

YOUR BRAND, YOUR VISION,

YOUR SPACE

133W52

YOUR LEGACY BEGINS HERE

BUILDING OVERVIEW

133 W 52nd is built different, so you can be different. Spanning six floors and 55,000 RSF, 133 W 52nd is a brand-new building designed for those seeking to rethink their space from the ground up. An exclusive lobby provides the opportunity for a fully branded environment. Plus, savor an extra level of comfort thanks to a full suite of on-site amenities, including an outdoor terrace, state-of-the-art fitness center, and lounge. 133 W 52nd is a fresh new approach to working in Midtown.



133W52



Work Space



Pantry Area



Corner Office



FIRST-CLASS AMENITIES

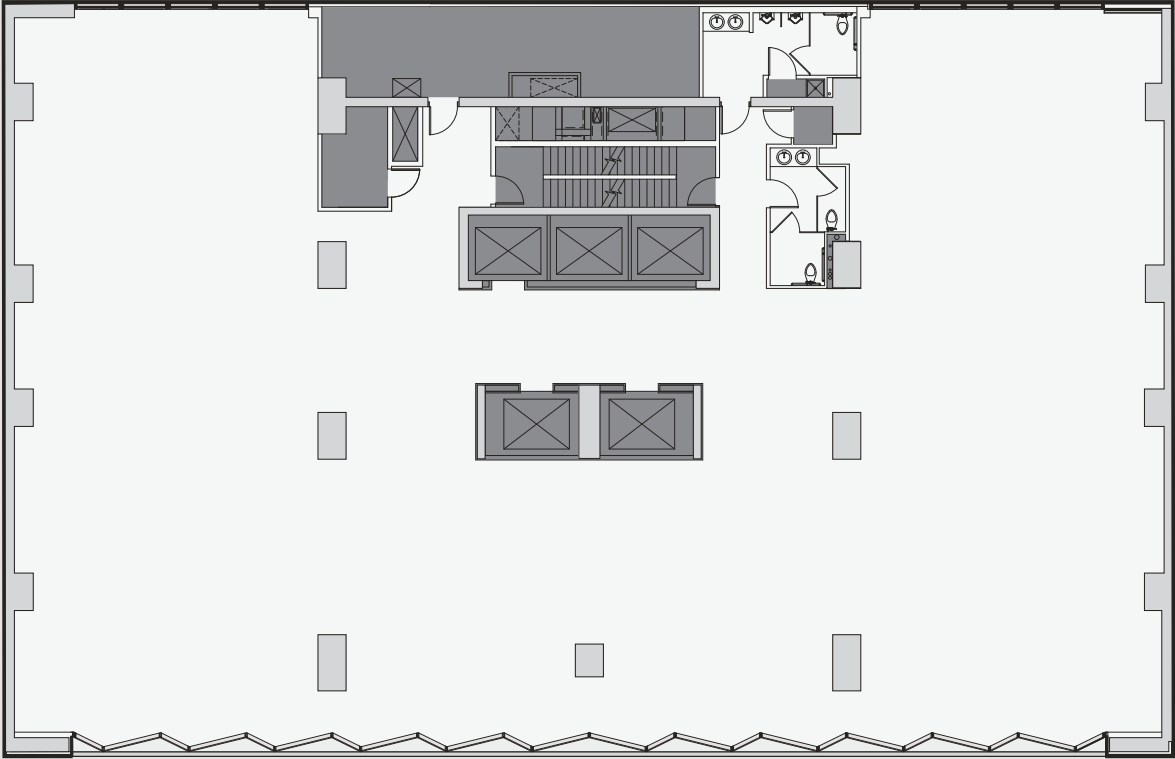
- Lounge
- Outdoor Terrace
- State-of-the-Art Fitness Center
- Golf Simulator Room
- Media Room



CORE & SHELL

133W52

4th-6th Floor – 12,789 RSF



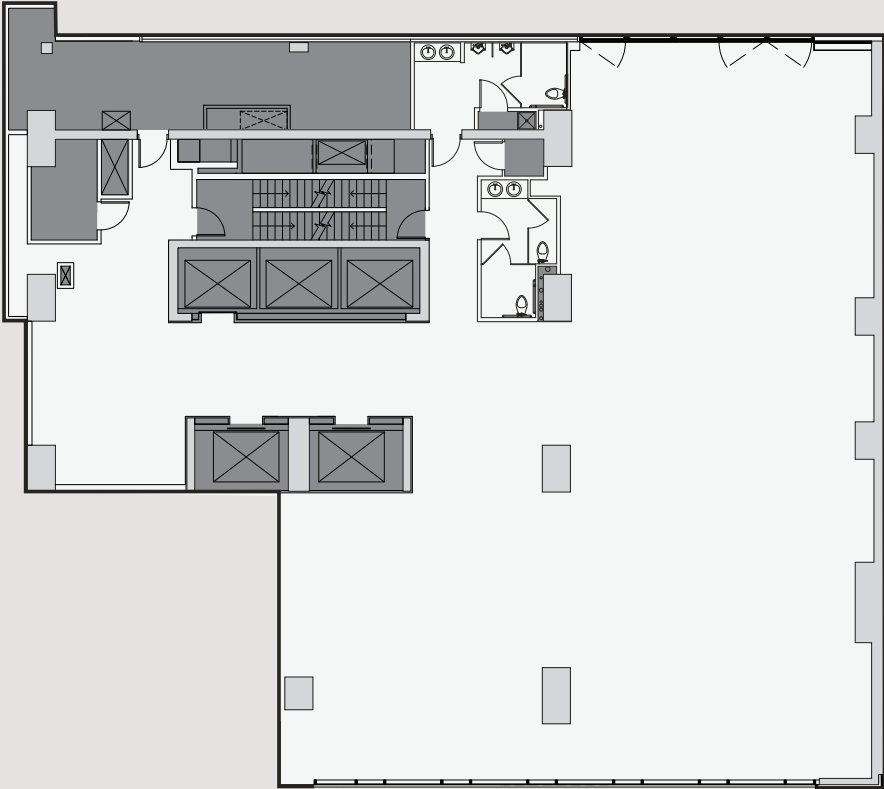
52nd Street



CORE & SHELL

133W52

3rd Floor – 8,025 RSF



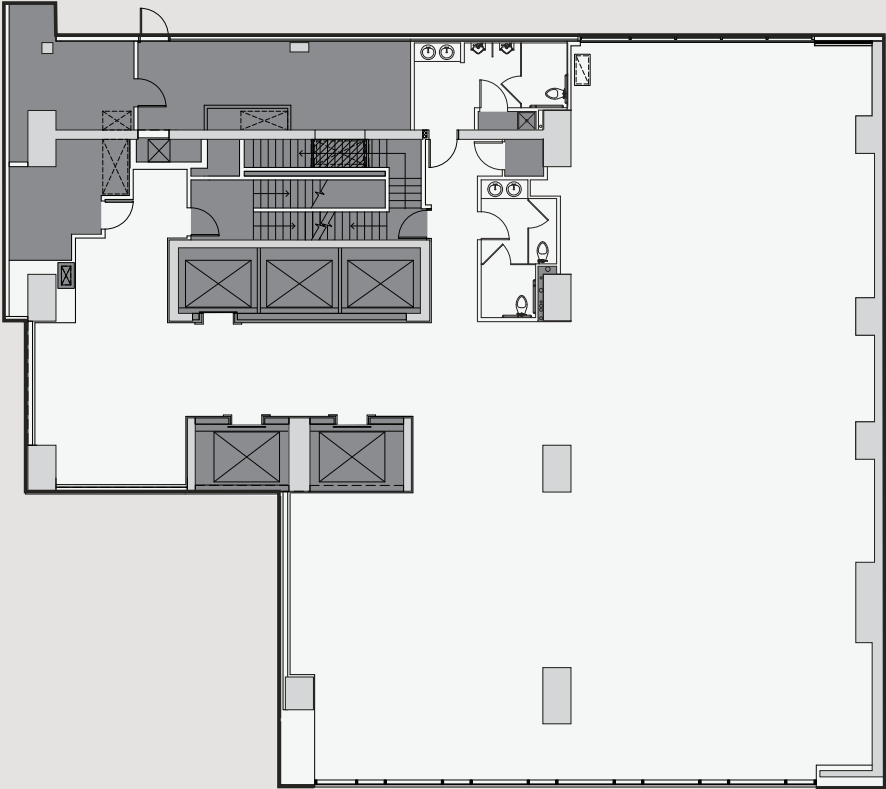
52nd Street



CORE & SHELL

133W52

2nd Floor – 8,045 RSF



52nd Street

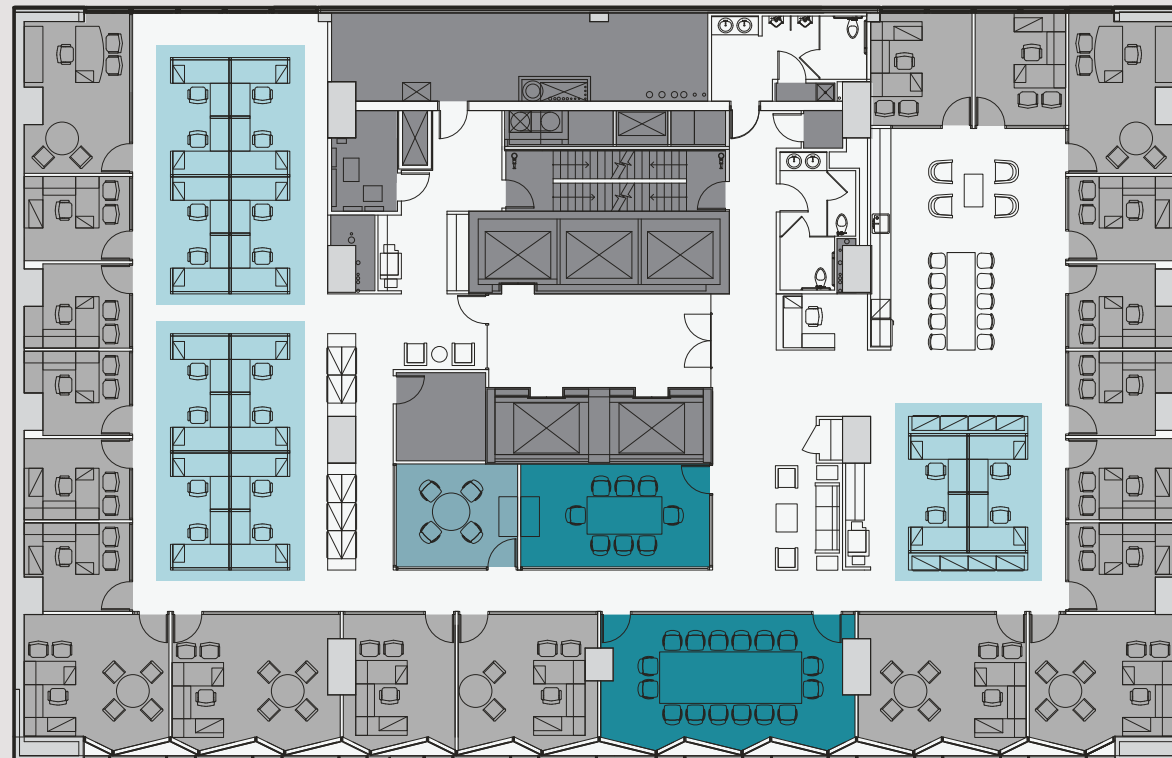


TEST-FIT

Office Intensive

133W52

SEATING	
■ Private Office	20
■ Workstation	20
Receptionist	1
Total:	41
<hr/>	
Reception Area	1
■ Conference Room	1
Board Room	1
Break-out Area	2
■ Meeting Room	1
Pantry	1
Copy	2
IT/Storage	1
Coat Closet	2
Total RSF	12,789



52nd Street



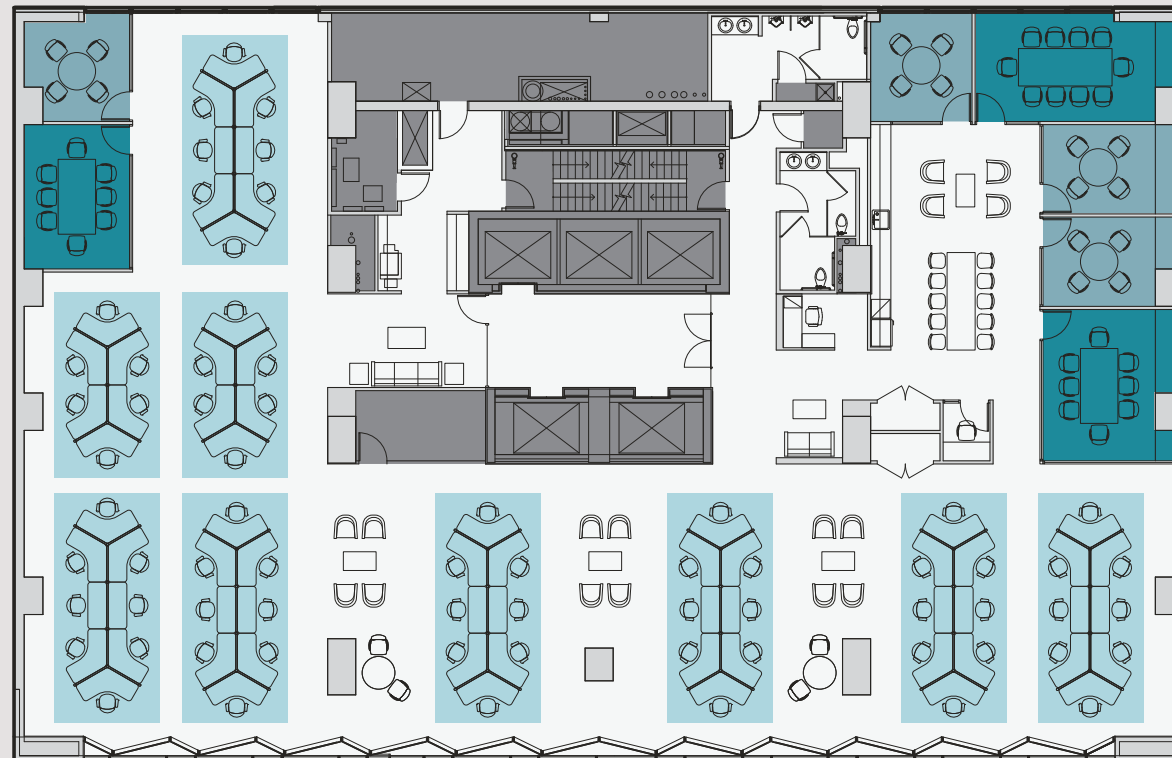
TEST-FIT

Open Plan A

133W52

SEATING

Private Office	0
Workstation	68
Receptionist	1
Total:	69
Reception Area	1
Conference Room	3
Break-out Area	5
Meeting Room	4
Pantry	1
Copy	1
IT/Storage	1
Coat Closet	2
Phone Room	1
Total RSF	12,789



52nd Street

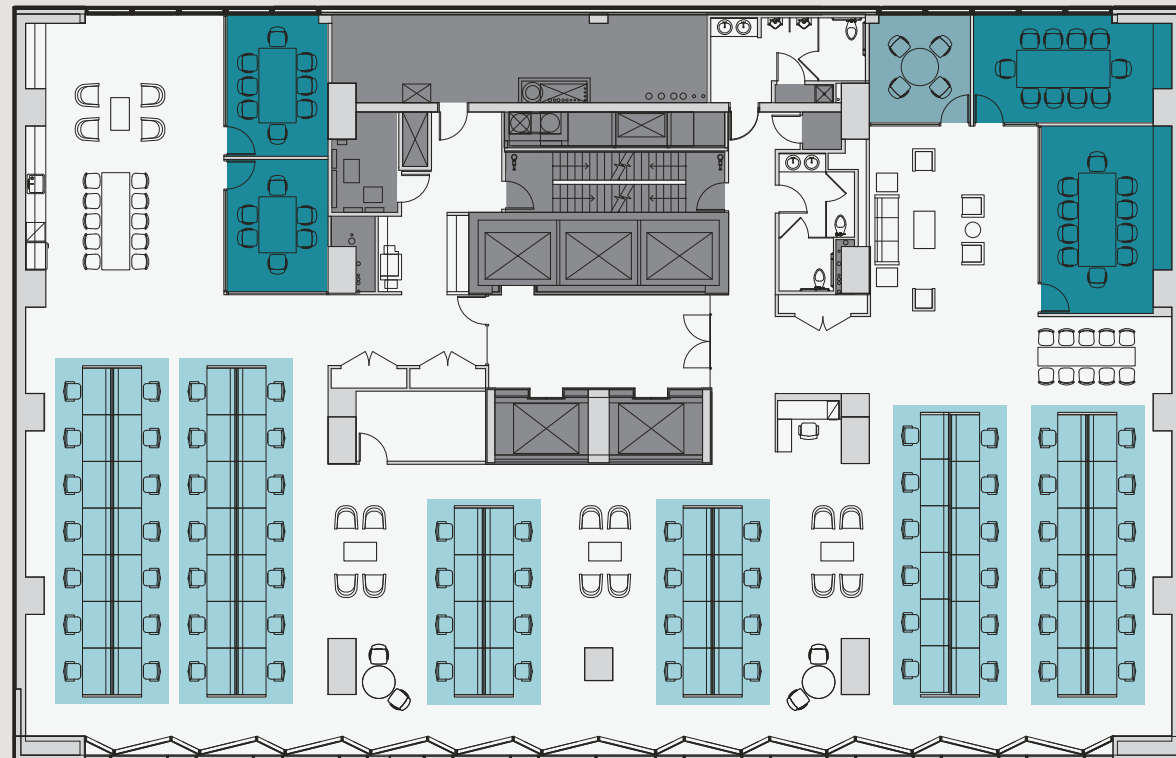


TEST-FIT

Open Plan B

133W52

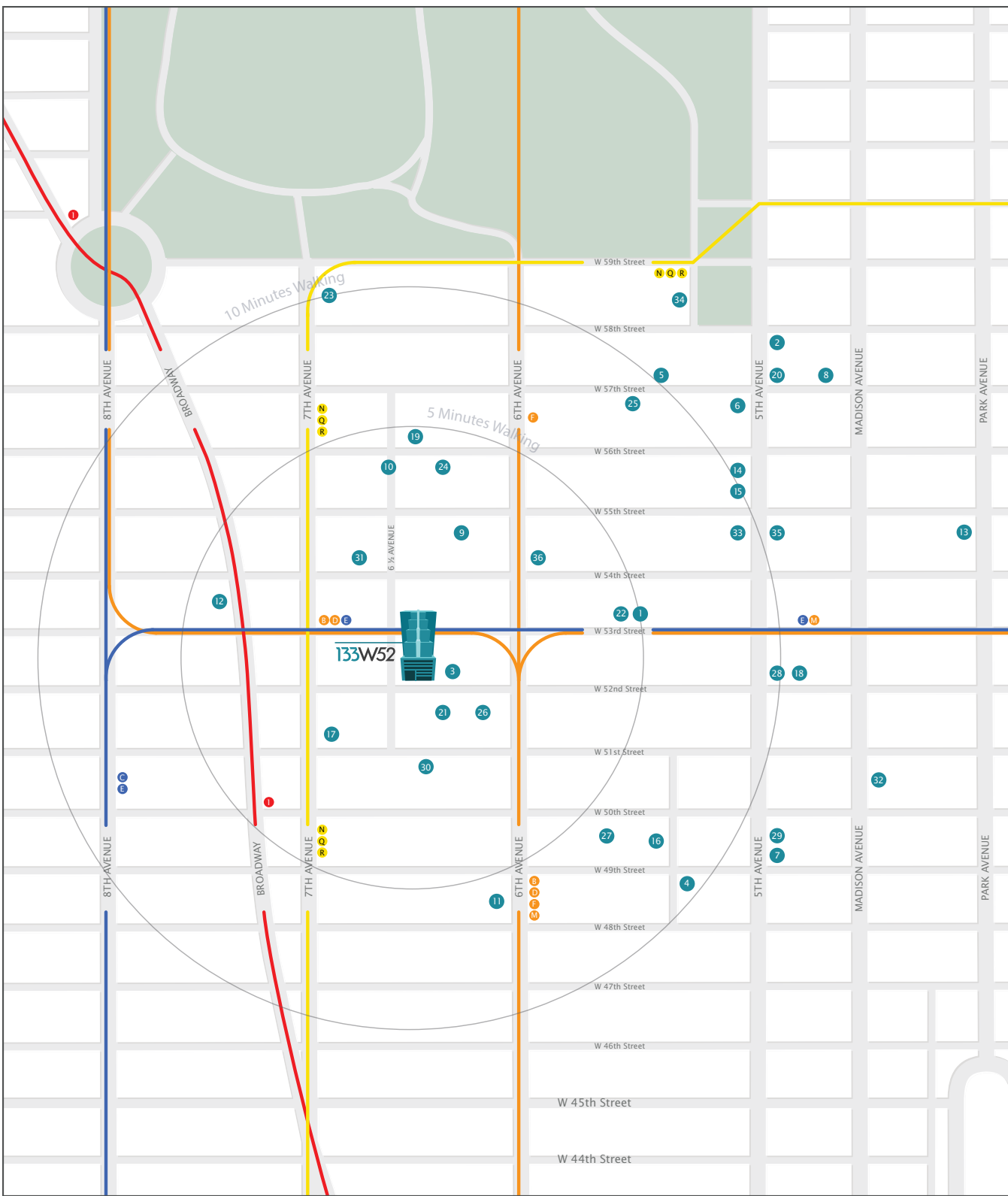
SEATING	
Private Office	0
Workstation	68
Receptionist	1
Total:	69
Reception Area	1
Conference Room	4
Break-out Area	5
Meeting Room	1
Pantry	1
Copy	1
IT/Storage	1
Coat Closet	3
Total RSF	12,789



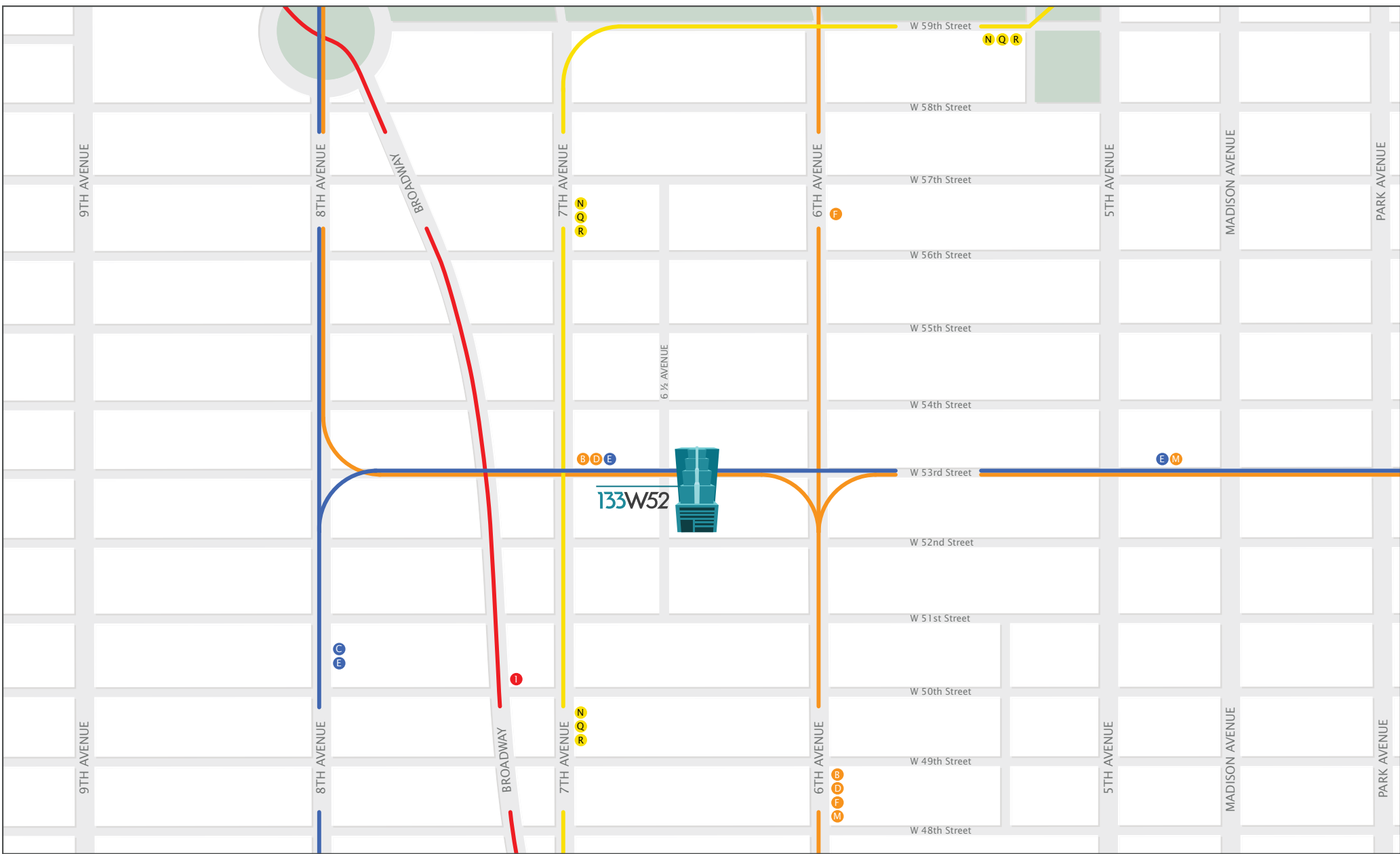
52nd Street



LOCATION ACCESS TO



- | | |
|------------------------|-----------------------------|
| 1 Baccarat | 19 Le Parker Meridien |
| 2 Bergdorf Goodman | 20 Louis Vuitton |
| 3 BLT | 21 Mastro's Steakhouse |
| 4 Bouchon Bakery | 22 MoMa |
| 5 Brasserie 8 1/2 | 23 New York Athletic Club |
| 6 BVLGARI | 24 NY Health & Racquet Club |
| 7 Cartier | 25 Nobu Fifty Seven |
| 8 Christian Dior | 26 Ocean Prime |
| 9 Circo | 27 Rockefeller Center |
| 10 Dean & DeLuca | 28 Salvatore Ferragamo |
| 11 Del Friscos | 29 Saks Fifth Avenue |
| 12 Ed Sullivan Theater | 30 The Capital Grille |
| 13 Ferrari & Maserati | 31 The London NYC |
| 14 Harry Winston | 32 The New York Palace |
| 15 Henri Bendel | 33 The Peninsula New York |
| 16 Jacques Torres | 34 The Plaza |
| 17 Le Bernadine | 35 The St. Regis |
| 18 Le Grenouille | 36 Warwick New York |



Port Authority
6 min. via E Train

Penn Station
9 min. via 1 Train

Concourse at Rockefeller Center
4 min. walking

Grand Central Station
16 min. walking

LOCATION TRANSIT

Immediate access to the following subway lines:



BUILDING SPECS

Owner/Manager:	MRP Realty & Long Wharf Real Estate Partners
Location:	52nd Street between Sixth & Seventh Avenues.
Year Built:	1984
Year Renovated:	2015
Office Building Size:	55,744 SF
Building Height:	47 Stories; Office portion: floors 1 through 6
Architecture:	Designed by architect Cetra Ruddy, the 47-story tower has a towering 40 story LED light fixture. The Property offers an amenity floor on the 7th floor setback for both residents and office tenants. The amenity floors offers a gym, outdoor space, media lounge, etc...
Structure:	The Property is framed in a concrete superstructure with concrete floors. The foundation is concrete footings and piers. The windows are thermal insulated double-pane tinted within the reflective glass set in aluminum framing.
Lobby:	The Property has its own exclusive entrance, 52nd Street, adjacent to 6 ½ Avenue. The entrance leads to the central concierge/security desk and the elevator banks. The lobby is two stories high and enclosed by a wall of glass.
Ceiling Height:	Ground floor, 15'0" slab to slab; 2nd to 6th floor: 12'0" slab-to-slab
Column Spacing:	Perimeter column spacing varies throughout each floor. The average spacing ranges from 27-35 feet.
Security:	The lobby desk is manned 24 hours a day, seven days a week. Hard-wired security cameras monitor and record the entrance and exits. Tenants will have electronic ID access cards that allow entry past the security desk and open certain tenant suite doors.
Elevators:	There are 2 dedicated high speed automatic traction passenger elevators manufactured by Schindler, each with a 2,500-pound load capacity. There is also one shared freight elevator. Elevator cabs are finished with Sivec marble floors, brushed nickel silver and mirror glass wall panels and brushed nickel silver ceilings with LED recessed lighting.

Electric Capacity:	Each floor is provided with a sub-metered 480/277V 3-phase, 4 wire 200A branch circuit panel board for lighting and HVAC equipment. Additionally, a 2-section panelboard, each containing forty-two (42) 20A circuit breakers, is fed from this panel via a 45KVA dry-type step-down (480:208/120V) transformer. Floor 4 is provided with an additional 480/277V 3-phase, 4 wire service 100A panel board that feeds a 208/120V 42-pole branch circuit panelboard via a 30KVA transformer. Floors 2 and 3 are provided with an additional generator backed 480/277V 3-phase, 4-wire 100A panel board along with a 30KVA step-down transformer that feeds a 42-pole panelboard to serve any 208/120V power needs. All panelboards and transformers are manufactured by Siemens.
Floor Load:	Live loads-100 lbs. per square foot.
Telecom:	Telecom vendor work must be scheduled after hours and will require engineer standby. Any new work must be approved by the Building Management Office, this includes jobs involving riser work or pulling wires.
HVAC:	Each floor is provided with state of the art high efficiency air-cooled Air Conditioning Units with Variable Air Volume (VAV) controls. Floors 2 and 3 are provided with one (1) 15 Ton unit per floor and Floors 4, 5 and 6 with two (2) 15 Ton units for a total of 30 Tons of cooling per floor. The units are provided with multiple modulating scroll compressors and hot gas reheat coils for accurate temperature and dehumidification control. A unit mounted hot water coil is provided with each unit for space heating. Additional hot water connections are provided for future tenant installed VAV boxes with hot water reheat coils for the perimeter zones. Each units is included with air side economizer controls and full relief air/smoke purge fans. All units are provided with BMS controls with remote access capabilities.
Life Safety:	The building is fully sprinklered with a wet pipe system on all floors. The property has a new (2015) Class E fire alarm system that includes floor-by-floor voice communication with the fire command station; manual-pull stations located at exit stairs; smoke detectors in mechanical equipment rooms; electrical closets and elevator lobbies; elevator recall; duct smoke detectors in the main building fan systems and strobe lights. The system is monitored at the fire command station located at the main concierge desk.
Emergency Generator:	Emergency power for lighting stairwells, exit signs, corridor lighting, elevator and fire, life, and safety systems which is provided by a 500 kw diesel generator located on the 2nd floor setback.

INTRODUCING THE TEAM

133W52

MRP | REALTY

MRP Realty is a leading owner, developer and operator of office, industrial, retail and residential real estate, headquartered in Washington DC with additional offices in Philadelphia and New York City, with a focus on strategic investment, development and management in high barrier-to-entry and high growth gateway markets in the eastern US.

Since our inception in 2005, the company has deployed nearly \$3 billion in total capitalization, with another \$2+ billion of active residential, office, mixed-use, and industrial projects underway. Our combined development assets total more than 16 million square feet, with an additional 5+ million under management. Our portfolio ranges from unentitled land to value-add and core-plus, cash-flowing assets. We successfully, and continually, partner with leading institutional investors, including major insurance companies, asset managers and private equity funds. MRP provides to its institutional capital partners a full array of real estate services including: acquisition/disposition, development/construction management, property management, asset management and financial reporting services.



Long Wharf Real Estate Partners is a Boston-based private equity real estate manager focused exclusively on value-added investments in the U.S. Investing on behalf of institutional clients including corporate and public pension funds, endowments, foundations, and family offices, Long Wharf utilizes a broad-based value-added strategy targeting opportunities in multiple property sectors and markets across the country. Including its experience prior to becoming an independent firm in 2011, Long Wharf has invested over \$2.7 billion of equity in more than 200 properties across the U.S. since 1995. For further information, visit: www.lwrep.com.



Newmark Grubb Knight Frank is one of the world's leading commercial real estate advisory firms. Operating from more than 330 offices in established and emerging property markets on six continents, our integrated services platform provides clients with a single-source solution for every phase of occupying or owning a property.

With a full range of services including leasing advisory, global corporate services, investment sales and capital markets, consulting, program and project management, property and facilities management, and valuation and advisory services, we provide comprehensive real estate solutions to corporations, property owners, investors and developers around the globe.



**Newmark Grubb
Knight Frank**

FOR LEASING INFORMATION,
PLEASE CONTACT:

BRIAN S. WATERMAN

Vice Chairman
(212) 372-2299
bwaterman@ngkf.com

BRENT M. OZAROWSKI

Executive Managing Director
(212) 372-2246
bozarowski@ngkf.com

STACI L. GOODMAN

Associate
(212) 372-2089
sgoodman@ngkf.com

DIXON C. MALLORY

Associate
(212) 372-0735
dmallory@ngkf.com

MRP | REALTY



LONG WHARF
REAL ESTATE PARTNERS

133W52

