

EMPIRE STATE  
REALTY TRUST

THE EMPIRE STATE  
**BUILDING**  
THE URBAN CAMPUS

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**FULL  
TOWER  
FLOORS**



# ESRT: The Green Leader

## Setting the Standard for Innovation and Technology

**E**mpire State Realty Trust focuses on quantifiable improvements in energy and water efficiency, recycling, and waste diversion for the benefit of both our tenants and the environment. Our efforts are recognized worldwide. Our annual Sustainability Report highlights our work and plans to continue to set the standard for sustainability in real estate.

For more than a decade, we have prioritized healthy work environments for our tenants and employees through superior Indoor Environmental Quality (IEQ) standards in design, construction, and ongoing operations. Partner with us to foster better employee health, recruitment, retention, productivity, and company culture. We will help you and your design teams be better designers, builders, and operators of your spaces.

### Goals

- Target net-zero carbon emissions by 2035
- Maintain leadership in Indoor Environmental Quality
- 20% reduction in energy use by 2024
- 5% reduction in waste generation every year
- 2% reduction in water use every year

### Indoor Environmental Quality

- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes 99.92% of coronaviruses  
(as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water testing

### Tenant Engagement

- Custom sustainable and efficient design support
- Utility and ESG data available
- Green Lease Provisions across 100% of portfolio

### BUILDING SPOTLIGHT

#### Empire State Building



#### Health and Wellness Features

WELL Health-Safety Rated

Walk Score: 98

Transit Score: 100

Bike Score: 87

Fitwel Certified

Tenant-Only Fitness Center

In-Building Dining

Green Roof/Terrace

#### Operating Features

ENERGY STAR Certified

LEED Gold Certified

Operable Windows

Natural Light and Views

Regenerative Elevators

Recycling and Composting

Green Cleaning and Pest Control Products

WiredScore Certified Platinum

### Portfolio Awards and Achievements



1st Portfolio  
with WELL Health-Safety Rating  
in The Americas



Fitwel  
Champion



2021 Energy  
Star Partner  
of the Year

Most Energy  
Efficient  
REIT in NYC

Nation's Largest  
100% User of  
Renewable Power



Empire Building  
Challenge Partner



EPA Green  
Power  
Partnership



Better  
Buildings  
Challenge



GRESB  
5-Star  
Rated



Green  
Lease  
Leader  
Gold

# Welcome to ESRT IEQ Suites

Leading the Way in Indoor Environmental Quality



Indoor Environmental Quality (IEQ) improves employee health and productivity. We've created a program of industry-leading healthy suites to provide tenants with the opportunity to maximize their IEQ, employee recruitment and retention, and their bottom line.



## Light Quality

### Natural Light with Views

78% of employees state access to natural light and views improves their wellbeing; 70% report improved work performance.

### Daylight Dimming

Workers in naturally lit offices report >50% reduction in eye strain, headaches, and drowsiness.



## Air Quality

### Bi-Polar Ionization

Neutralizes 99.92% of coronaviruses.

### CO2 Sensors

Workers with low levels of CO2 perform 50% better on cognitive tasks.

### MERV 13 Filters

Removes 85% of harmful air particles (e.g. allergens, viruses, and bacteria).

### Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans.



## Healthy Products

### Low/No VOC Materials and No Red List Materials

VOCs are typically 10x higher indoors, which has adverse effects on human health and the environment.

Data provided by Microchem Laboratory, The Center For Disease Control, Harvard Business Review, World Health Organization.



# Urban Campus Amenities

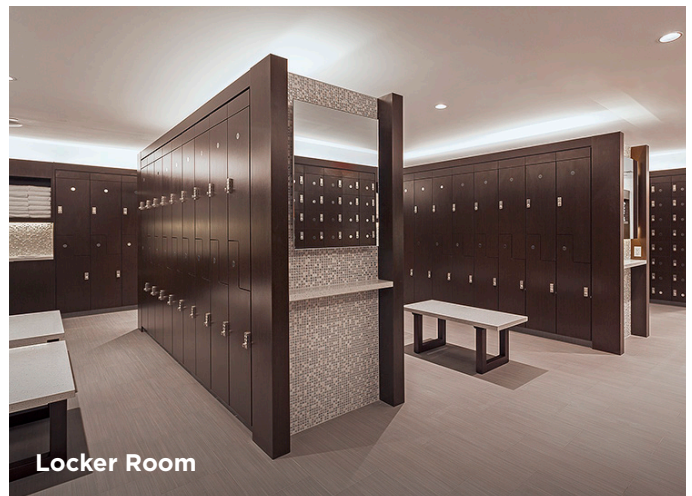
Tenant-Only Fitness and Conference Centers



Fitness Center



Front Desk



Locker Room



Conference Center



## Seven In-Building Dining Options



STATE  
— grill and bar —



sushi-teria

★  
R™ STARBUCKS RESERVE™  
COMING SOON

CHOPT

TACOMBI



# Stunning Views

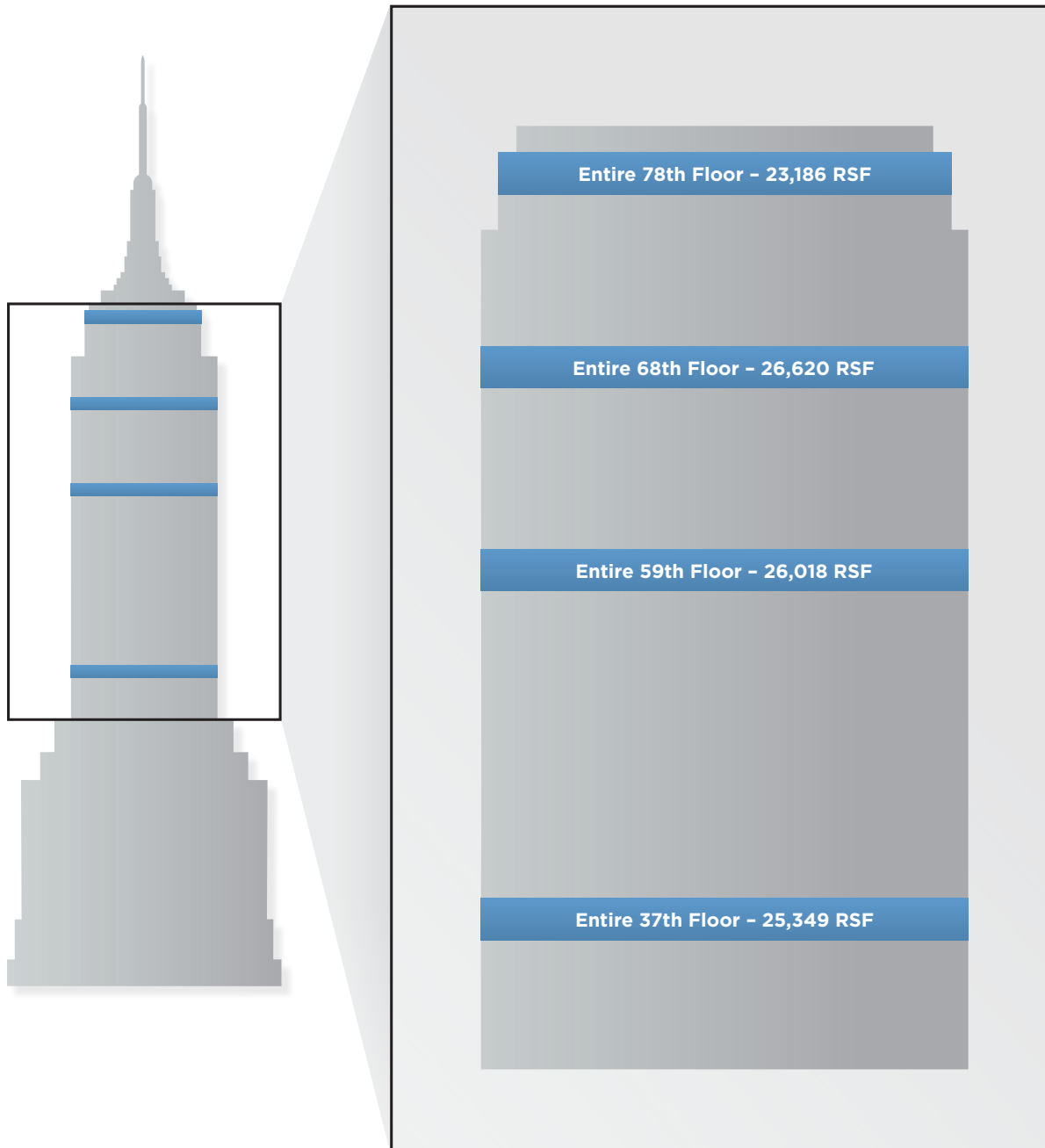
360 Degrees of Skyline Exposures





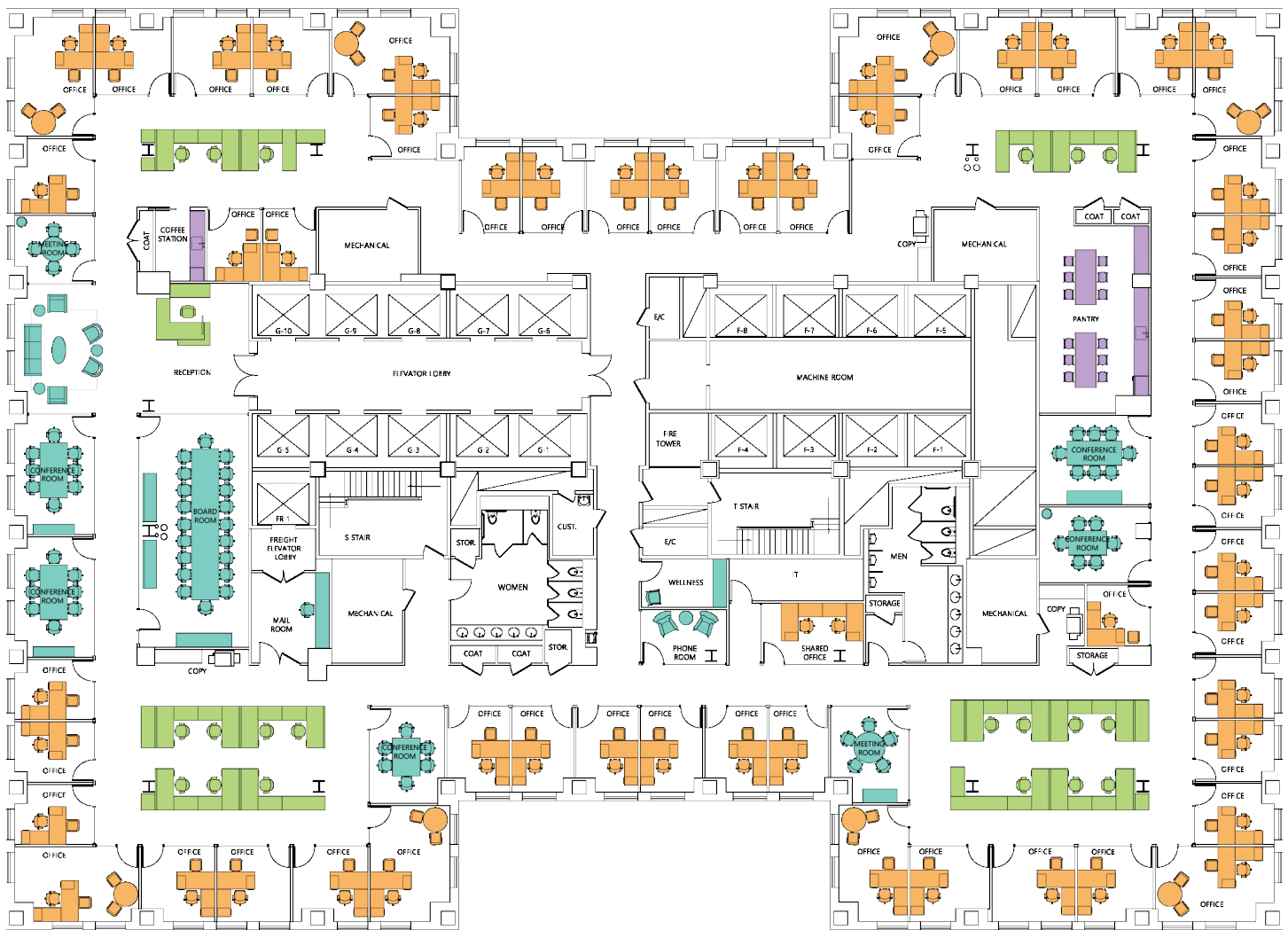
# Stacking Plan

## Full Floor Availabilities



# Floor Plans

Mid-Rise Sample | Office-Intensive Layout  
68th Floor | 26,620 RSF

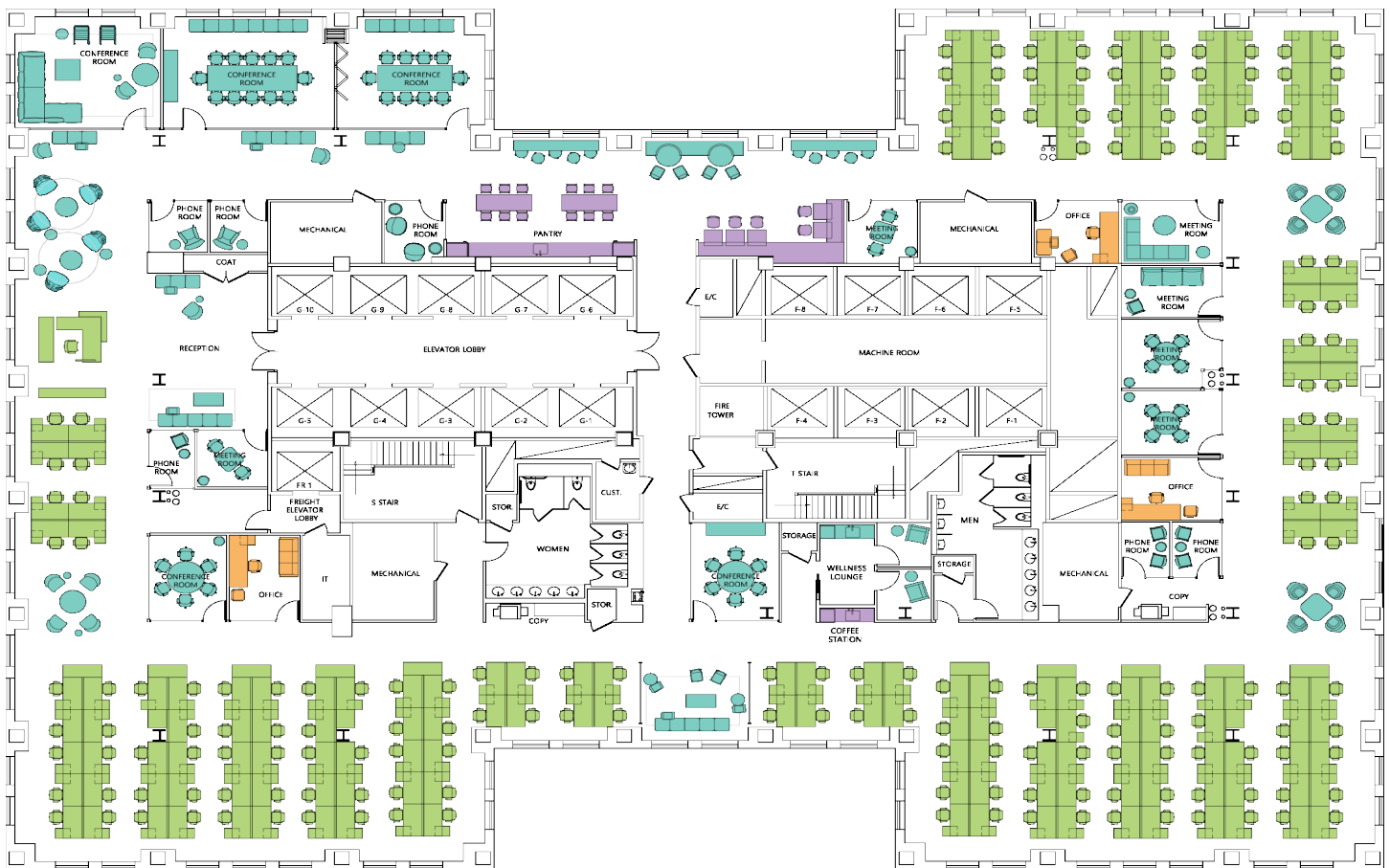


Office	53	Reception	1	Copy	2
Workstation	21	Board Room	1	IT	1
<b>Total</b>	<b>74</b>	Conference Room	5	Wellness Lounge	1
		Meeting Room	2	Coffee Station	1
		Phone Room	1	Water Station	2
		Pantry	1	Coat	5
				Storage	4



## Mid-Rise Sample | Open Layout

### 68th Floor | 26,620 RSF



Office	3	Reception	1	IT	1
Workstation	175	Conference Room	5	Wellness Lounge	1
<b>Total</b>	<b>178</b>	Meeting Room	6	Coffee Station	1
		Phone Room	6	Coat	1
		Pantry	1	Storage	4
		Copy	2		

# Floor Plans

High-Rise Sample | Office-Intensive Layout  
78th Floor | 23,186 RSF

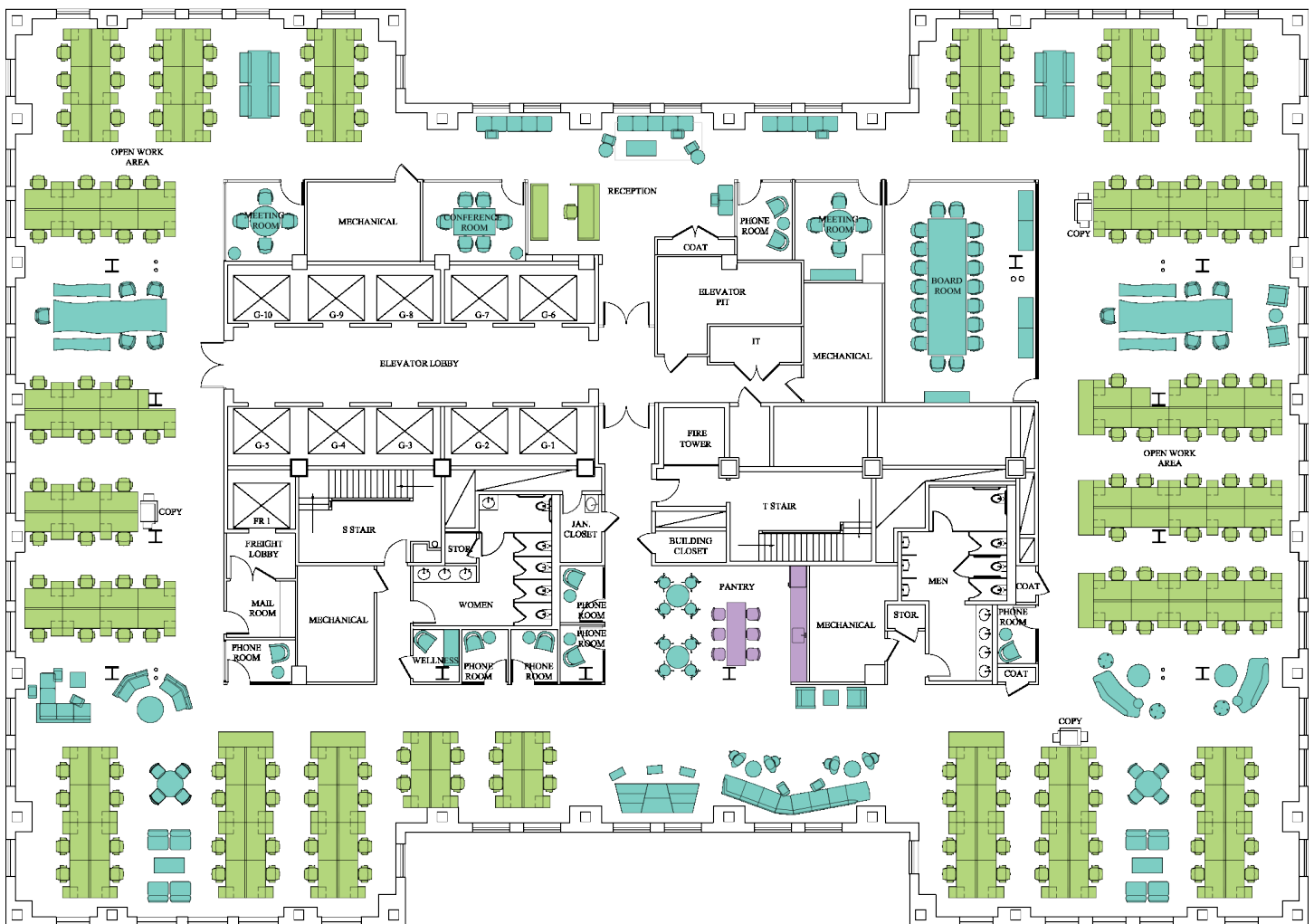


Office	36	Board Room	1	Copy	2
Workstation	22	Conference Room	5	IT	1
<b>Total</b>	<b>58</b>	Meeting Room	3	Wellness Lounge	1
		Phone Room	2	Coat Closet	2
		Break Out	1	Mail/Support	1
		Pantry	1	Mechanical	4
		ADA Toilet Room	2	Storage	2



## High-Rise Sample | Open Layout

### 78th Floor | 23,186 RSF



Workstation	160	Reception	1	Copy	3
		Board Room	1	IT	1
		Conference Room	1	Wellness Lounge	1
		Meeting Room	2	Mechanical	4
		Phone Room	7	Mail Room	1
		Pantry	1	Coat	3
				Storage	2

# In Good Company

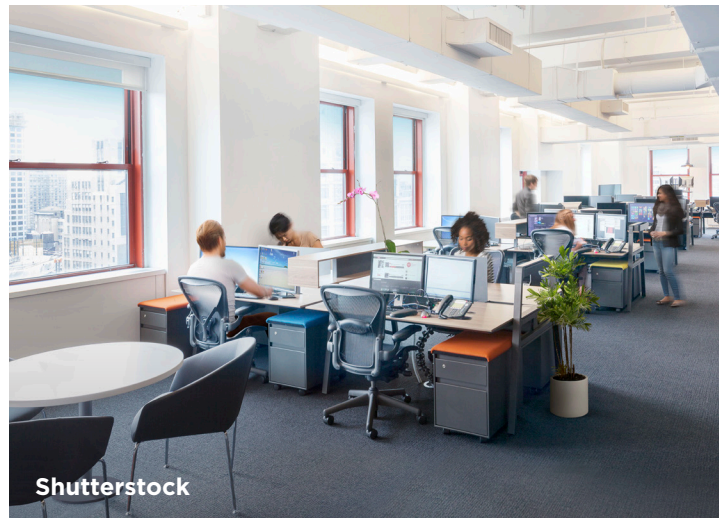
Join a Diverse Community of Tenants



## GROW WITH ESRT

ESRT facilitated the expansion of 218 tenants, totaling over 1.93M sq. ft. of portfolio growth.





# Neighborhood Amenities

## Nearby Dining, Hospitality and More

### EATERIES

- 1 AMERICAN WHISKEY
- 2 AYZA WINE & CHOCOLATE BAR
- 3 BAKED BY MELISSA
- 4 BLACK IRON BURGER
- 5 BOI NOODLE HOUSE
- 6 BOMBAY SANDWICH CO.
- 7 BRGR
- 8 CAFE GRUMPY
- 9 CAFÉ R
- 10 CAJUNSEA & OYSTER BAR
- 11 CHIPOTLE
- 12 CHOP'T
- 13 CROMPTON ALE HOUSE
- 14 DIG INN
- 15 DIG INN
- 16 DISTRICT TAP HOUSE
- 17 EATALY
- 18 FEILE
- 19 FRESH & CO
- 20 FRIEDMAN'S
- 21 FUEL GRILL AND JUICE BAR
- 22 THE GINGER MAN
- 23 GREGORY'S COFFEE
- 24 HABANERO BLUES
- 25 THE HAROLD
- 26 HILL COUNTRY BARBECUE
- 27 HILL COUNTRY CHICKEN
- 28 HILLSTONE
- 29 THE HOUNDSTOOTH PUB
- 30 ILILI BOX
- 31 INDAY
- 32 INDIKITCH
- 33 JACK DOYLE'S PUB & RESTAURANT
- 34 JUICE GENERATION
- 35 JUICE PRESS
- 36 JUST SALAD
- 37 THE KEG ROOM
- 38 LEGENDS
- 39 THE LIBERTY
- 40 LOCAL NYC
- 41 LUCY'S CANTINA ROYAL
- 42 LUKE'S LOBSTER
- 43 MACARON CAFE
- 44 MADE NICE
- 45 MADMAN ESPRESSO
- 46 MAISON KAYSER
- 47 MARKET CRATES
- 48 MELT SHOP
- 49 MEXICUE
- 50 MIGHTY QUINN'S BBQ
- 51 MUSTANG HARRY'S
- 52 MY BELLY'S PLAYLIST
- 53 NILES NEW YORK CITY
- 54 NUM PANG
- 55 OCABANON
- 56 PANERA BREAD
- 57 PENNSYLVANIA 6 NYC
- 58 PETIT POULET
- 59 PICCOLO CAFE
- 60 POKE BAR
- 61 POKEWORKS
- 62 POTBELLY SANDWICH SHOP
- 63 PRET A MANGER
- 64 PS 450
- 65 RAMINI ESPRESSO BAR
- 66 RATTLE N HUM
- 67 RAVAGH
- 68 SHAKE SHACK
- 69 SMASHBURGER
- 70 THE SMITH
- 71 SOJU HAUS
- 72 STOUT NYC
- 73 SUSHI SEN-NIN
- 74 SUSHI-TERIA
- 75 SWEETGREEN
- 76 TACOMBI
- 77 TURNTABLE CHICKEN JAZZ
- 78 VIN SURVINGT
- 79 WAFELS & DINGES
- 80 WICHCRAFT
- 81 WHOLE FOODS MARKET

### FINE DINING

- 1 AI FIORI
- 2 ARNO RISTORANTE
- 3 BIRICCHINO
- 4 THE BRESLIN
- 5 COLBEH
- 6 DELMONICO'S KITCHEN
- 7 DK RESTAURANT & STEAKHOUSE
- 8 ELEVEN MADISON PARK
- 9 FINE & RARE
- 10 FRANKIE & JOHNNIE'S STEAKHOUSE
- 11 GAONNURI
- 12 HANJAN
- 13 ILILI
- 14 KEENS STEAKHOUSE
- 15 KOI
- 16 L' AMICO NYC
- 17 NICK & STEF'S STEAKHOUSE
- 18 THE NOMAD
- 19 PARKER & QUINN
- 20 QUALITY EATS
- 21 ROYAL 35 STEAKHOUSE
- 22 SCARPETTA
- 23 STATE GRILL AND BAR
- 24 STELLA 34 TRATTORIA
- 25 TOLEDO
- 26 WOLFGANG'S STEAKHOUSE
- 27 WOLFGANG'S STEAKHOUSE
- 28 ZUMA

### GYMS

- 1 305 FITNESS CRUNCH
- 2 BLINK FITNESS
- 3 CROSSFIT SOLACE
- 4 CRUNCH
- 5 NEW YORK SPORTS CLUB
- 6 NY BEST KICKBOXING
- 7 PLANET FITNESS
- 8 REEBOK CROSSFIT
- 9 SOULCYCLE
- 10 TONE HOUSE

### ROOFTOP BARS/LOUNGES

- 1 THE AINSWORTH
- 2 MAGIC HOUR
- 3 MONARCH ROOFTOP LOUNGE
- 4 REFINERY ROOFTOP
- 5 ROOFTOP AT ROYALTON PARK AVENUE
- 6 THE SKYLARK
- 7 SPYGLASS ROOFTOP BAR
- 8 TOP OF THE STRAND

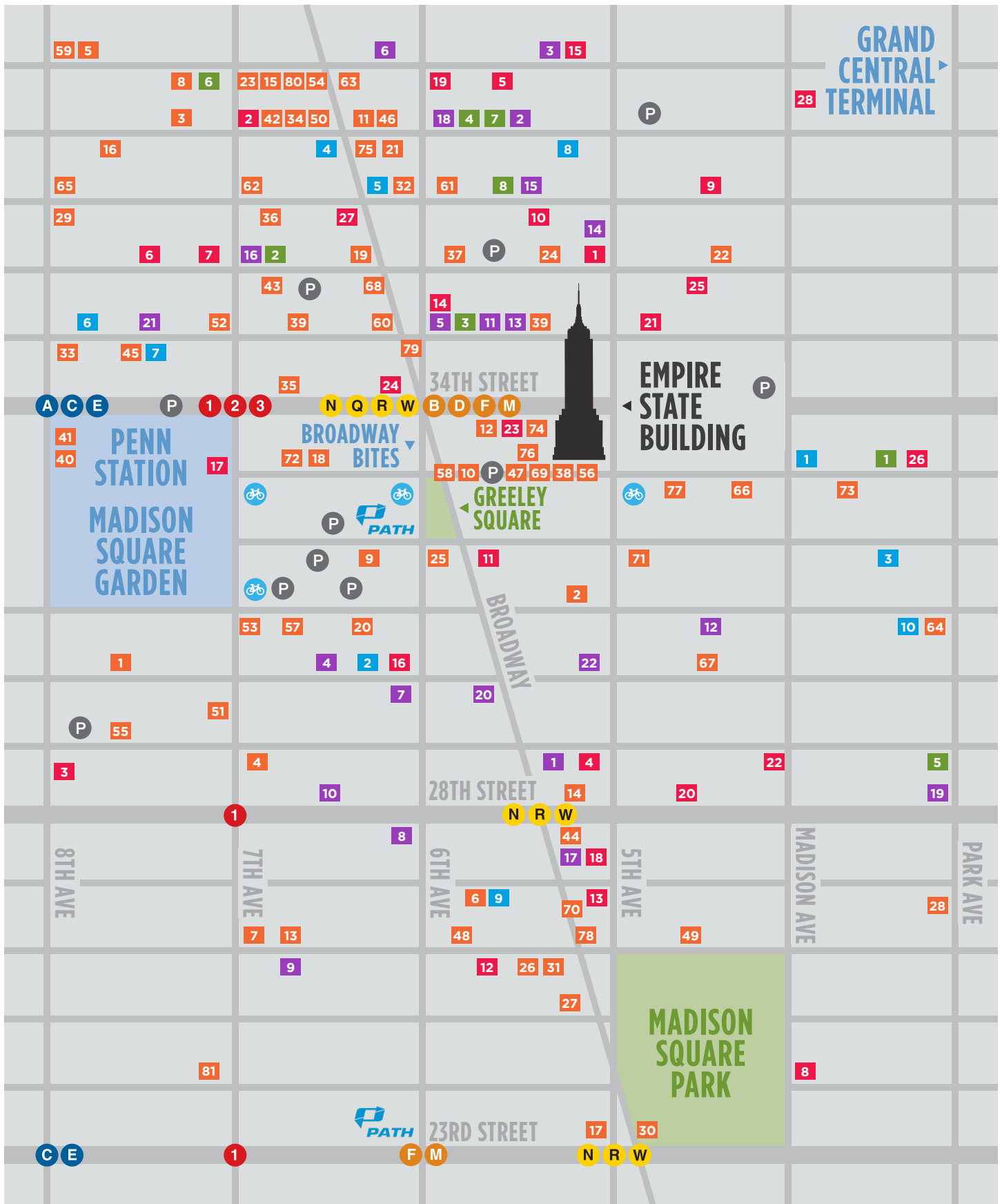
### HOTELS

- 1 ACE HOTEL
- 2 ARCHER HOTEL
- 3 BRYANT PARK HOTEL
- 4 COURTYARD CHELSEA
- 5 COURTYARD HERALD SQUARE
- 6 COURTYARD TIMES SQUARE
- 7 EVENTI HOTEL
- 8 FAIRFIELD INN & SUITES
- 9 HILTON NEW YORK
- 10 HILTON GARDEN INN—CHELSEA
- 11 HILTON GARDEN INN—W. 35TH
- 12 HOTEL CHANDLER NYC
- 13 KIXBY HOTEL
- 14 LANGHAM PLACE HOTEL
- 15 MARRIOTT VACATION CLUB PULSE
- 16 MOXY HOTEL
- 17 NOMAD HOTEL
- 18 REFINERY HOTEL
- 19 ROYALTON PARK AVENUE
- 20 VIRGIN HOTEL
- 21 WINGATE BY WYNDHAM
- 22 THE HOTEL WOLCOTT

 PARKING

Steps to Penn Station, PATH, LIRR and 15 subway lines







# Facts and Figures

## Empire State Building By The Numbers

LOCATION	Fifth Avenue between 33rd and 34th Streets
COMPLETED	1931
ARCHITECT	Shreve, Lamb & Harmon Associates
BUILDING SIZE	2,811,804 rentable square feet, 76 office floors, 102 floors overall
FLOOR PLATE	13,210 – 100,119 rentable square feet
AMENITIES	<ul style="list-style-type: none"><li>• 15,000-square-foot tenant-only fitness center</li><li>• Tenant-only conference center</li><li>• FedEx, visitor reception desk and tenant messenger center</li><li>• Walgreens</li><li>• In-building dining: State Grill and Bar with private executive dining, Starbucks, Sushi-Teria, Chop't, Tacombi, Chipotle and Juice Press</li></ul>
ELECTRICAL SERVICE	Sub-metered electric in all new spaces over 2,500 square feet
TELECOMMUNICATION	Wired Certified Platinum. Redundant providers including: AT&T, Level(3) Communications, Lightower, Rainbow Broadband, RCN, Spectrum, Verizon, Verizon Fios and XO Communications
HVAC	Air handling units provided with chilled water for cooling; air-conditioned common corridors; perimeter radiant heat; dedicated supplemental condenser water; central building management system (BMS)
SECURITY	24/7 security, visitor reception desk, card access controlled, web-based visitor processing system, four dedicated office tenant entrances on 33rd and 34th Streets
ELEVATORS	64 passenger, 6 freight - Undergoing world's largest elevator modernization of all passenger and freight cabs
FLOOR LOAD	50 lbs. to 100 lbs. per square foot
CEILING HEIGHT	10'9" to 17' slab-to-slab; 9'5" slab-to-beam
OPERATING HOURS	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
LOADING FACILITIES	Freight entrance on 33rd Street
TRANSPORTATION	Central to Penn Station, Port Authority, PATH, Grand Central Terminal and steps from 15 subway lines <b>A C E 1 2 3 B D F M N Q R W 6</b>
PARKING	Six parking garages within two blocks
LEASING AGENT	JLL
OWNERSHIP	ESRT Empire State Building L.L.C.

# WiredScore Fact Sheet

## Available Internet Service Providers



CARRIER	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
AT&T	Fiber	Type 1	Partial Coverage
Level 3	Fiber	Type 1	Direct to Tenant
Lighttower	Fiber	Type 1	Full Coverage
RCN	Coaxial	Phone or Cable	Partial Coverage
RCN	Fiber	Type 1	Full Coverage
Rainbow Broadband	Fixed Wireless	Rooftop Wireless	Direct to Tenant
Spectrum	Fiber	Type 1	Partial Coverage
Spectrum	Coaxial	Phone or Cable	Full Coverage
Verizon	Fiber	Type 1	Partial Coverage
Verizon	Copper	Phone or Cable	Full Coverage

## Key Features of Connectivity

- **Six fiber providers** can provide dedicated, business grade internet access with guaranteed upload and download speeds.
- **Fixed wireless connectivity** from the rooftop provides an independent internet option from the wire-line networks entering from the street.
- **Multiple points of entry** on different sides of the building and diverse riser pathways allow maximum redundancy to mitigate the risk of an outage.
- **A distributed antenna system** or small cell solution is in place to boost cellular reception throughout the building.
- **Additional riser capacity** is available to support future needs of tenants and ISP's throughout the entire building.
- **Telecom equipment** is kept in a protected space, separate from other utilities reducing the potential for service disruption.
- **Coaxial cabling** can provide bundled phone, cable TV and basic internet.
- **Fiber from Verizon Fios** can provide shared high speed internet access for small businesses.

# EMPIRE STATE BUILDING

WORLD'S MOST FAMOUS BUILDING

10 MILLION SQUARE FEET

LEADER IN ENERGY EFFICIENCY  
AND SUSTAINABILITY

21ST CENTURY INFRASTRUCTURE

840 EMPLOYEES

218 TENANT EXPANSIONS

**EMPIRE STATE**  
REALTY TRUST

1400 BROADWAY  
ONE GRAND CENTRAL PLACE

FIRST STAMFORD PLACE MERRITTVIEW

501 SEVENTH AVENUE 10 UNION SQUARE EAST

1010 THIRD AVENUE 77 WEST 55TH STREET 1542 THIRD AVENUE

112 WEST 34TH STREET

111 WEST 33RD STREET

1333 BROADWAY 1350 BROADWAY 1359 BROADWAY

103-107 MAIN STREET 69-97 MAIN STREET

250 WEST 57TH STREET

METRO CENTER 500 MAMARONECK AVENUE

TEN BANK STREET

**Thank you for the opportunity to compete for your business.**

[esbnycleasing.com](http://esbnycleasing.com) • [esbsustainability.com](http://esbsustainability.com) • 100% commission on lease signing



EMPIRE STATE  
REALTY TRUST



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