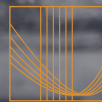


IN THESE STREETS



ONE MANHATTAN SQUARE

252 SOUTH STREET

CULTURE CUISINE COMMERCE

It all thrives on the Lower East Side.

**In classic form and with a
contemporary flourish. Glamour
and grandeur meet graffiti and grit
in this proud home to avant-garde
galleries, cutting-edge boutiques and
trailblazing bars. A place buzzing
with energy, culture and style.**



*THE LOWER EAST SIDE IS AN
INSTAGRAMMER'S DREAM TABLEAU
OF STREET ART, RAW AND
REFINED SHOPS, EXOTIC CUISINE
AND EXCITING CULTURE.*

Spanning from where the East Village meets Houston Street, between SoHo bordering Bowery and the East River, every corner of the Lower East Side is an adventure. Its biography has many chapters and an intriguing story to tell.



Red brick, rooftop water towers and scuffed concrete are punctuated by shared green gardens and an enduring sense of community. This was the first home to the generations who flocked here chasing the American dream and the birthplace of businesses and institutions like Kickstarter, Katz's Deli, Russ & Daughters and CBGB.

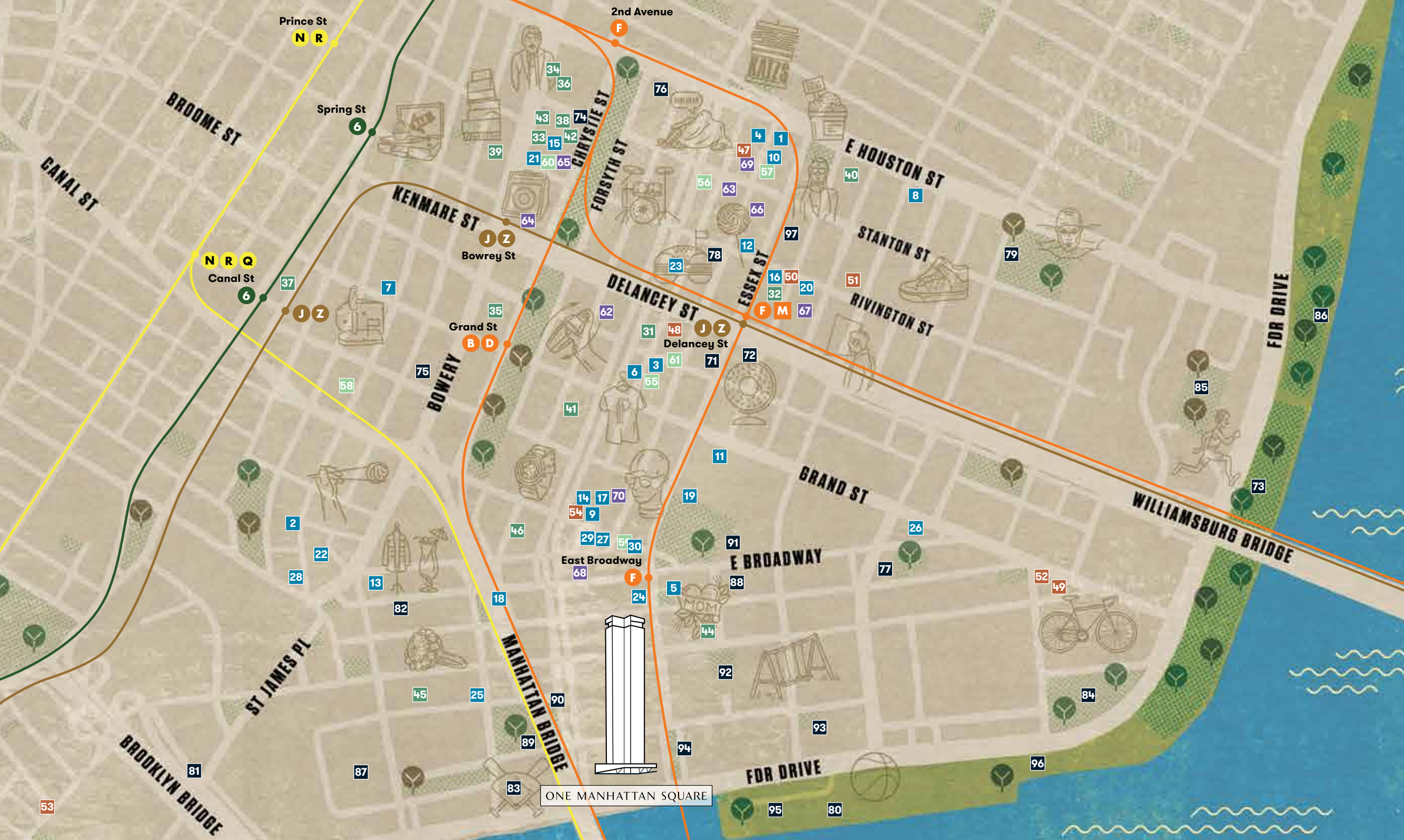




Nowhere is New York's multicultural history more alive than on the Lower East Side. If those cast-iron balconies and decorative brick facades from centuries-past could talk, they'd tell you the vitality of today echoes the same energy as the bustle of the early 18th century, when horse-drawn carriages and trolley cars rattled past on these cobblestone lanes.

YOU CAN STILL EXPERIENCE THE FLAVORS OF IRISH, GERMAN, AFRICAN, ITALIAN, RUSSIAN, LATINO, CHINESE AND JEWISH HERITAGE THROUGH FAMILY-RUN FOOD INSTITUTIONS, SUCH AS KATZ'S DELI (THE TRIPLE-DECKER PASTRAMI ON RYE IS AS IN DEMAND AS EVER), RUSS & DAUGHTERS (THEIR CULT-STATUS PICKLED HERRING IS NOW AVAILABLE IN A CHIC ORCHARD STREET CAFÉ) AND NOM WAH TEA PARLOR (THEY'VE BEEN SERVING DIM SUM HERE SINCE 1920).





Food and Drink

1. Il laboratorio del gelato
2. Aji Ichiban
3. Barrio Chino
4. Katz's Delicatessen
5. Mission Chinese Food
6. Cafe Katja
7. Di Palo's
8. Clinton St. Baking Company
9. Dimes
10. Dirty French
11. Doughnut Plant
12. Economy Candy
13. Golden Unicorn
14. The Fat Radish
15. Freemans
16. Essex Street Market
17. The Leadbelly Oysters & Liquor
18. New York Supermarket
19. Hester Street Fair
20. Schiller's Liquor Bar
21. Morgenstern's Finest Ice Cream
22. Nom Wah Tea Parlor
23. Russ & Daughters Cafe
24. 12 Corners
25. CC's Cafe
26. Ost Cafe
27. Forgetmenot
28. Buddha Bodai
29. Kiki's
30. Little Canal Café

Galleries and Museums

31. Lower East Side Tenement
32. Lisa Cooley
33. New Museum
34. International Center of Photography
35. CANADA
36. Sperone Westwater
37. Museum of Chinese In America
38. Lehmann Maupin
39. Andrew Edlin Gallery
40. PARTICIPANT INC.
41. Miguel Abreu Gallery
42. 11R Eleven Rivington
43. Salon 94 Inc
44. Regina Rex Gallery
45. Downtown Music Gallery
46. Museum at Eldridge Street

Shopping and Style

47. Dedegumo
48. Moscot
49. Frank's Bike Shop
50. Maryam Nassir Zadeh

Health and Beauty

51. Alife Rivington Club
52. Ben Liberty Leather Designs
53. Midtown Comics Downtown
54. Alexander Olch
55. Christine Chin Spa
56. Bikram Yoga Lower East Side
57. Obsessive Compulsive Cosmetics
58. Fishion Herb Center
59. Daredevil Tattoo
60. Freemans Sporting Club Barbershop
61. Fringe Salon

Entertainment and After Hours

62. Attaboy
63. Arlene's Grocery
64. The Bowery Ballroom
65. The Box
66. Cake Shop
67. Nurse Bettie
68. The Unicorn
69. Dark Room
70. Metrograph

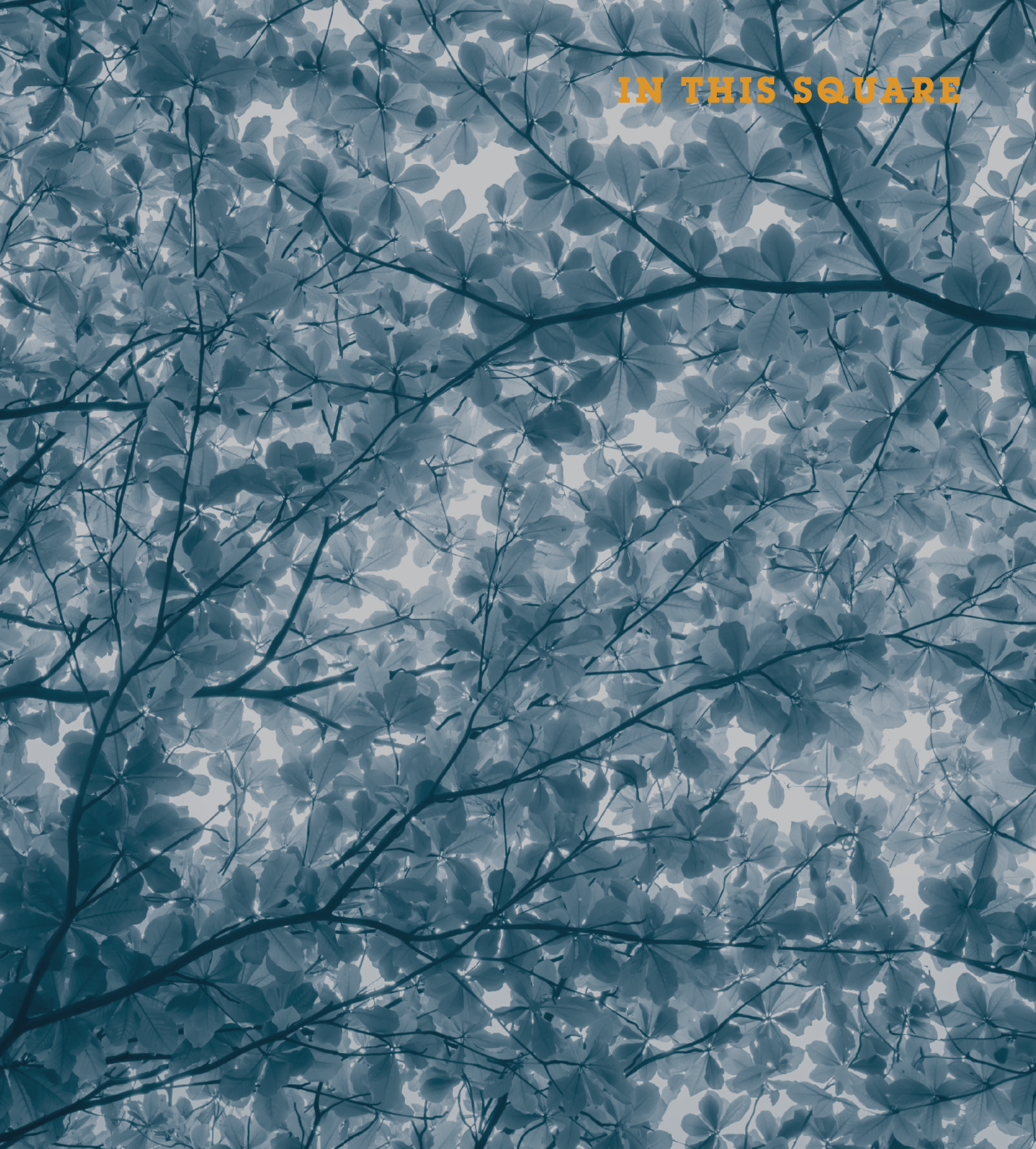
Other Places of Interest and Activities

71. Essex Crossing
72. The Lownline Site
73. East River Park
74. Hua Mei Bird Garden
75. Hong Kong Supermarket
76. Sunshine Cinema
77. Henry Street Settlement
78. Ludlow House
79. Hamilton Fish Pool
80. Basketball City
81. Brooklyn Banks Skatepark
82. Chatham Square Library
83. Murry Bergtraum Softball Field
84. Corlears Hook Park
85. Baruch Playground
86. East River Promenade
87. Alfred E. Smith Recreation Center
88. Educational Alliance
89. Coleman Square Playground
90. LES Coleman Skatepark
91. Seward Park Library
92. Little Flower Playground
93. Cherry Clinton Playground
94. Rutgers Park
95. Pier 35
96. Pier 42
97. The Lownline



East River Esplanade on South Street

IN THIS SQUARE





A VERTICAL VILLAGE ON THE LOWER EAST SIDE

One Manhattan Square is an 800-foot modern glass tower located on the edge of the New York Harbor. With epic river and skyline views of the world's greatest city, beautifully appointed interiors by Meyer Davis, exterior gardens by West 8 Landscape Architects and over 100,000 square feet of indoor and outdoor amenities,

One Manhattan Square is a true vertical village.



Private Motor Court



24-Hour Doorman and Concierge



Grand Lobby

YOUR PRIVATE VILLAGE GREEN

A private estate has been thoughtfully designed by internationally acclaimed landscape architectural firm, West 8. Flourishing gardens, a treehouse, fire pits and social courtyards are just a few of the features you will find on these sprawling grounds.



⌆ Social Courtyards



⌆ Outdoor Kitchen and Dining



Lush gardens capture influences from around the world, offering enclaves of closeness and a calm natural environment.



A MULTI-LEVEL FITNESS AND WELLNESS FACILITY



⤴ Cardio Room

⤴ Full Court Basketball Court



This is the ultimate wellness experience a squash court, golf simulator, swimming pool, spa and quiet zones. Cycle, run or stretch while enjoying expansive views. Join a spin, cross training, yoga or dance class that will make you sweat, burn, and stay in shape.

The Spa at One Manhattan Square is centered around a sunken tranquility garden surrounded by private treatment rooms, a sauna, and hamam.



Sunken Tranquility Garden and Spa



75' Three-lane Swimming Pool



Hamam with Cold Plunge Pool



⤴ Culinary Lounge

⤵ Billiard Room



A VIBRANT COMMUNITY

The amenities at One Manhattan Square are designed for the whole day and the whole family. The impressive Culinary Lounge brings together a chef-standard demonstration kitchen and a grand salon.

The Cellar Bar, with intimate and social seating arrangements, is the perfect place to unwind.



⤴ Cellar Bar



Screening Room and Performance Space

The state-of-the art screening room and performance space elevates audio-visual experiences to a new level.

The children's playroom provides a space for the imagination to roam, guaranteeing fun for children and adults alike.

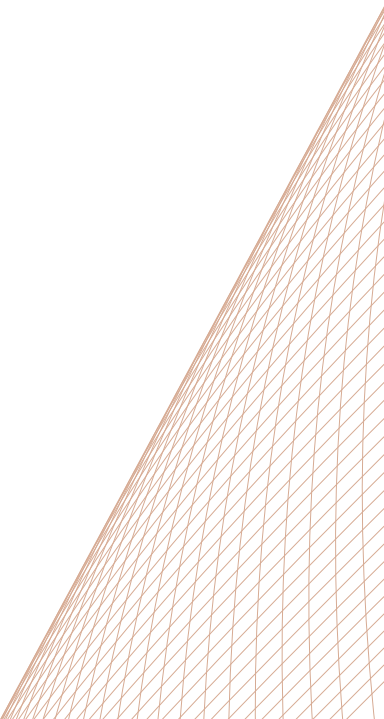
The bowling alley is a great venue for a get-together with friends.



Children's Playroom



Bowling Alley



IN THIS SKY



POSTCARD PERFECT VIEWS

Breathtaking views of the Manhattan Skyline and New York Harbor





THE SUN ON YOUR BACK. THE WORLD AT YOUR FEET.

One Manhattan Square promises the most dramatic 360° panoramas imaginable, from one of downtown's highest perches.

The building's custom curtain wall was designed to take in the stunning views and changing light of Manhattan's skyline and rivers.

Meyer Davis, the award-winning studio behind world-class hotels, elite private homes and Oscar de la Renta's flagship retail boutiques, has designed residences that rival five-star resorts. The luxurious interiors combine style, quality and function to create the ultimate Manhattan home.



THE EXTELL CHOICE

Two distinct kitchen finish packages, designed by Meyer Davis, offer owners the signature Extell Choice.

- Custom wood and glass cabinetry
- Stainless steel mosaic backsplash
- Miele premium appliances
- Dornbracht fittings
- Stainless steel back-channel with integrated storage
- Stone bartop
- Polished chrome hardware



⤴ Dusk Scheme Kitchen and Dining



⤴ Dawn Scheme Kitchen and Dining



⤴ Marble Master Bathroom

FEATURES AND FINISHES

RESIDENCE FEATURES

- 5” wide stained oak flooring
- Imported stone and custom finishes
- Custom glass curtain wall

Kitchen

Two custom designed finish packages offer owners the signature Extell Choice. The light and dark palettes are crafted from the finest materials.

Dawn / Light Scheme

- Light stained custom millwork paired with white glass wall cabinetry
- White Quartz countertops
- Stainless-steel mosaic backsplash
- Stainless-steel back-channel with integrated storage
- Polished Statuary stone bartop
- Blanco Quatrus stainless-steel sink
- Dornbracht polished chrome faucet
- Polished chrome cabinet and appliance pulls

Dusk / Dark Scheme

- Dark stained custom millwork paired with white glass wall cabinetry
- White Quartz countertops
- Stainless-steel mosaic backsplash
- Stainless-steel back-channel with integrated storage
- Polished Mountain White Striato stone bartop
- Blanco Quatrus stainless-steel sink
- Dornbracht polished chrome faucet
- Polished chrome cabinet and appliance pulls

Appliances

- Miele integrated refrigerator
- Miele gas cooktop and Miele “Pureline” convection oven
- Miele “Pureline” speed oven
- Miele built-in hood
- Miele fully integrated dishwasher
- Miele built-in whole-bean coffee system in select residences
- Subzero integrated wine refrigerator in select residences
- Washer and dryer in all units

Master Bathroom

- Custom Tay Koto wood cabinetry
- Marble tile walls and mosaic floors
- Dornbracht polished chrome faucets
- Wetstyle soaking bathtub with custom stone surround in select residences
- Toto “Carolina” toilet
- Separate water closets in select residences
- Steam shower in select residences

Secondary Bathroom

- White custom back-painted glass vanity
- “Yakisugi” Kuro Mate porcelain floor and accent wall tile
- “Savoy” Cottonwood mosaic tile wall
- Wetstyle custom sized sink
- Wetstyle “Cube” bathtub in select residences
- Dornbracht “Tara Collection” polished chrome fittings and accessories

Powder Room

- Boffi Pedestal sink
- Covelano marble polished stone accent wall and floor
- Toto “Carolina” toilet
- Dornbracht “Tara Collection” fittings and accessories in a matte black finish



One57 and Central Park Tower

EXTELL DEVELOPMENT COMPANY

Extell Development Company is an internationally acclaimed, full-service real estate developer of residential, commercial, and hospitality properties. Among Extell's current projects are One57 and Central Park Tower, the record-breaking glass towers overlooking Central Park are redefining the New York City skyline; the redevelopment of the former Carlton House Hotel into luxury residences, and the development of Riverside South, a vibrant new neighborhood on the Upper West Side.

Other notable Extell projects include The Orion, one of Manhattan's tallest residential buildings; The Lucida on the Upper East Side; 535 West End Avenue on the Upper West Side; the W Hotel in Times Square; the International Gem Tower at the heart of the Diamond District, and the master renovation of 995 Fifth Avenue, steps away from the Metropolitan Museum of Art.



The Lucida



One Riverside Park



The International Gem Tower



535 West End Avenue



995 Fifth Avenue



The Carlton House



The Orion

TEAM

ARCHITECT

Adamson Associates Architects

Adamson Associates Architects is one of the world's leading architectural practices. The firm offers a full range of architectural, planning, interior, and urban design services to a wide range of clients – commercial, institutional, cultural, retail, hospitality, residential, entertainment, and transportation – in both the private and public sectors. Established in 1934, the practice is noted for its innovative design and technical expertise. The Adamson team functions as a fully integrated practice that is global in reach, with a staff of more than 400 dedicated professionals working from offices in Toronto, New York, Los Angeles, and London.



Adamson Associates Architects was the Architect of Record for the above projects. The Design Architects are:

Hearst Tower – Foster + Partners

WTC-Tower 4 – Maki and Associates

InterActiveCorp Headquarters – Gehry Partners, LLP



LANDSCAPE ARCHITECT

West 8

West 8 is an award-winning international office for urban design and landscape architecture, founded in 1987. Over the last 20 plus years, West 8 has established itself as a leading practice with a team of 70 architects, urban designers, landscape architects and industrial engineers with offices in Rotterdam, New York, and Belgium.



INTERIOR DESIGNER

Meyer Davis Studio Inc.

Meyer Davis Studio Inc. is a globally recognized New York City-based design boutique specializing in residential, hospitality, retail and workplace environments. Founded in 1999 by Will Meyer and Gray Davis, the firm has established itself at the forefront of high-end commercial and residential design practices, both throughout the U.S. and abroad.



One Manhattan Square overlooking the East River and the Manhattan skyline

The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0185. Sponsor: CPS Fee Company, LLC. 805 Third Avenue, Seventh Floor, New York, NY 10022. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Equal Housing Opportunity.



ONE MANHATTAN SQUARE

252 SOUTH STREET

+1 212.252.1560

OneManhattanSquare.com