

50 WEST

CONDOMINIUM RESIDENCES

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THE NEW DOWNTOWN



Lower Manhattan—from Chambers Street to the southernmost tip of the island—is an area of both history and innovation.

Impressed by the region’s strategic geography, the Dutch designated it the capital of New Amsterdam in the early 1600s. Today, over four centuries later, savvy residents and creative businesses are drawn to the same ocean access and easy transit, positioning Lower Manhattan at the vanguard of the city’s most visionary transformation.

More than 600 technology companies and an influx of prestigious media operations including Condé Nast, Nielsen Media Research, and HarperCollins Publishers have joined the financial giants already located downtown. The neighborhood has the fastest-growing school zone in the city and is at the epicenter of a bi-state public transportation network, made up of 12 subway lines, 30 bus routes, PATH lines, and six ferry landings—not to mention bike lanes and landscaped pedestrian walkways. At 800,000 square feet, the new Santiago Calatrava-designed World Trade Center Transportation Hub is the most integrated network of underground pedestrian connections in New York City.

50 West Street, positioned at the southern end of West Street, takes its place in a corridor of legendary architecture that includes buildings by Cass Gilbert, Frank Gehry, Renzo Piano, and Jean Nouvel.



- 01 The Santiago Calatrava-designed PATH Station makes for swift commutes and hassle-free trips out of town.
- 02 Shop on your lunch break: the skylit courtyard of Brookfield Place makes workday duties easy.
- 03 Enjoy an uninterrupted commute between Brookfield Place and Fulton Center via this impressive new addition.



- 04 Be a part of the most famous skyline in the world.
- 05 Pass the historic Stock Exchange on your morning walk.

50 West Street’s Plaza is also integrated with the elevated West Thames Pedestrian Bridge, which connects the building to Battery Park, 25 acres of greenery and outdoor activity.

Residents will live amidst historical landmarks—the New York Stock Exchange, Federal Hall, South Street Seaport—as well as dozens of museums, monuments, and parks.

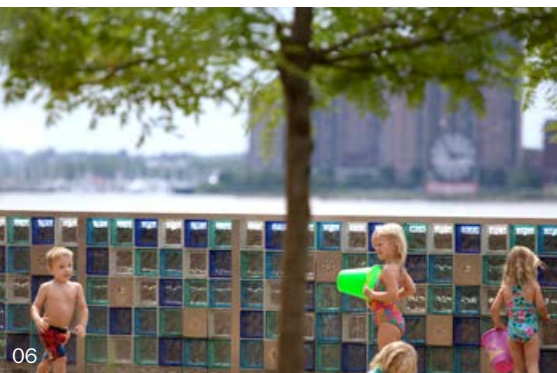
Both the Manhattan Sailing School and a waterfront promenade perfect for walking and jogging are just steps away. High-end retailers, celebrated restaurants, a robust public art program, two and a half miles of waterfront, and unobstructed views of the New York Harbor, Ellis Island, and the Statue of Liberty make The New Downtown one of the city’s most livable, convenient, and exciting neighborhoods.

“Lower Manhattan has undergone a renaissance.”

SAM ROBERTS
The New York Times



Battery Park City, one of the city's most beloved outdoor spaces, provides pet and family-friendly activity year-round.



- 01 The East Coast Memorial, which honors World War II veterans, is just one of the area's many sculptural monuments.
- 02 Dine alfresco at intimate restaurants on cobblestoned Stone Street.
- 03 Babies in strollers, dogs on leashes, dedicated joggers—everyone enjoys the waterfront of Battery Park City.
- 04 High-end retail opportunities abound, from Hermès to Tiffany & Co.
- 05 Take in world-famous views and fresh Atlantic air with an afternoon of harbor-side cycling.



Outdoor living has never been more pleasant or convenient. Bike-riding, dog-walking, even sailing—all are just a short stroll away. Family-friendly parks are abundant, as are some of the city's finest restaurants and boutiques.

- 06 Studded with children's playgrounds, the neighborhood allows kids their own space at their own pace.
- 07 With Harry's Café and Steak so close by, the perfect martini and cut of meat are always within reach.
- 08 The Manhattan Sailing School turns New York Harbor into your own aquatic backyard.
- 09 Let the city street be your treadmill.
- 10 Credited with introducing continental dining to America, Delmonico's is fine dining at its most fun and historic.



50 WEST

A new addition to the New York City skyline

At approximately 780 feet tall, views from 50 West Street's curved glass windows are unparalleled. New York Harbor, both the Hudson and East Rivers, the Statue of Liberty, and Ellis Island are all clearly visible. Internationally acclaimed architect Helmut Jahn, well known for his modern steel-and-glass structures, has designed one of the most striking new buildings in the city. The 64-story tower boasts 191 residential condominiums, with expansive layouts ranging from one to five bedrooms, as well as an array of duplexes and double

height living rooms throughout the tower. All interiors are designed and finished by Thomas Juul-Hansen, who has complemented Jahn's steel and glass with exceptional warmth and elegance.

Four floors of the tower are devoted to state-of-the-art amenities: an immense Fitness Center, the beautifully-appointed Water Club, unique children's amenities, and The Observatory at 50 West Street, a spectacular 64th floor outdoor entertaining space with seemingly infinite views of New York and beyond.





A concierge and doorman, on duty 24 hours a day, greet residents and welcome guests. Share a meal or enjoy a nightcap at the bar and restaurant expected to open at 50 West Street.

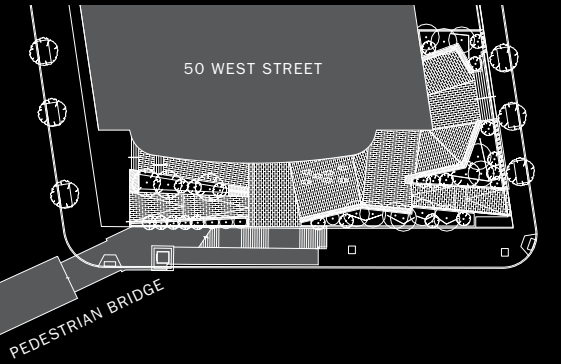


With a 24-hour concierge and a carefully curated art collection, 50 West Street's lobby is elegant and welcoming. Enveloped in zebra wood with custom mosaic terrazzo floors, hand-rubbed plaster walls, and an adjacent sculpture gallery, it's a unique, modern entrance.



50 West Street's plaza provides a direct connection between Washington and West Streets, inviting passersby to socialize and enjoy their leisure time outdoors.

50 West Street's landscaped, 6,000 square foot, thru-block plaza features native plants, Basalt stone paving, and Batu wood benches that integrate the building seamlessly into its context, and the anticipated West Thames Pedestrian Bridge connects 50 West Street to Battery Park City. The result is a social, family-friendly neighborhood that is easy to navigate and fun to explore.



The sculptural West Thames Pedestrian Bridge offers effortless access to Battery Park City.



50 West Street's unique curved glass windows give expansive exposures to corner residences.



RESIDENCES

By working with natural materials, Thomas Juul-Hansen has ensured that the building's interiors are classic and timeless; colors are neutral, patterns are kept to a minimum, and fixtures are subtle. Floor-to-ceiling windows accentuate 50 West Street's most compelling feature: the New York skyline.

Double height living rooms in select residences make the horizon a natural extension of your home.

Expansive glass windows provide the residences with unparalleled views and light. Select residences are duplexes, lending even greater vertical reach, while some corner residences feature double height living rooms and wraparound vistas.

The spacious kitchens, outfitted with Miele and Sub-Zero appliances, are finished in stained walnut panels and granite slabs. Bedrooms feature generous closets and en suite bathrooms.



Above: A waterfall island with two-sided storage creates an open kitchen for comfortable cooking and casual dining.

Right: Allow New York Harbor, the Manhattan skyline, and the Hudson River to be your wall décor.





Residences are spacious and filled with light: living, dining, cooking, lounging—all against the backdrop of sky and sea.





An expanse of wall-to-wall mirror above a floating, backlit marble vanity makes an already sizable master bathroom feel even more grand. Marble floors, custom walnut cabinetry, and a fluted glass bath wall create an atmosphere of understated opulence.

Soaking tubs, double sinks—why shouldn't your bathroom be as accommodating as a 5-star hotel?

VIEWS

From Midtown to the New York Harbor to the Atlantic Ocean—the panoramic vistas from 50 West Street are among the best in the city.





The views of the downtown skyline and parks, the Statue of Liberty, Ellis Island, and Governor's Island are uninterrupted and direct.

L SERIES

The L Series, a collection of 50 West Street's most remarkable penthouse, full, and half floor residences, offers an impressive array of additional features. The kitchens, furnished with stone slab countertops and backsplashes, are equipped with extra spacious refrigerators and freezers, a six-burner stove, and a full-height wine refrigerator. The elegant bathrooms are enhanced by marble stone slab, radiant floor heating, a freestanding tub, benched steam shower, and sauna.





An eat-in kitchen with an expansive countertop allows for family meals, while the windowed dining area is ideal for entertaining.



A glittering view of the city and Hudson River
from the comfort of your own bed.

AMENITIES

Four floors of 50 West Street are devoted to professionally managed amenities, including a library, demonstration kitchen, theater with stadium seating, children's playroom, golf simulator, spa treatment rooms, 60-foot pool, sauna, and a private full-floor fitness center with studios for spinning and yoga, as well as open space for cardiovascular workouts and functional training. The Observatory at 50 West Street provides panoramic views of the city and New York Harbor. A planned bar and restaurant, both in the building, make for convenient and leisurely dining and socializing.



50 West Street's resident lounge is as perfect for meeting a friend as it is for relaxing with a book.



The Water Club at 50 West Street invites residents to swim, soak in the hot tub, relax in the sauna, or participate in organized water activities for adults and children.



The bright, well-equipped fitness center includes separate areas for functional cardio and weight activities, as well as studios for private instruction and a dedicated Kids' Studio.

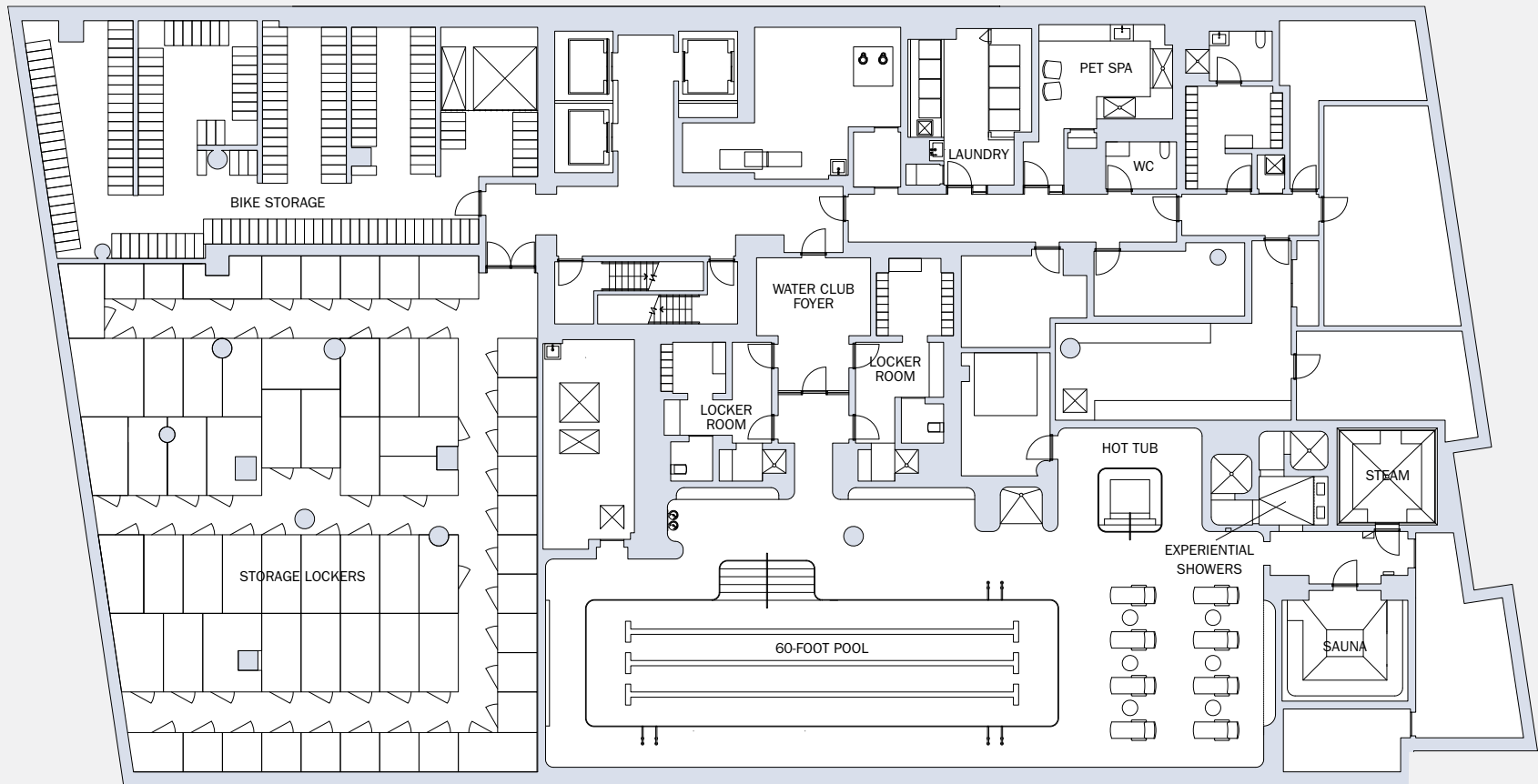


Take in the views of New York Harbor from the landscaped Observatory at 50 West Street. The outdoor lounge creates an exceptional, private space for dining with friends and family.



50 West Street's thoughtfully designed spaces and wide variety of programming keep everyone from toddlers to teenagers entertained. Young children can play dress-up, finger-paint, build with blocks, and read picture books in the Children's Playroom. Meanwhile, older kids can choose between ping-pong and foosball in the Game Room, swimming at The Water Club, activities in the Arts and Crafts Room, family film screenings and performances in the Theater, and more. With both indoor and outdoor activities, at-home quality time is available rain or shine.

The children's playroom gives kids their own space to learn and grow, and even includes a terrace for outdoor activity.

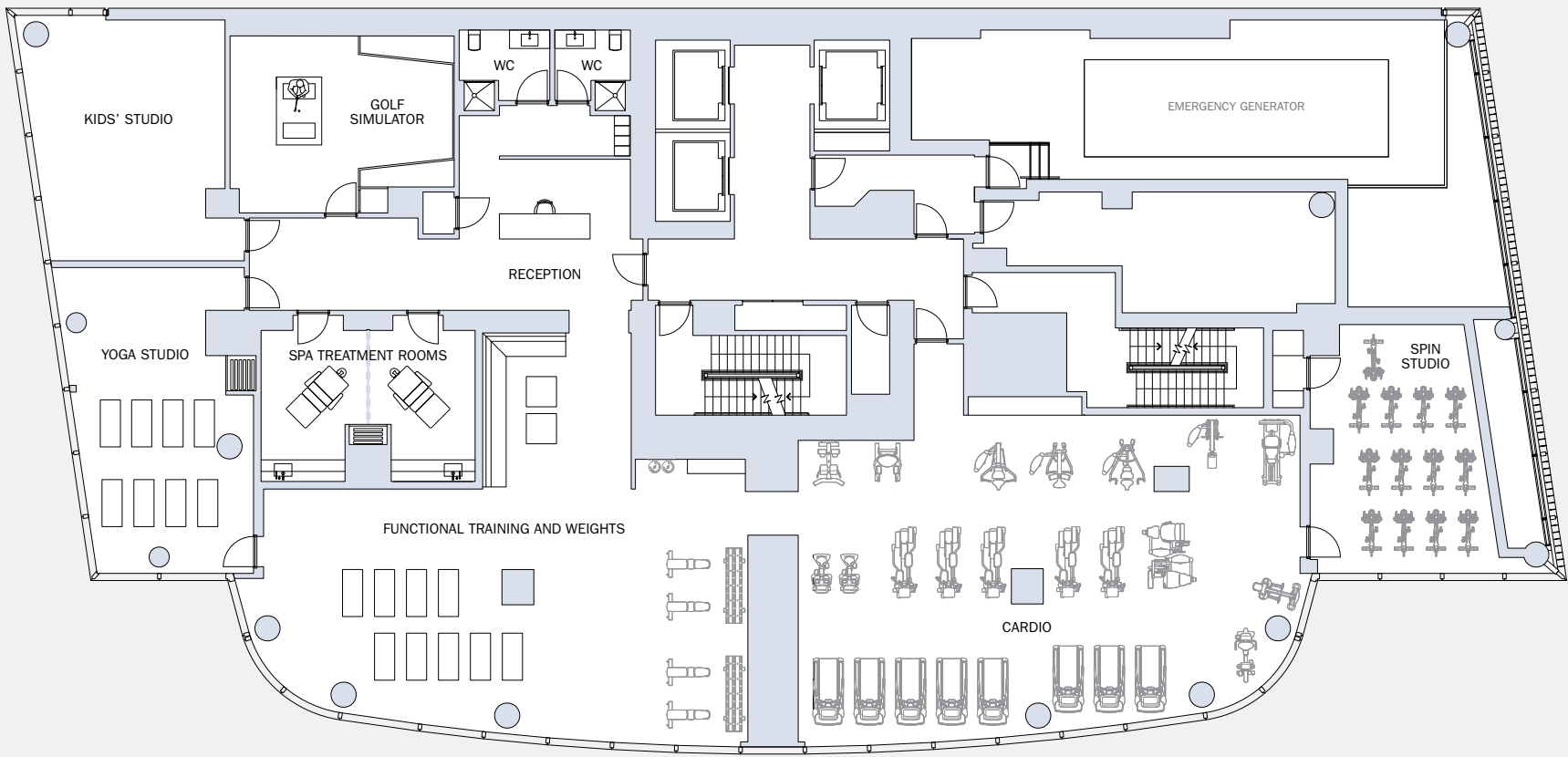


The Water Club at 50 West Street

The Water Club at 50 West Street features a 60-foot swimming pool and an 8x8-foot hot tub, both lined in mosaic glass tile. A marble-clad steam room and cedar-lined sauna are accompanied by two experiential showers, complete with lighting and audio. A lifeguard will be in attendance to supervise a variety of activities for children and adults, from water aerobics to water polo.

Additional Amenities Include:

- BICYCLES**
Designer bicycles are available for lending, or residents may keep their own bike in the storage facility.
- LAUNDRY**
50 West Street's laundry facilities include over-sized washers and dryers, perfect for bedding or a family returning home with suitcases full of laundry.
- PET SPA**
A pet spa for professional grooming is conveniently located on the premises.
- STORAGE**
Residents may purchase a license for the use of a storage locker ranging in size from 25 to 87 square feet. Additional condo fees may apply.



Full Floor Fitness Center

A full-floor private fitness center with floor-to-ceiling windows includes maple-floored yoga/meditation and spinning studios, separate areas for cardiovascular and functional workouts, a golf simulator, and spa treatment rooms for massage.



Entertainment Floor

PRIVATE DINING/DEMONSTRATION KITCHEN
A full-service commercial kitchen, complete with stainless steel countertops, is user-friendly for both personal chefs and private or group cooking lessons. Adjacent is a dining room, ideal for entertaining, and access to an outdoor terrace.

CHILDREN'S PLAYROOM
The children's playroom is thoughtfully designed with kids in mind. A wet area with cabinetry and sink allows for easy clean-up after any family activity, while an adjacent terrace provides fresh air and access to outdoor recreation.

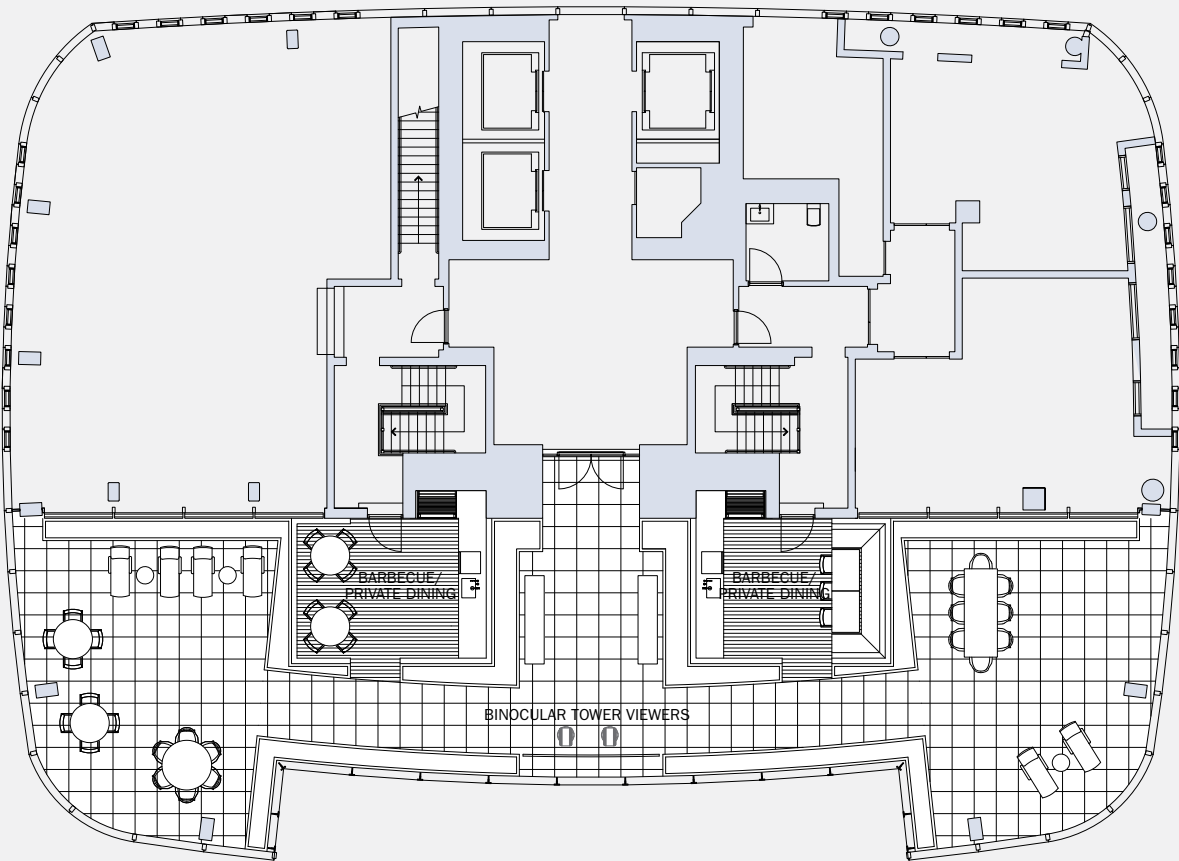
THEATER
With stadium seating, a fully-upholstered interior, a stage, a projection screen, and surround sound, 50 West Street's theater can be used for cinematic screenings and events, lectures, and musical performances.

ARTS & CRAFTS ROOM
A built-in sink, tables and chairs, and a chalkboard wall provide plenty of functional space for arts and crafts activities.

LOUNGE
The lounge features a large screen TV, a stone-countered laptop bar, catering pantry, game table, and comfortable seating.

GAME ROOM
The game room, complete with pool table, ping pong, foosball, and seating for onlookers, is perfect for socializing teens.

LIBRARY
The library, furnished with stained oak shelving, plush lounge chairs, and a large reading table and desk, features a carefully curated collection of books and periodicals available for residents.



The Observatory at 50 West Street

The landscaped Observatory at 50 West Street is equipped with binocular tower viewers, two barbecues, outdoor kitchen, banquet table, and private dining areas that can be reserved by residents. At 734 feet, the sweeping views of New York Harbor make for an extraordinary experience in the sky.



OFFICE CONDOMINIUMS

The third floor of 50 West Street is devoted to office space, with fifteen commercial condominiums available for residents to purchase ranging in size from 280 to 830 square feet. Each office has key fob access, while a dedicated office elevator lobby allows for both discretion and the feeling of an away-from-home work environment. All offices share a conference room and pantry and can be accessed via a separate commercial entrance on the plaza.

The condominiums can be used as traditional workspaces or home offices. Quiet, secluded, and accessible by elevator, residents of 50 West Street can get work done without putting on a coat, missing dinner, or forsaking a workout—a home office without the interruptions.

TECHNICAL FEATURES

From the lobby’s automated elevator call system to the tower’s signature curved windows, the details at 50 West Street have been optimized for efficiency, strength, and style.

CURTAIN WALL

- State-of-the-art aluminum and glass curtain wall with stainless steel spandrel panels manufactured by Permasteelisa (“PNA”).
- Curved, insulated glass on all four corners of the building
- Large, operable casement windows designed by PNA for high performance, safety, and easy operation.
- Typical glass panels are specified to exceed 8’ in height.

GLASS FEATURES

- Insulated glass units consist of a single exterior lite and two lites of laminated interior glass.
- Low iron composition for a colorless appearance.
- High performance, low emissivity solar coating with low reflectivity and high light transmission. The coating is designed to help block the sun’s heat and UV transmission from entering the residence and helps to retain heat within.
- Laminated insulated glass, which enhances acoustical dampening and reduces UV infiltration, decreases the risk of art, furniture, and rugs fading from sun exposure.

HVAC

- Residences will feature independently operated thermostats for air conditioning and heating year-round. Each heat pump has its own zone and thermostat.
- An open loop 1,425 ton cooling tower will supply condenser water through a two-pipe system to all heat pumps in the building.
- HVAC units are centrally located with supply ductwork that enhances visual and acoustical performance.
- Additional perimeter heat will be provided via an integrated fin tube design attached to the curtain wall in all living rooms. Each residence will feature a separate control for perimeter heating as a complement to the main HVAC system.

STRUCTURAL

- Reinforced, cast-in-place concrete plate construction. Slab thickness ranges from 8" to 12" throughout the building.
- The concrete strengths range from 9,000 PSI at the base to 5,000 PSI at the top.
- The slabs are supported on concrete shear walls with thickness ranging from 14" to 36".
- A tuned mass damper is built into the 64th floor to reduce differential movement at the top of the building.

LEED

ENHANCED COMFORT AND HIGH QUALITY LIVING

- Outdoor air is carefully filtered and delivered to each home to minimize pollutants, allergens, and dust. Materials have been screened for harmful volatile organic compounds (VOCs).

ENERGY-EFFICIENT BUILDING

- Building energy use is reduced through efficient systems, such as high-efficiency heating and cooling, heat recovery, and LED lighting. High-performance glazing reduces energy use by keeping solar radiation and harsh outdoor conditions out, while providing comfortable conditions inside.

WATER STEWARDSHIP

- Sinks, showers, and toilets have been assessed for efficient water use. Storm water runoff is collected and stored, reducing the building’s impact on the city’s sewer system. Additionally, the collected storm water is filtered and reused later to irrigate plants.

RESPONSIBLE BUILDING

- The environmental impact of building and operating 50 West Street will be minimized through several strategies, such as redirecting construction waste away from landfills for future recycling and salvaging, selection of recycled materials and regionally sourced and manufactured materials, nominal use of harmful chemicals through green cleaning, organic landscaping and green pest management, and selection of building system refrigerants for low global warming impact.

SAFETY

- The residential lobby has been designed 1' above New York City’s Base Flood Elevation guidelines, at 10.35'.
- Two egress stairways from ground floor to main roof.
- Two stairways from The Water Club to ground floor lobby.
- Three 22,500 gallon water tanks for fire reserve, in addition to domestic water supply.
- Water proofing will be installed throughout the cellar and plaza, flashed around the perimeter of the building.
- Most mechanical rooms (including electric switch gear, ATS room, boilers and pumps) are located on the 6th floor (81’ from grade) or higher.

EMERGENCY GENERATOR

- A natural gas 750 kw generator, located on the fourth floor, is designed to activate in the event of an electrical outage to service the emergency systems, elevators, and life safety equipment. It is currently anticipated that there will be sufficient power in each residence to operate a refrigerator, a light, and a receptacle for charging phones.

STORM BARRIERS

- Compliant with FEMA National Flood Insurance Program and NYCDob Flood-Resistant Construction requirements. Includes removable flood barrier system which, working in conjunction with slab waterproofing system and raised ground floor elevation, is designed to minimize flood impact that has a 1 percent chance of being equaled or exceeded in any given year.

SECURITY

- Security cameras will be installed at all entrances and elevators, and will be monitored by the building staff.

ELEVATORS

- High-speed residential elevators are designed to travel at 1,200 feet/minute.
- There will be two passenger elevators, a passenger/ service elevator, and two commercial elevators; one serving the Office Condominium floor and the other serving the restaurant’s 2nd floor.
- All five of these elevators will have emergency lighting, intercom system, security camera, and alarm button.
- The residential elevators will have an electronic call system in the lobby whereby residents and guests will input their floor to increase efficiency of travel and provide an added level of security. The system will designate an elevator and the cab will stop on the appropriate floor.
- In addition, one passenger hydraulic elevator will service ground floor entry lobby and main lobby. This elevator may be used for wheelchairs, strollers, and luggage carts.

ACOUSTICS

- 50 West Street features advanced noise control design and technology. To reduce exterior noise into residences by incorporating noise control glass into the curtain wall design. Interior residence designs feature high performance sound control walls and flooring that provide a higher degree of privacy from residence to residence and floor to floor. Residences and residential amenities feature mechanical systems that incorporate airborne noise and vibration control technology.

ELECTRICAL

- Each residence will have approximately 42 pole panel circuits and panel sizes range from 100 to 250 amps depending on the size of the unit.
- Low voltage structured cable will be pre-wired with multimedia jacks in living rooms and bedrooms. Electrical Power is 120/208V.
- Each residence will be wired with 2 CAT-6 4 pair UTP cables and 2 RG-6U quad shield coaxial cables.

OTHER

- Dryer and kitchen ventilation via exterior exhaust for optimized efficiency.
- Shades/Drapes: An electrical outlet and low voltage conduit will be installed with a dragline to the curtain wall of each room terminating in a central closet. Purchaser can install drapes and/or shades that can be motorized at purchaser’s discretion.
- Pet-friendly building policies
- ADA Compliant: 50 West Street will comply with the Federal 2010 ADA Standards, Fair Housing Act’s Accessibility Guidelines, and the accessibility requirements of the 2008 NYC Building Code. Passenger hydraulic elevator provided will service ground floor entry lobby and main lobby.
- Handicapped chair lift will facilitate access to swimming pool.
- Phone: Verizon
- Cable Television: Verizon FiOS or Time Warner Cable

01

03

04

05

06

07

02

RESIDENTIAL FIXTURES & FINISHES

01 KITCHEN FAUCET
AXOR CITTERIO M IN POLISHED CHROME

02 KITCHEN COUNTERS & BACKSPLASH
BRUSHED BLACK ABSOLUTE ZIMBABWE GRANITE

03 FLOORING
5" WIDE RIFT AND QUARTERED GREY STAINED WHITE OAK

04 KITCHEN CABINETS
DARK STAINED WALNUT

05 HALLWAY TRIM
RIFT AND QUARTERED GREY STAINED WHITE OAK

06 ENTRY DOOR & FRAME
DARK STAINED WHITE OAK

07 POWDER ROOMS
HONED STORMY TRAVERTINE

BATHROOM FIXTURES & FINISHES

01 BATHROOM FAUCETS
HANSGRÖHE METRIS S IN POLISHED CHROME

02 BATHROOM SHOWERHEADS
HANSGRÖHE CROMA 220 RAINHEAD

03 JUNIOR BATH WALLS & FLOOR
HONED WHITE RIVER MARBLE

04 JUNIOR BATH CABINETRY
STAINED RIFT SAWN WHITE OAK

05 POWDER ROOMS
HONED STORMY TRAVERTINE

06 MASTER BATH CABINETRY
BLEACHED AND STAINED WALNUT

07 MASTER BATH WALLS, COUNTERS, & FLOORS
POLISHED SIBERIAN SUNSET MARBLE

08 THERMOSTATIC VALVES
HANSGRÖHE ECOSTAT S/E THERMOSTATIC TRIM WITH VOLUME CONTROL



Helmut Jahn: An iconic skyscraper from a celebrated architect

Known for his progressive use of technology and reductionist aesthetic, Jahn's designs have won major awards and have been featured in exhibitions around the world. Some of his most celebrated buildings include the Sony Center on the Potsdamer Platz in Berlin, the Suvarnabhumi Airport in Bangkok, the MesseTurm in Frankfurt, and One Liberty Place, which until 2008 was the tallest building in Philadelphia.

Born in Nürnberg, Germany in 1940, Helmut Jahn was educated at the Technische Hochschule in Munich and emigrated to America in 1966 to continue his studies in architecture at the Illinois Institute of Technology. The following year, Jahn joined C. F. Murphy Associates and worked under Gene Summers to design the new McCormick Place. He has since taught at the University of Illinois, Harvard, Yale, and the Illinois Institute of Technology.

In 1981, Jahn assumed sole control of C. F. Murphy Associates, which was renamed first as Murphy/Jahn, and then simply to JAHN in 2012. In addition to the Chicago office, the company has satellites in Berlin, Doha, and Shanghai. Dedicated to energy efficiency and ecological responsibility, JAHN-designed buildings are technologically innovative and designed for sustainability.



- 01 Suvarnabhumi International Airport – Bangkok, Thailand
- 02 Japan Post – Tokyo, Japan
- 03 Joe And Rika Mansueto Library – Chicago, USA
- 04 Merck-Serono Headquarters – Geneva, Switzerland

Photographs by Rainer Viertlboeck



Thomas Juul-Hansen:
Warm and artful
interiors

Thomas Juul-Hansen's interiors for 50 West Street epitomize the reductionist style for which he is famous. Born in Copenhagen, Juul-Hansen emigrated to the United States and, after earning a Master of Architecture from Harvard University, worked as a senior designer at Richard Meier and Partners before founding Thomas Juul-Hansen, LLC.

Known for their efficient and sophisticated interiors, TJH designs include intricate customization, a muted color palette, and hand-crafted features rendered in natural, energy-efficient materials. Juul-Hansen has worked with both private and commercial clients; his office's varied portfolio includes luxury interiors for residential towers in New York City (One57, One York); restaurants for world-famous chefs Jean-Georges Vongerichten and Guy Savoy; retail spaces for jeweler David Yurman; and a vast array of both corporate offices and private residences.



01 Penthouse at One York – New York, NY
02 Nougatine at Jean-Georges – New York, NY
Photograph by Thomas Loof

Francis Greenburger

DEVELOPER

Francis Greenburger is the founder, chairman, chief executive officer, and guiding force behind Time Equities, Inc. Founded in 1966, Time Equities, Inc. (TEI) has been in the real estate investment, development, and management business for more than 45 years.

Mr. Greenburger is well known throughout the real estate industry—in particular for his track record of successfully navigating through various market cycles over the last five decades. Throughout his career Mr. Greenburger has maintained a commitment to Downtown Manhattan. He was among the earliest converters of commercial space to residential use within the Financial District. In fact, he purchased the 50 West Street site more than thirty years ago, which he converted from a commercial printing facility to residential lofts.

Beyond real estate, however, Mr. Greenburger maintains an eclectic range of personal and business interests—including those of philanthropist, art collector, and literary agent/book publisher. These interests inform his design choices and development activities.

As a philanthropist and community leader, Mr. Greenburger devotes substantial time to various not-for-profit organizations. In particular he serves on the executive boards of the Alliance for Downtown New York, Little Red Schoolhouse/Elizabeth Irwin High School Board of Trustees, Lower Manhattan Cultural Council, MASS MoCA (contemporary art museum), Omi International Arts Center, Inc., and Sports and Arts In Schools Foundation.

Mr. Greenburger has had a lifelong passion for the arts. He maintains a substantial private collection of over 200 contemporary paintings and sculptures. Mr. Greenburger is also the founder and principal benefactor of Omi International Arts Center. He was awarded the insignia of Chevalier of the Order of Arts and Letters by the French government for his commitment to the arts.

In addition to the above community, arts, and education-based organizations, Mr. Greenburger recently founded the Greenburger Center for Social and Criminal Justice, which advocates for reforms to the criminal justice system.

Mr. Greenburger is the Chairman of S.J. Greenburger Associates, Inc., a renowned literary agency founded by his father 80 years ago. The agency represents many of the world's best-selling authors, including Dan Brown and Brad Thor.

Mr. Greenburger graduated from Baruch College in 1974 with a degree in Public Administration. Mr. Greenburger is an avid tennis player and skier. He resides in Manhattan with his wife Isabelle Autones and has four children: Morgan, Noah, Julia, and Claire.

Time Equities Inc.

EXCLUSIVE SELLING AGENT

Founded in 1966, Time Equities, Inc. (TEI) has been in the real estate investment, development and asset & property management business for more than 45 years. With more than 100 employees, TEI owns and manages a portfolio of approximately 18.0 million square feet of residential and commercial property (including more than 2,200 multi-family apartment units). Time Equities properties are located throughout the United States and Canada.

In addition to its operating properties, TEI has a development pipeline allowing for the construction of approximately 1.4 million square feet in strategic urban markets.

TEI has been a market leader in the cooperative and condominium conversion business in New York City, having converted over 100 buildings including over 10,000 units. Most recently, TEI took the lead in the conversion of multi-tenant office buildings into for-sale office condominiums.

TEI has found success in both bull and bear markets. Its stability, long term vision and disciplined investment strategy allow it to consistently stay 'ahead of the curve.'

Perelman LLC

DEVELOPMENT CONSULTANT

Perelman LLC is a developer and manager of residential and commercial property and a minority partner and consultant in the development of 50 West Street.

Stanley Perelman is the managing principal of Perelman LLC with 30 years of experience in all classes of real estate. He has been a partner and/or manager of real estate in excess of \$1.5 billion including the condominium conversion of over 1,500 apartment units and the development of over 1.6 million square feet of credit retail and residential property.

The most recent residential project was the development of the One York Street Condominium in Tribeca, a 136,000 square foot full block development containing 33 luxury residential apartments, two retail stores leased to Maserati, Class A office space, and a 40 car fully automated parking garage.

Albanese

Development Corporation

DEVELOPMENT MANAGER

Albanese Development Corporation is a privately held, full-service real estate firm dedicated to developing commercial and residential buildings of distinction and architectural merit. For over 60 years, the firm has focused on creating properties that maximize value and enhance the communities in which they are located. The firm is widely credited with introducing environmentally advanced ("Green") urban living to the United States with the development of The Solaire and The Verdesian (both in Battery Park City, NYC), which were the first residential towers in the U.S. to receive LEED Gold and LEED Platinum, respectively. Albanese has developed over 4 million square feet of distinctive residential and commercial properties in the New York Metropolitan area.

The Marketing Directors

DEVELOPMENT ADVISORY COMPANY

For over thirty years, The Marketing Directors has been the preeminent development advisory and marketing and sales force in luxury residential development. Its team works exclusively on behalf of elite owners and builders of residential housing to develop, market, and sell the customized, architecturally superior spaces for purchasers to call home.

The Marketing Directors' sophisticated professionals are industry leaders, respected partners, and market innovators. Headquartered in New York City with offices and sales teams across North America, The Marketing Directors has \$30 billion in collective sales and has led its clients to successfully sell-out more than 1,000 new developments. Past projects include The Sheffield, The Jefferson, Platinum, and The Visionaire.

DBOX

BRANDING AND CREATIVE

DBOX is a design agency dedicated to craft and innovation in the strategic development of brands. We create stories and experiences in the fields of architecture, art, hospitality, and culture.

DBOX's work has been recognized by organizations including the Academy of Television Arts & Sciences (Emmy® Awards), Communication Arts, The Art Directors Club, World Luxury Award, American Design Awards, and The International Property Awards, and has been exhibited at The Museum of Modern Art, The Museum of Contemporary Art in Tokyo, The Art Institute of Chicago, and The Museum of Contemporary Art in Los Angeles.

DBOX was founded in 1996 and maintains studios in New York, London, Miami, and Taipei.

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