

10
BRYANT



OF LIKE

MINDS



OF LIKE MINDS

The office of the future is not a place; it's a network where social connections create a sense of belonging.

Headquarters Opportunity with Two Private Terraces
Contiguous Block 331,165 RSF | Floors 3–11

Limited Tower Floor Availability
6,180 RSF–32,421 RSF

An Abundance of Curated Amenities, Including:

A dramatic multi-story lobby creates a lasting impression.

A tenant-exclusive club provides a calming and luxurious space to connect and collaborate.

Customized health, wellness, and fitness facilities where you can find your best self.

A world-class five-star restaurant elevates dining for work functions or personal pleasure.

Join us for the experience.

THE 10 BRYANT EXPERIENCE



NEIGHBORHOOD

Energize each day
alongside Bryant Park



BUILDING

Embrace newly renovated
spaces with inspiring design



FOOD & DRINK

Savor world-class
food and beverage



CLUB 10

Unwind in a private
tenant-only lounge



DECA

Refresh and collaborate
in a luxurious amenity club



OPPORTUNITY

Redefine work-life
balance, inside and out



HOSPITALITY

Elevate your standards
with hospitality like no other



NEIGHBORHOOD





BRYANT PARK

To exist beside so much
greenery is sublime.

Stroll
Sun
Stretch
Socialize





PURELY ALIVE

Experience life in balance in a neighborhood that never stands still.

Bryant Park, restaurants, and exhibitions evolve by season to deliver fresh culture.

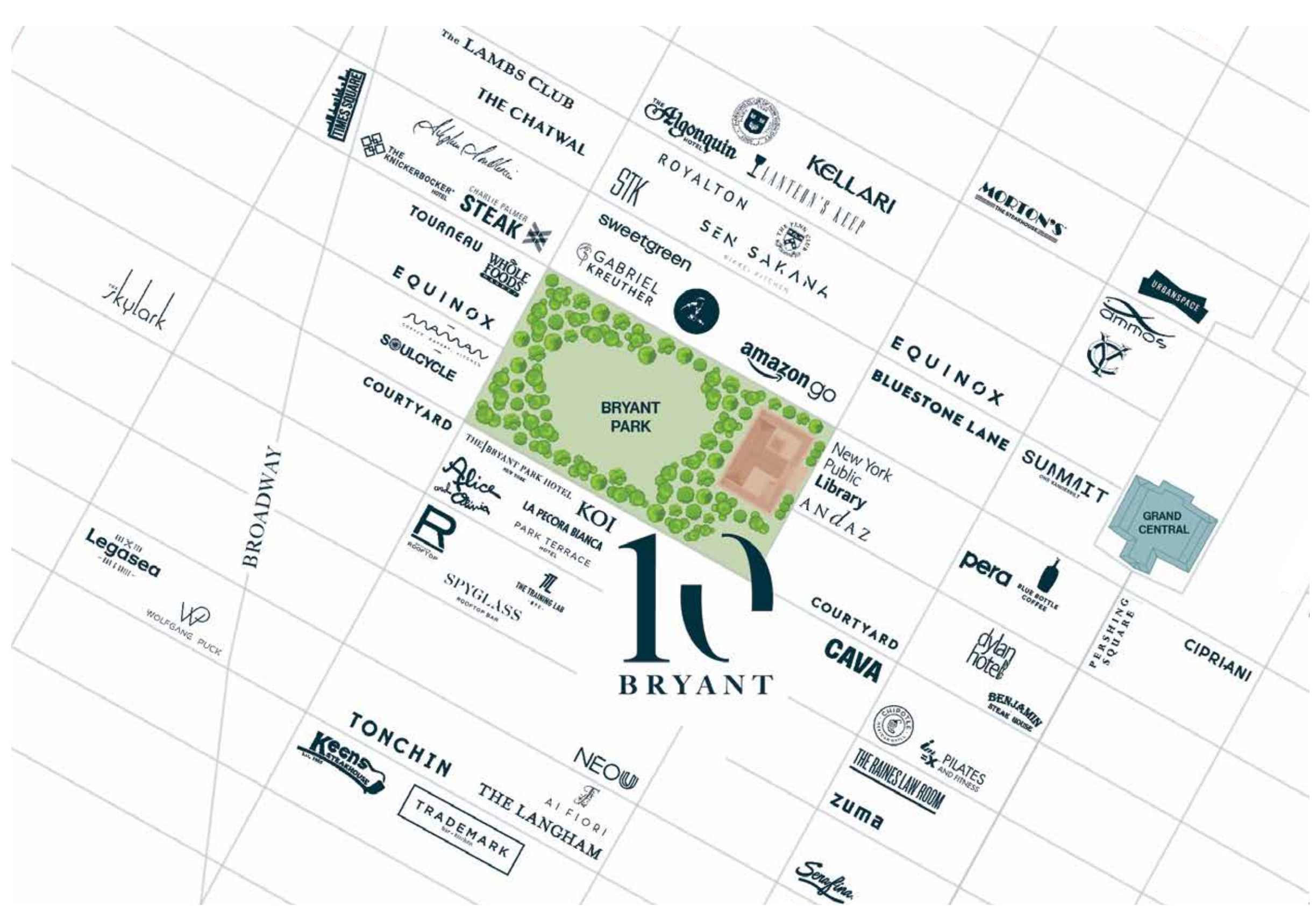
- Bryant Park
- Casual + Fine Dining
- Nightlife
- Amazon F&B





ACCESSIBLE LIFESTYLE

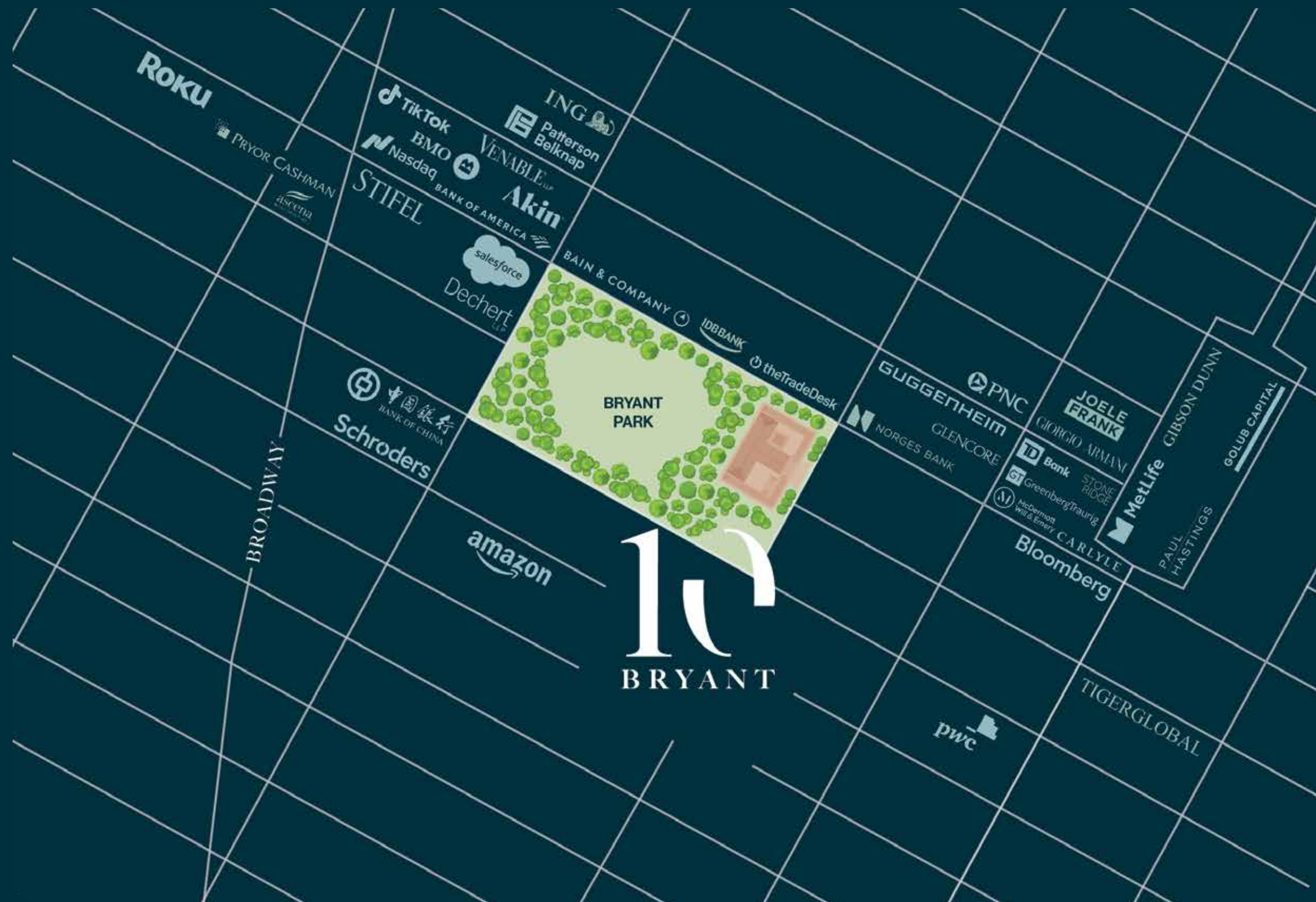
- Grab & Go Cuisine
- Five-Star Dining
- Shopping
- Hotels





POWERFUL CONNECTIONS

Distinguished Neighbors



10 BRYANT

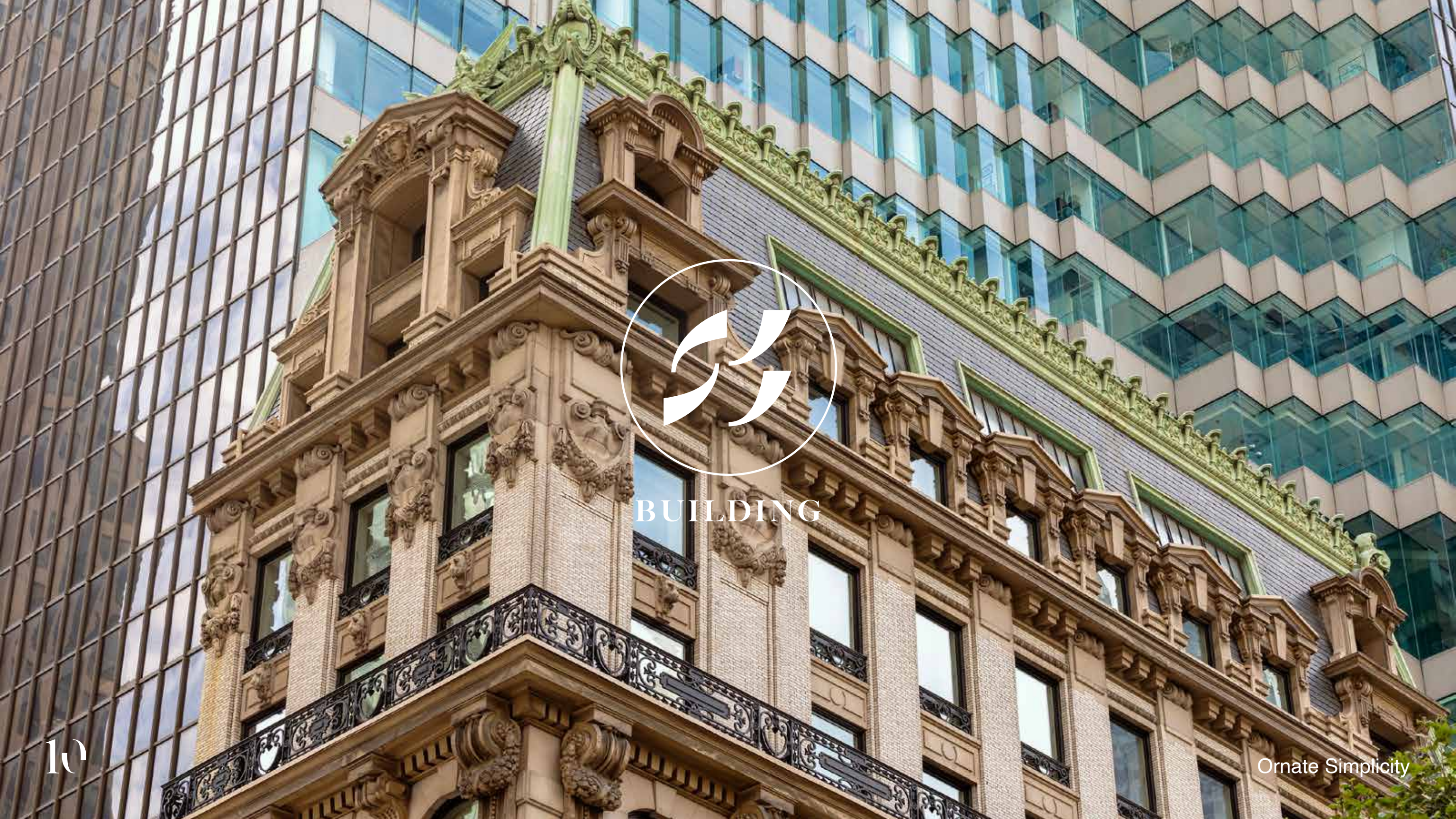


CENTRAL LOCATION

Access the entire tristate area:

- 5-minute walk to Grand Central
- 16-minute walk to Penn Station
- 13-minute walk to Port Authority
- 55-minute train to JFK Int'l Airport
- 47-minute train to LaGuardia Airport
- 37-minute train to Newark Airport





BUILDING



ARCHITECTURE

A balance of Beaux-Arts and modern design.

Its unique intersection soars in harmonious proportion.





LOBBY

Awaken as you enter;
flow and integrate effortlessly.

Renovated Lobby
Artisanal Café
Lounge
Private Elevators
Triple-Floor Connectivity



Lobby | 40th Street Entrance | Facing Southeast
Proposed Plan



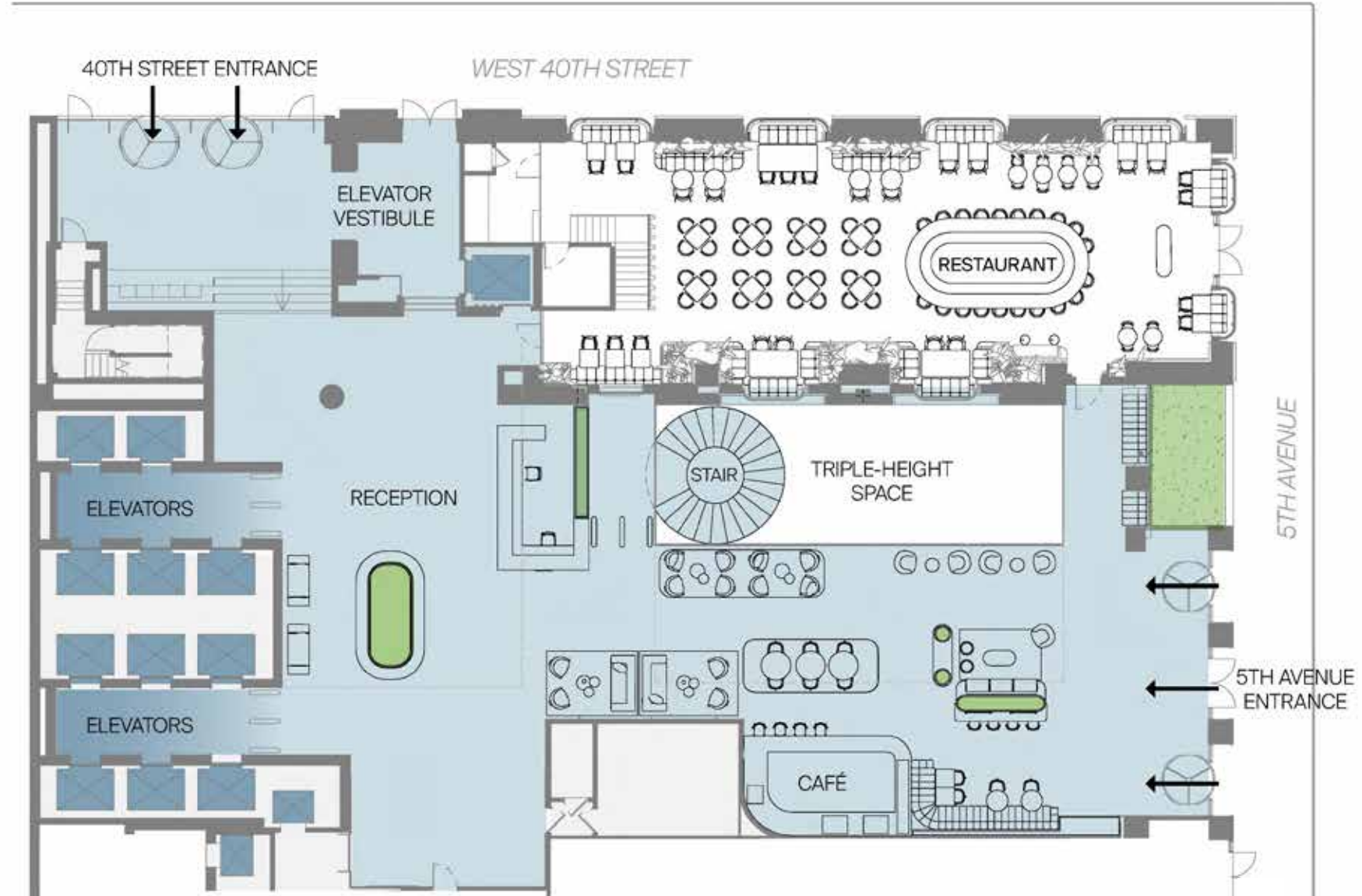
Lobby | 5th Ave Entrance | Facing West
Proposed Plan



LOBBY

Double-Height Experience

- Lobby
- Elevators
- Greenery



YOUR AMENITIES



FOOD & DRINK

FIVE-STAR DINING



CLUB 10

EXCLUSIVE TENANT CLUB



D E C A

WELLNESS + SOCIAL CLUB



FOOD & DRINK

Savor culinary excellence.
Tenant-exclusive access
to private dining and reservations.



FINE DINING

Mindful. Artful.
Indulge in culinary excellence.

Tenants have exclusive
access to private dining
and reservations.



Ground | Corner of 40th Street and 5th Ave



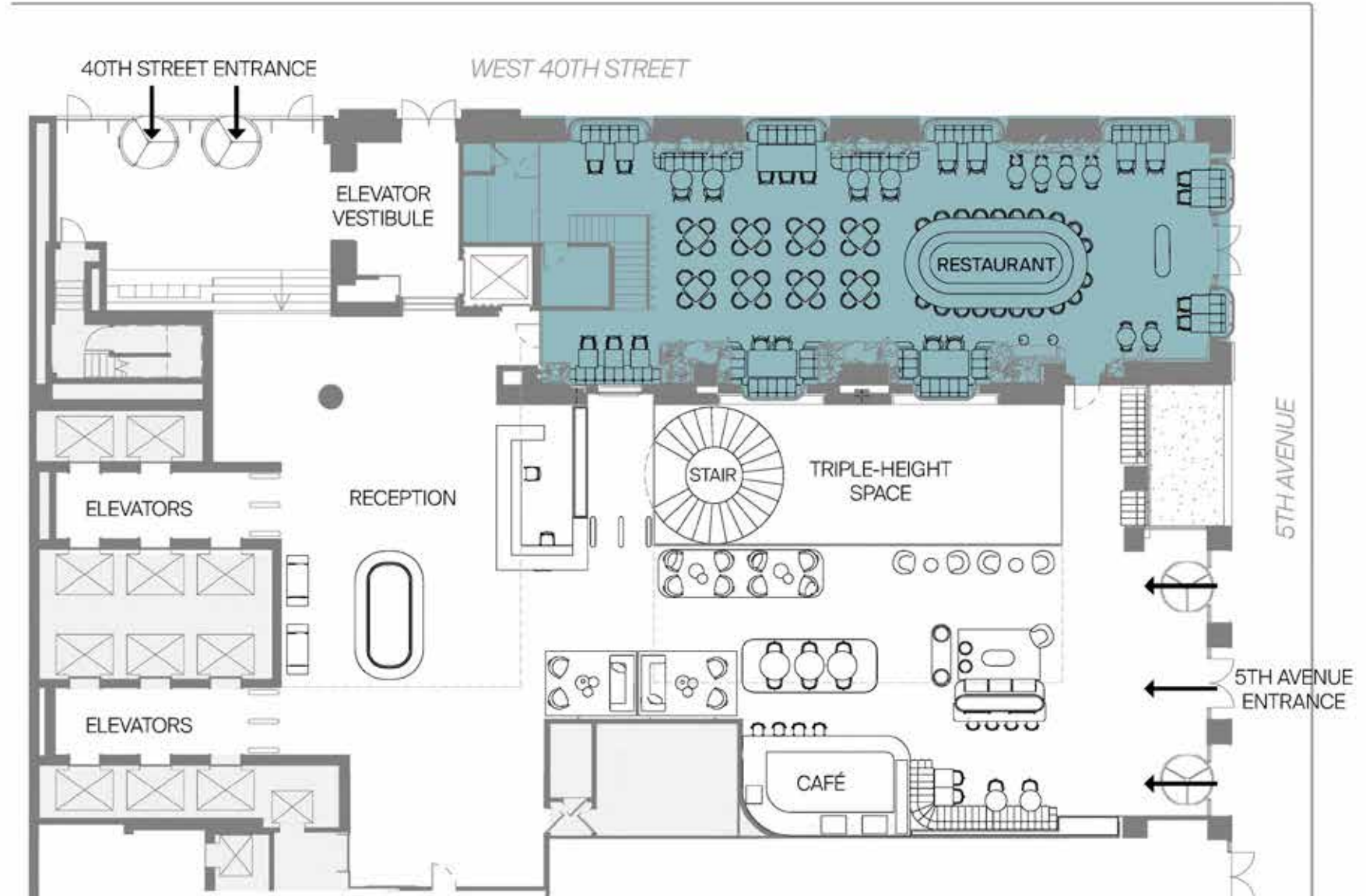
Restaurant | Corner of 40th Street & 5th Ave | Facing Northwest
Proposed Plan





FINE DINING

■ Restaurant





CAFÉ

Located in the lobby, just inside the 5th Ave Entrance.

Fresh Brewed Coffee
Beverages
Small Bites
Pastries



Lobby | 5th Ave Entrance | Facing West
Proposed Plan



CLUB 10

Arrive at Club 10.
A tenant-exclusive, luxurious space
for connecting and recharging.



CLUB 10

Escape the office without leaving the building.

Engage with like-minded professionals.

Meet with peers among world-class catering and hospitality.





Mezzanine | Private Tenant Club | Facing East
Proposed Plan



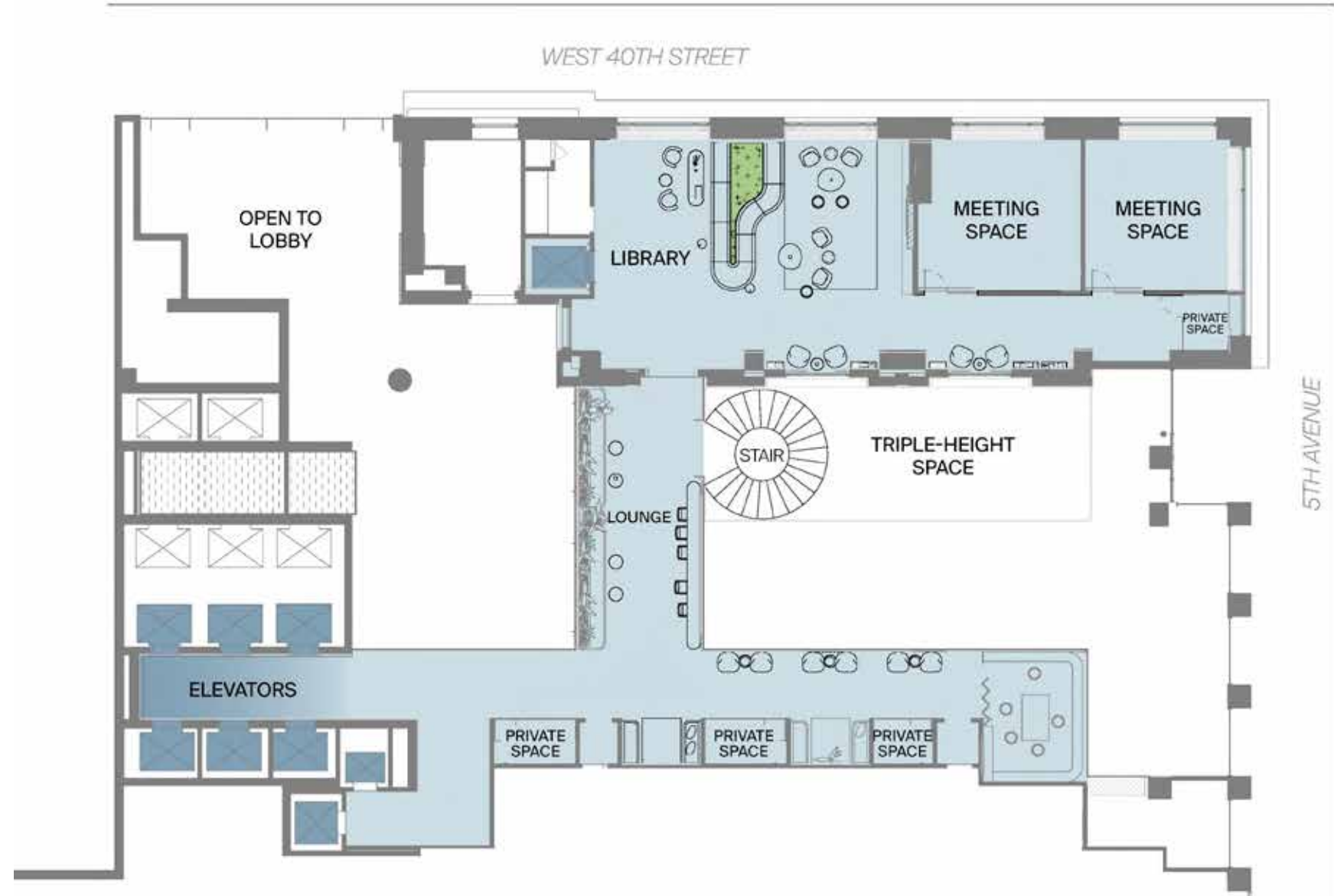
Mezzanine | Private Tenant Club | Facing South
Proposed Plan



CLUB 10

Work Lounge
Library
2 Meeting Rooms
4 Private Spaces

- Club 10
- Elevators
- Greenery





DECA

Welcome to Deca at 10 Bryant.
A thoughtfully curated wellness, collaboration,
and social club designed to invigorate.



A HOLISTIC WELLNESS EXPERIENCE

Relax your mind, restore your body, and connect with others.

Deca is a hybrid wellness, fitness, and collaboration space curated to give you a sense of balance and fulfillment every day.

Connection
Fitness
Wellness



Concourse | Amenity Club

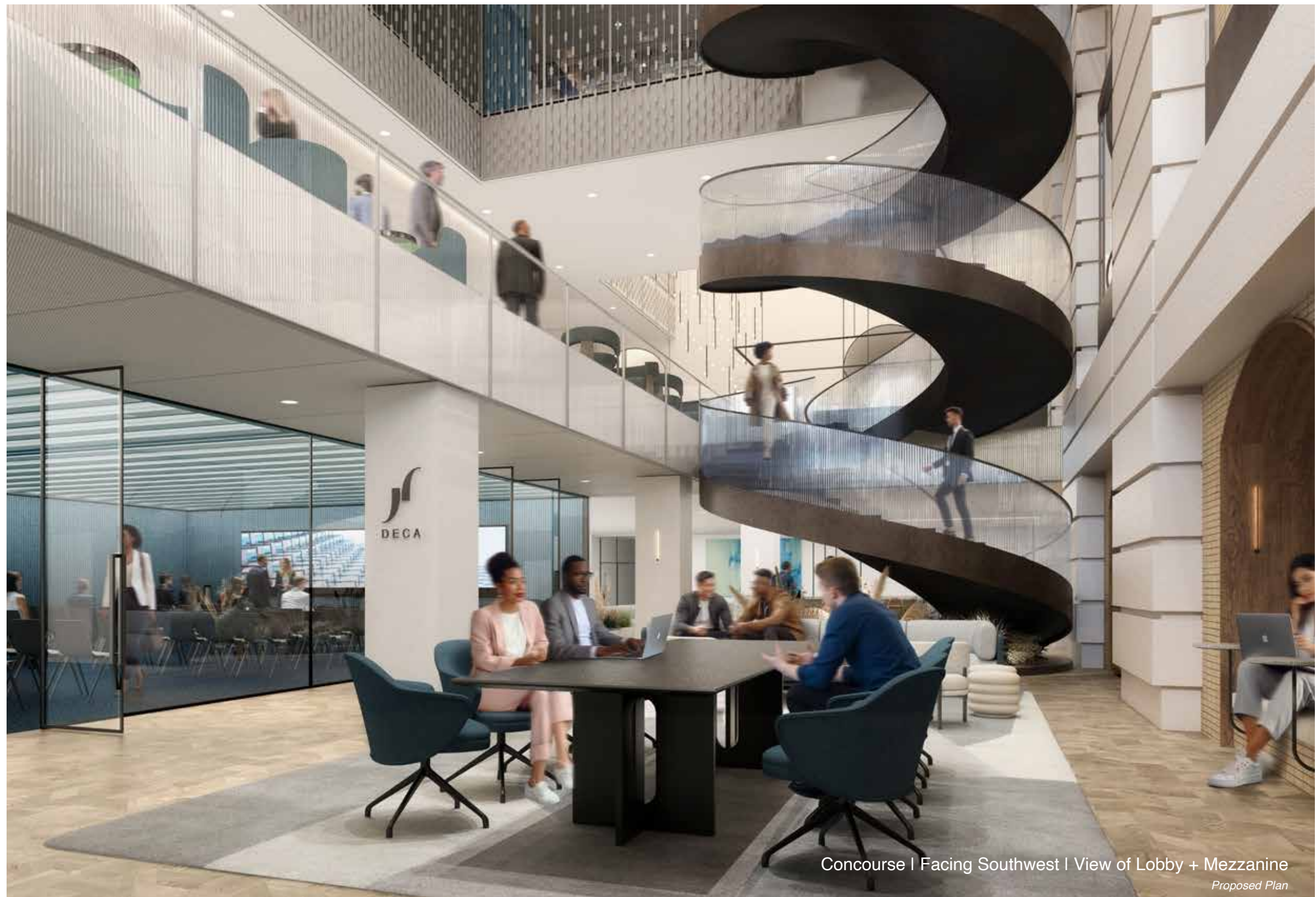


CONNECTION

Inspire thinking and collaboration in a dynamic environment.

Reserve private rooms to connect with colleagues or gather with large groups in expansive town hall spaces.

Lounge
Conference Rooms
Town Halls
Private Rooms



Concourse | Facing Southwest | View of Lobby + Mezzanine

Proposed Plan

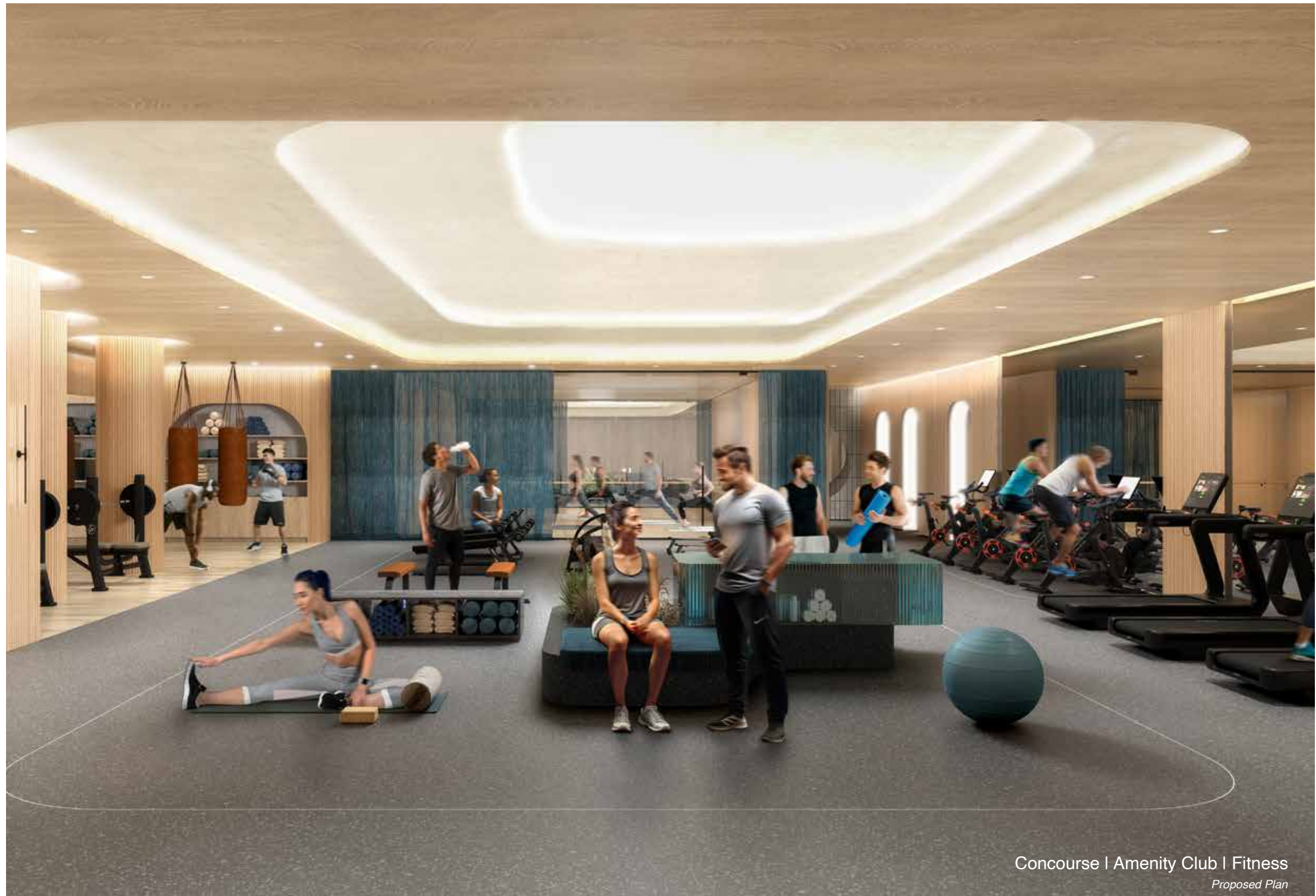




FITNESS

Unwind and refuel in a state-of-the-art fitness space.

Cardio
Strength
Power
Endurance
Flexibility





WELLNESS

Clear your mind, improve your focus, and embrace tranquility in your wellness sanctuary, just steps from fitness and conferencing spaces.

[Locker Rooms](#)
[Meditation Room](#)



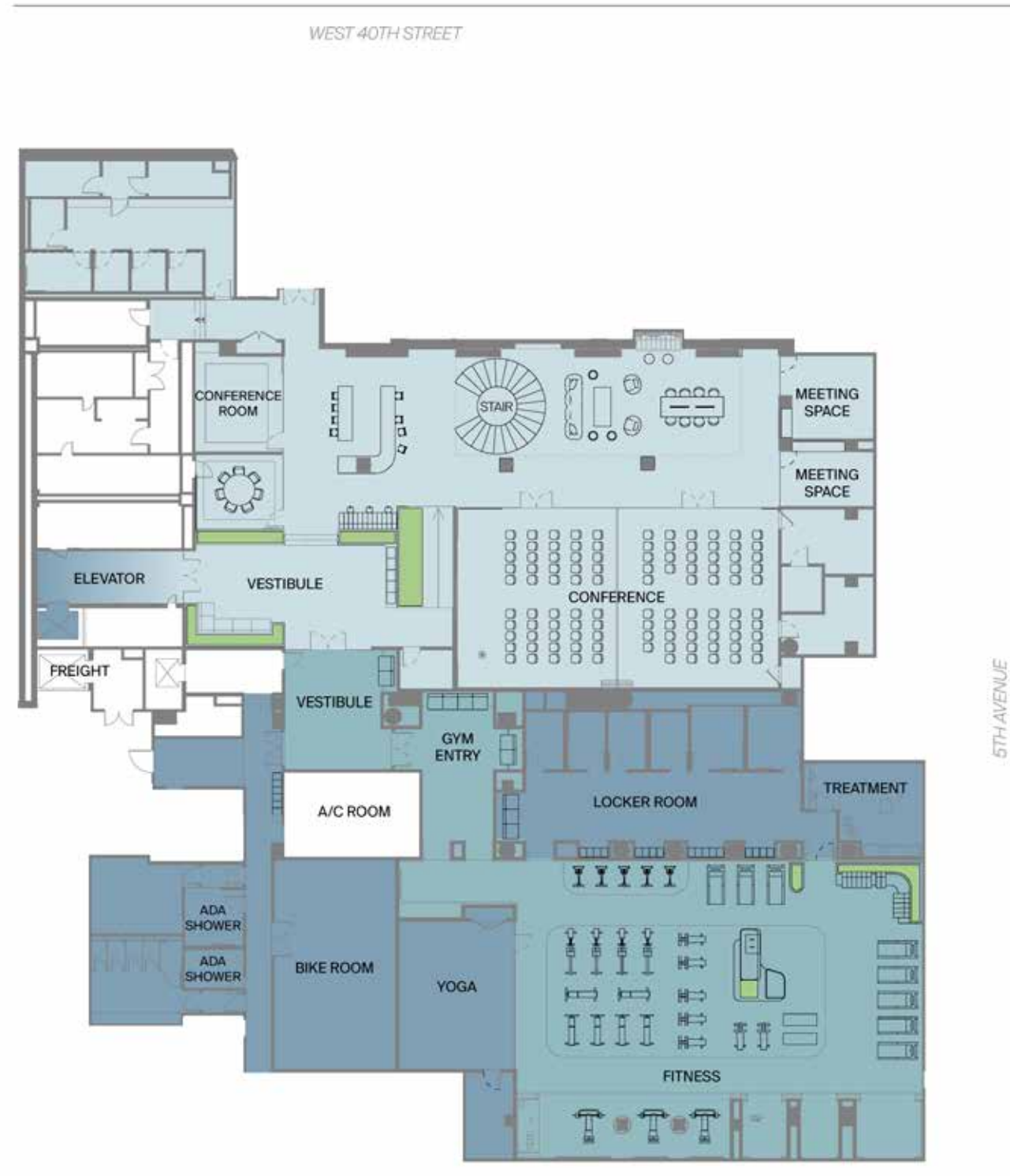


DECA

Two Expansive Town Hall Meeting Spaces:
60+ capacity each

Fitness + Wellness Offering

- Collaboration
- Fitness
- Wellness
- Greenery



WELCOME TO YOUR HEADQUARTERS



OPPORTUNITY

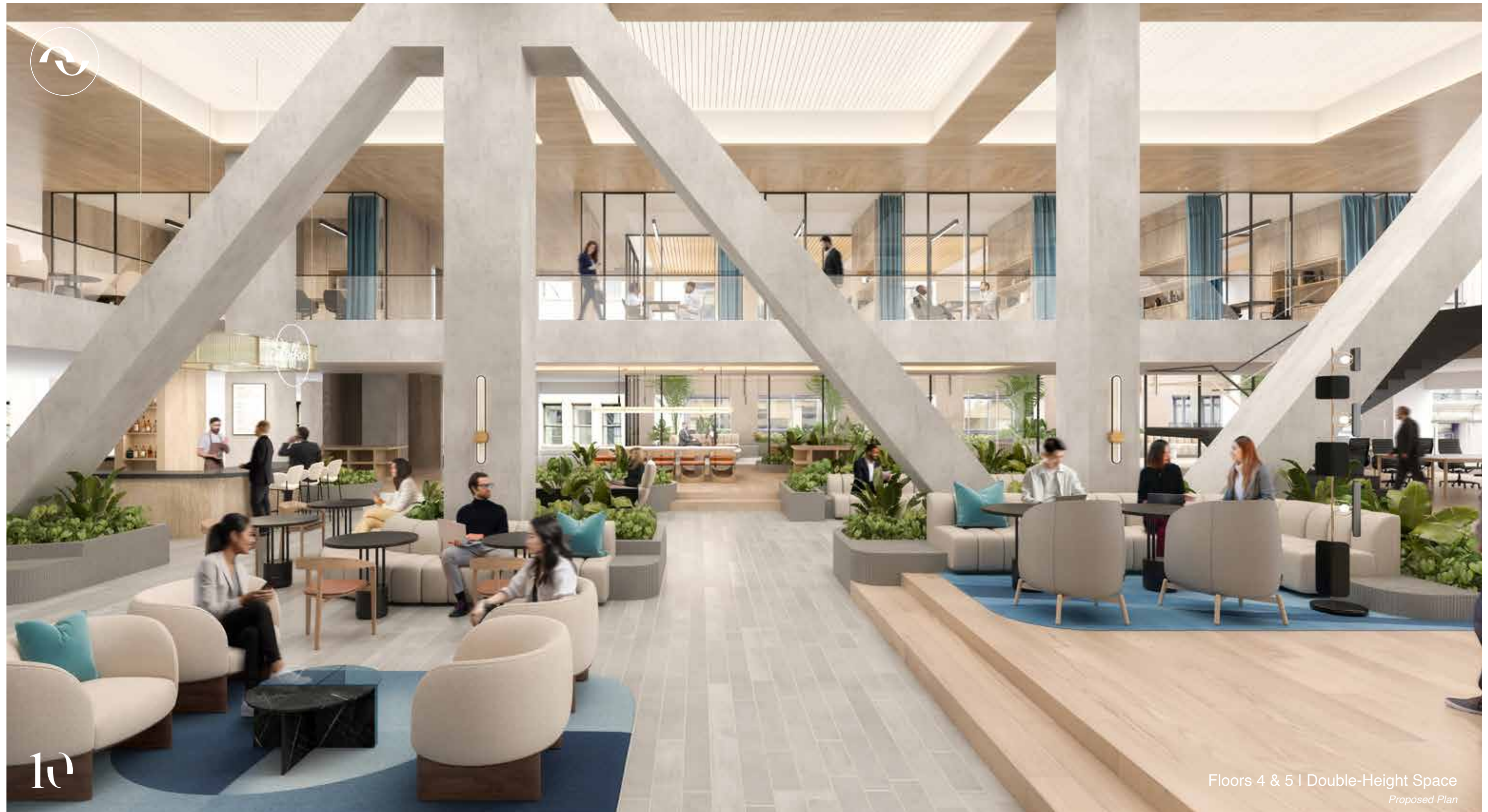


PROMINENT BRANDED 5TH AVENUE ENTRANCE OPPORTUNITY

Your Logo Here



5th Ave Entrance | Facing West
Proposed Plan





OUTSIDE, IN

Double-height exclusive outdoor garden loggia overlooking 5th Avenue with southern views.



Floors 4 & 5 | Garden Loggia | Facing Southeast
Proposed Plan

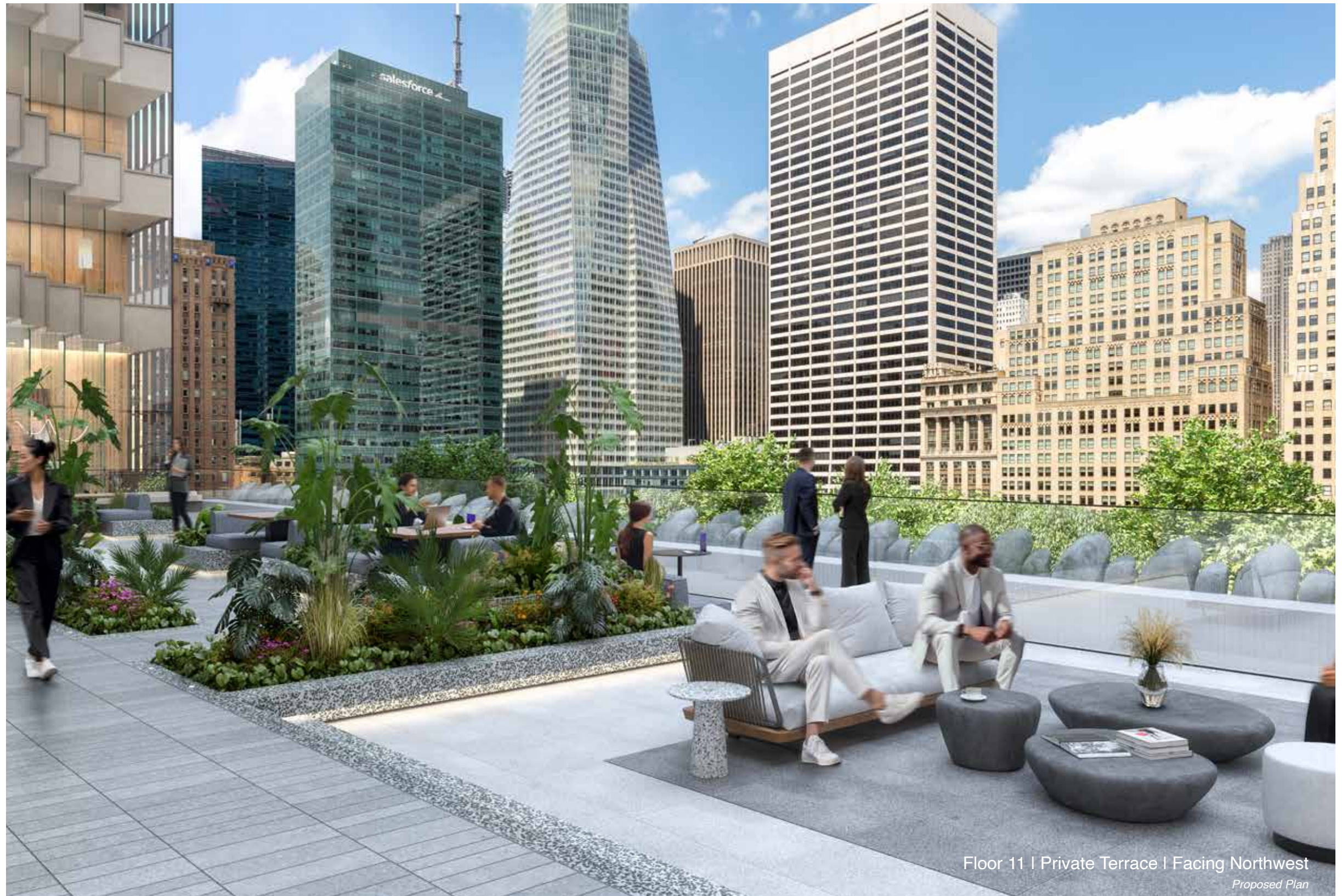




INSIDE OUT

Your exclusive outdoor terrace facing Bryant Park.

Breathe
Think
Relax



Floor 11 | Private Terrace | Facing Northwest
Proposed Plan





YOUR HEADQUARTERS

FLOORS 3-11
331,165 RSF

TWO PRIVATE TERRACES
9,487 SF

Three Floors with 18'-20' Slabs

- Entire 11th Floor: 16,751 RSF
- Entire 10th Floor: 36,697 RSF
- Entire 9th Floor: 31,025 RSF
- Entire 8th Floor: 41,603 RSF
- Entire 7th Floor: 40,433 RSF
- Entire 6th Floor: 41,202 RSF
- Entire 5th Floor: 41,087 RSF
- Entire 4th Floor: 41,304 RSF
- Entire 3rd Floor: 41,063 RSF

- Branded Entrance
- Private Elevators
- Garden Loggia
- Robust Amenities





TOWER AVAILABILITIES

Floor 27 16,130 RSF
Floor 26 16,291 RSF
Partial Floor 23 6,180 RSF

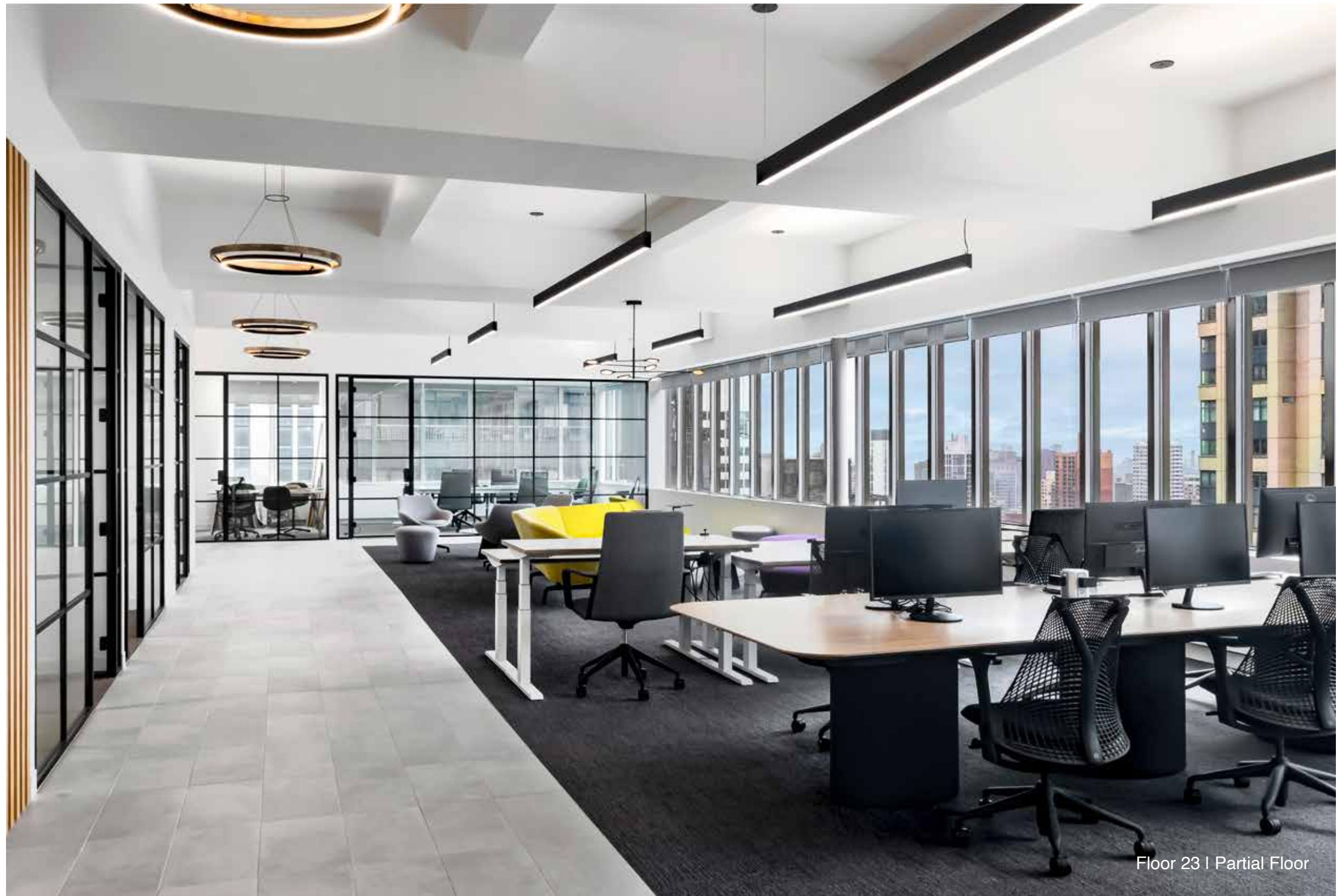




YOUR VISION

Images reflect the current building standard finishes.

Open Floor Plans
Collaborative Space
Private Rooms





YOUR DESIGN

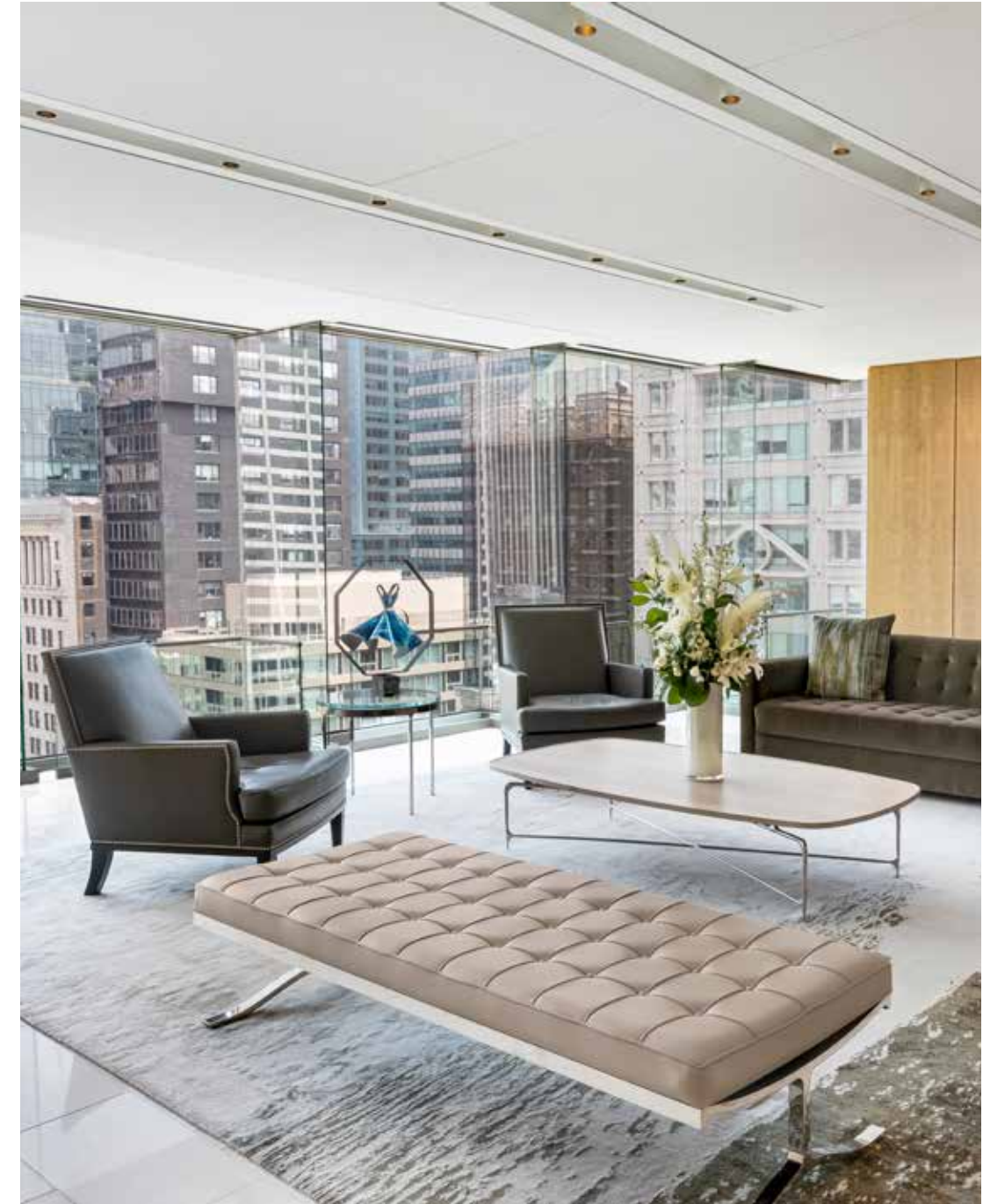
Natural light to energize
your work flow.





PREMIUM FINISHES

Floor-to-ceiling windows.





EXPANSIVE VIEWS





TOWER AVAILABILITIES

Floor 27 16,130 RSF
Floor 26 16,291 RSF
Partial 23rd 6,180 RSF



10
OF LIKE
MINDS

YOUR COMMUNITY

SELECT TOWER TENANTS

Baker & McKenzie LLP

Tilden Park Capital Management

Haitong International Securities (USA)

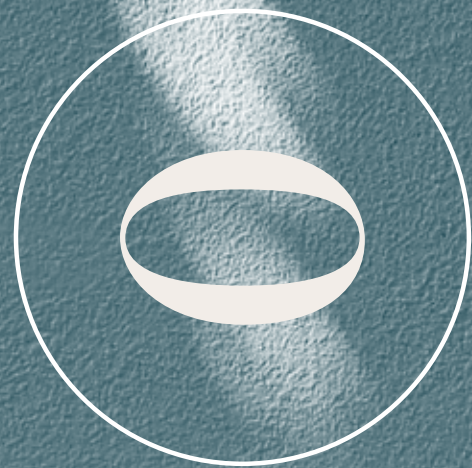
HBK New York LLC

Novartis Pharmaceuticals Corporation

Lombard Odier Asset Management Corporation

NCH Capital Inc.

Varadero Capital, L.P.



HOSPITALITY

Elevated hospitality supports
a rich environment that promotes
creative potential and progress.



EXCEPTIONAL SERVICE

Our dedicated building staff strives to elevate your everyday. Our team greets you by name every morning and is on-site around the clock, 7 days a week, to ensure every day runs smoothly.

OWNERSHIP ON-SITE

Property & Building Corp. is known for its global success and excellence in hospitality. Based in the building, our seamless property management team ensures every aspect of your workspace is protected and maintained.

CURATED TENANT EXPERIENCES

With exclusive entrances, private elevator banks, and flexible workspaces indoors and out, we are committed to understanding and anticipating your changing needs. Our goal is to create a space where people want to be.

HIGHEST LEVELS OF SECURITY

The building is monitored by an experienced team of round-the-clock security personnel. With state-of-the-art security systems, you can rest assured your workspace is safe and secure at all times.

OWNERSHIP

Property & Building Corporation Ltd. (PBC) is a public company, traded on the Tel Aviv Stock Exchange (TASE) as PTBL.

PBC is one of Israel's largest, most experienced, and prestigious real estate groups. Since its founding in 1961, PBC has become an industry specialist and a global participant in the fields of real estate investment, development, and management. PBC owns commercial income-producing properties totaling 11.5 million square feet in Israel, with an additional 3 million square feet in Europe and the United States.





BUILDING SPECS

YEAR BUILT/RENOVATED

1984/2012

FLOOR LOAD CAPACITY

50 lbs/sf - Live Load

TYPICAL SLAB HEIGHTS

13 feet 4 inches

COLUMN SPACING

Column-free spans of up to 55 feet in the tower.

WINDOWS

The tower windows are double-glazed in rubber gaskets. The south and east side are tinted glass. The north facade vision panels are butt-glazed plate glass.

All windows on the north facade of the building are floor-to-ceiling glass.

TELECOMMUNICATIONS

Providers serving the building are Verizon, AT&T, AboveNet, RCN, Time Warner Cable, and Cogent & Pilot Fiber.

LIFE SAFETY/GENERATOR

Class E fire alarm system is installed per local code. Three (3) fire pumps support the property. Standpipe hose outlets are located in the exit stair landing. The emergency generator system operates all exit signs, egress lighting, one elevator in each bank, the Class E system and fire pumps, as well as the telephone switch, and security console.

HVAC

Each floor in the tower, including floors 12 through 30, has a 40 ton air handling unit which supplies the interior zone with cooling and fresh air. The base has a 60 to 80 ton unit. The air handling units have variable frequency drives with a BMS overlay. The chilled water plant was upgraded in 2006 with two (2) new Carrier Model XLE 800 ton chillers. The building uses Con Edison steam for heating. The high-pressure steam is stepped down and distributed to the heat exchangers to produce hot water.

SUPPLEMENTAL HVAC

There are tenant condenser water risers capable of supplying 300 tons of supplemental cooling to the tower floors. The cooling tower's total capacity is 750 tons for tower tenants. A 4,000 ton cooling tower supplies supplemental cooling for floors SC1-11. The CW capacity to each tower's floor can support 40 tons of supplemental cooling for the tower tenants and 60-80 tons for floors SC1-11.

ELECTRICITY

Each floor is designed for a total of six (6) watts/RSF. The building is supplied by Con Edison with three (3) switchboards that supply 277/480-volt, 3-phase, 4,000 amp bus duct riser. The service enters on 39th Street.

STANDBY EMERGENCY GENERATOR

Two (2) 1,500 kW diesel fuel generators were installed in 2011 and one (1) 2,000 kW diesel fuel generator installed in 1996. The three (3) generators are supported by a 10,000-gallon diesel fuel storage tank. There is 1,000 kW of emergency power available for future tenant use. An additional 1,750 kW diesel fuel generator is available to tower tenants.

ENERGY EFFICIENCY

Participant in Energy Star Program; Energy Management Plan and Chiller Optimization Program currently in place. The building maximizes energy efficiency through a 2012 installed BMS.

BUILDING SECURITY

Security is provided for lobby and common areas 24 hours a day, 7 days a week. Entry to the building is secured access via building identification and turnstile controls as well as electronic surveillance.

ELEVATORS

PASSENGER:

Five (5) high-rise cars
Six (6) low-rise cars;
Two elevator banks
Elevator capacity is 3,000 lbs
Back of the house elevators, Cars 20 and 21 serve SC2 through floor 10;
Cars 15 and 16 serve 1st floor to SC1

EXECUTIVE ELEVATORS:

Two (2) private cars

FREIGHT:

One (1) car
Elevator capacity is 4,000 lbs
Additional manual freight that serves SC3 thru 10th floor/4000 lb capacity
Shuttle freight that serves 28th floor through 30th floor
Drive-in loading dock



OF LIKE MINDS



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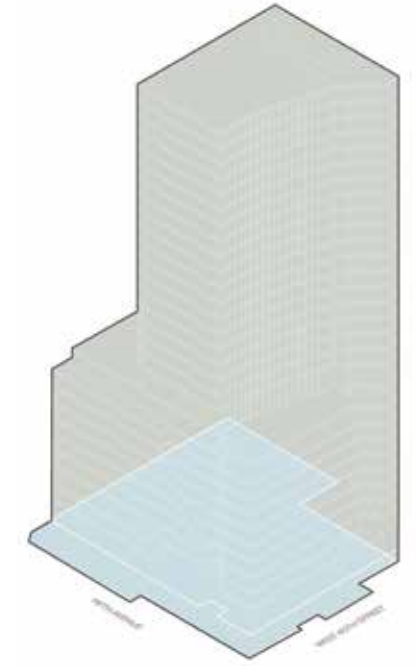
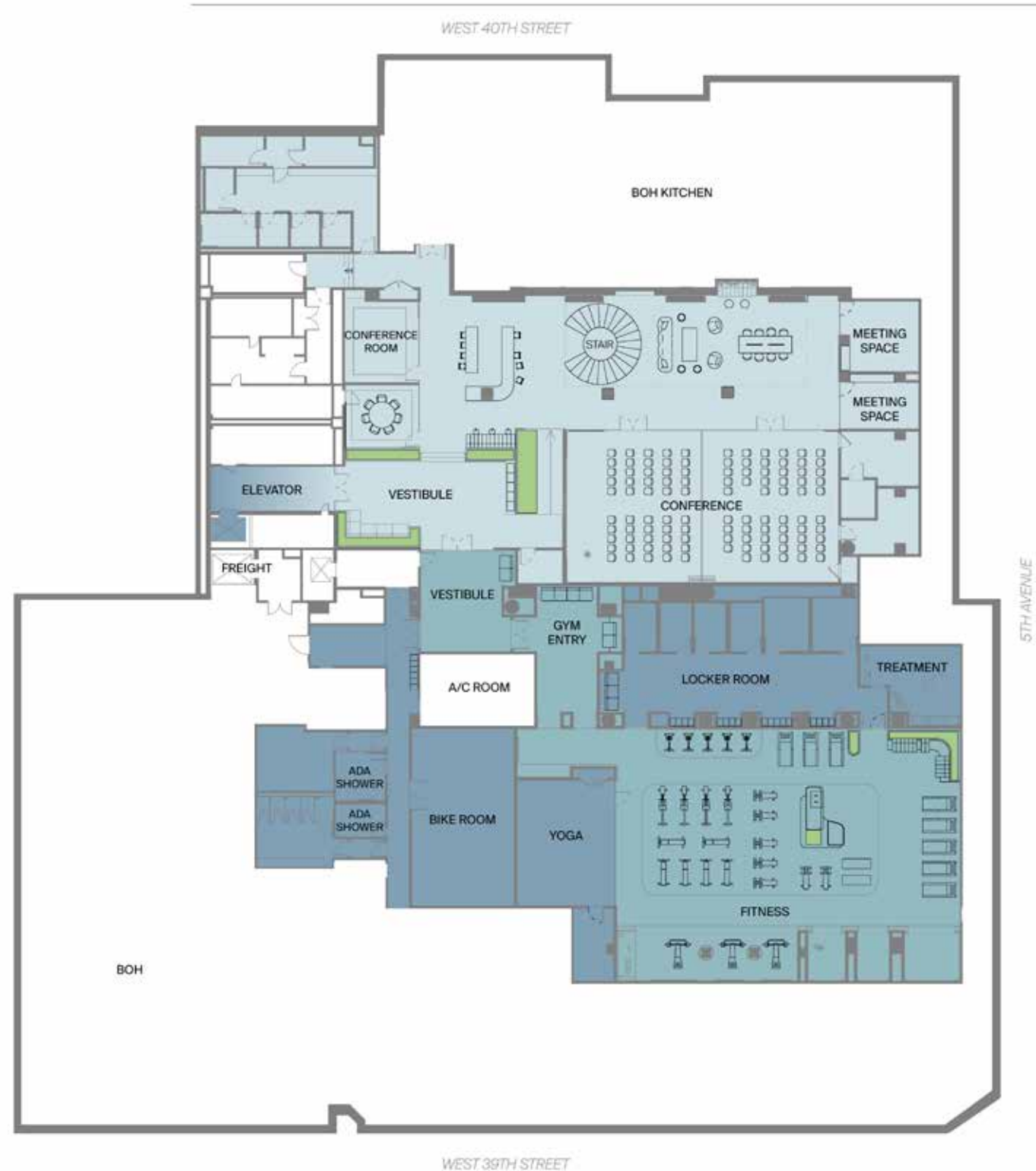


CONCOURSE

Two Expansive Town Hall Meeting Spaces:
60+ capacity each

Fitness + Wellness Offering

- Collaboration
- Fitness
- Wellness
- Greenery





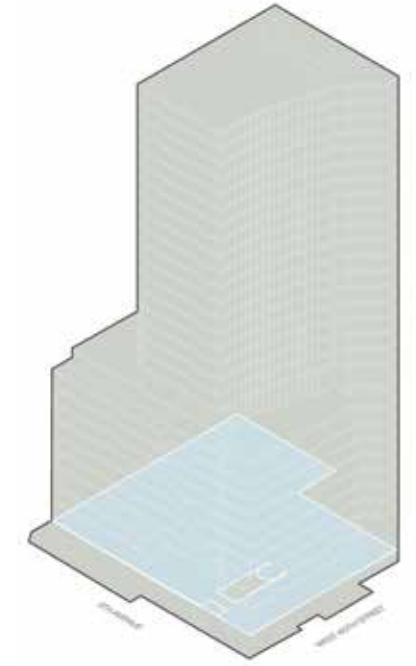
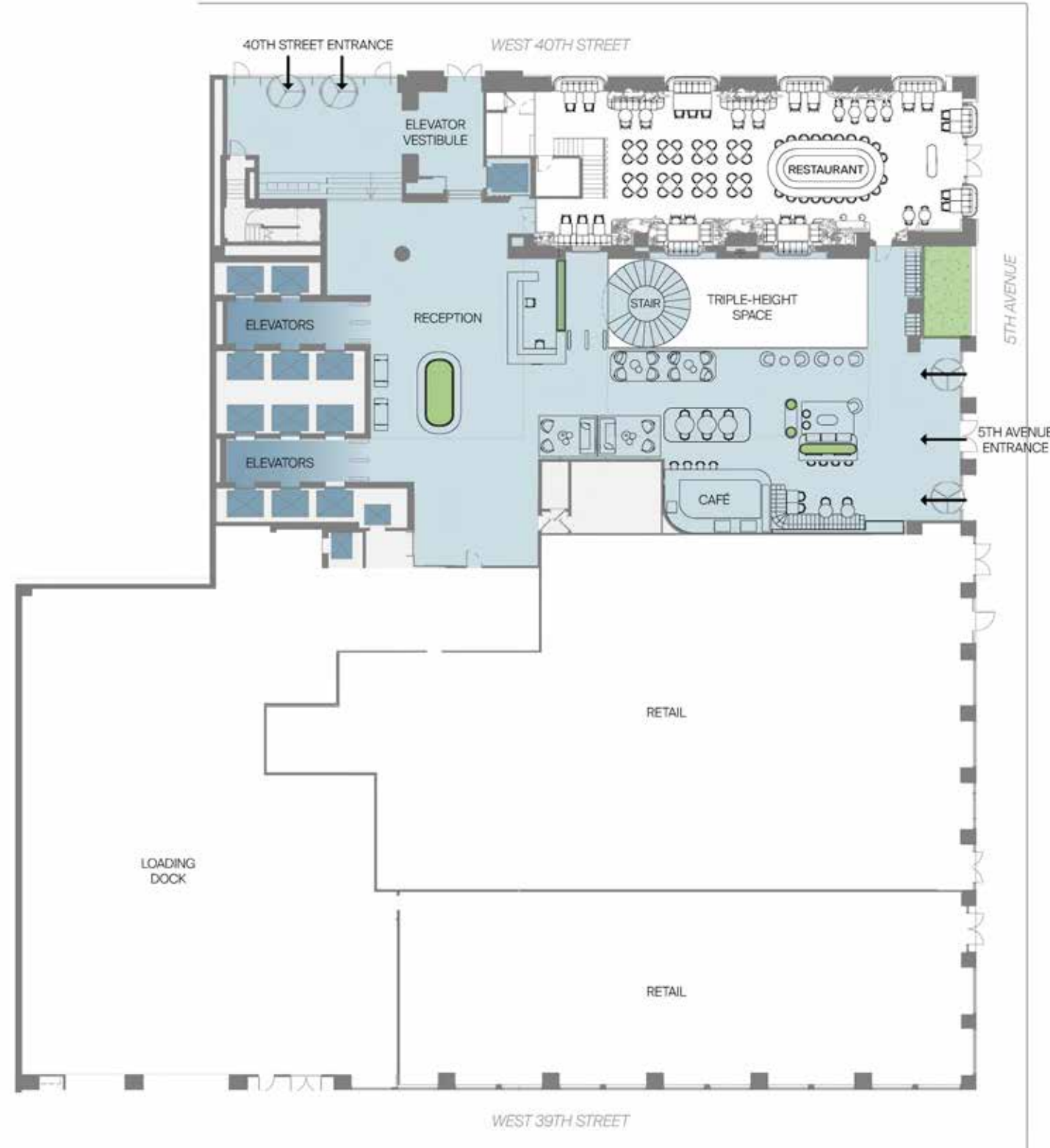
GROUND

Lobby 5,388 SF
Cafe 3,164 SF
Restaurant 3,044 SF

Total: 11,596 SF

Ceiling Height: 30'–33'

- Lobby
- Elevators
- Greenery



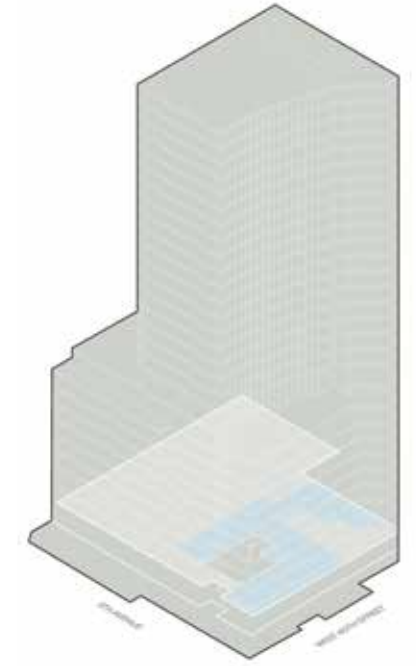
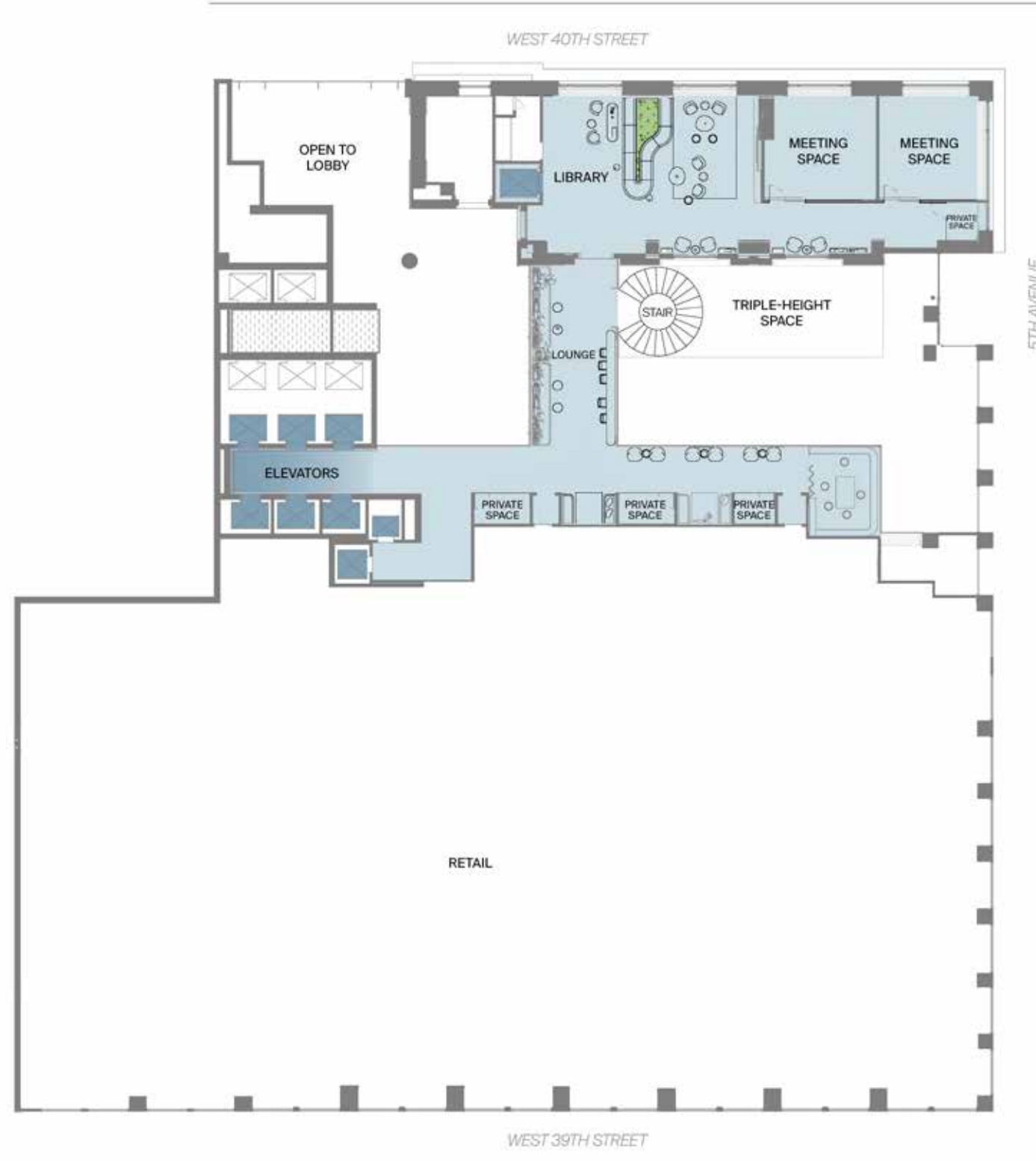


MEZZANINE

8,757 SF
Typical Slab Heights: 13'4"

- Meeting Rooms
- Work Lounge
- Private Rooms

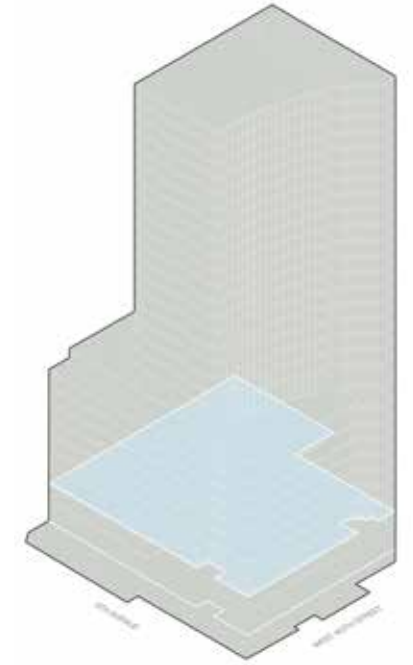
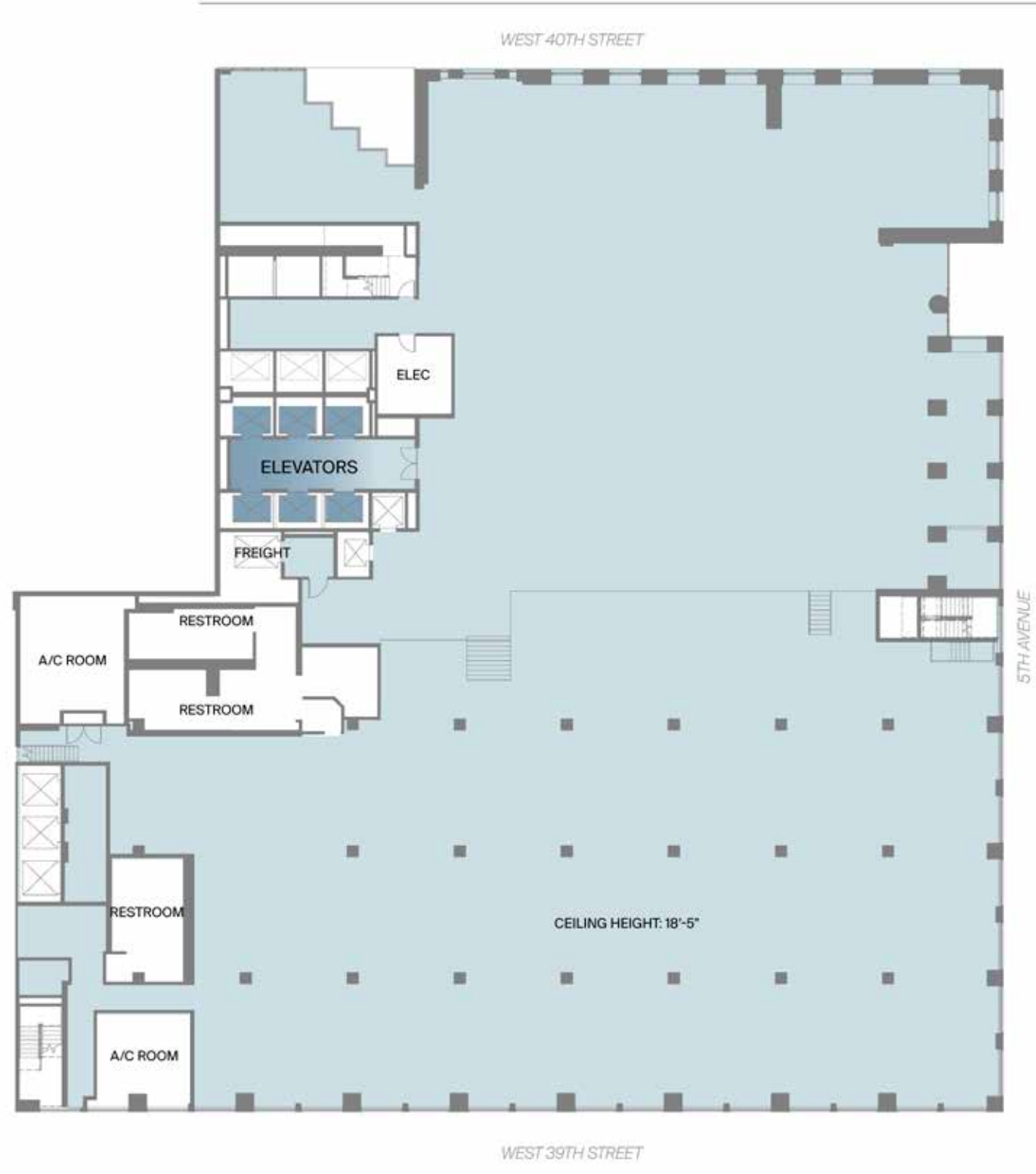
- Club 10
- Elevators
- Greenery





FLOOR 3

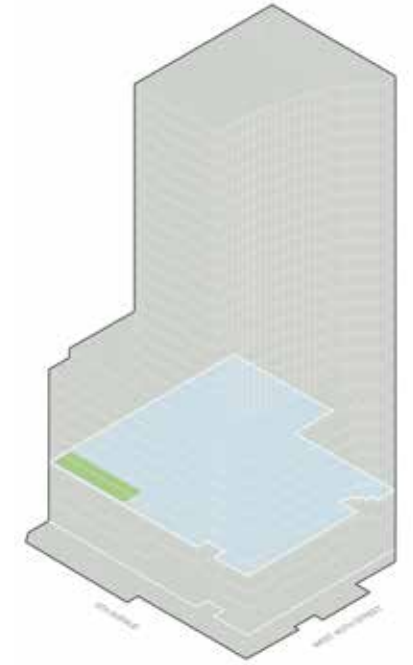
41,063 RSF
Slab Heights: 13'4"-18'5"





FLOOR 4

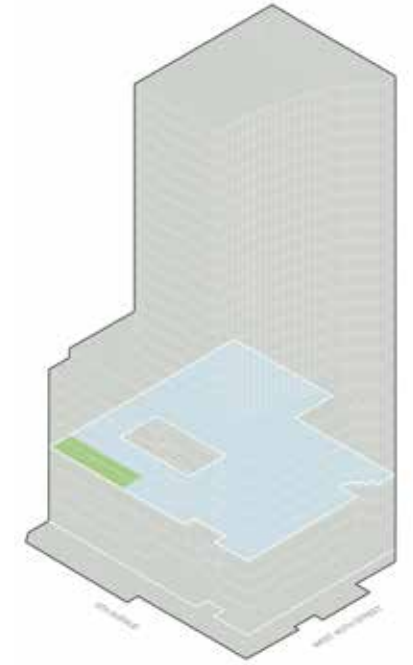
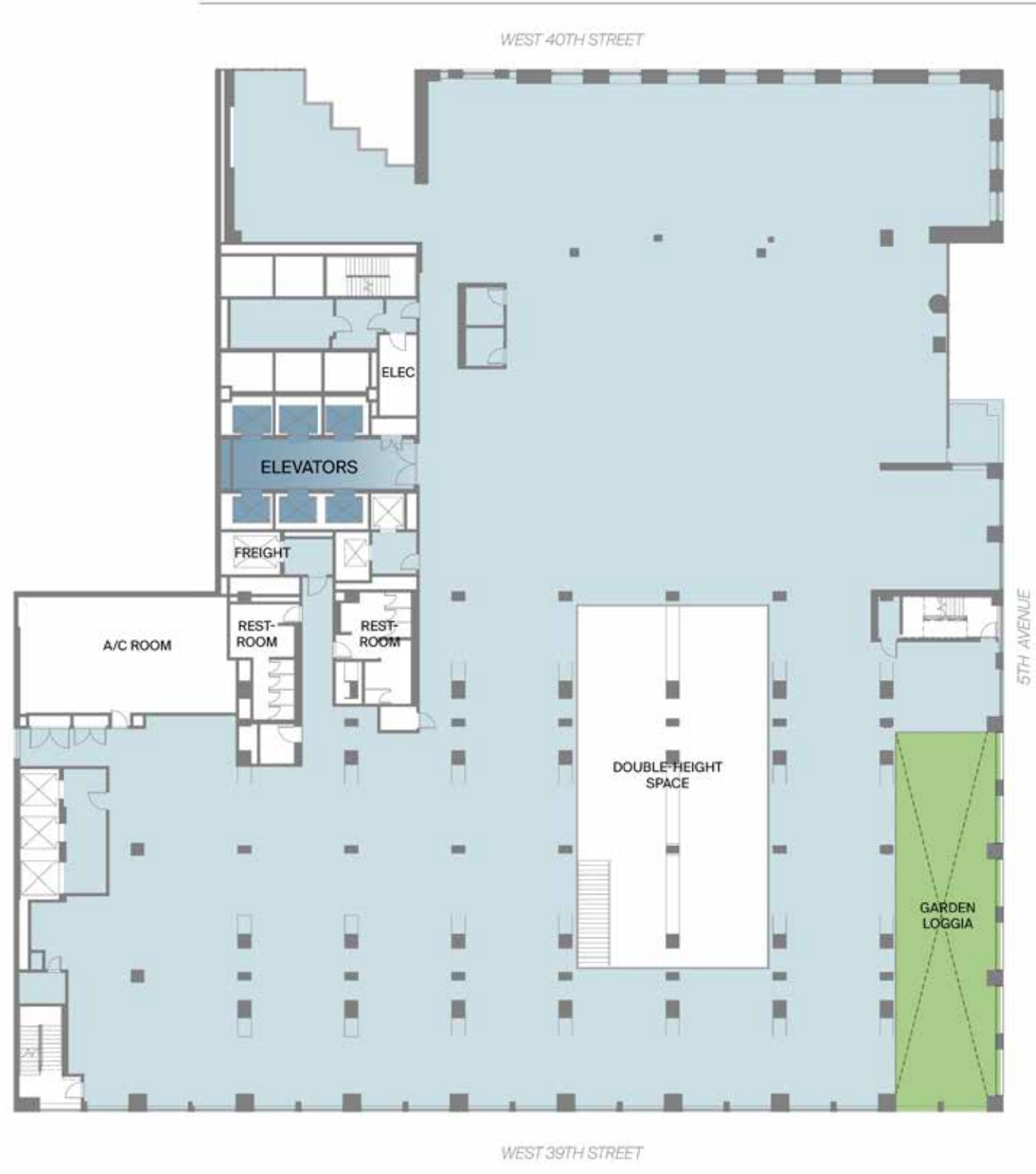
41,304 RSF
Slab Heights: 13'4"





FLOOR 5

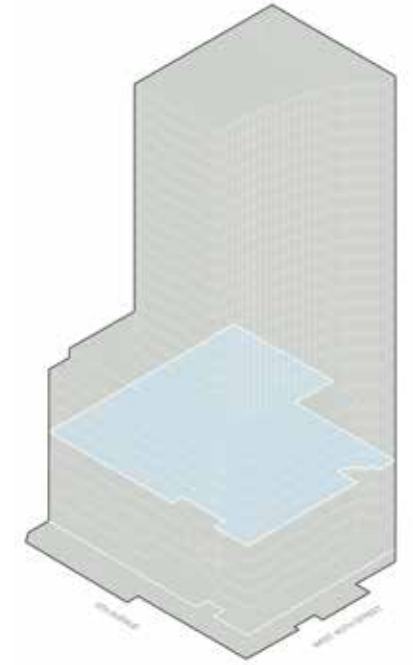
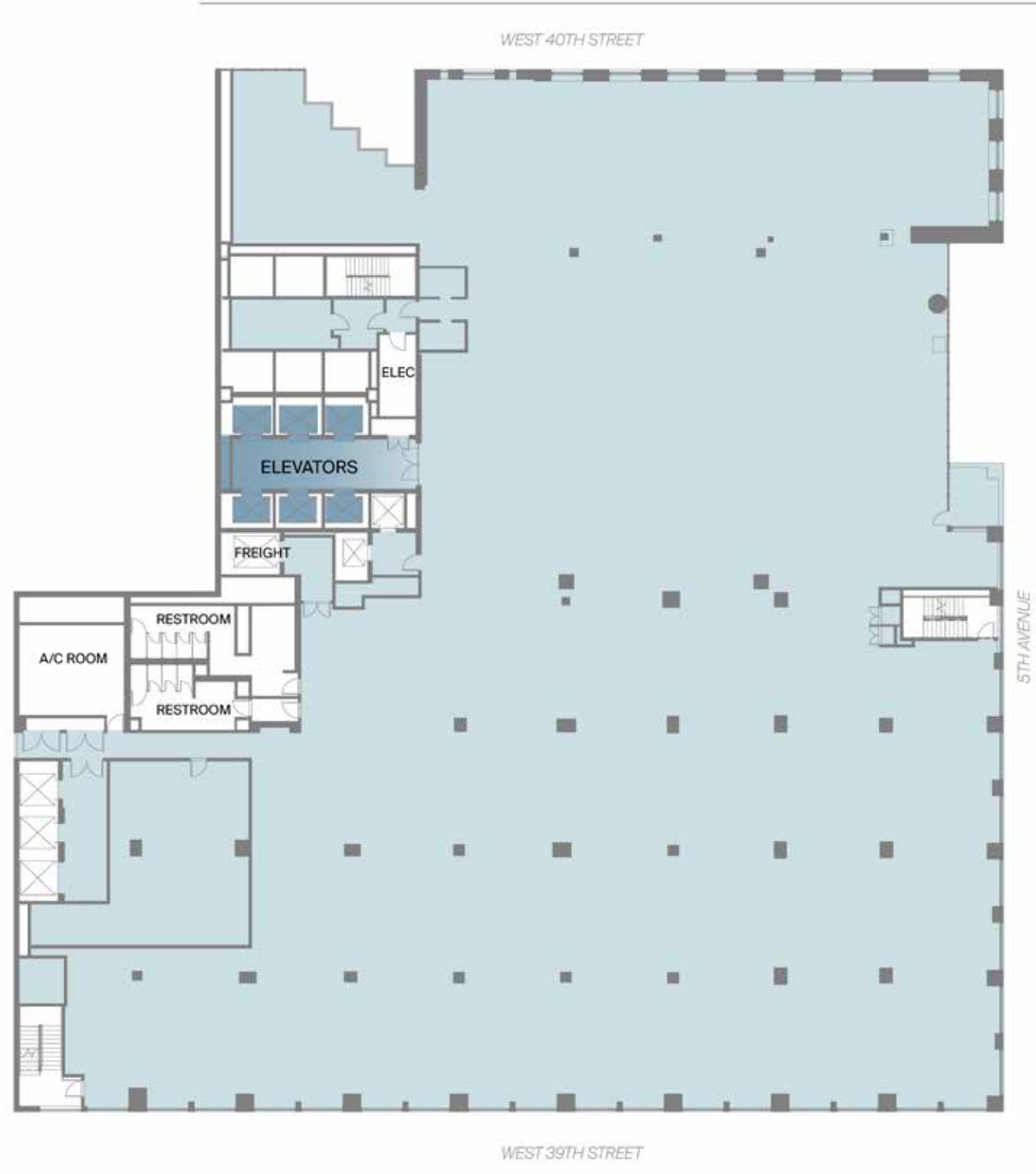
41,087 RSF
Slab Heights: 13'4"





FLOOR 6

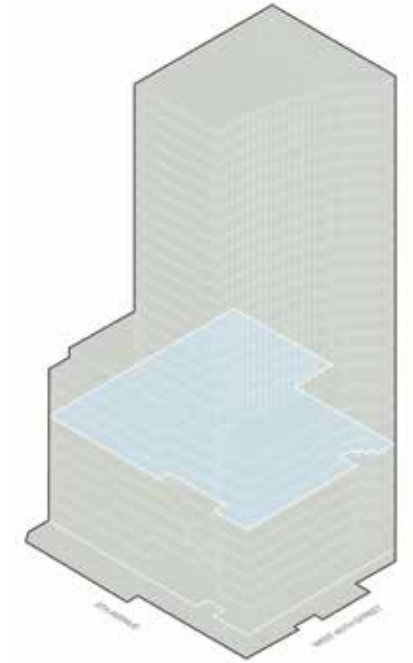
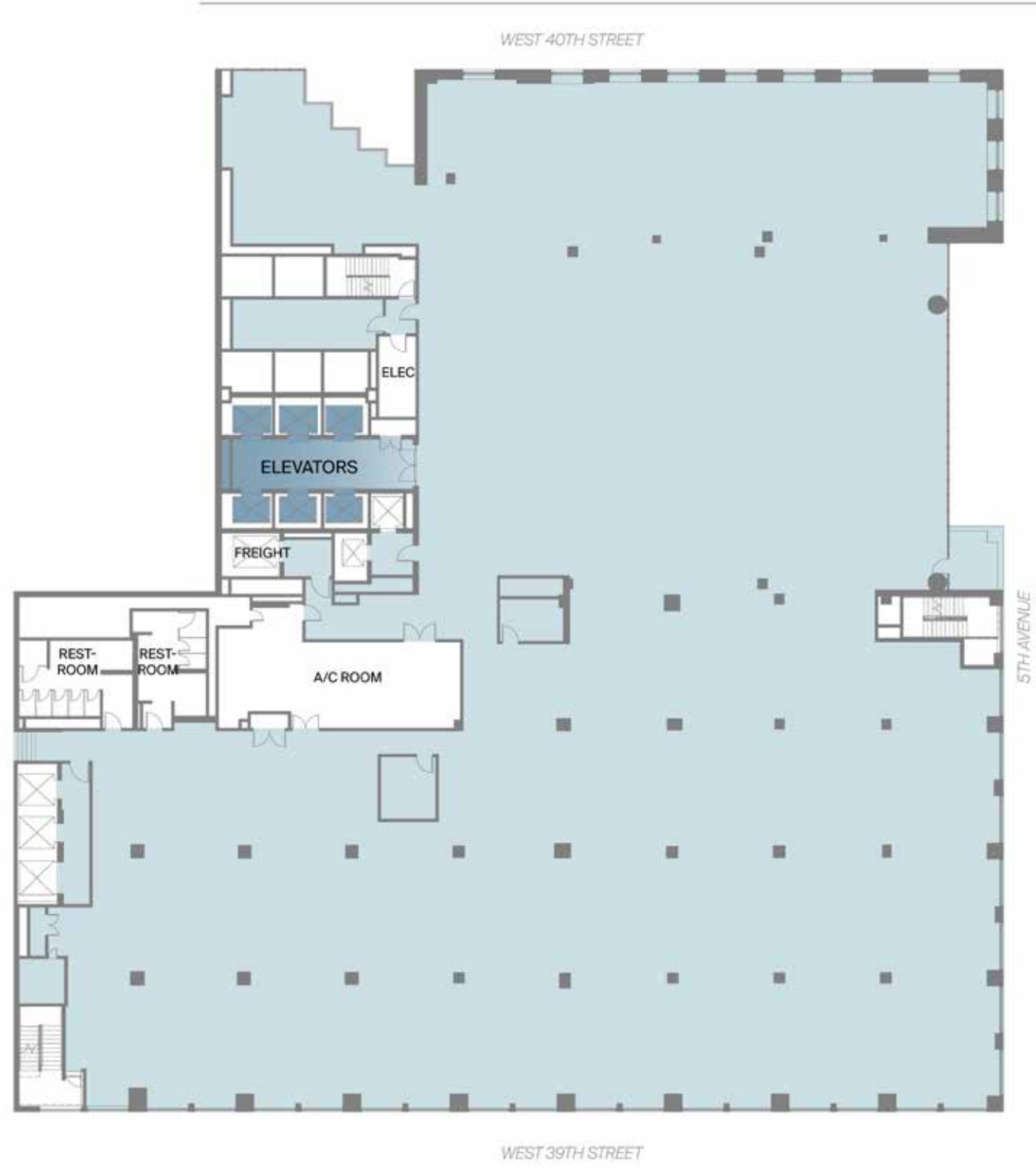
41,202 RSF
Slab Heights: 13'4"





FLOOR 7

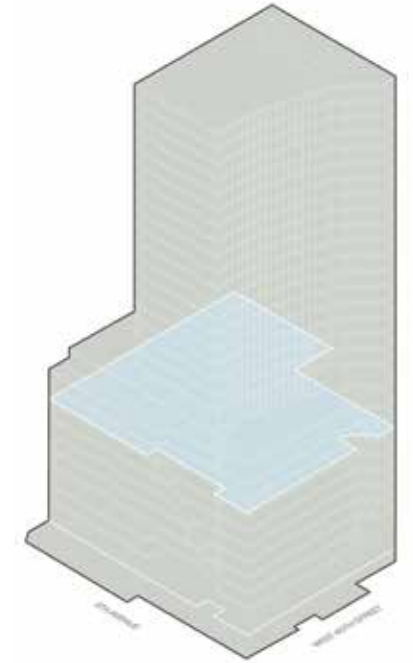
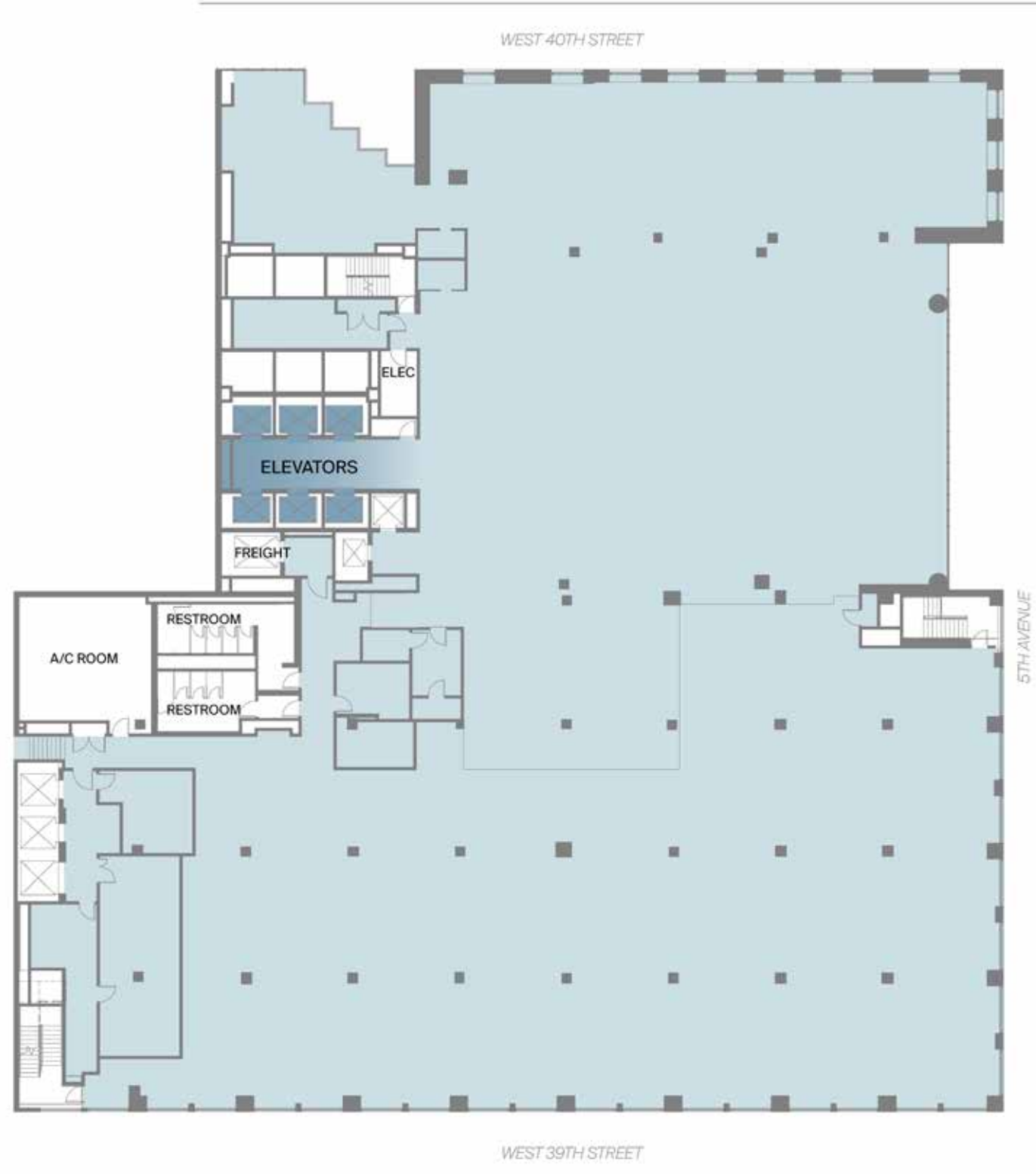
40,433 RSF
Slab Heights: 13'4"





FLOOR 8

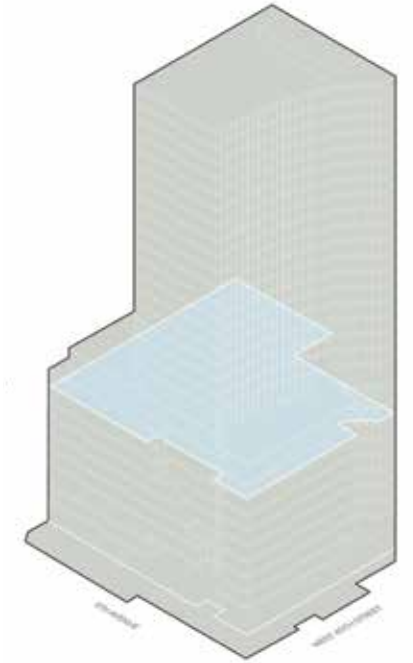
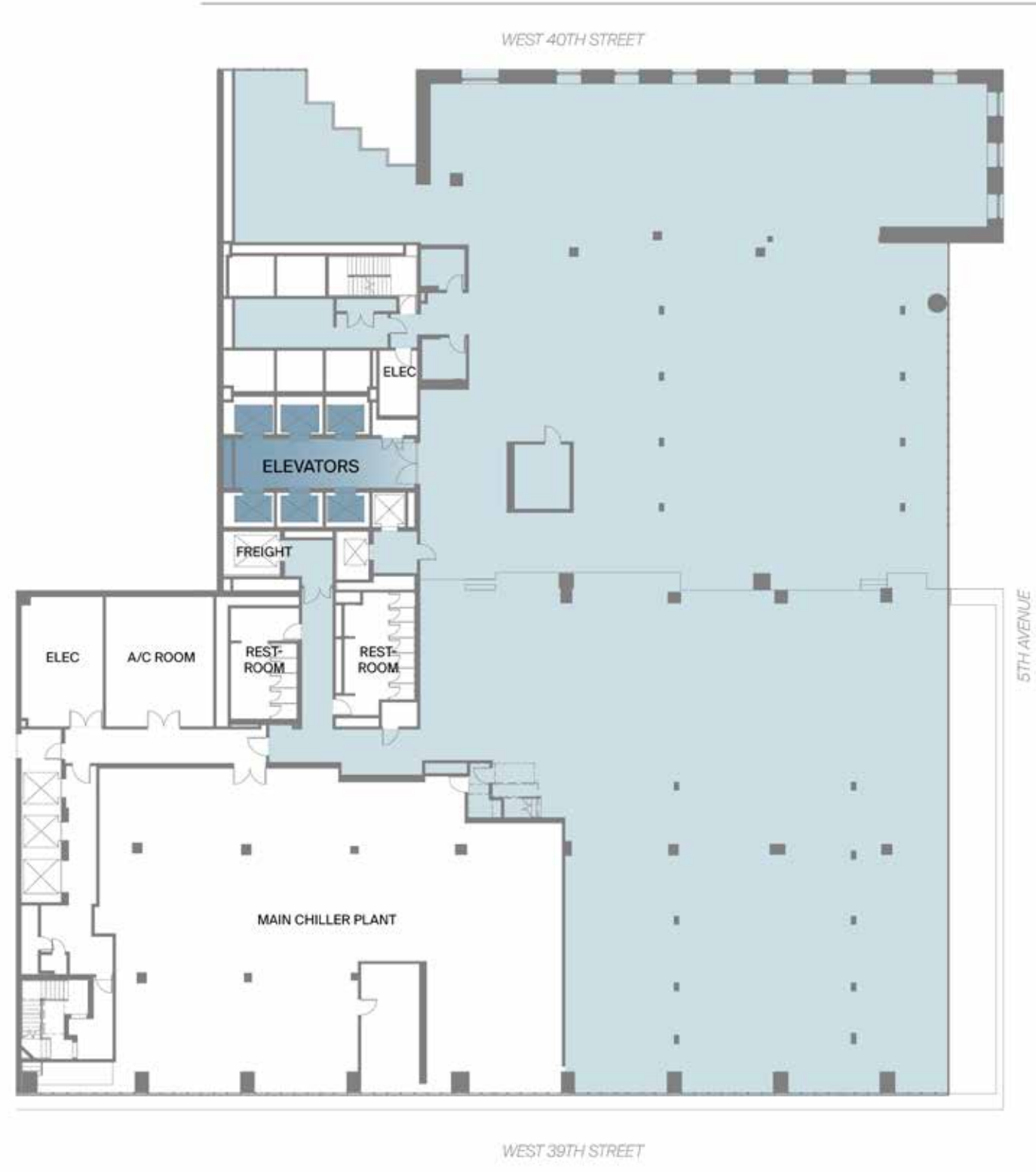
41,603 RSF
Slab Heights: 13'4"





FLOOR 9

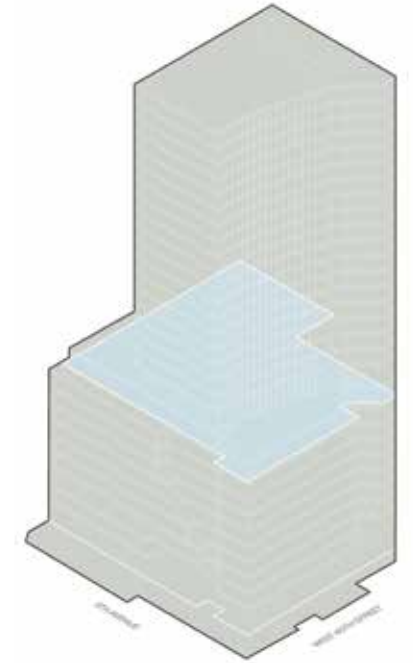
31,025 RSF
Slab Heights: 13'4"





FLOOR 10

36,697 RSF
Slab Heights: 17'7"

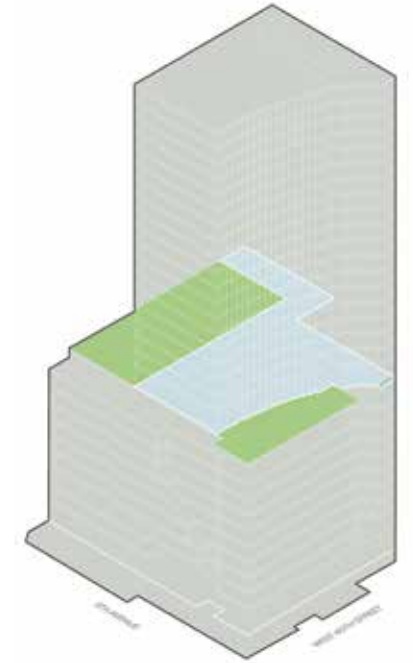




FLOOR 11

16,751 RSF
Slab Heights: 20'

Total Outdoor Space 9,487 SF
North Terrace 3,178 SF
South Terrace 6,309 SF





TYPICAL TOWER FLOOR

Core & Shell

