

SIX60

T W E L F T H

THE PREMIER OFFICE EXPERIENCE ON THE HUDSON

AVISON
YOUNG

SIX60

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Welcome to **Six60 Twelfth**, a newly constructed 96,000-square-foot unique office experience on Manhattan's thriving West Side. This **Wired Certified Platinum** building is ideal for dynamic companies and organizations seeking to attract the best and the brightest.

Part of a 300,000-square-foot, mixed-use property, **Six60 Twelfth** boasts panoramic windows with multiple terraces offering abundant sunlight and unparalleled views of the Hudson River and Manhattan skyline. The ground floor features a dramatic two-story lobby entrance and 978 square feet of retail space on the corner of 49th Street and 12th Avenue.

Easily accessible by car on the West Side Highway, **Six60 Twelfth** offers on-site parking and unmatched branding and signage opportunities in a highly visible location that attracts more than 104,000 vehicles daily in each direction.





CONCEPTUAL RENDERING





YOUR WORKSPACE

Location

On the east side of 12th Avenue between 48th and 49th Streets

Availabilities

Partial Ground Floor	978 RSF
Partial 2nd Floor	6,945 RSF
Partial 3rd Floor	6,622 RSF
Partial 4th Floor	7,205 RSF
Partial 5th Floor	20,039 RSF (North) 15,783 RSF (South)
Entire 7th Floor	38,753 RSF

Ceiling Heights (Slab-to-slab)

Ground Floor	29' 7"
2nd Floor	19' 5"
3rd Floor	15' 1"
4th Floor	21' 10"
5th Floor	12' 3"
7th Floor	15' 1"

Terraces

5th Floor (Wraparound)	6,300 SF
7th Floor	4,500 SF

Building Highlights

- Unobstructed views of the Hudson River with unbelievable sunset views
- Wraparound terrace on the 5th floor and a rooftop terrace on the 7th floor
- On-site executive parking available
- Unique branding/signage opportunity

Connectivity

Wired Certified Platinum

Providers:

- Verizon Fiber (Data)
- Verizon FIOS (Data and Voice)
- Crown Castle (Data)
- Altice (Data and Voice)

Access/Security

24 hours / 7 days

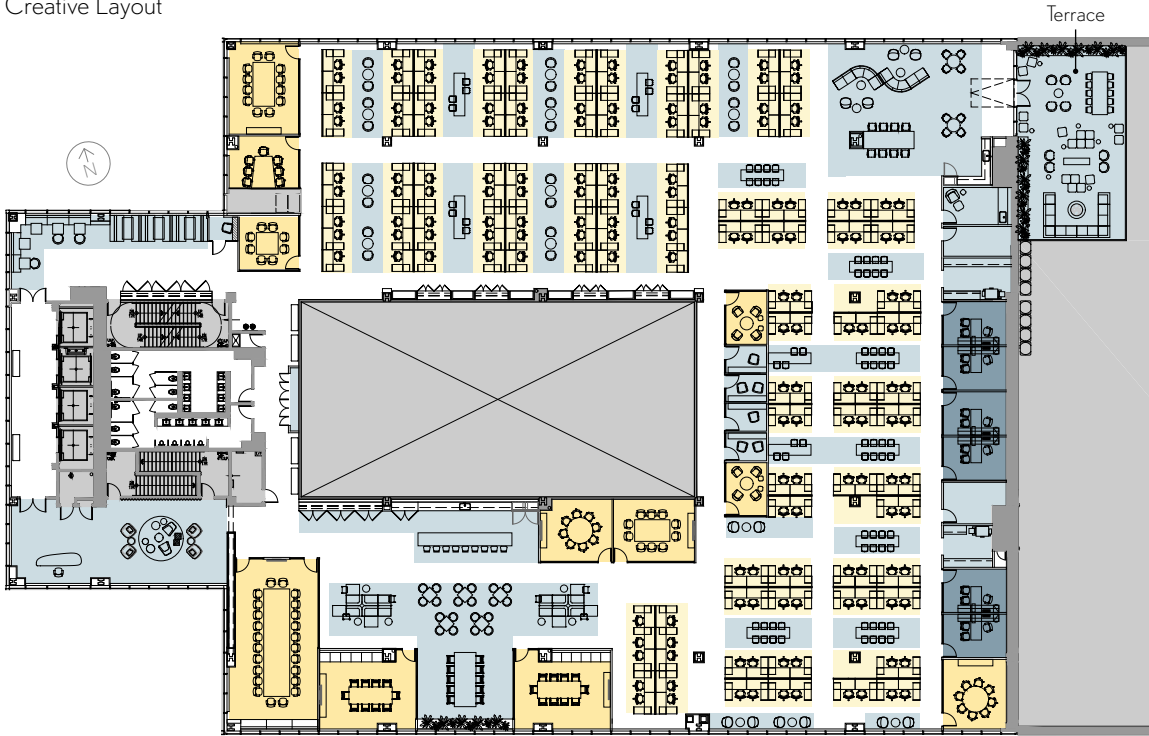


TEST FITS

 Private Office	 Meeting
 Support Space	 Workstation

7th Floor - 38,753 RSF

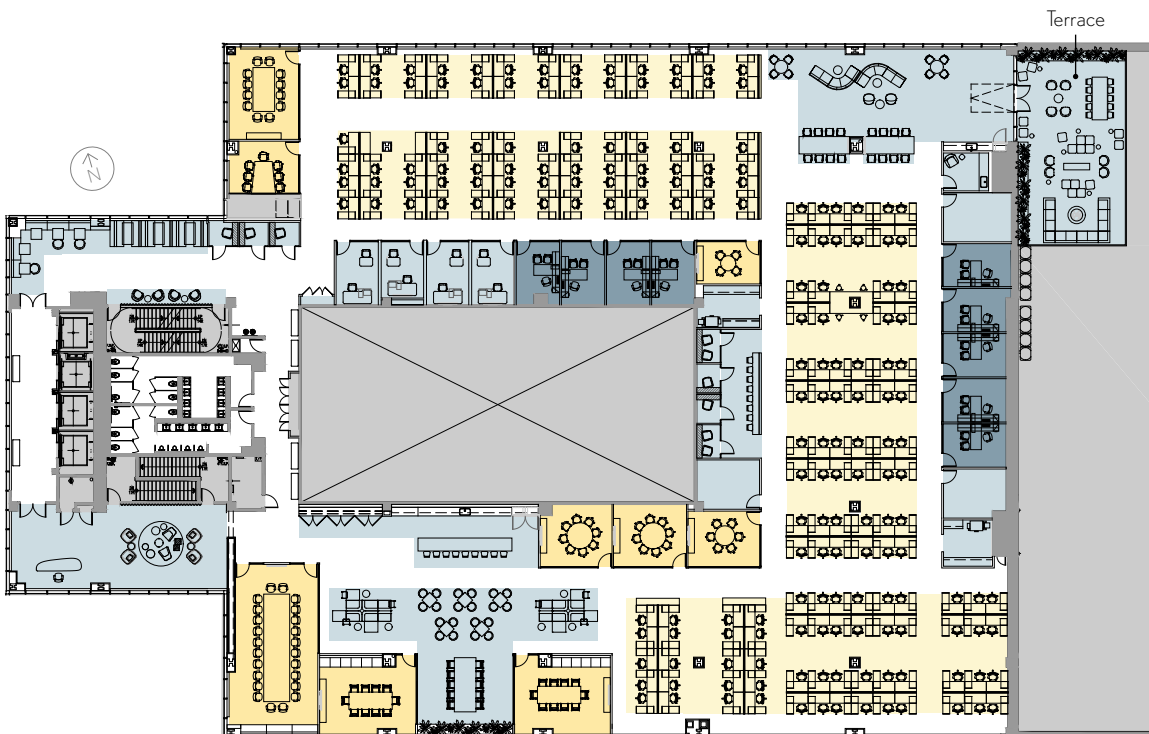
Creative Layout



Private Office	6
Workstation	172
Total Headcount	178

7th Floor - 38,753 RSF

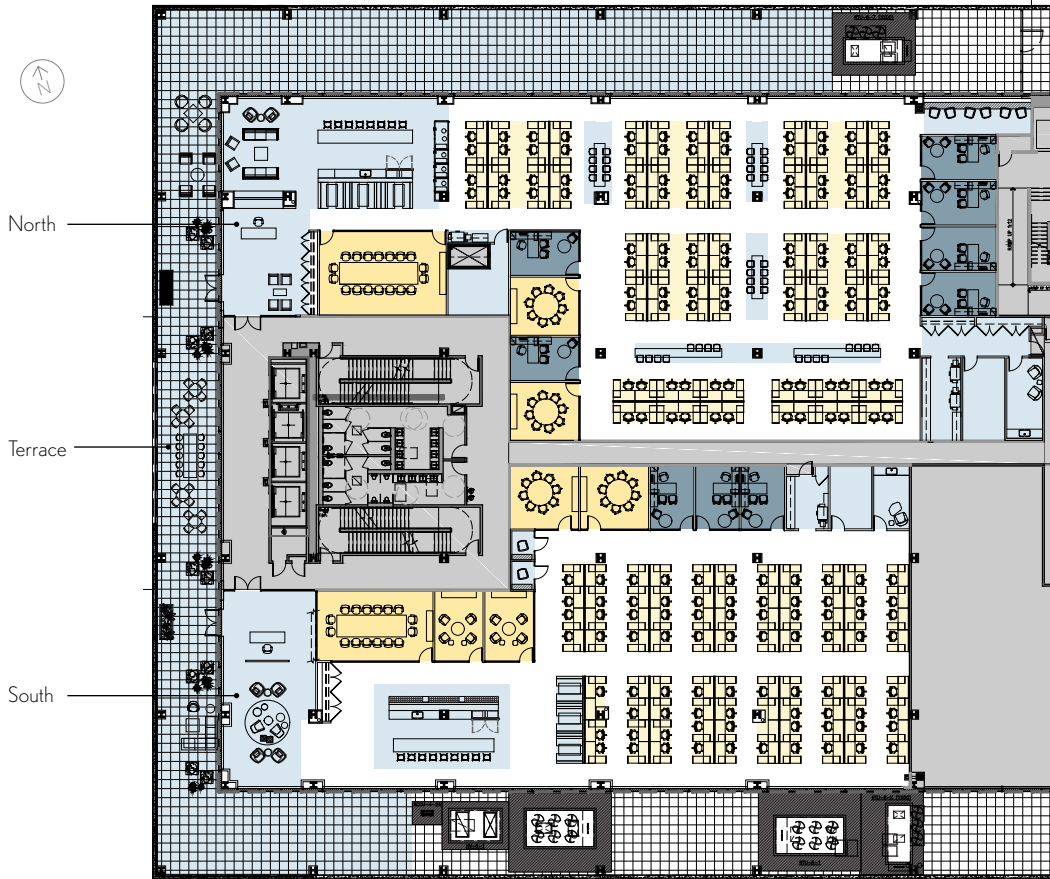
Office Intensive Layout



Private Office	9
Workstation	186
Total Headcount	195

5th Floor

North - 20,039 RSF | South - 15,783 RSF



North

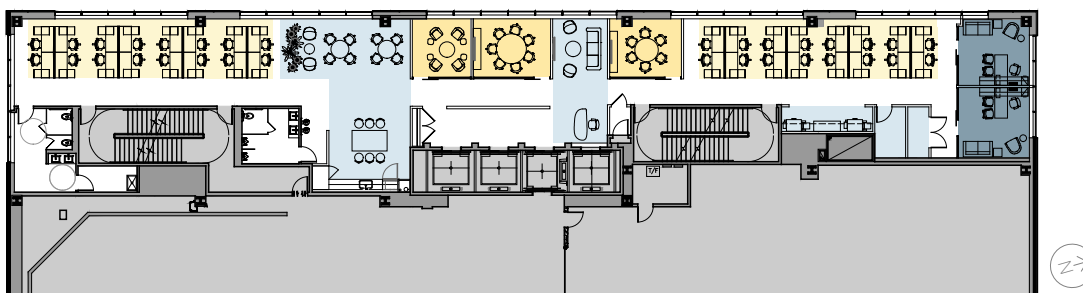
Private Office	6
Workstation	104
Total Headcount	110

South

Private Office	3
Workstation	81
Total Headcount	84

2nd - 4th Floors - 6,622-7,205 RSF

Typical Layout



Private Office	2
Workstation	32
Total Headcount	34

AMENITIES

Six60 Twelfth offers a superior workplace for discerning tenants seeking outdoor space and spectacular views from the wraparound terrace on the fifth floor and rooftop terrace on the seventh floor.

The building's exceptional event and entertainment venue, The Glasshouse, is perfect for company events, conferences, on-site meetings and dining. The Glasshouse spans 75,000 square feet across one and a half floors and includes terraces, luxury VIP lounges and green rooms.

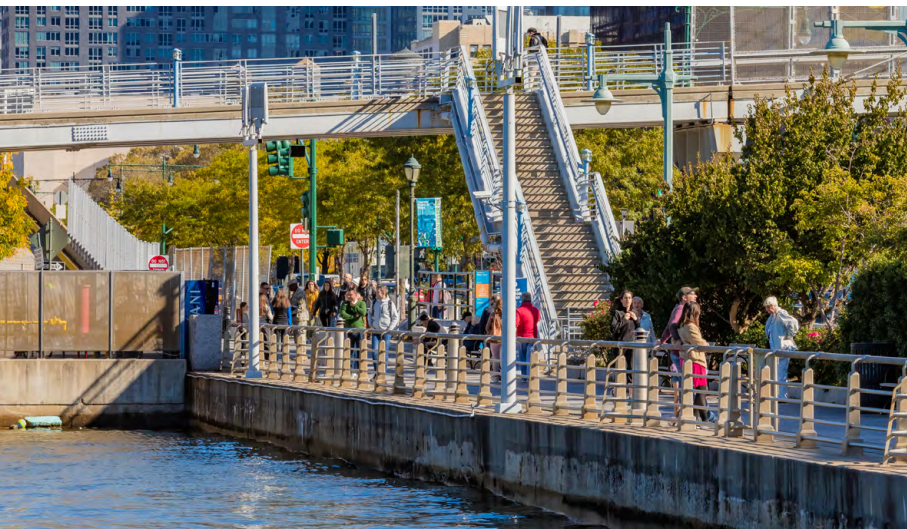
Other amenities include executive parking, tenant lounge and bike room.



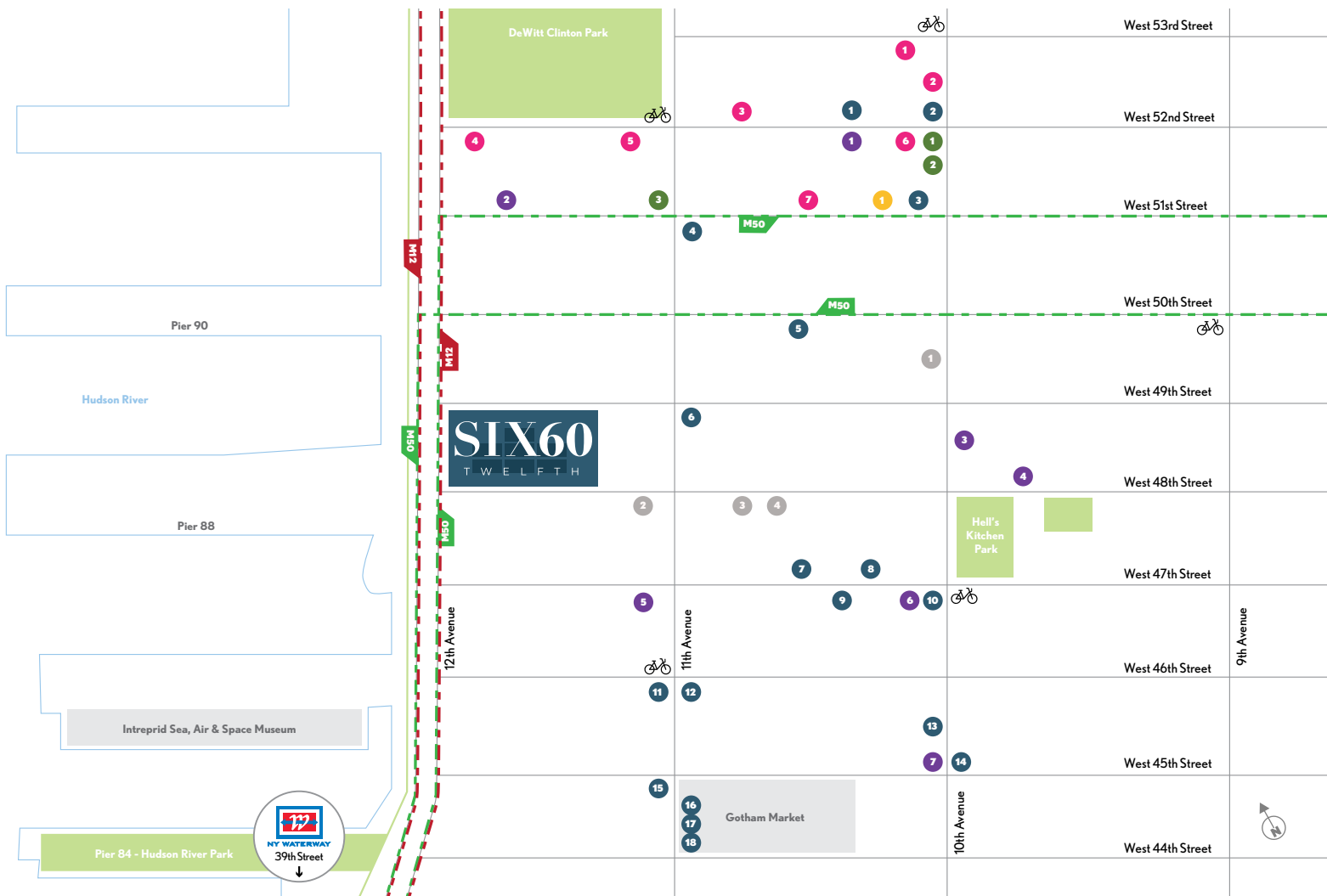


Manhattan's West Side has seen extraordinary changes in recent years with new residential developments, hotels, production companies like the Daily Show with Trevor Noah and restaurants and eateries like Gotham West Market joining popular attractions along the Hudson River such as the Intrepid Sea, Air & Space Museum, Circle Line, Manhattan Cruise Terminal and Greenway.

Transportation to and from **Six60 Twelfth** is easily accessible via the M50 crosstown bus, which will connect you to multiple subway lines. The M12 bus will bring you north or south to other destinations as well. Both buses stop directly outside of the building. Citi Bike stations are located on 11th Avenue at 46th and 52nd Streets.



NEIGHBORHOOD



Restaurants

- 1 La Bergamote
- 2 Taboon
- 3 Il Melograno
- 4 The American Retro Bar & Grill
- 5 Cook Unity
- 6 49 St Deli & Coffee House
- 7 Sullivan Street Bakery
- 8 The Jolly Goat Coffee Bar
- 9 Parada 47
- 10 Tulcingo Del Valle
- 11 Z Best Pizza
- 12 The Landmark Tavern
- 13 Hell's Chicken
- 14 Bubba Shrimp Co.
- 15 Authentic NYC Street Food
- 16 Gotham West Market
- 17 Corner Slice
- 18 Corner Bistro

Markets

- 1 NY-2 Food Market
- 2 Sony's Grocery
- 3 51 Food Market

Entertainment

- 1 A.R.T./New York Theatres
- 2 The 52nd Street Project & Five Angels Theater
- 3 Ensemble Studio Theatre
- 4 iTheatrics
- 5 The Daily Show with Trevor Noah
- 6 The Artist Co-Op & Intar
- 7 Irish Arts Center

Bar/Lounges

- 1 Ardesia Wine Bar
- 2 Loft 51
- 3 Perdition
- 4 Pocket Bar
- 5 The Press Lounge
- 6 DBL
- 7 Hellcat Annie's Tap Room

Hotels

- 1 Skyline
- 2 INK 48 Hotel
- 3 Comfort inn
- 4 Holiday Inn Express



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