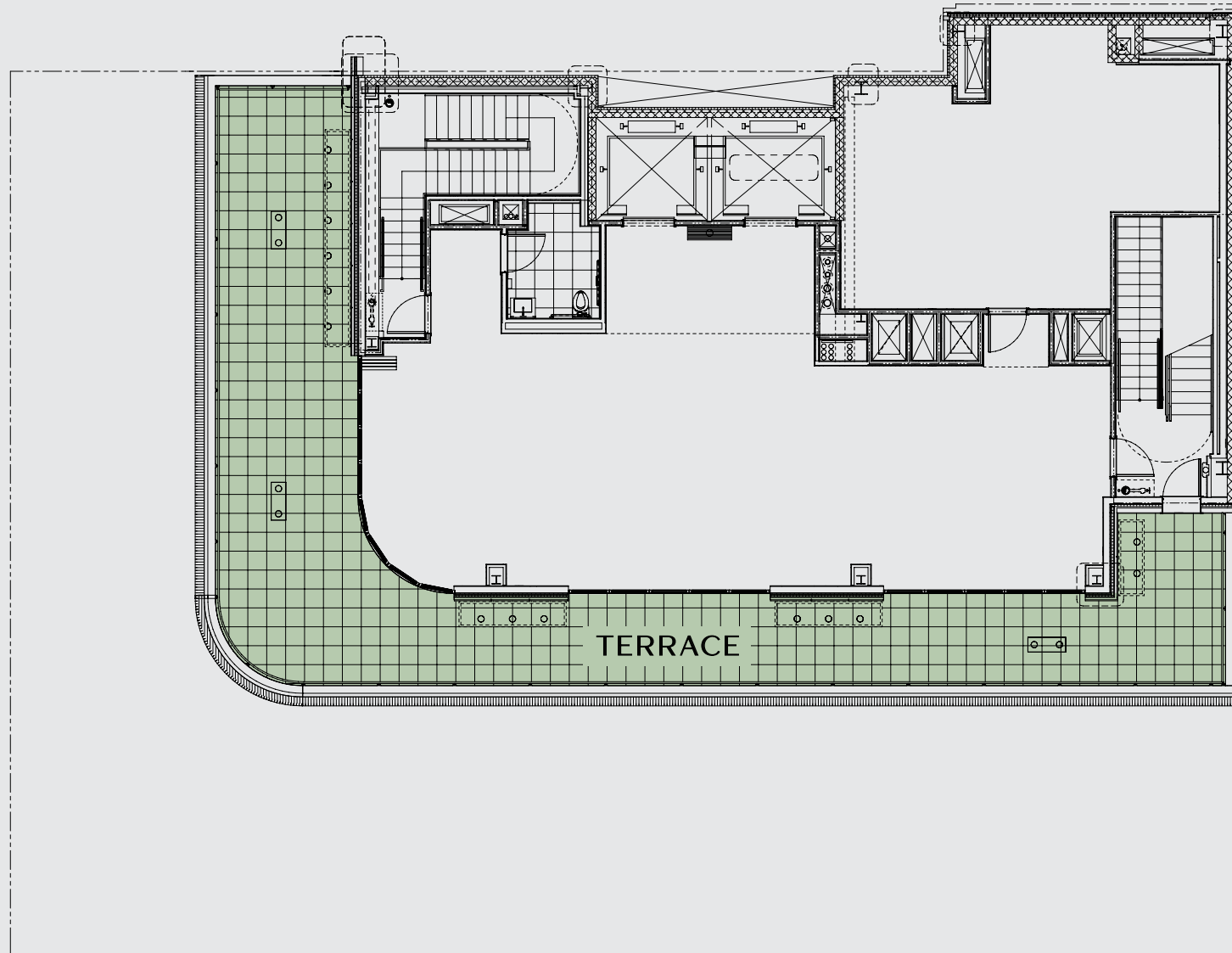
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3RD AVENUE



ST MARKS PLACE

9TH FLOOR

2,062 RSF - Office

1,180 SF - Terrace

15'0" Ceiling Height

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ST MARKS AT ASTOR PLACE.

A NEIGHBORHOOD
LIKE NO OTHER.

One St. Marks sits at the entrance to arguably the East Village's most famous street and steps from Astor Place Station. World-renowned dining with cutting-edge chefs, high-end fashion brands mixed with street style, luxury residential buildings, and hip hotels all have chosen to be a part of the incredible neighborhood energy that surrounds the building in every direction.

STEPS AWAY FROM...

HOTELS

1. Moxy NYC
2. The Marlton
3. The Standard
4. East Village Hotel
5. The Bowery Hotel

RESTAURANTS

6. Ippudo
7. The Smith
8. McSorley's
9. San Marzano
10. Gyu-Kaku Japanese BBQ
11. Kimura
12. Saint Restaurant + Speakeasy
13. John's of 12th Street
14. Momofuku Noodlebar
15. Mud Coffee
16. Lil Frankie's
17. Veselka
18. Claud
19. Soothr
20. CheLi
21. The Office of Mr. Moto
22. Yellow Rose

CULTURE

23. Strand Bookstore
24. NYU Bookstore
25. The Public Theatre
26. Webster Hall

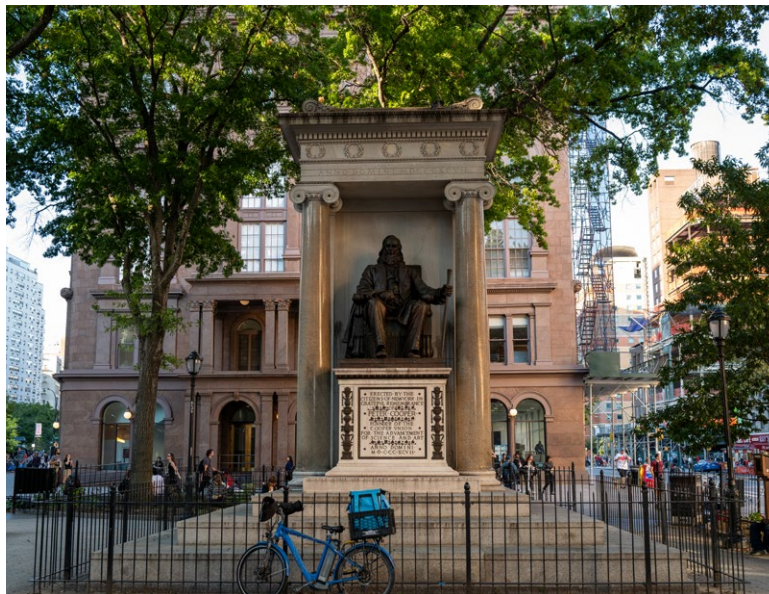
FITNESS

27. CYCLEBAR
28. Barry's NOHO
29. Equinox Bond Street
30. Orangetheory Fitness

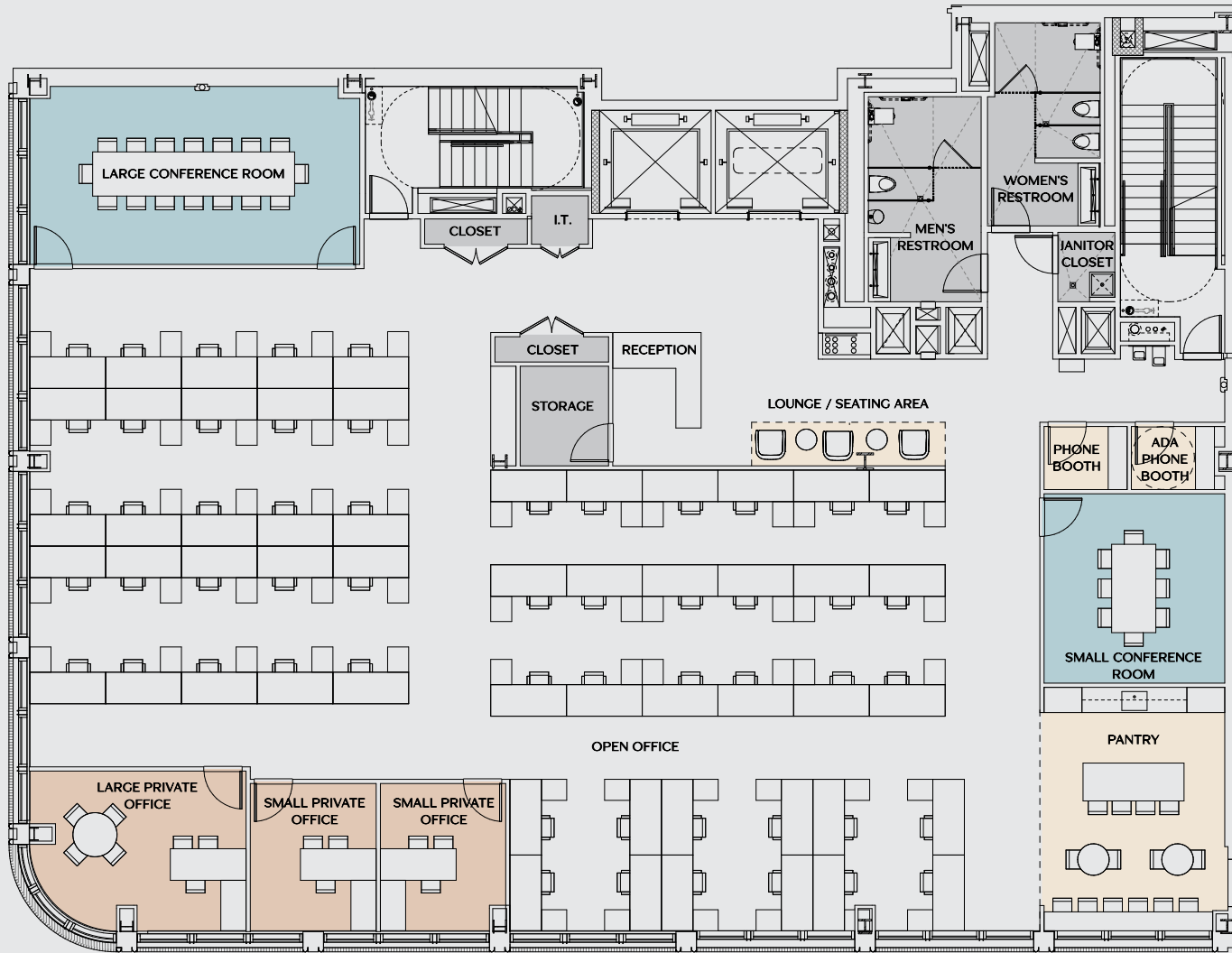
SUBWAYS

31. 8th St Station/NYU
32. 14th St Station/Union Sq
33. Bleeker St Station
34. Broadway/Lafayette Station
35. Astor Pl Station





3RD AVENUE



ST MARKS PLACE

4TH FLOOR
TEST FIT

OPEN OFFICE PLAN

8,566 RSF

16'3" Ceiling Height

Large Conference Room	1
Small Conference Room	1
Large Private Office	1
Small Private Office	2
Workstations	55
Pantry (294 SF)	1
Phone Booths	2

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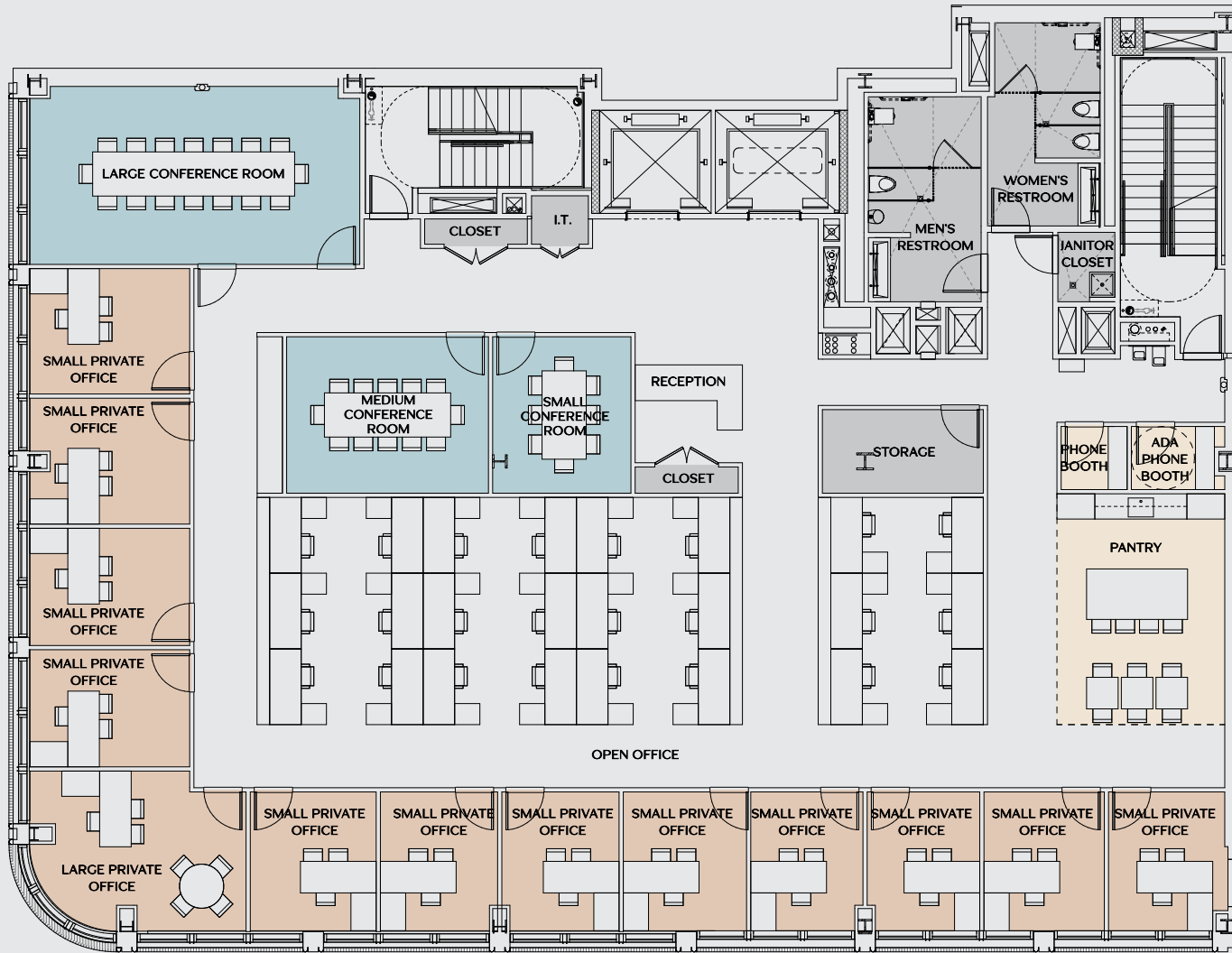
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3RD AVENUE



ST MARKS PLACE

4TH FLOOR TEST FIT

OFFICE - INTENSIVE

8,566 RSF

16'3" Ceiling Height

Large Conference Room	1
Medium Conference Room	1
Small Conference Room	1
Large Private Office	1
Small Private Office	12
Workstations	18
Pantry (244 SF)	1
Phone Booths	2

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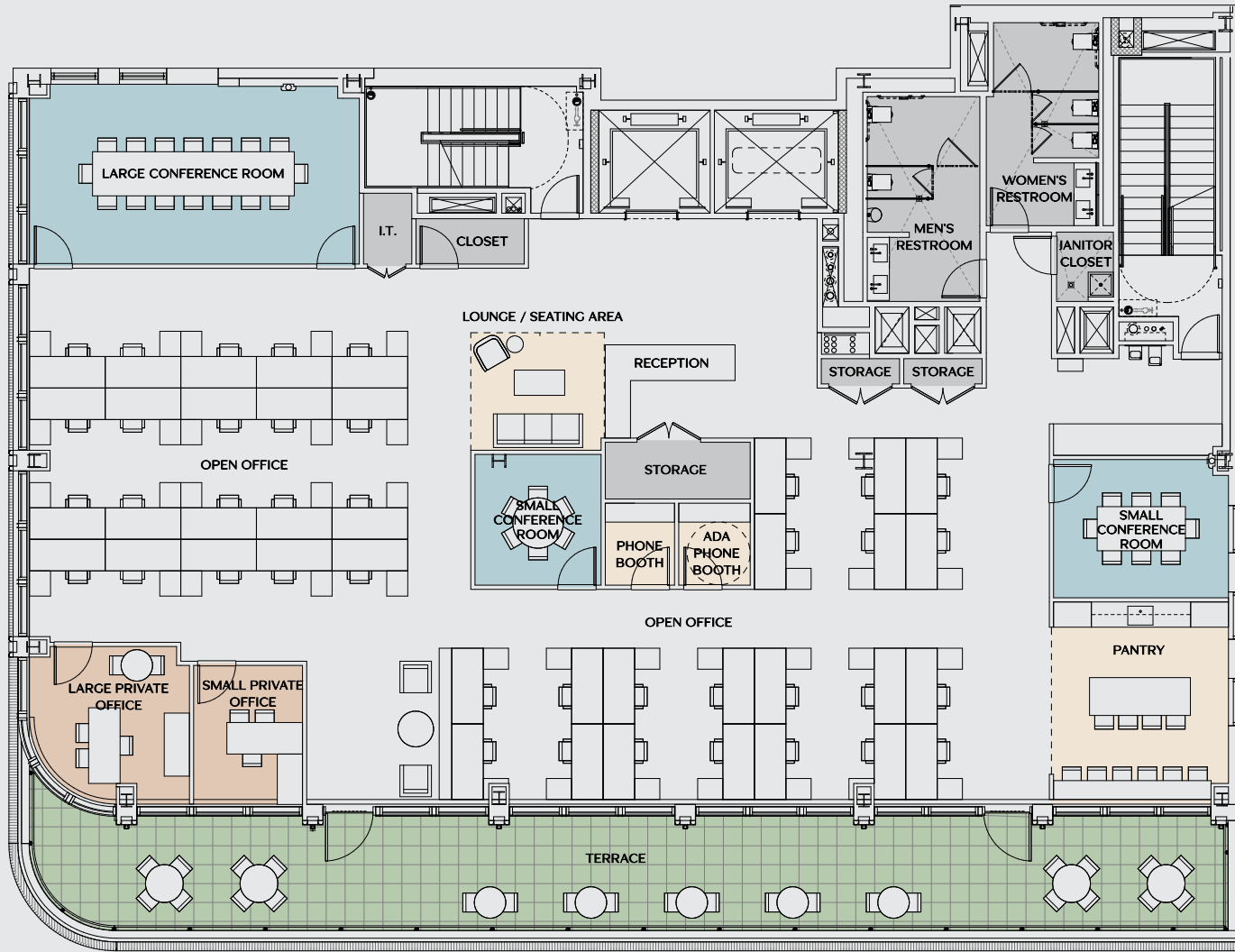
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3RD AVENUE



ST MARKS PLACE

5TH FLOOR
TEST FIT

OPEN OFFICE PLAN

7,173 RSF

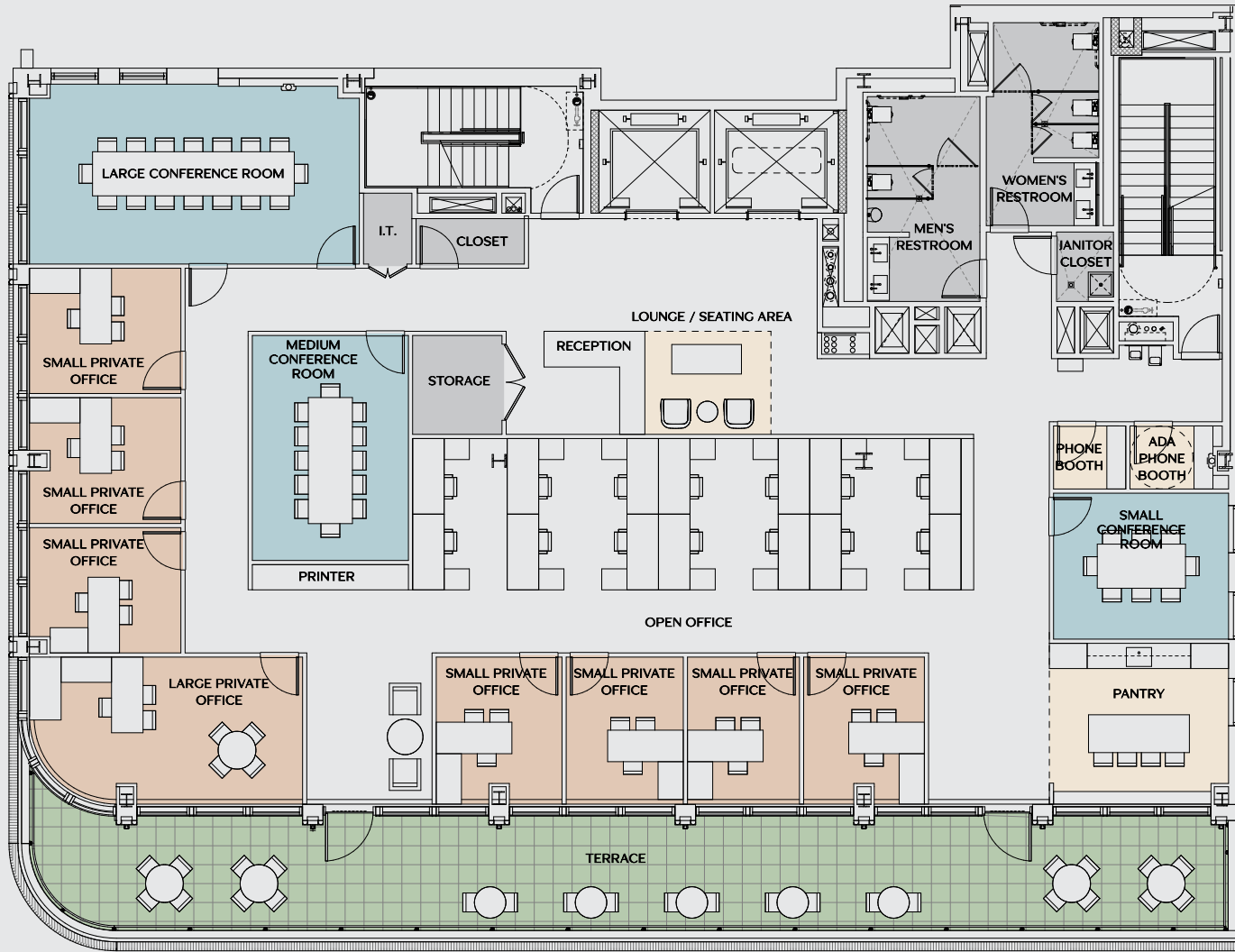
942 SF - Terrace

16'3" Ceiling Height

Large Conference Room	1
Small Conference Room	2
Large Private Office	1
Small Private Office	1
Workstations	40
Pantry (234 SF)	1
Phone Booths	2

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3RD AVENUE



ST MARKS PLACE

5TH FLOOR
TEST FIT

OFFICE - INTENSIVE

7,173 RSF

942 SF - Terrace

16'3" Ceiling Height

Large Conference Room	1
Medium Conference Room	1
Small Conference Room	1
Large Private Office	1
Small Private Office	7
Workstations	14
Pantry (190 SF)	1
Phone Booths	2

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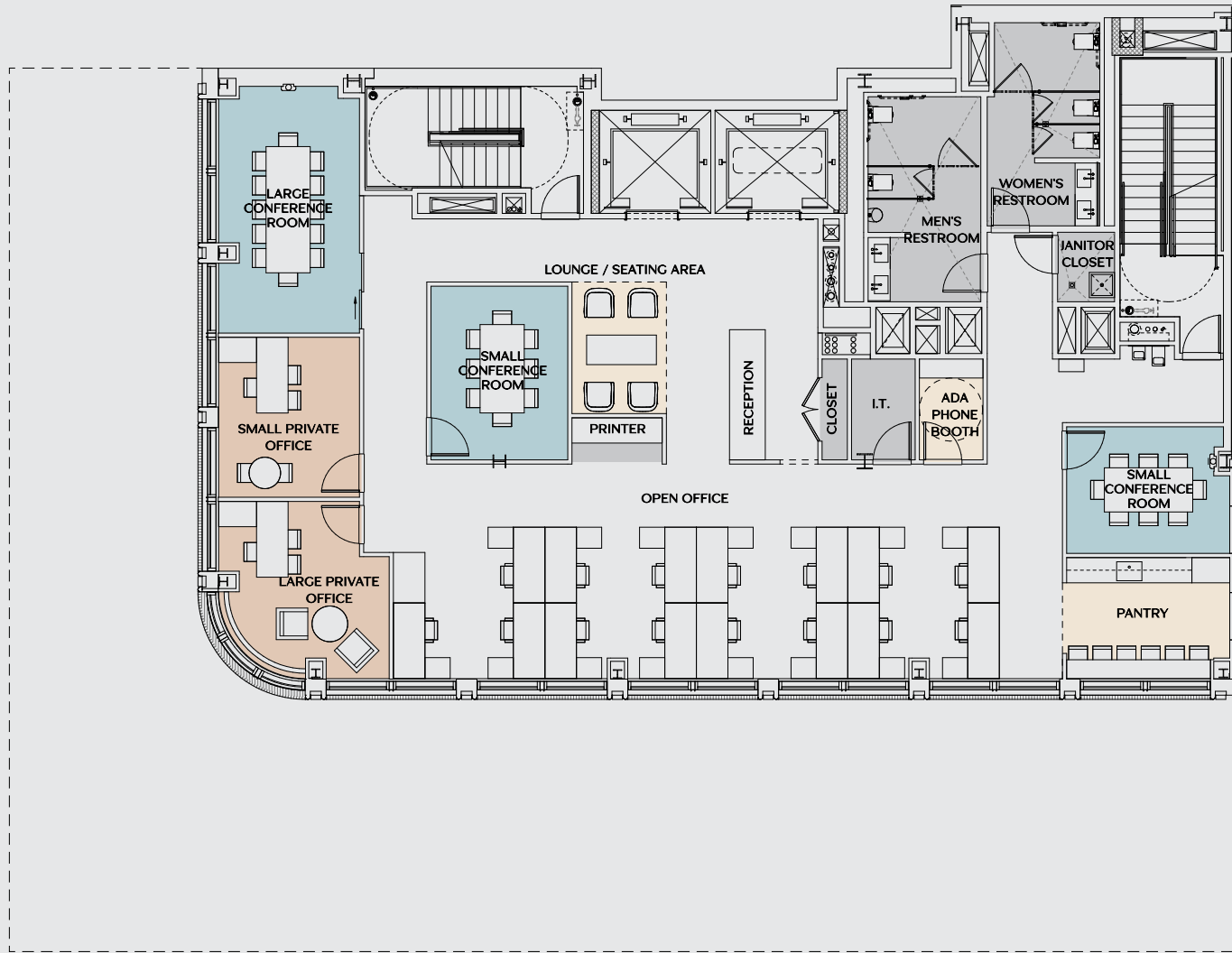
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3RD AVENUE



ST MARKS PLACE

7TH FLOOR TEST FIT

OPEN OFFICE PLAN

4,748 RSF

15'3" Ceiling Height

Large Conference Room	1
Small Conference Room	2
Large Private Office	1
Small Private Office	1
Workstations	15
Pantry (127 SF)	1
Phone Booths	1

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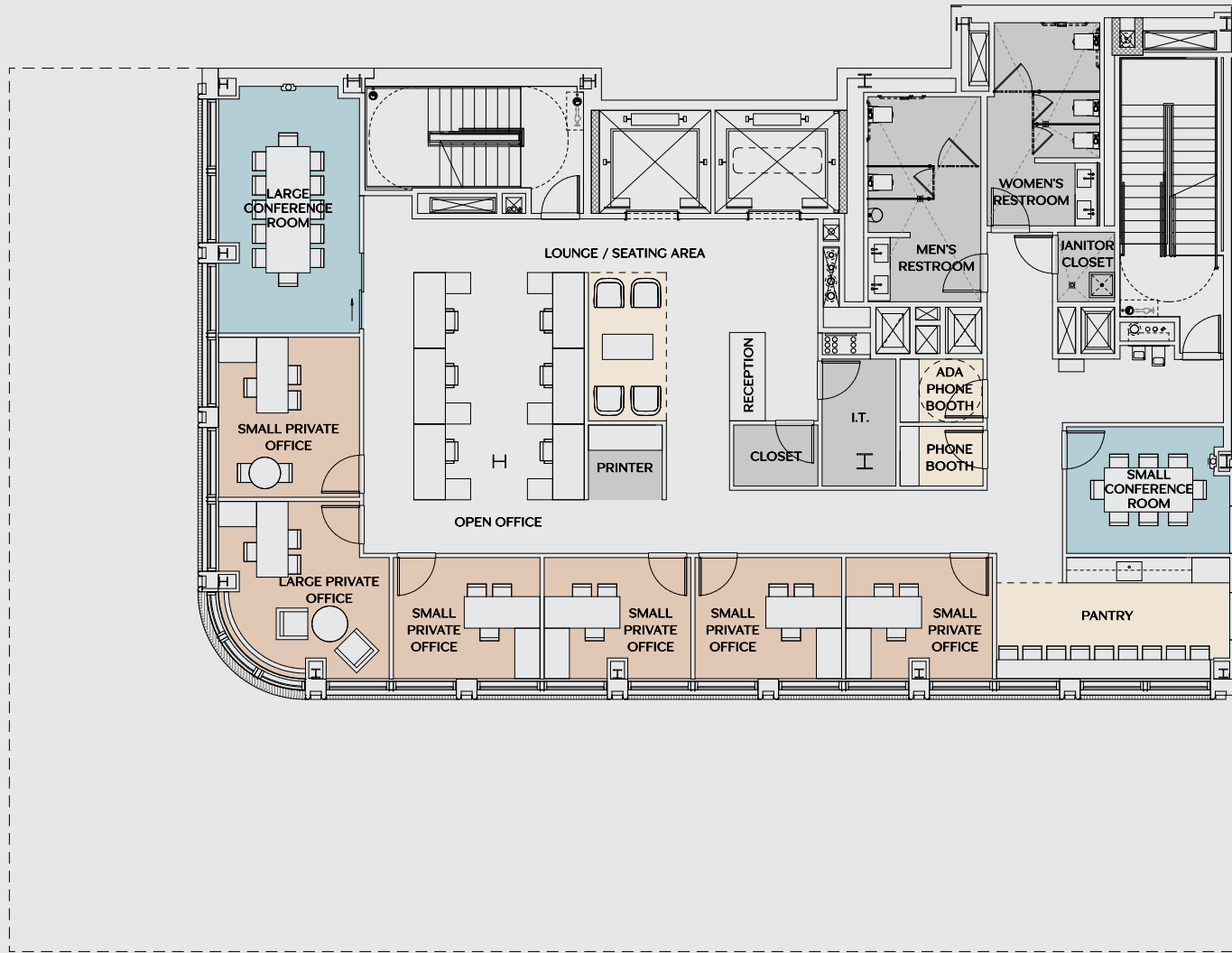
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3RD AVENUE



ST MARKS PLACE

7TH FLOOR TEST FIT

OFFICE - INTENSIVE

4,748 RSF

15'3" Ceiling Height

Large Conference Room	1
Small Conference Room	1
Large Private Office	1
Small Private Office	5
Workstations	7
Pantry (127 SF)	1
Phone Booths	2

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BUILDING SPECS

BUILDING SIZE:

56,970 RSF

HEIGHT:

143'-4"

STORIES:

9 stories above grade

- Retail on ground floor
- Office on floors 2-9

2 floors below grade

- Retail use in cellar
- Fitness center, locker rooms, and meeting lounge for office tenants in sub cellar

AVAILABLE FLOOR AREA:

1 - 4,881 RSF

2 - 8,566 RSF

3 - 8,549 RSF

4 - 8,566 RSF

5 - 7,173 RSF (942 SF Terrace)

6 - 4,765 RSF (1,648 SF Terrace)

7 - 4,748 RSF

8 - 4,765 RSF

9 - 2,062 RSF (1,180 SF Terrace)

FLOOR HEIGHT:

1st Fl 18'-2"

2-3 Fl 15'-3"

4-5 Fl 16'-3"

6-7 Fl 15'-3"

8th Fl 16'-3"

9th Fl 15'-0"

DESIGN FEATURES:

- Unique single user HQ opportunity
- Single or multiple floor options
- Side-core design allows for open office layouts
- Bicycle storage

GARDENS & TERRACES:

Outdoor amenity space across three cascading terraces for indoor/outdoor workspaces

AMENITY CLUBROOM:

3,840 RSF

High-end, curated fitness center with locker rooms, as well as ample meeting space and bike room.

ELECTRICAL CAPACITY:

Electric service is provided to each floor via conduit risers distributed from main Electrical Room in the cellar. A Con-Ed Trans "S" cabinet is provided on each floor for future tenant's electrical panels. The switch is sized to accommodate 5W/SF for lighting and receptacles and 6W/SF for HVAC on office floors. This is increased to 6W/SF for lighting and receptacles and 9W/SF for HVAC on the retail floor.

EMERGENCY POWER:

The building has a 300kw generator for life safety equipment and other safety prevention devices.

HVAC:

Each tenant is provided with capped condenser water taps for tenant installed Water-Cooled DX systems and dedicated OA connection thru constant volume boxes for ventilation from a rooftop Energy Recovery Unit. The condenser water and ventilation air will be sized appropriately for occupancy based on overall square footage. Amenity spaces will be provided with Water Source Heat Pumps for temperature control as part of base-building installation.

TELECOM:

Verizon

SUSTAINABILITY:

- Participation in NYC's Zone Green program from providing a high performance building envelope
- Large windows provide natural daylighting to office spaces
- Bicycle storage to encourage cycling commutes

LIFE SAFETY:

The building is fully sprinklered and has a fire alarm system meeting NYC Building Code.

FLOOR LOADING:

100 psf live load on sub cellar, cellar and first floors, as well as exterior terraces

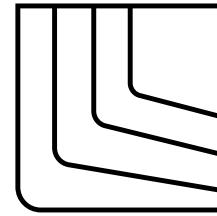
75 psf live load on floors above first

ACCESSIBILITY:

Building is fully ADA compliant

CONSTRUCTION:

Steel construction with concrete slabs



ONE ST MARKS

AT ASTOR PLACE

LEASING

PAUL GLICKMAN

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