

THE RETAIL AT


# Manhattan West

A BROOKFIELD PLACE

Brookfield  
Properties





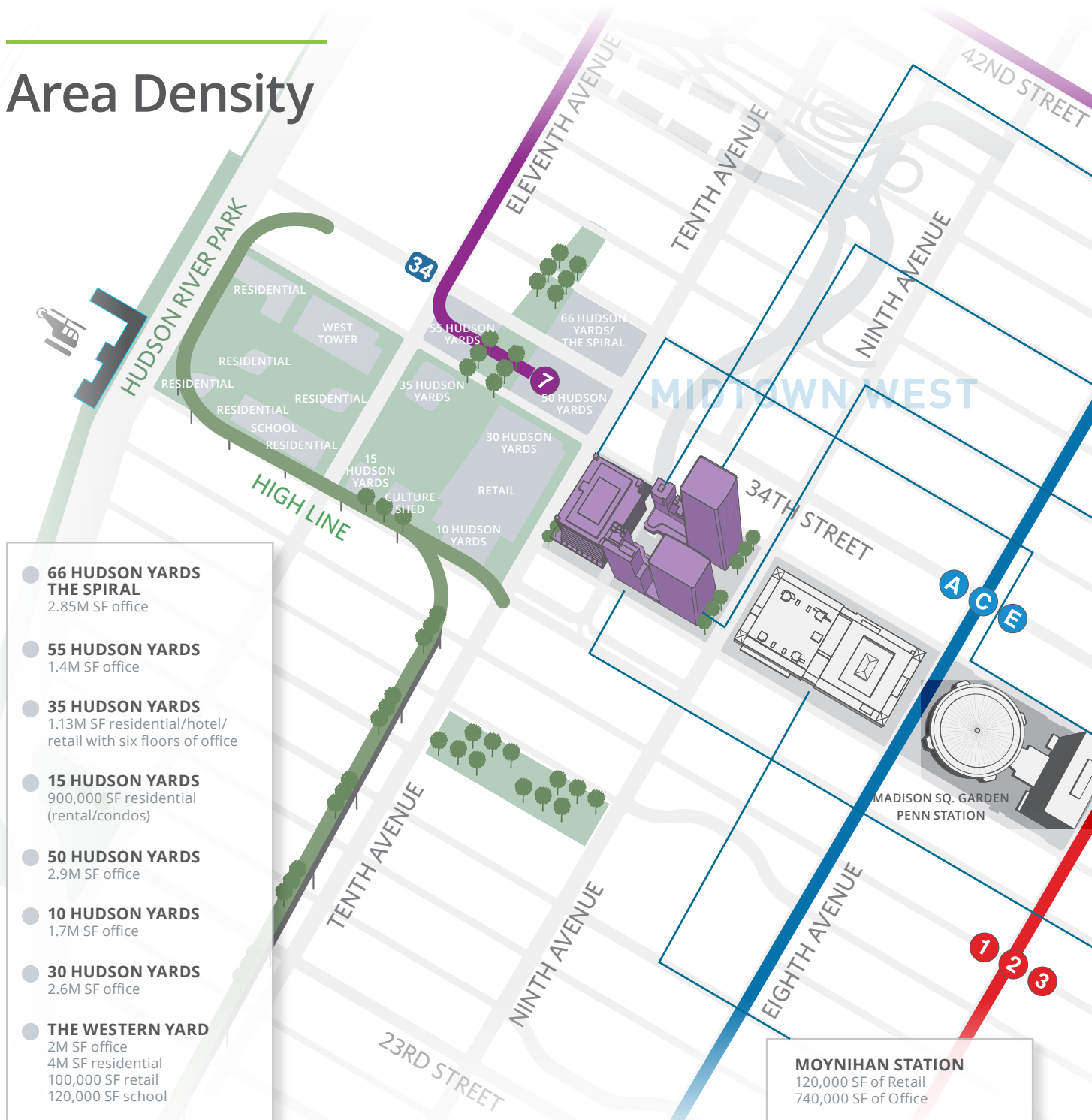
An architectural rendering of a modern, multi-story building with a curved glass facade and a prominent golden tower. The building features multiple levels of glass-walled walkways and balconies. The ground floor is a busy pedestrian plaza with various retail and dining establishments, including 'TOP & TAIL', 'OF THE MOON', 'DRESS FOR THE DAY', 'CLUB ROYAL', and 'UNION SQUARE HOSPITALITY GROUP'. People are seen walking, sitting at outdoor tables, and sitting on a low wall. The scene is set during the day with soft lighting.

Manhattan West will be the **gateway to the new west side**, a connection between bustling central Manhattan and its opportunity-rich far west side. This emerging district is defined by the boundless energy of new development and adds an exciting layer to the already dynamic narrative of the West Side.

This once-industrial hub is now a mecca that **brings together pioneers of creativity, innovation, luxury, and wellness** – from vibrant arts to a full range of retail, dining, entertainment, and leisure, – the apex of New York City experiences.



# Area Density



- **66 HUDSON YARDS THE SPIRAL**  
2.85M SF office
- **55 HUDSON YARDS**  
1.4M SF office
- **35 HUDSON YARDS**  
1.13M SF residential/hotel/  
retail with six floors of office
- **15 HUDSON YARDS**  
900,000 SF residential  
(rental/condos)
- **50 HUDSON YARDS**  
2.9M SF office
- **10 HUDSON YARDS**  
1.7M SF office
- **30 HUDSON YARDS**  
2.6M SF office
- **THE WESTERN YARD**  
2M SF office  
4M SF residential  
100,000 SF retail  
120,000 SF school

**MOYNIHAN STATION**  
120,000 SF of Retail  
740,000 SF of Office



**THE PENDRY**  
164 Guest Rooms and Suites  
21 Stories  
203K SF



**ONE MANHATTAN WEST**  
2.1M SF office  
Completion: 2019  
Status: under construction  
Skadden: 600,000 SF  
NHL: 160,000 SF  
McKool Smith: 60,000 SF  
Accenture: 250,000 SF  
EY: 600,000 RSF  
Landlord: Brookfield



**TWO MANHATTAN WEST**  
1.9M SF office  
Completion: 2022  
Status: under construction  
Cravath: 480,000 SF  
Landlord: Brookfield



**FIVE MANHATTAN WEST**  
1.8M SF redevelopment  
Completion: 2016  
Tenant commitments:  
RG/A Media Group: 225,000 SF  
Markit: 140,000 SF  
JPMorgan Chase: 430,000 SF  
Amazon: 360,000 SF  
Landlord: Brookfield



**THE EUGENE APARTMENTS**  
Status: complete  
844-Unit Luxury Residential  
55,000 SF of Lifestyle and  
Recreational Amenities  
Rented as of Summer 2017

# Retail Space

## Plaza Level



- LOI NEGOTIATIONS
- LEASE OUT
- LEASED RETAIL

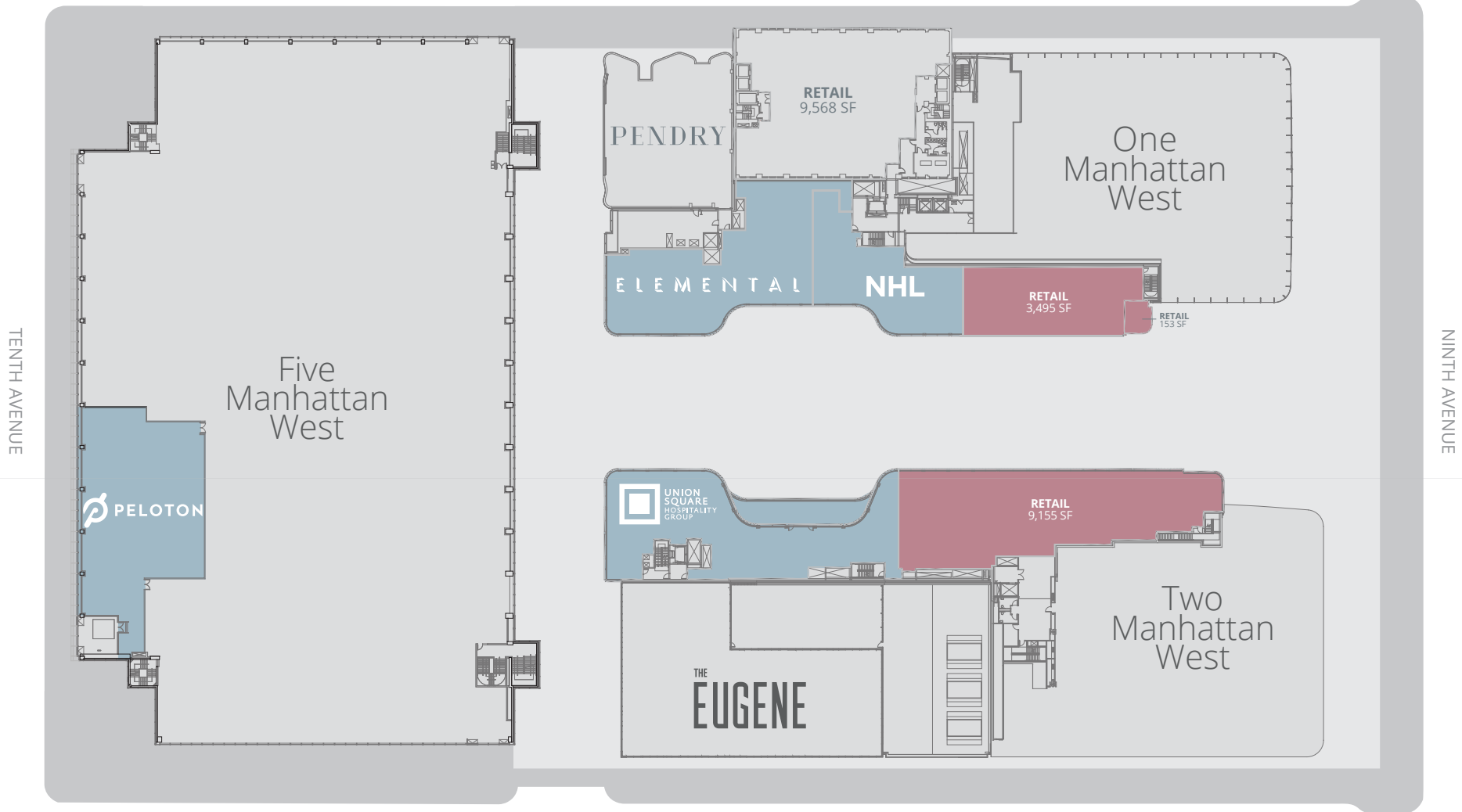
# Retail Space

## Second Level

Second Level



33<sup>RD</sup> STREET



TENTH AVENUE

NINTH AVENUE

Five  
Manhattan  
West

One  
Manhattan  
West

Two  
Manhattan  
West

THE  
EUGENE

PENDRY

ELEMENTAL

NHL

RETAIL  
9,568 SF

RETAIL  
3,495 SF

RETAIL  
153 SF

UNION  
SQUARE  
HOSPITALITY  
GROUP

RETAIL  
9,155 SF

PELTON

←  
HUDSON YARDS

31<sup>ST</sup> STREET

→  
EMPIRE STATION COMPLEX  
MADISON SQUARE GARDEN  
PENN STATION

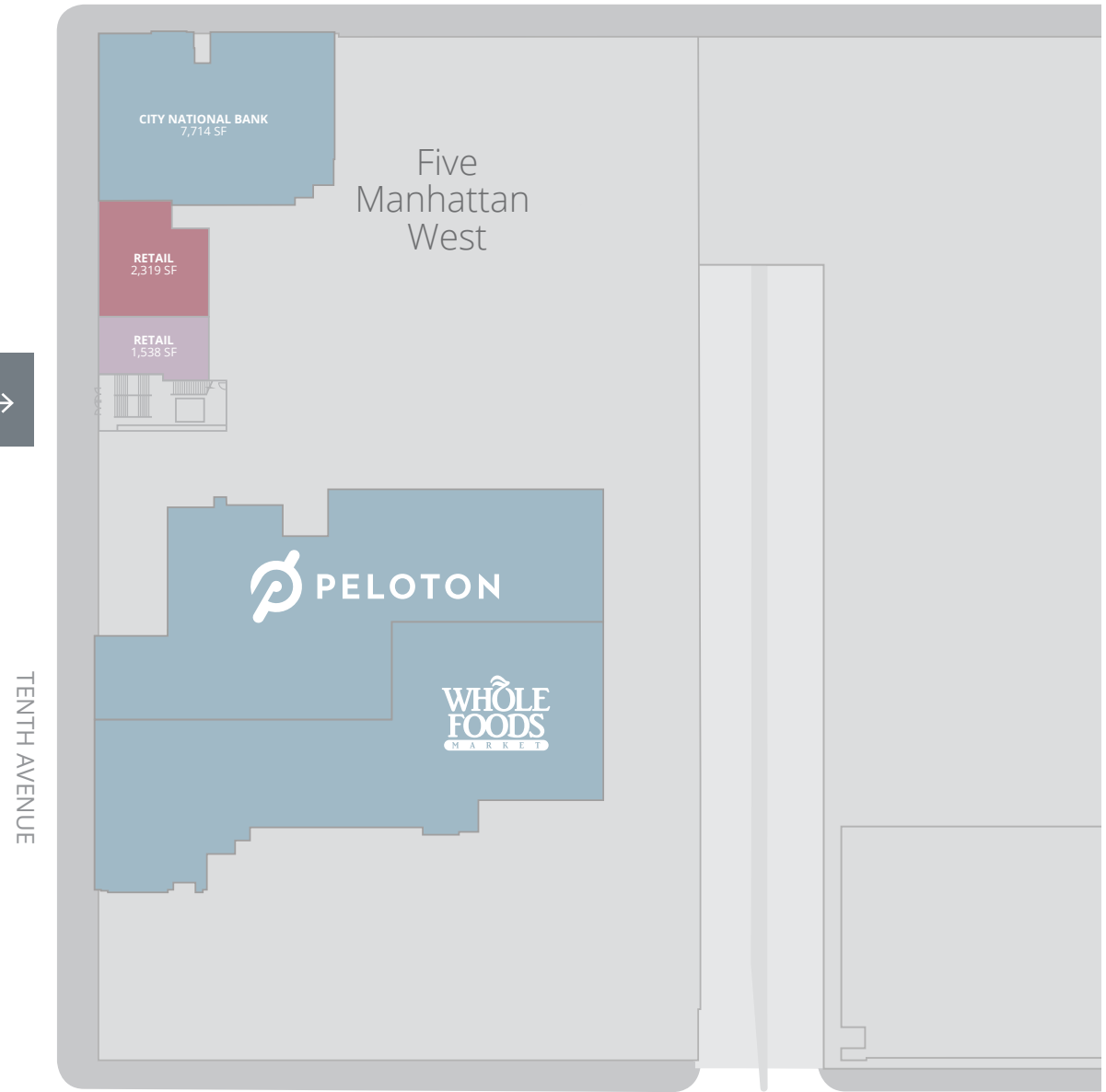
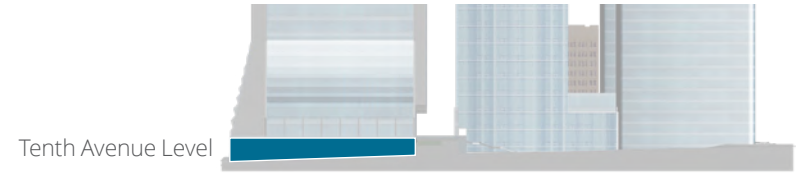
- LOI NEGOTIATIONS
- LEASE OUT
- LEASED RETAIL

# Retail Space

## Tenth Avenue Level

The retail on Tenth Avenue is located in a thoroughfare for traffic and connectivity to both the Manhattan West and Hudson Yards projects.

Manhattan Eats Entry →



ACTIVE DISCUSSION      LEASED RETAIL



Tenth Avenue Level, Southeast View



RosettO

Elia

TELA

Manhattan Eats



# Join these forward thinking brands at Manhattan West



## PENDRY

164-Room Luxury Boutique Hotel  
Vibrant Food and Beverage Component  
Opening in 2021

## WHOLE FOODS MARKET

60,000 -SF Marketplace with  
Restaurants, a Tap Room and  
Culinary Classes

## PELOTON

Peloton will open a 40,000 SF Global Flagship  
studio where they will be broadcasting their  
classes worldwide

## UNION SQUARE HOSPITALITY GROUP

Danny Meyer will be premiering a new  
20,000 SF, three floor anchor restaurant

## ELEMENTAL

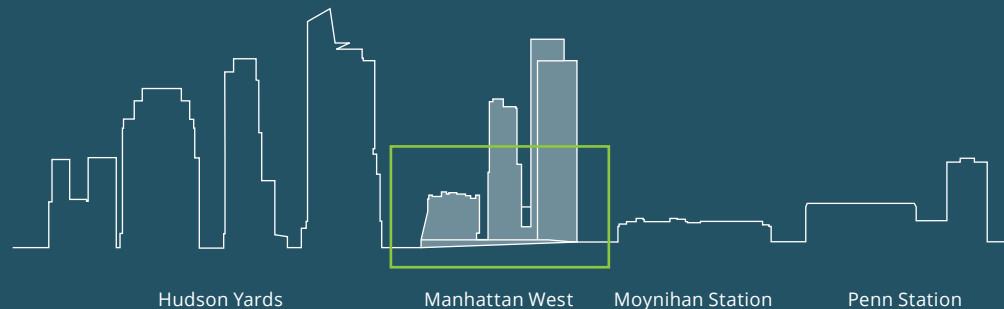
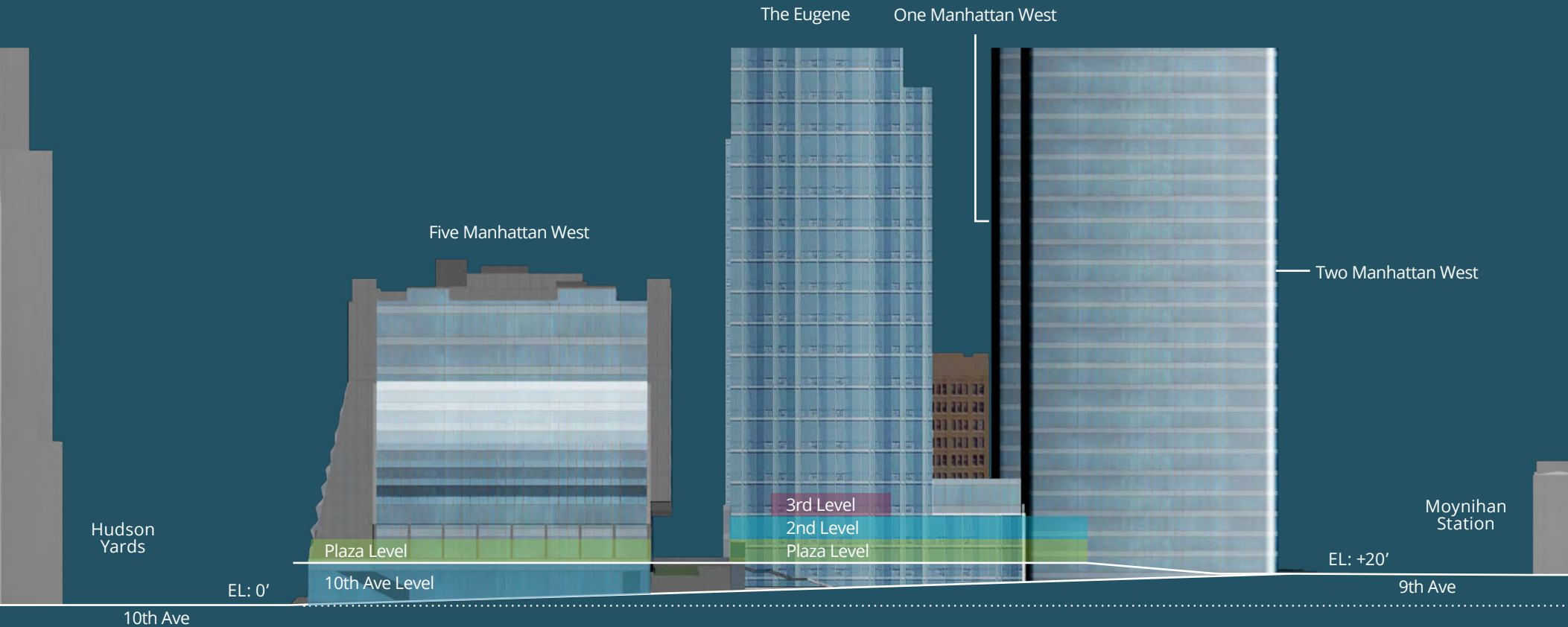
A new, 10K SF entertainment venue and  
restaurant, Elemental's concept will feature  
a unique dining and beverage experience,  
and an intimate variety theater with curated  
programming seven-nights-a-week.



# Manhattan West Site Elevation

Plaza Level at Manhattan West is accessible at-grade from Ninth Avenue creating a direct connection to Moynihan Station.

The Tenth Avenue level has direct access through the Manhattan Eats Food Hall, Whole Foods, and 31st and 33rd Streets making it level with the entrance to Hudson Yards.





# Event Programming

Brookfield successfully programs 1000+ events per year across Brookfield Properties globally to encourage a sense of place and drive traffic. Arts Brookfield will lead this initiative at Manhattan West.

- Saturday Morning Show (A Variety Show for Kids)
- Digital Art Exhibitions
- Trivia
- Chef Roundtables
- Lunch + Learns
- Wine Tasting

- Large Scale Music Festivals
- NHL Ice Rink
- Movie Night Experiences
- Wellness Classes (Yoga, HIIT)
- Tenant Collaboration Events (Peloton Home Rider Invasion)
- Rose in Spring Festival
- Halloween Bash



- Music Performances
- Wellness Classes (Meditation and Tai Chi)
- Large Games



- Visual Art Installations
- Site Specific Dance Performances
- Holiday Decor



# Manhattan West Project Timeline

## CURRENT TENANTS



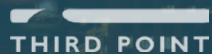
JPMORGAN CHASE & CO.



L'ORÉAL



Milbank



Cooley

SILVERLAKE

BSF BOIES SCHILLER FLENER

2019	2020	2021	2022/2024
<b>NEIGHBORHOOD</b>			
One Manhattan West	Manhattan West Retail	Manhattan West Luxury Boutique Hotel	Two Manhattan West
 Skadden 	    	  Javits Center Expansion	Cravath  50 Hudson Yards 
Shops at Hudson Yards and The Shed		Moynihan Station	The Spiral
<i>Neyman Marcus</i> <i>Cartier</i> SEPHORA ZARA And more...			
30 Hudson Yards			
  KKR			
Equinox Hotel 			



# Brookfield Properties Portfolio

Brookfield invests in, develops and operates best in class properties at the world's most iconic addresses. Brookfield owns and operates over 183 million square feet of properties around the globe and has vast experience developing and operating places, large-scale mixed use projects that creatively blend commerce with civic life. Brookfield landmark locations create a sense of place that is setting a new benchmark for the modern urban live-work-play environment. Place Making is deeply ingrained in Brookfield's development philosophy - it's about an experience, not just the real estate which helps employers attract and retain top talent.



Ala Moana Center, Honolulu



Fashion Show, Las Vegas



Brookfield Place, New York



Canary Wharf, London



Potsdamer Platz, Berlin



ICD Brookfield Place, Dubai



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A BROOKFIELD PLACE

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Properties

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