



ESSEX CROSSING

Live | **Work** | Play

The Offices at Essex Crossing introduce the missing component of the Live | **Work** | Play experience to the Lower East Side. By harnessing the Lower East Side's vibrant cultural heritage, Essex Office tenants will enjoy a next-generation work environment.

LIVE

1,000+
RESIDENTIAL
UNITS

WORK

350,000 SF
OFFICE SPACE

PLAY

100,000 SF
GREEN / OPEN SPACE

150,000 SF
MARKET LINE

300,000 SF
RETAIL/AMENITY SPACE





155 DELANCEY STREET | BROOME STREET VIEW



AMENITIES | PRIVATE OUTDOOR TERRACES



OFFICE INTERIOR | NORTH VIEW



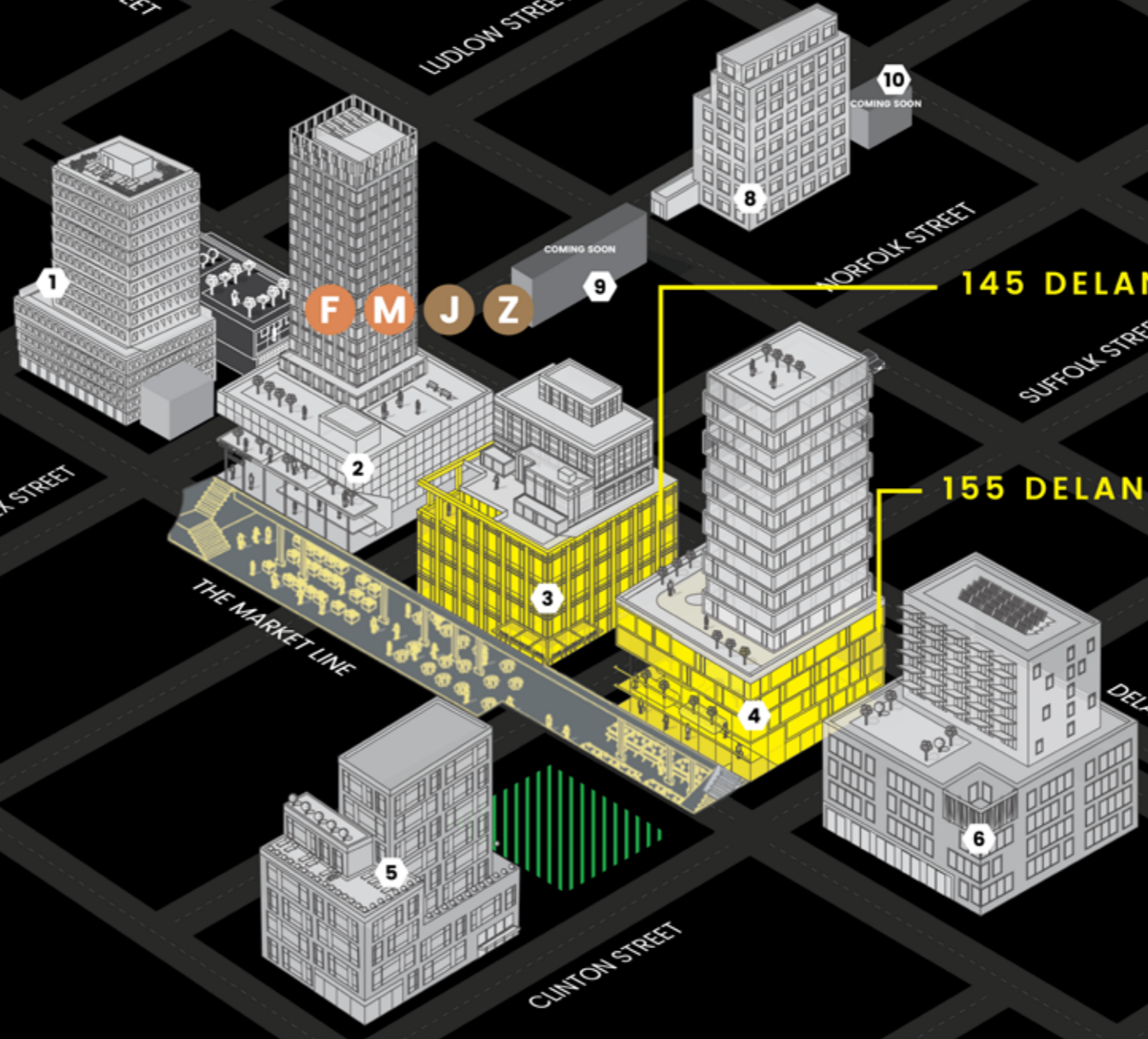
YOUR BRAND HERE

THE MARKET LINE

YOUR BRAND HERE

155 DELANCEY STREET | LOBBY EXTERIOR | DELANCEY STREET VIEW

THE ESSEX CROSSING EXPERIENCE



- REGAL
- THE MARKET LINE LOWER EAST SIDE
- TRADER JOE'S
- ESSEX STREET MARKET est. 1990
- INTERNATIONAL CENTER OF PHOTOGRAPHY
- THE GUTTER
- NYU School of Medicine NYU LANGONE MEDICAL CENTER
- Target



LOWER EAST SIDE

150,000 SF market spanning three city blocks with connections via subterranean passageways

Soaring 60-foot atriums that welcome natural light to the underground landscape

Over 150 local vendors featuring an eclectic mix of food, fashion and culture



**THE
MARKET
LINE**

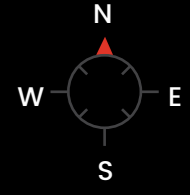
LOWER EAST SIDE

Suffolk St

COURT STREET

COURT STREET

THE MARKET LINE



SITE 2

145 DELANCEY STREET

155 DELANCEY STREET



THE MARKET LINE

THE MARKET LINE

THE MARKET LINE



One of the World's
Largest Markets



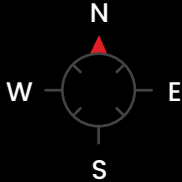
Underground
Connection



Soaring 60'
Atrium

Broome St. View

THE MARKET LINE: OVER 150 VENDORS

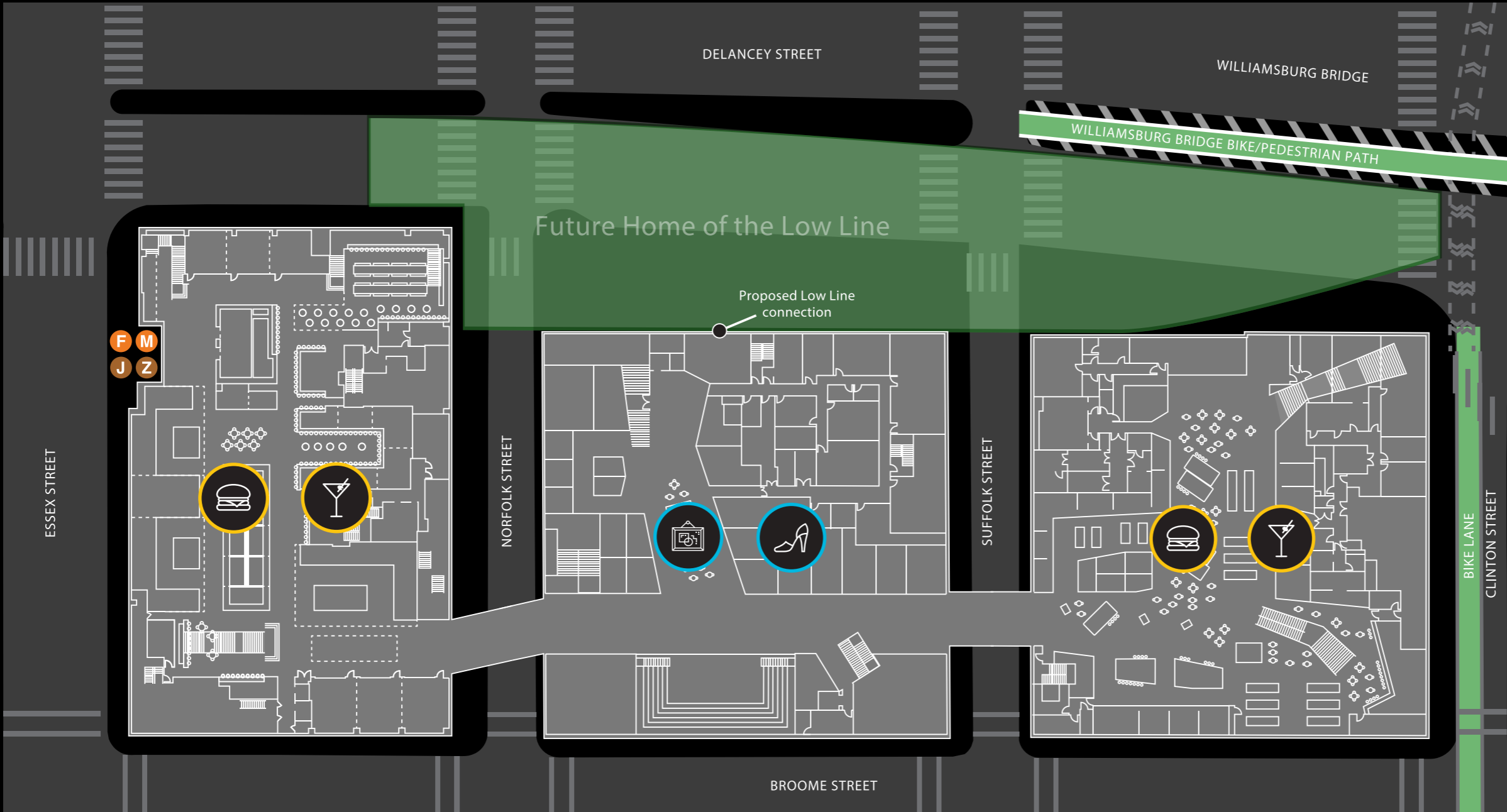


F M
J Z

F M J Z

F M
J Z

F M
J Z



Current Vendors

- Ample Hills Creamery
- Cafe Grumpy
- Castania Nut Boutique
- Doughnut Plant
- Ends Meat
- Essex Pearl
- Four Sigmatic
- Gouie New York
- Kuro-Obi
- Moon Man
- Nom Wah
- Pho Grand
- The Pickle Guys
- Pilot Kombucha
- Rustik Table Shuk
- Schaller & Weber
- S.E.A. Market
- Substance Vitality Bar
- Tenement Museum
- Tortilleria Nixtmal
- Veselka

More Coming Soon!

GROCERY

Daily, Fresh Provisions
COMING SUMMER 2019

GALLERY

Art Galleries, Music & Fashion
COMING Q4 2020

EATERY

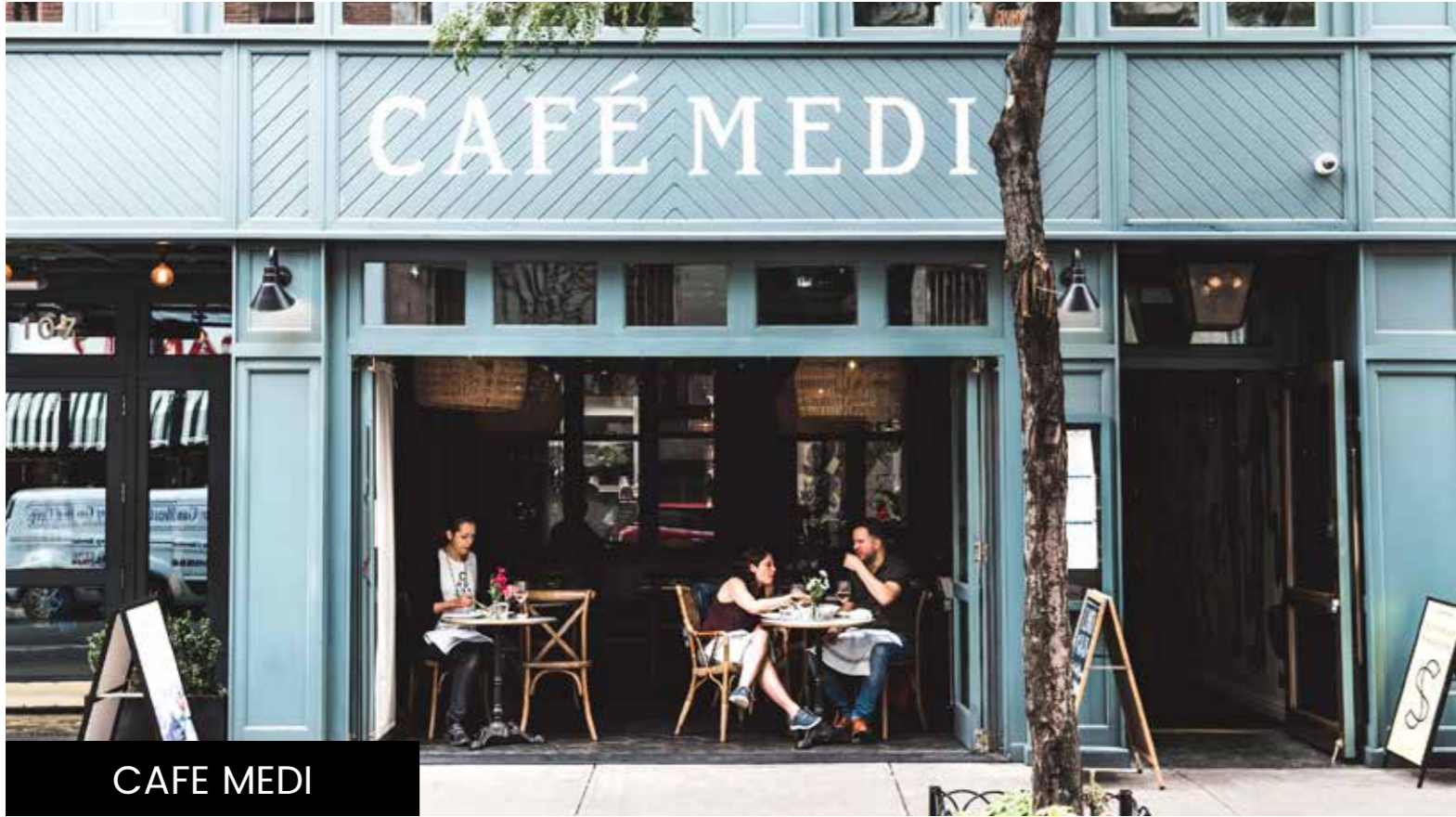
Communal Eating & Drinking
COMING Q4 2020



THE MARKET LINE | INTERIOR

LES.

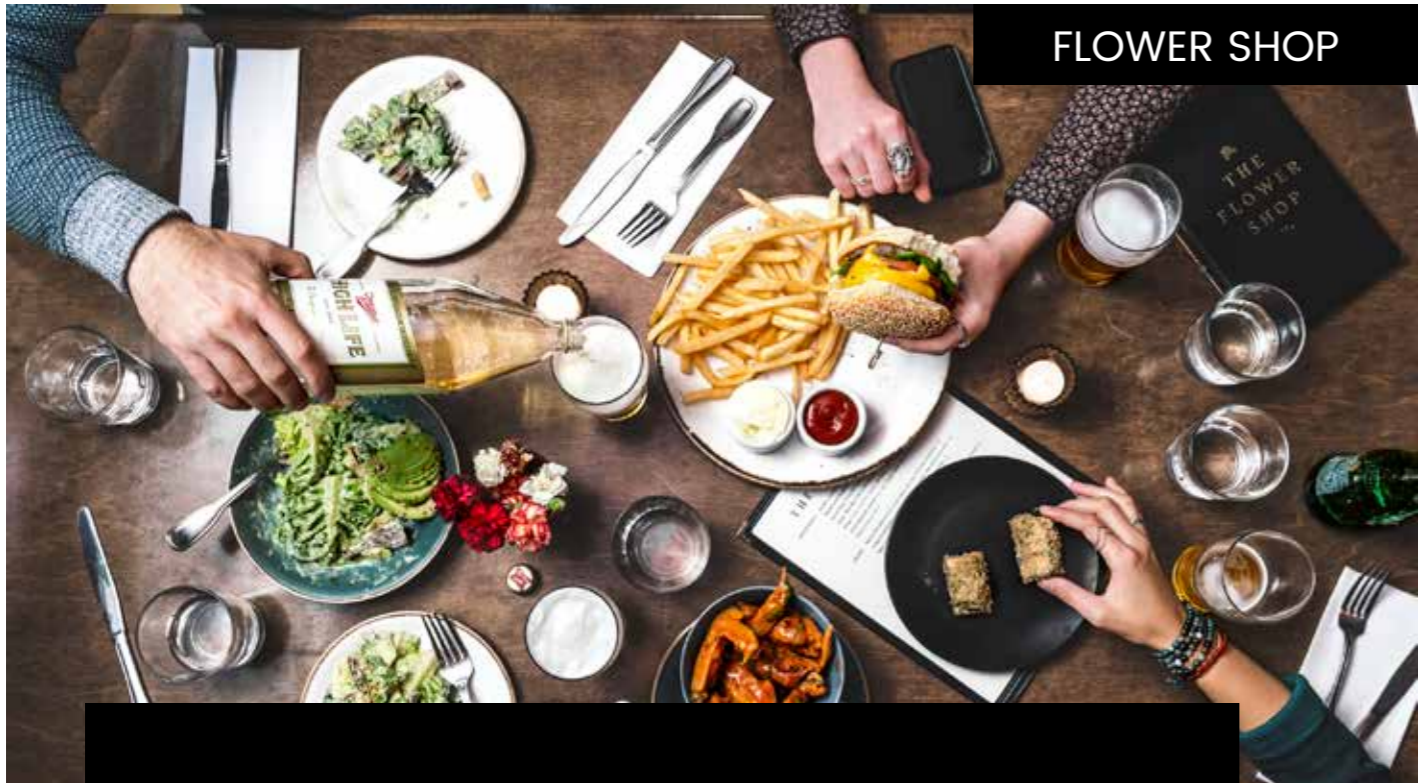




CAFE MEDI



BAR BELLY



FLOWER SHOP



CRYSTAL REPOSADO AÑEJ

LA FLACA

LOWER EAST SIDE | BARS & RESTAURANTS

The Essex



242 Broome Street



100 Norfolk Street



215 Chrystie Street



L.E.S. RESIDENTIAL | OVER 3,700 NEW UNITS UNDER CONSTRUCTION OR PLANNED

HIGH VISIBILITY

YOUR BRAND HERE

YOUR BRAND HERE

240K+ Cyclists per month.
Williamsburg Bridge - Most used NYC bridge by cyclists.

40.2M Vehicles per year.

155 Delancey Street

145 Delancey Street

AVAILABILITY

353,501 RSF

145 DELANCEY STREET

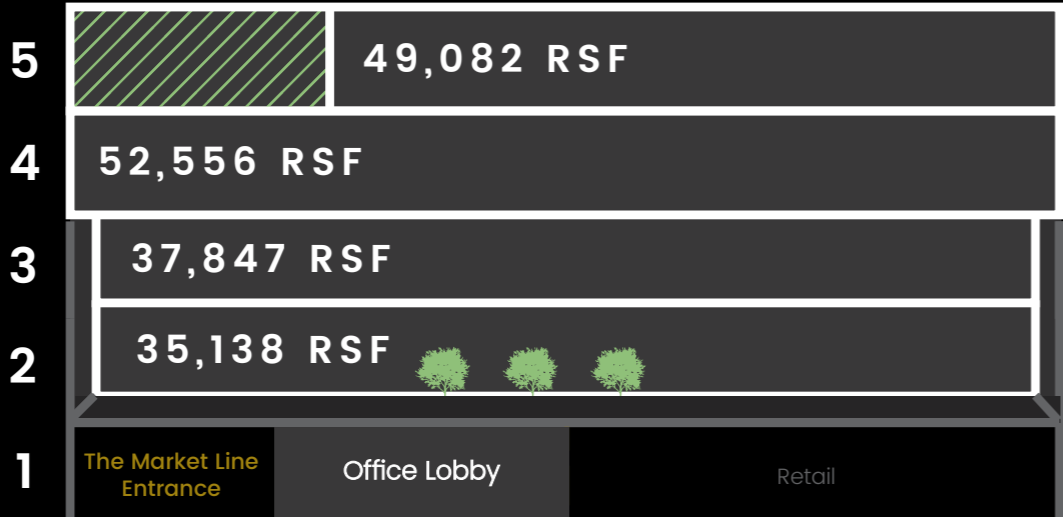
155 DELANCEY STREET

174,623 RSF

178,878 RSF

Outdoor Terrace 2,231 SF

Outdoor Terrace 3,456 SF



NORFOLK STREET

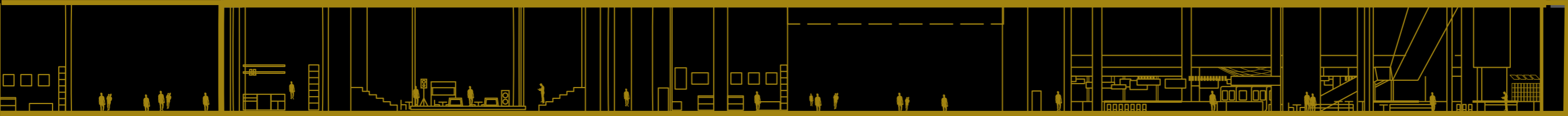
SUFFOLK STREET

CLINTON STREET

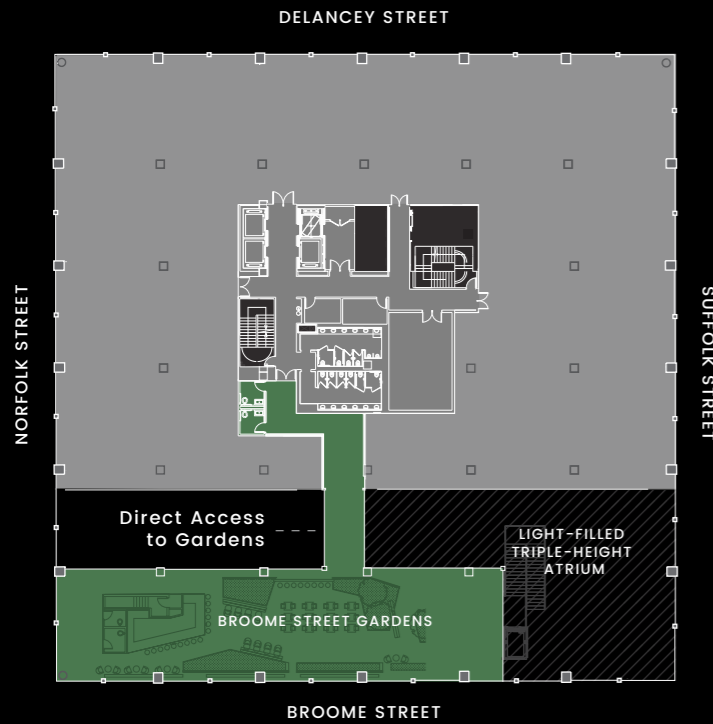
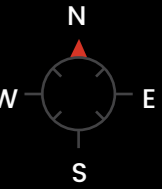
GROUND LEVEL

THE MARKET LINE

THE MARKET LINE



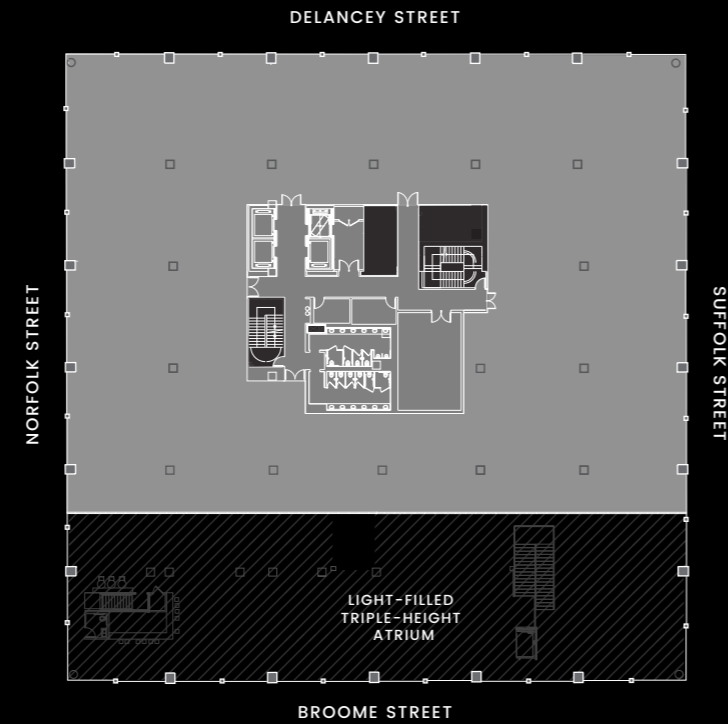
145 DELANCEY STREET



FLOOR 2

RSF: 35,138

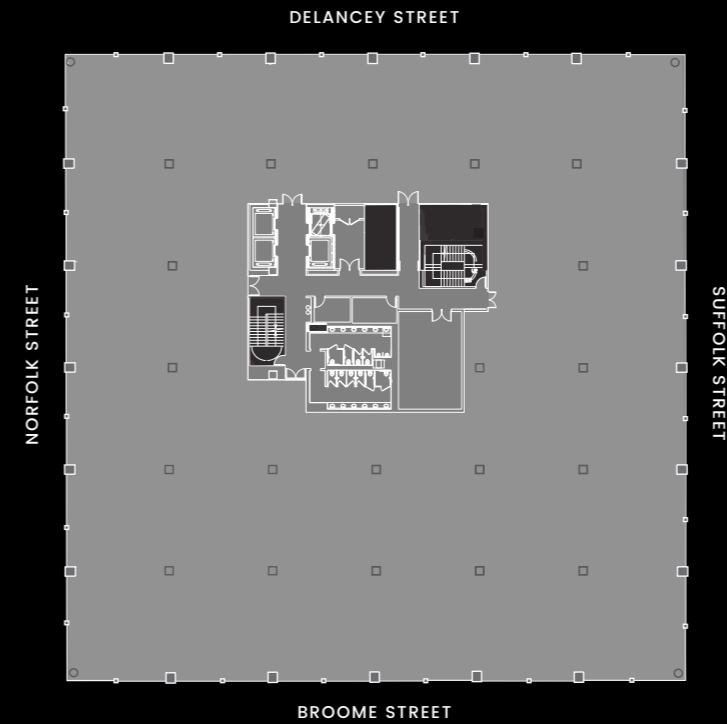
Max Capacity: 406



FLOOR 3

RSF: 37,847

Max Capacity: 406



FLOOR 4

RSF: 52,556

Max Capacity: 406



FLOOR 5

RSF: 49,082

Terrace SF: 2,231

Max Capacity: 406



145 DELANCEY STREET

Facts & Figures

Office Building Size
175K RSF

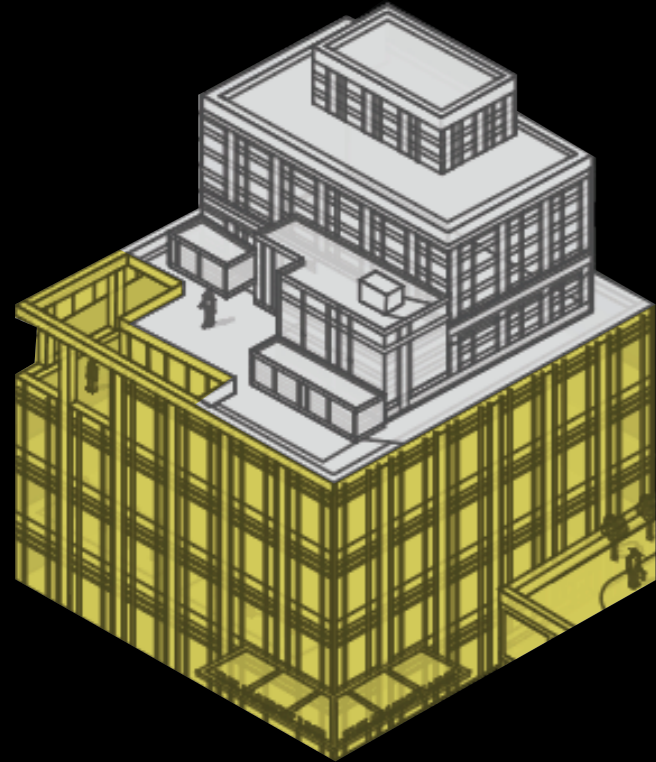
Floor Plate Sizes
35-52K RSF

Type of Construction
CONCRETE

Office Stories
5

Passenger Elevators
3

Freight Elevators
1



Office Ceiling Heights

12' 3" - 13' 2"
slab-to-slab beam free

Column Spacing

|||||
30' CENTER
|||||

Outdoor Space

2,231 SF


Floor Loads

80
LBS PSF


 HVAC-
WATER-COOLED DX UNITS


 Heating-
HOT WATER

 Supplemental Cooling-
20 TONS/FLOOR

 Sustainability-
LEED ND

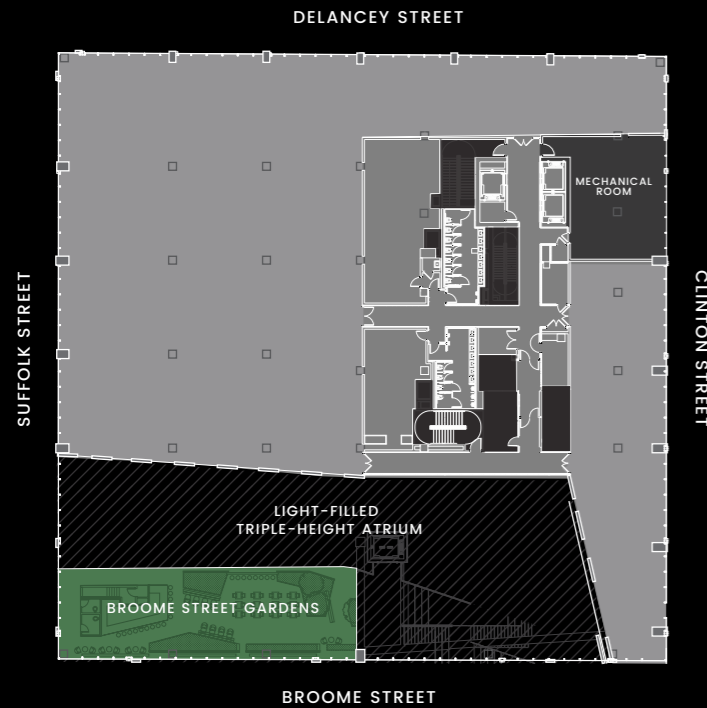
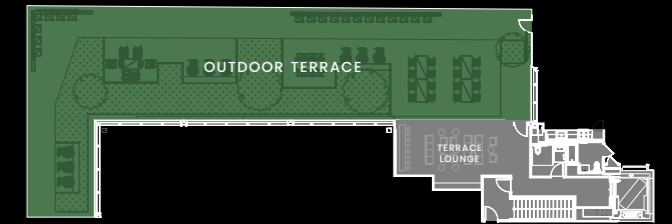
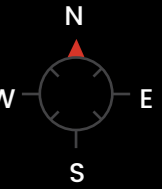
 Telecom-
WIRED SCORE-PLATINUM

 Electrical Capacity-
8 WT/SQFT

 Bicycle Storage with
Lockers and Showers



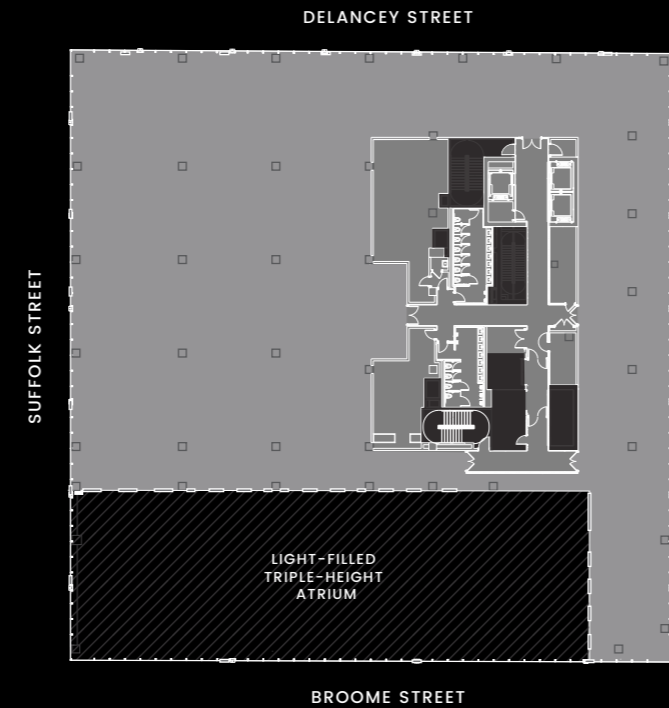
155 DELANCEY STREET



FLOOR 2

RSF: 35,031

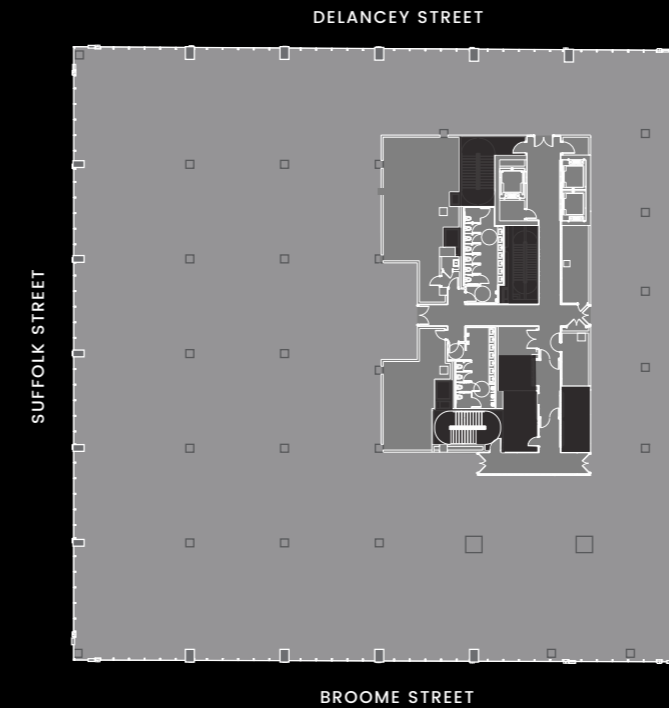
Max Capacity: 400



FLOOR 3

RSF: 39,262

Max Capacity: 400



FLOOR 4

RSF: 51,899

Max Capacity: 400



FLOOR 5

RSF: 51,777

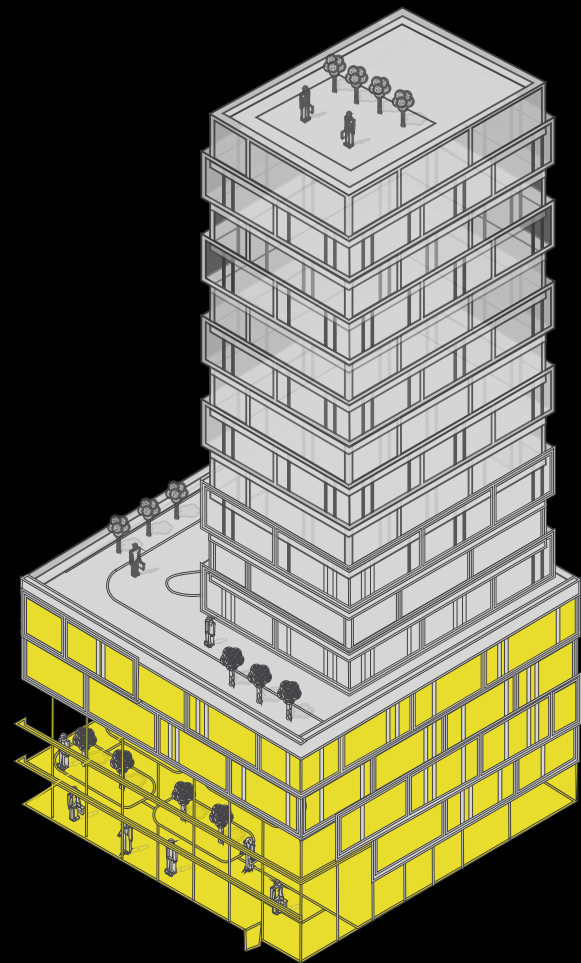
Terrace SF: 3,456

Max Capacity: 400



155 DELANCEY STREET

Facts & Figures



Office Building Size
178K RSF

Floor Plate Sizes
35-52K RSF

Type of Construction
CONCRETE

Office Stories
6

Passenger Elevators
3

Freight Elevators
1

Office Ceiling Heights

12'
slab-to-slab beam free

Column Spacing

▯▯▯▯▯▯▯▯▯▯▯▯
30' - 35' CENTER
▯▯▯▯▯▯▯▯▯▯▯▯

Outdoor Space

3,456 SF
*sixth floor terrace

Floor Loads



 HVAC-
WATER-COOLED DX UNITS


 Heating-
HOT WATER

 Supplemental Cooling-
20 TONS/FLOOR

 Sustainability-
LEED ND

 Telecom-
WIRED SCORE-PLATINUM

 Electrical Capacity-
8 WT/SQFT

 Bicycle Storage with
Lockers and Showers

DEVELOPMENT TEAM

TACONIC
INVESTMENT PARTNERS LLC

LEM Development
Partners

 **BFC PARTNERS**
BUILDING PROGRESS. INSPIRING CHANGE.

**Goldman
Sachs**

PRUSIK

ARCHITECTS


CETRARUDDY

HANDEL
ARCHITECTS

STUDIOS
architecture

ENGINEERS

 **Stantec**

Cosentini
A TETRA TECH COMPANY

DESIMONE

McNAMARA · SALVIA
STRUCTURAL ENGINEERS
BOSTON · MIAMI · NEW YORK

THE OFFICES AT ESSEX CROSSING

145 DELANCEY STREET | 155 DELANCEY STREET

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