



TERMINAL WAREHOUSE
WEST CHELSEA
NEW YORK



Cannon Hill
Capital Partners



DEFINING ATTRIBUTES

TERMINAL WAREHOUSE IS THE LARGEST ADAPTIVE REUSE PROJECT IN NEW YORK CITY'S HISTORY



Six-story vertical expansion featuring floor-to-ceiling glass overlooking the waterfront

The penthouse addition creates outdoor terraces and orients building towards Hudson River



Stunning vertically integrated interior courtyard for maximum exposure to light and green space



Multiple private entrances and branding opportunities

Two completely redesigned lobby storefront entrances to The Tunnel which spans 700 feet





OVERVIEW
TERMINAL WAREHOUSE CAMPUS

1.3M SF
TOTAL SIZE

1.1M RSF
OFFICE SPACE

100,000 SF
OUTDOOR SPACE

29
PRIVATE TERRACES

80,000+ SF
DOUBLE-HEIGHT SPACE

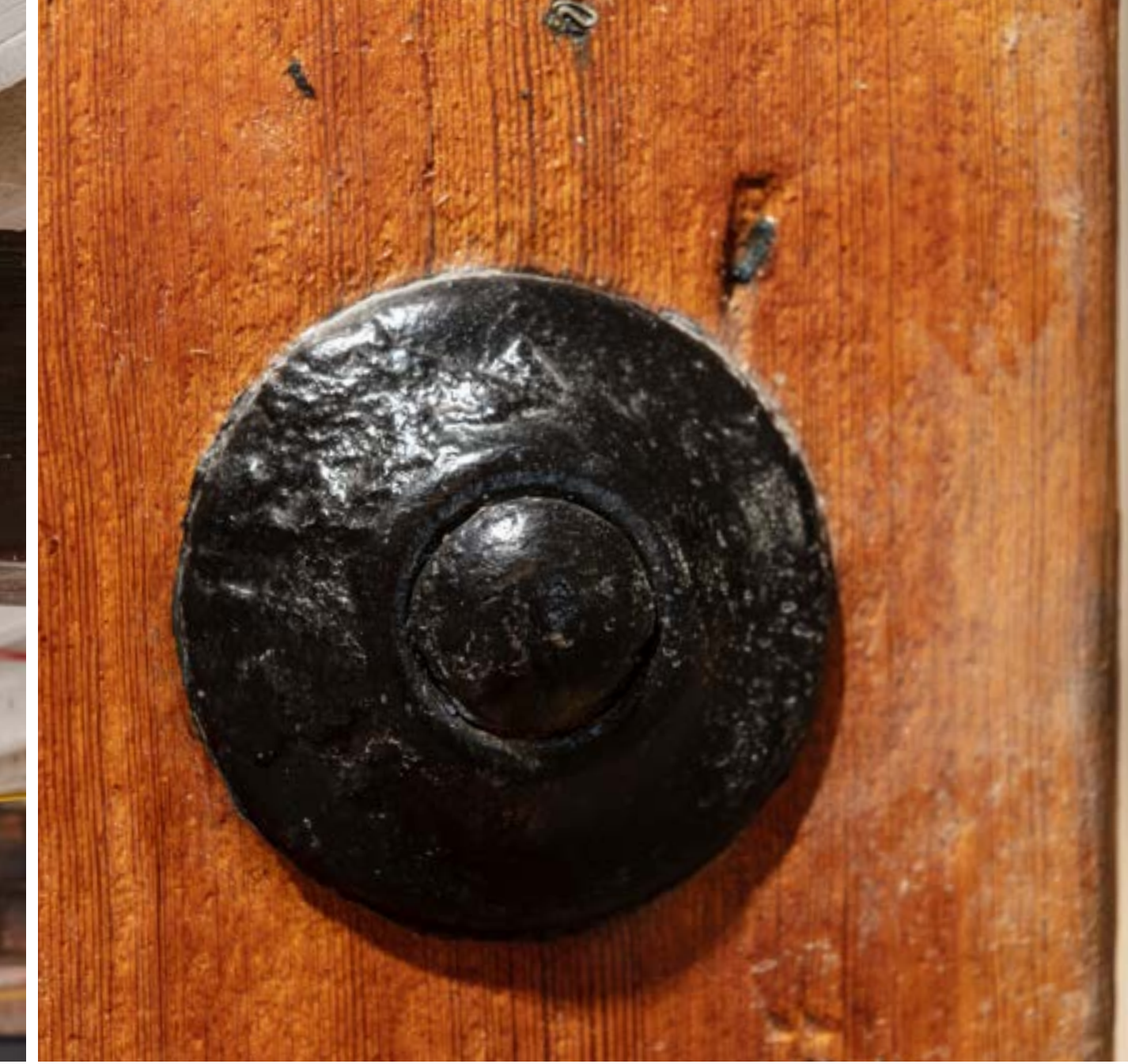
\$2 BILLION+
CAPITAL INVESTMENT

67,000 USF
RETAIL AND F&B



LEED PLATINUM CARBON BENEFITS OF ADAPTIVE REUSE

- Designed to achieve WELL Gold and LEED Platinum
- More than half of the original timbers have been repurposed within new development
- Embodied carbon footprint is half of that of comparable new construction, and retained timber naturally sequesters carbon from centuries past
- The courtyard, terraces, and timbers support mental health and promote a biophilic response that supports feelings of well-being



The Courtyard
Floor 4





LABOR FORCE
TALENT

THE WEST WINS

MANHATTAN'S TECHNOLOGY GROWTH HAS BEEN FUELED BY COMPANIES MIGRATING/EXPANDING ON THE WEST SIDE WITH TWO CONSISTENTLY REFERENCED DRIVERS:

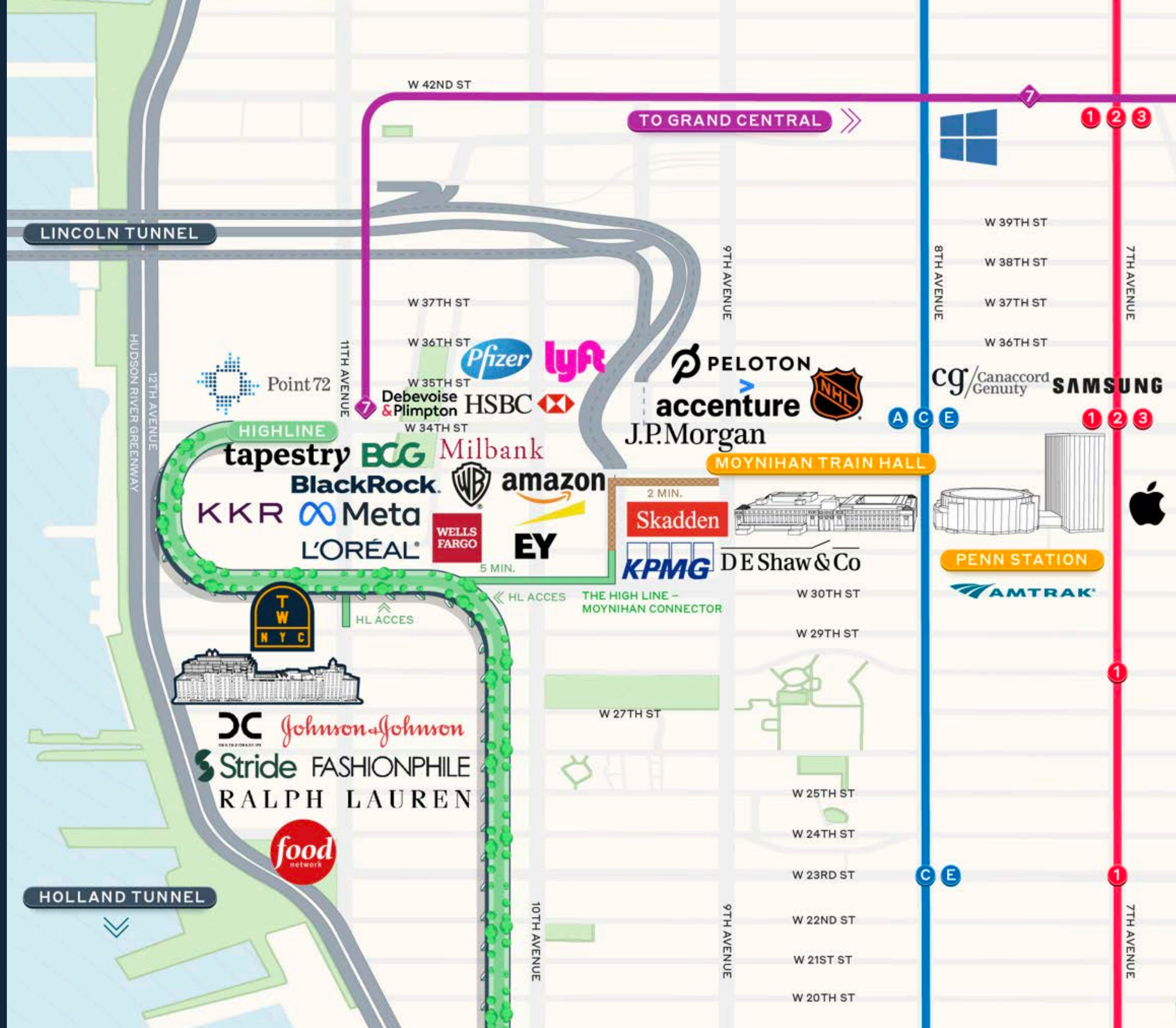
LOCATED WITHIN MANHATTAN'S 'COOLEST' AND MOST VIBRANT NEIGHBORHOODS.

- Chelsea to Tribeca has over 97k educated residents.

ACCESS TO KEY TALENT SHEDS IN NEW JERSEY AND BROOKLYN - MOST OF WHICH PREFER MANHATTAN'S WEST SIDE.

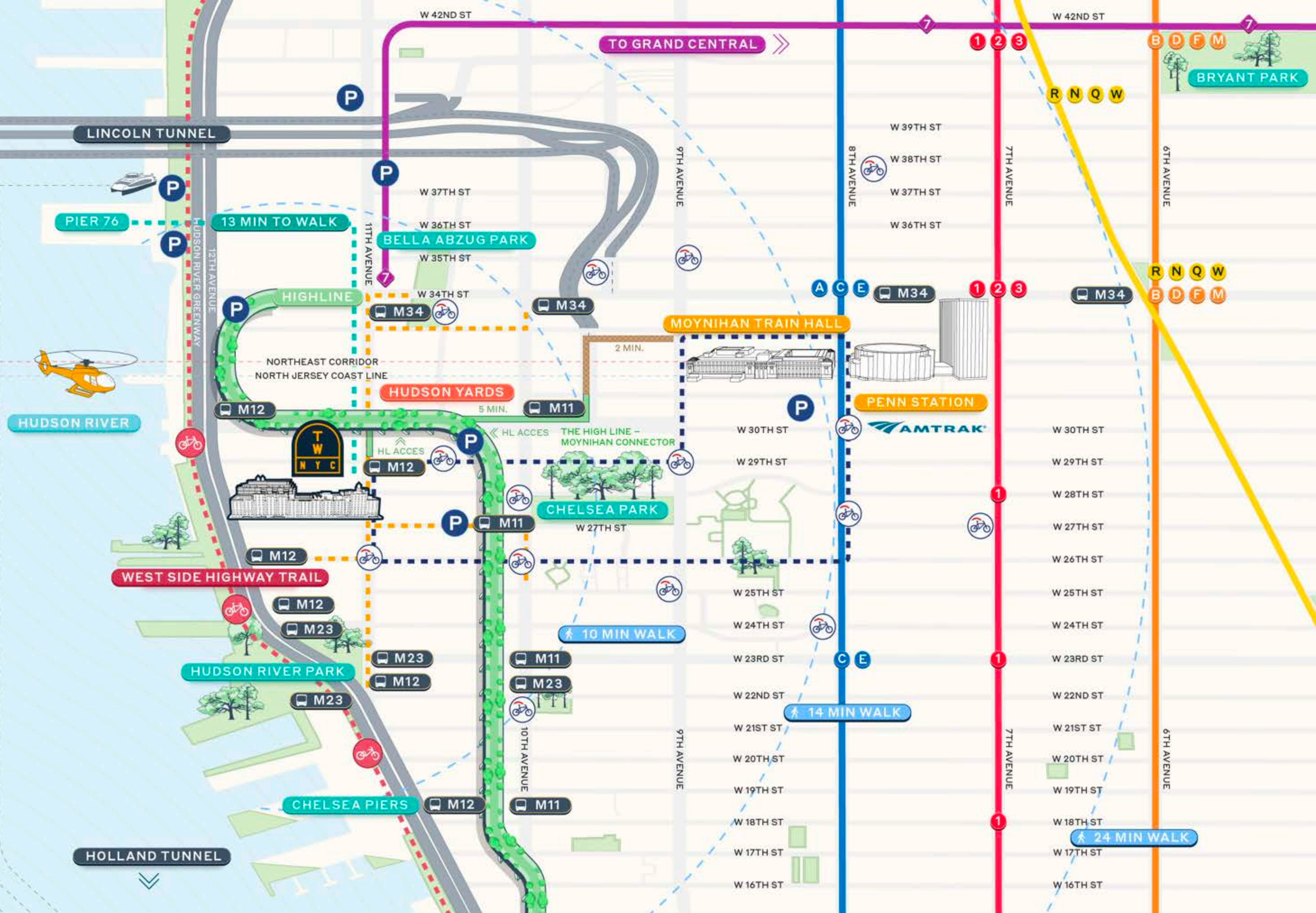
- 50% of NYC metro software developers reside in NJ, making Penn Station the tech epicenter.

With further expansion of suburban residency forecasted post-pandemic, Terminal Warehouse is uniquely positioned where convenient and cool collide.





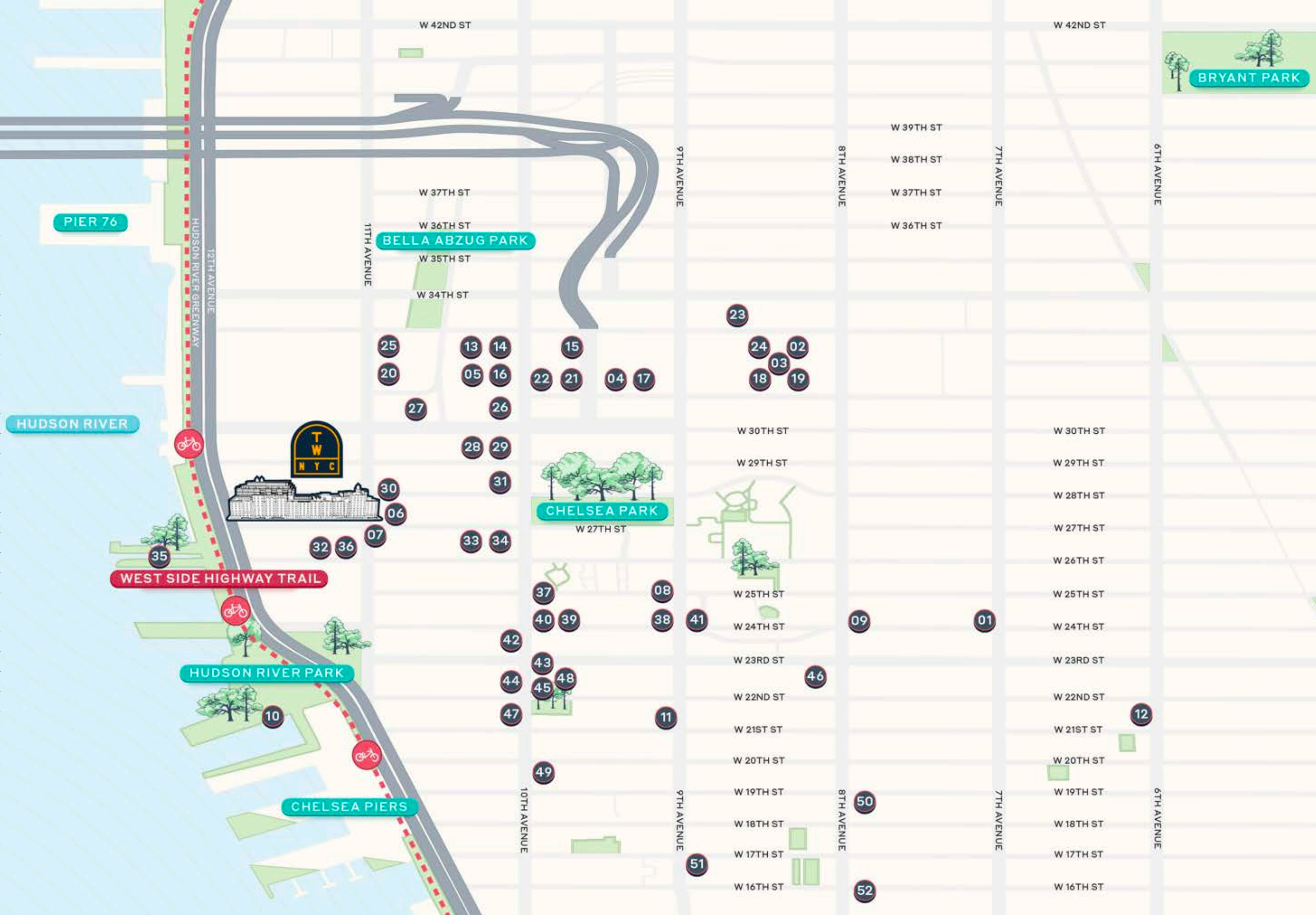
TRANSPORTATION NEIGHBORHOOD





NEIGHBORHOOD FOOD & BEVERAGE

- | | |
|--------------------------------|----------------------------|
| 01. Whole Foods | 27. Cedric's At The Shed |
| 02. H&H Bagels | 28. Kahlo |
| 03. Chopt Creative Salad Co | 29. Whitmans |
| 04. Daily Provisions | 30. Porchlight |
| 05. Magnolia Bakery | 31. Death Ave |
| 06. Avocaderia | 32. Olly Olly Market |
| 07. La Colombe | 33. Manderley |
| 08. Dunkin' | 34. Gallow Green |
| 09. Brooklyn Bagel & Coffee Co | 35. Frying Pan New York |
| 10. Bluestone Lane | 36. Hav & Mar |
| 11. Le Grainne Cafe | 37. Chop Shop |
| 12. Trader Joe's | 38. Maison Kintaro |
| 13. Quin Bar | 39. The Orchard Townhouse |
| 14. Milos Estiatorio | 40. Bottino |
| 15. Casa Dani | 41. Shukette |
| 16. Naked Tomato | 42. The Mermaid Inn |
| 17. Chez Zou | 43. New York Burger Co. |
| 18. Sauce Pizza | 44. Tía Pol |
| 19. Burger Joint | 45. Don Giovanni |
| 20. Electric Lemon | 46. Zia Maria Chelsea |
| 21. Umami Burger | 47. Pepe Giallo |
| 22. Katsuya | 48. Empire Diner |
| 23. Naya | 49. Cookshop |
| 24. Threes Brewing | 50. Loulou |
| 25. Starbucks | 51. Tao Downtown Nightclub |
| 26. Sweetgreen | 52. Jack's Wife Freda |





NEIGHBORHOOD
PARKS

EXPLORE YOUR NEW FRONT YARD

WITH HUDSON RIVER PARK IN FRONT AND THE HIGH LINE BEHIND, TWO OF THE CITY'S MOST VIBRANT GREEN SPACES ARE RIGHT OUTSIDE YOUR DOORSTEP.

"MAKING SURE THAT ALL PEOPLE HAVE ACCESS TO PARKS AND OUTDOOR PROGRAMMING IS A CRITICAL WAY TO INCREASE POSITIVE EFFECTS ON HEALTH AND QUALITY OF LIFE FOR YOUR COMMUNITY."

NATIONAL RECREATION & PARK ASSOCIATION



The High Line



Hudson River Park



Chelsea Piers



Little Island



THE TUNNEL

FLOORS 1-2
22K SF

THE PENTHOUSE

FLOORS 8-14
270K RSF

THE FOUNDRY

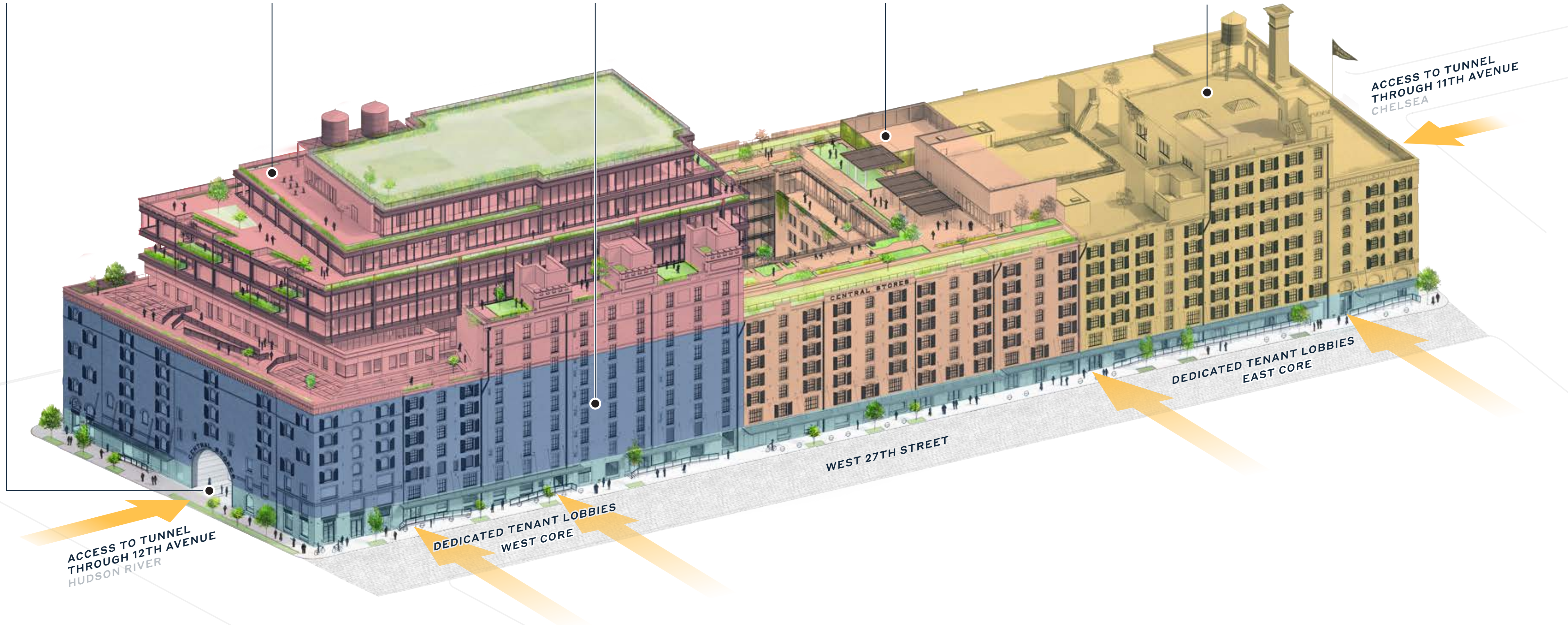
FLOORS 3-7
316K RSF

THE COURTYARD

FLOORS 3-7
195K RSF

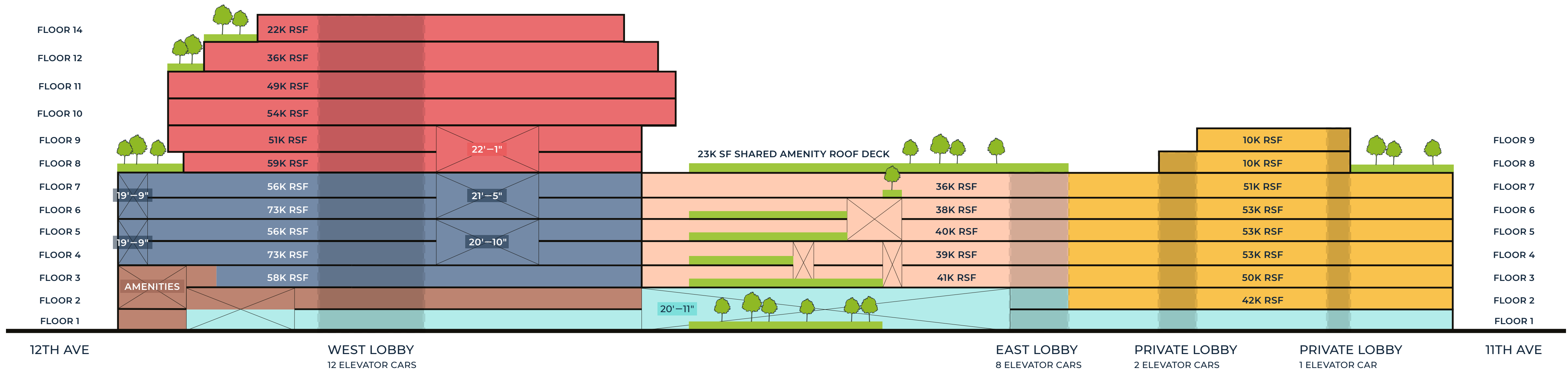
THE TIMBERS

FLOORS 2-9
322K RSF





TERMINAL WAREHOUSE CAMPUS



THE PENTHOUSE

- Floors 8-14
- 270K RSF Total
- 39K SF Private and Wrap-Around Terraces
- 23 Private Terraces

THE TUNNEL

- Floors 1-2
- 54K USF of Retail with Potential Additional Space on 2nd Floor
- 700 Feet Long

THE FOUNDRY

- Floors 3-7
- 316K RSF Total

SHARED AMENITIES

- 45K RSF
- 4K SF of The Park At Terminal
- 23K SF Shared Roof Terrace

THE COURTYARD

- Floors 3-7
- 195K RSF Total
- 7K SF Private Outdoor Terraces

LOADING DOCKS

- 5 Loading Docks on 28th Street

THE TIMBERS

- Floors 2-9
- 322K RSF Total
- 11,100 SF Private Outdoor Terraces

DOUBLE HEIGHT SPACES

COMMON AREAS

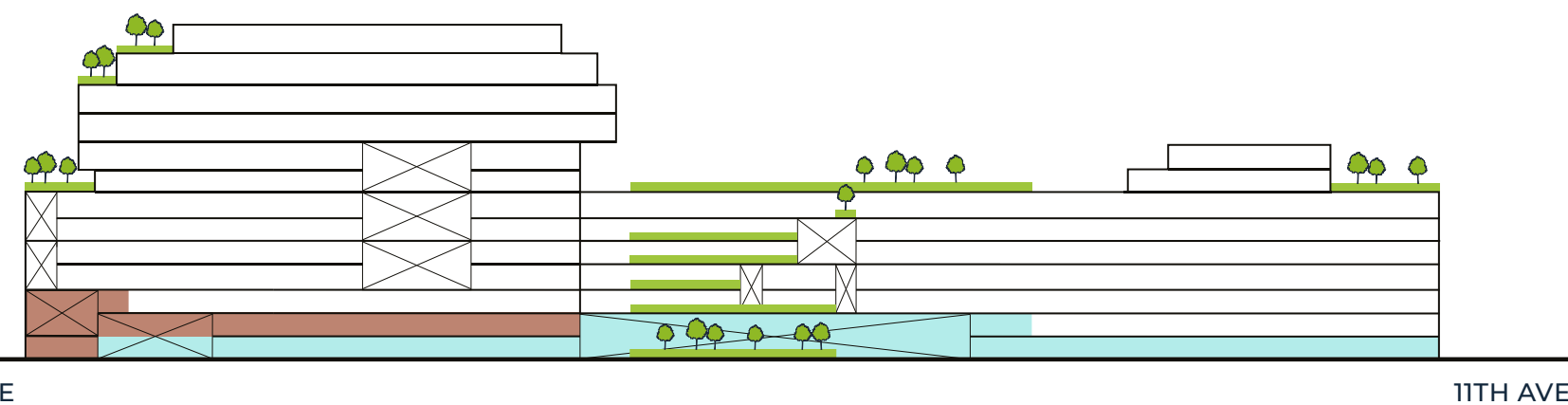


THE TUNNEL

- 54K USF Ground Floor Retail with Additional Space Available on 2nd Floor
- 10K SF Fitness & Wellness Center
- 15K SF Conference & Event Spaces
- High-End Dining along with Quick Service Options
- Bike Concierge w/ Showers & Storage
- Child Daycare & Pet Care

KEY

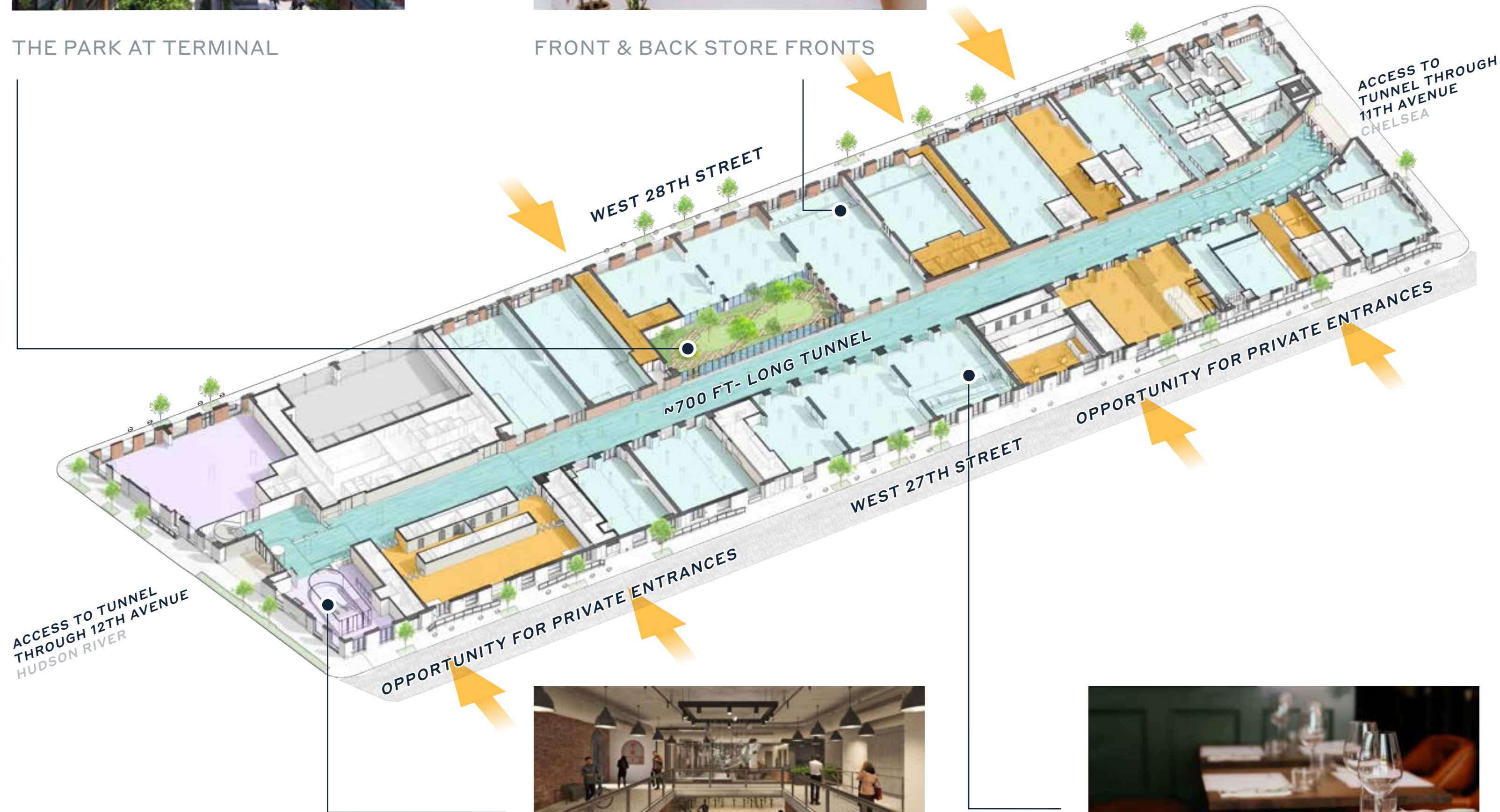
	The Tunnel & Retail		Elevator Banks
	Building Amenity		Mechanicals & Service
	Private Entrances & Lobbies		



THE PARK AT TERMINAL



FRONT & BACK STORE FRONTS



FITNESS AND BIKE LOBBY LOUNGE



F&B: OPTIONS FROM FAST CASUAL TO DINING DESTINATIONS



GALLERY

11TH AVENUE ENTRANCE

THE TUNNEL

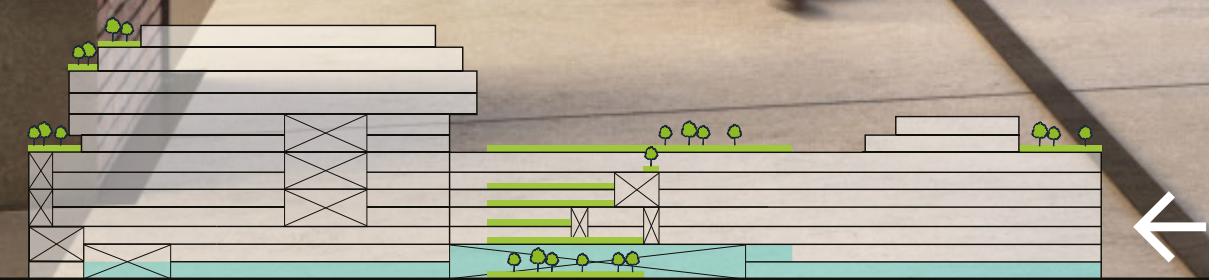




GALLERY

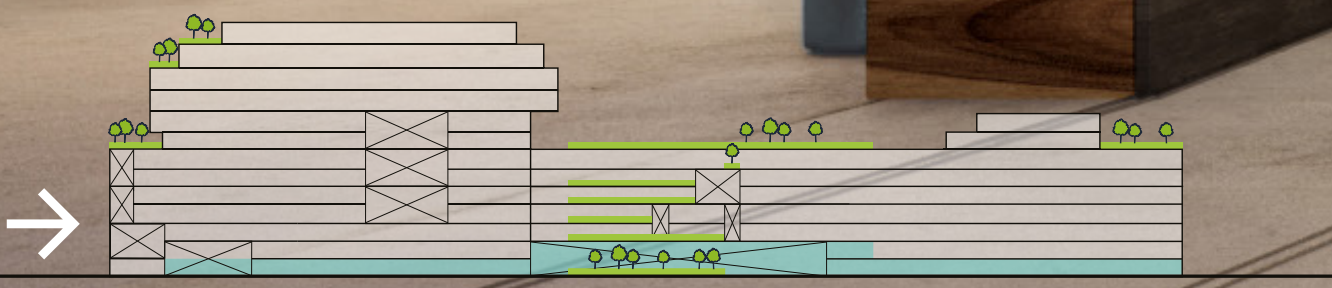
THE TUNNEL WITH COURTYARD CONNECTIVITY

THE TUNNEL



12TH AVENUE ENTRANCE

THE TUNNEL

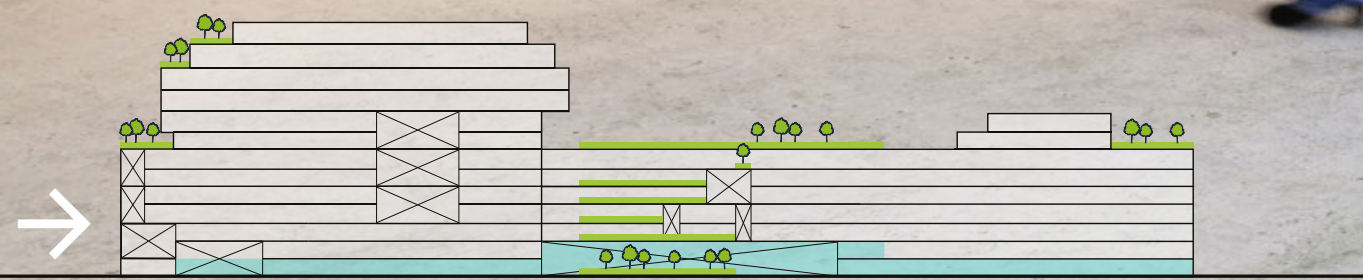




GALLERY

WESTERN ELEVATOR LOBBY

THE TUNNEL





GALLERY

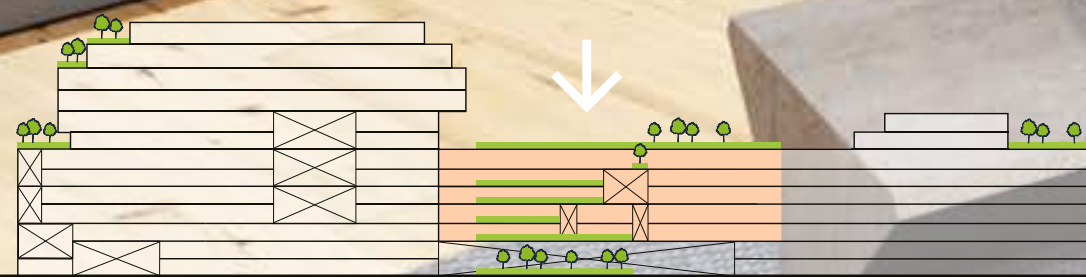
COLLABORATIVE WORKSPACE WITH ORIGINAL TIMBER

THE TIMBERS



COURTYARD OFFICE FLOOR

THE COURTYARD



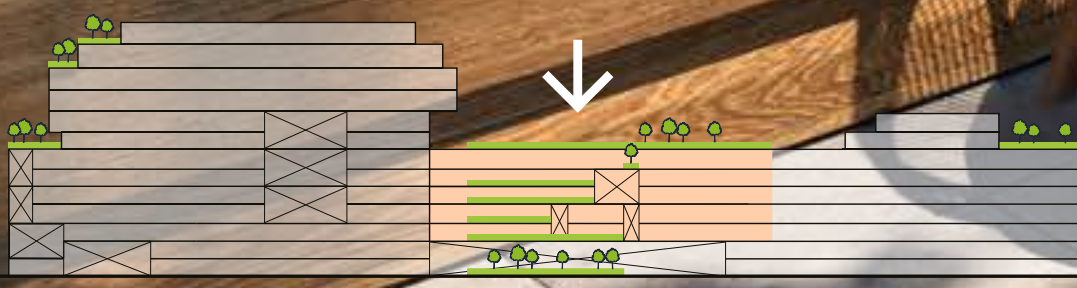
INDOOR-OUTDOOR COURTYARD FLOOR

THE COURTYARD



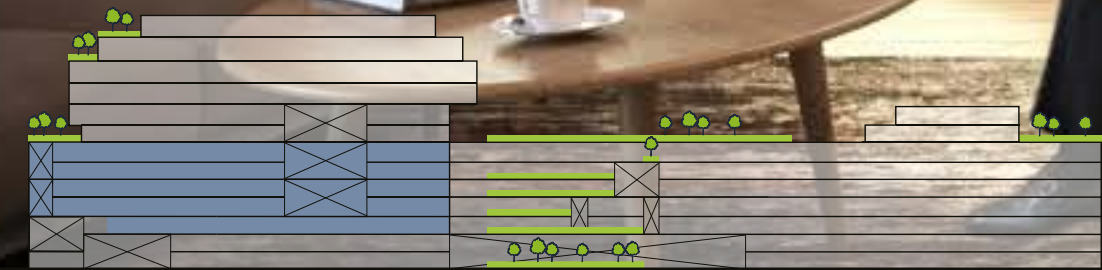
23K SF GARDEN TERRACE FOR RELAXING/RECHARGING

THE COURTYARD



OPEN & AIRY WORKSPACE DESIGNED TO INSPIRE

THE FOUNDRY



DOUBLE-HEIGHT FOUNDRY FLOOR

THE FOUNDRY

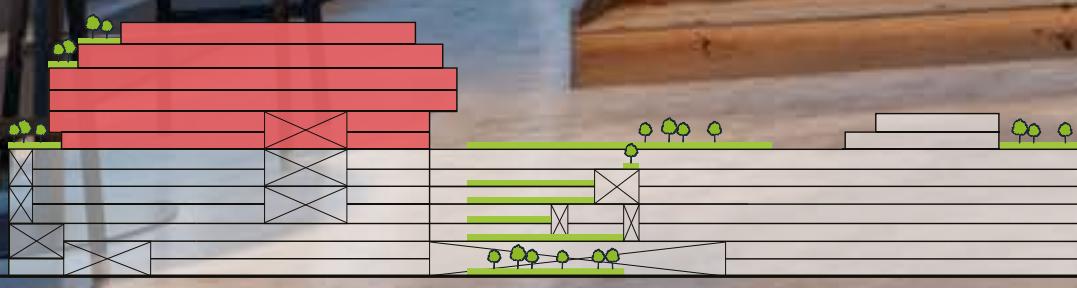




GALLERY

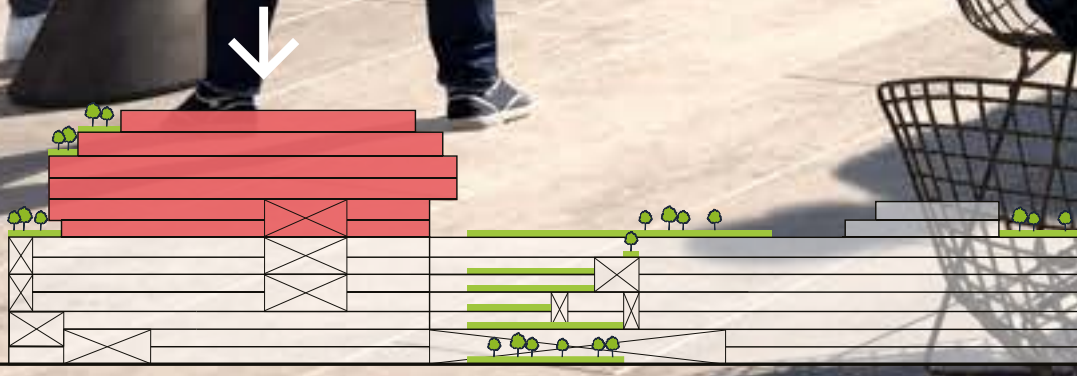
DOUBLE-HEIGHT OPPORTUNITY

THE PENTHOUSE



YOUR NEW FRONT YARD

THE PENTHOUSE





GALLERY

PENTHOUSE FLOOR WITH PRIVATE TERRACE

THE PENTHOUSE





FLOOR PLANS

KEY

- Retail
- Building Amenity
- The Tunnel / Mech. & Service

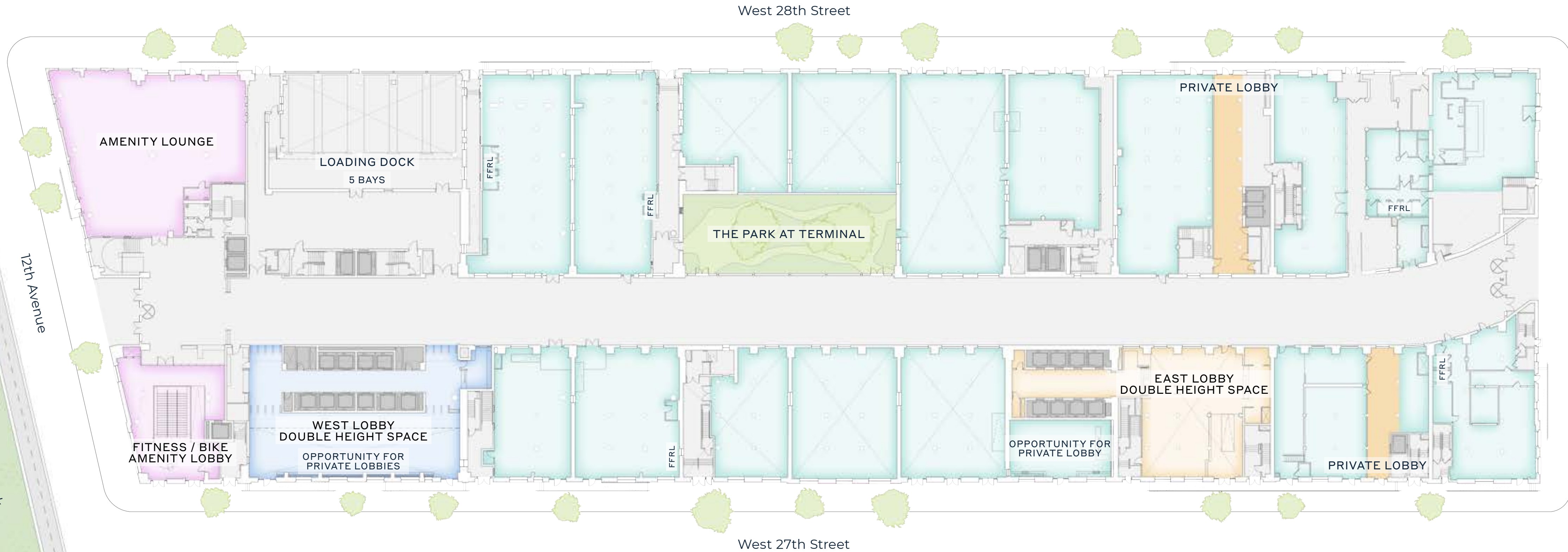
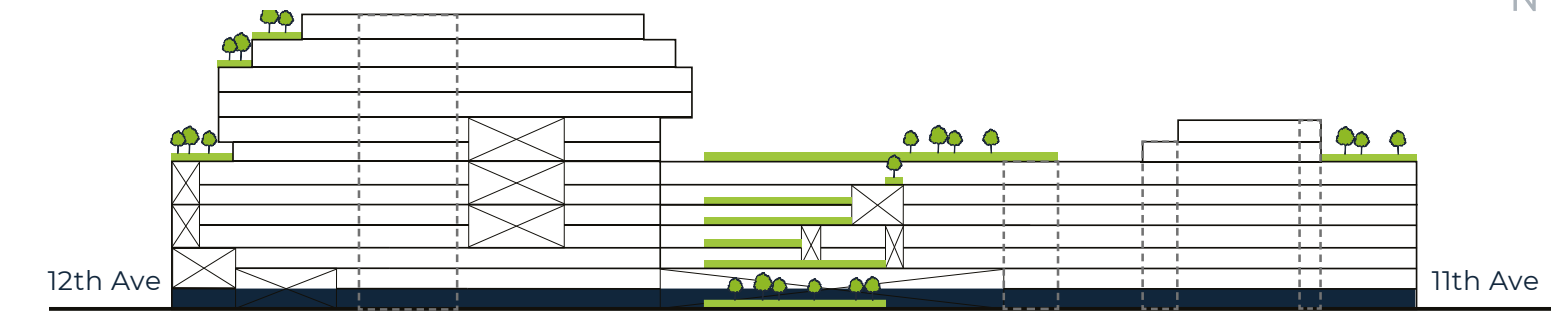
- Lobbies
- Private Lobbies
- Elevators

FEATURES

- 4,000 SF of Outdoor Space

FLOOR 1

CORE & SHELL





FLOOR PLANS

FLOOR 2

CORE & SHELL

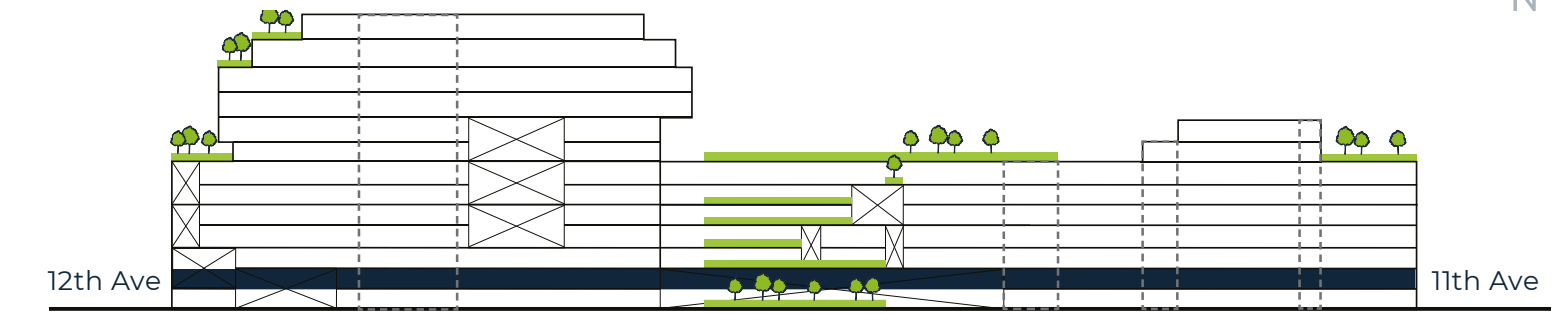
KEY

- Retail
- Building Amenity
- Double-Height Space

- Elevators
- The Tunnel / Mech. & Service

FEATURES

- 11'-4" - 11'-10" Slab-to-Slab Height



West 28th Street

The Timbers 42K RSF



West 27th Street

Hudson River

Hudson River Park

12th Avenue

11th Avenue



FLOOR PLANS

FLOOR 3

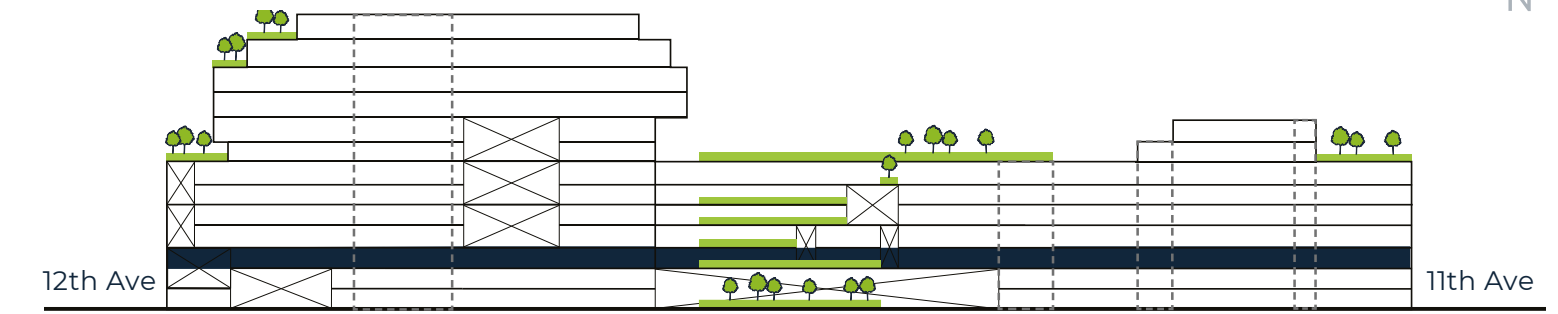
CORE & SHELL

KEY

- Building Amenity
- Workplace
- Elevators

FEATURES

- Mechanicals & Service
- Double-Height Space
- 10'-4" – 11'-5" Slab-to-Slab Height
- 3,700 SF of Outdoor Space

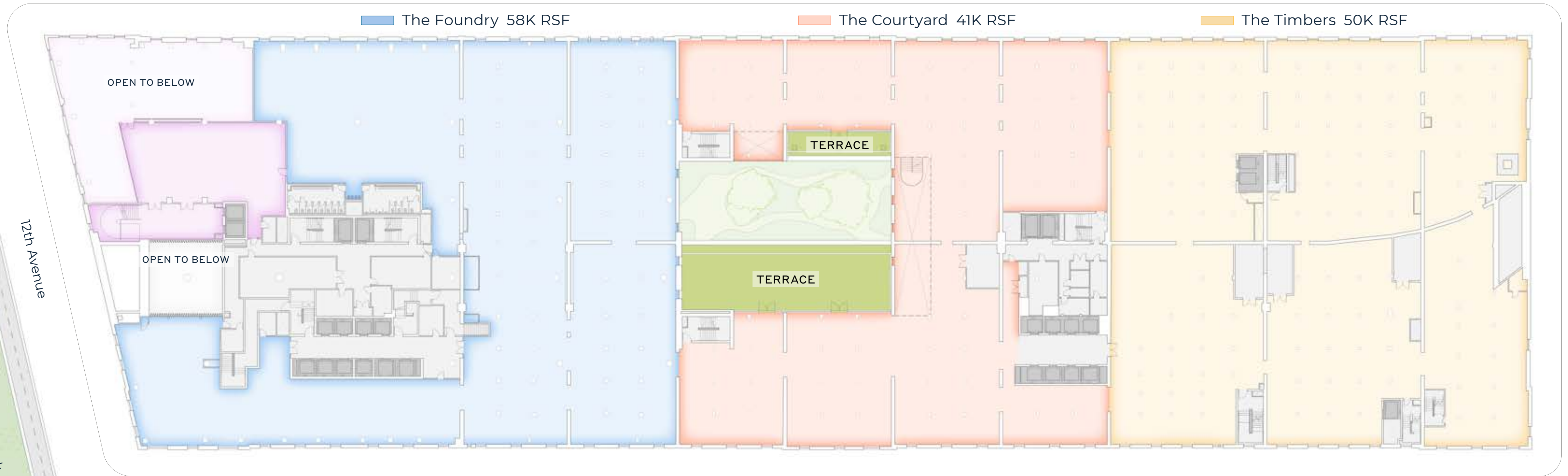


West 28th Street

The Foundry 58K RSF

The Courtyard 41K RSF

The Timbers 50K RSF



West 27th Street



FLOOR PLANS

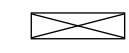
FLOOR 4

CORE & SHELL

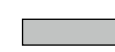
KEY



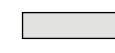
Workplace



Double-Height Space



Elevators

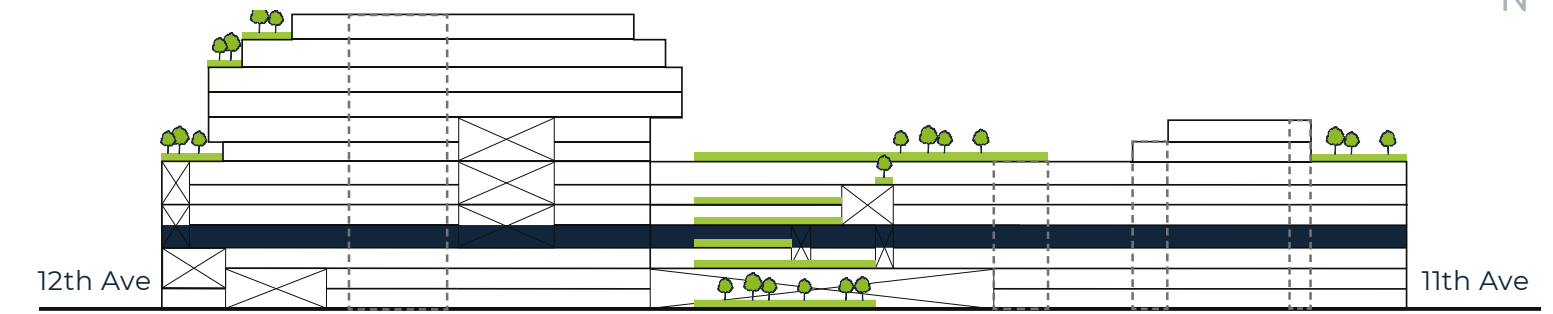


Mechanicals & Service

FEATURES

• 10'-3" – 11'-6" Slab-to-Slab Height

• 330 SF of Outdoor Space

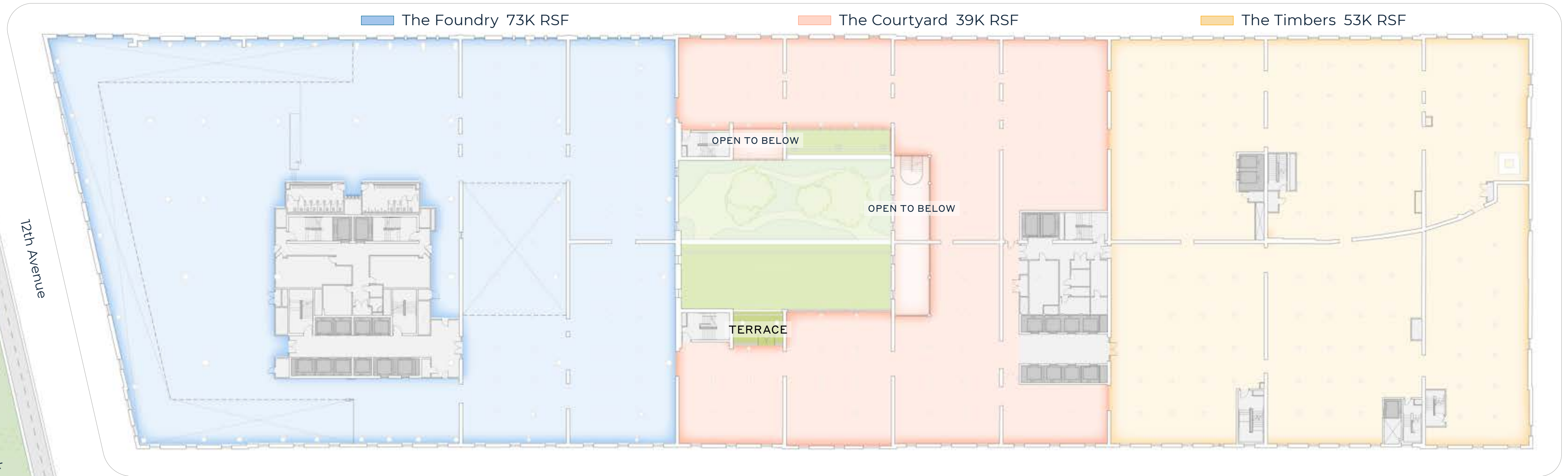


West 28th Street

The Foundry 73K RSF

The Courtyard 39K RSF

The Timbers 53K RSF



West 27th Street





FLOOR PLANS

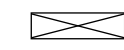
FLOOR 5

CORE & SHELL

KEY



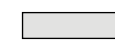
Workplace



Double-Height Space



Elevators

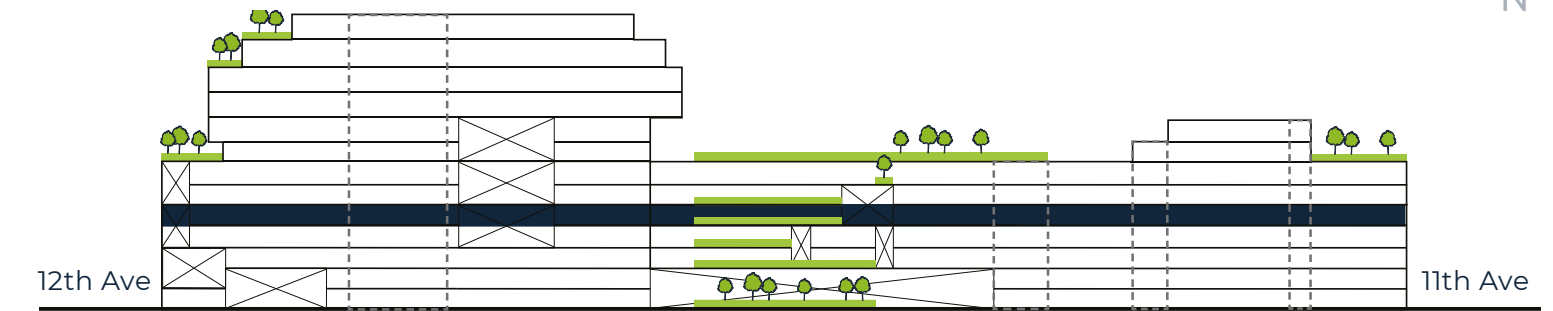


Mechanicals & Service

FEATURES

• 10'-9" – 13' Slab-to-Slab Height

• 330 SF of Outdoor Space

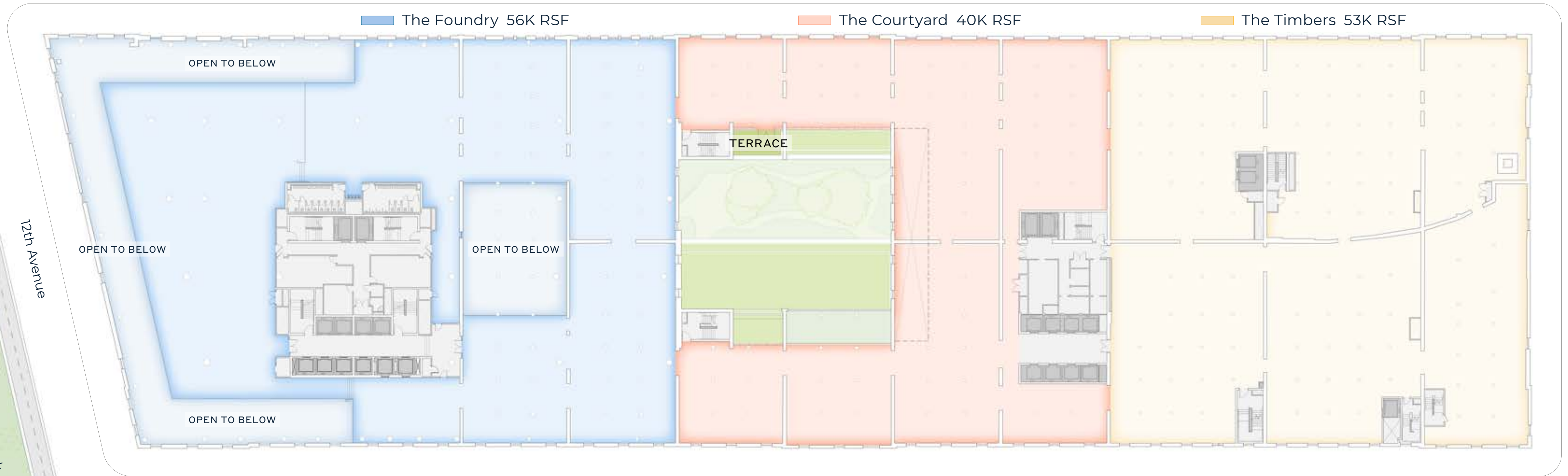


West 28th Street

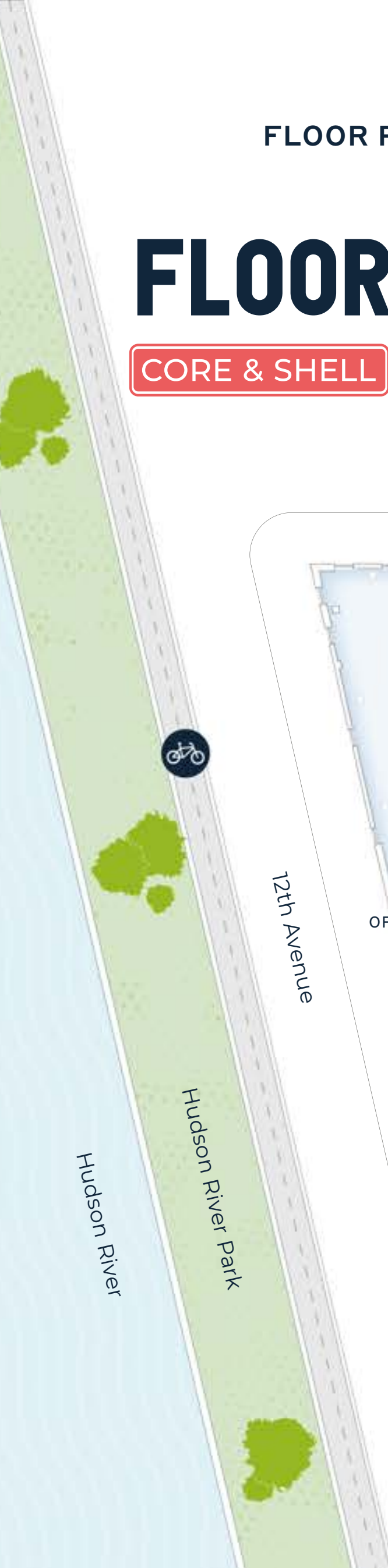
 The Foundry 56K RSF

 The Courtyard 40K RSF

 The Timbers 53K RSF



West 27th Street





FLOOR PLANS

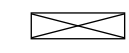
FLOOR 6

CORE & SHELL

KEY



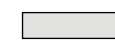
Workplace



Double-Height Space



Elevators

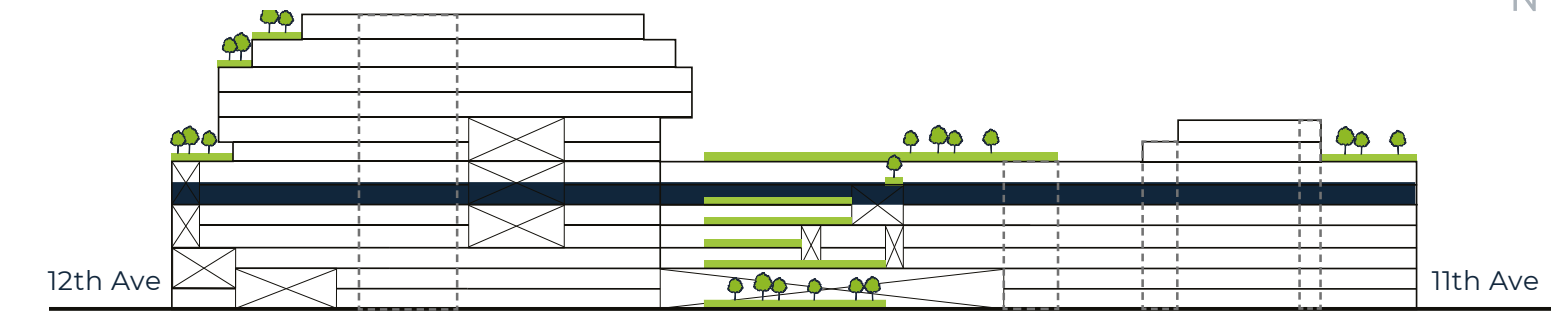


Mechanicals & Service

FEATURES

• 10'-8", 13'-1" Slab-to-Slab Height

• 660 SF of Outdoor Space

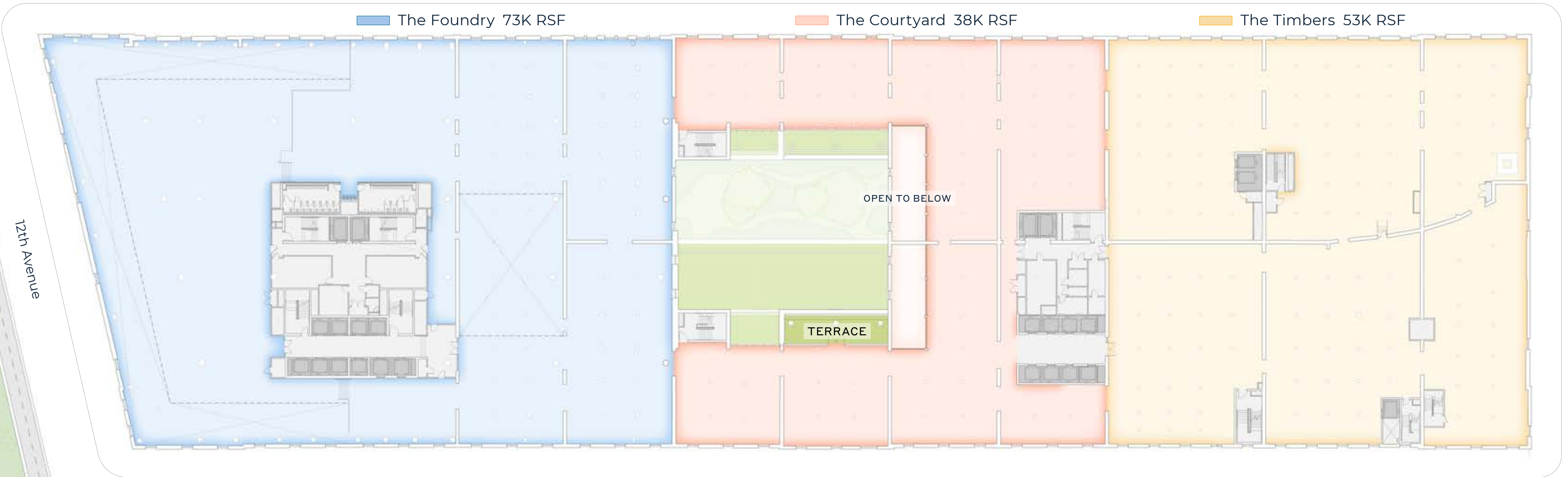


West 28th Street

The Foundry 73K RSF

The Courtyard 38K RSF

The Timbers 53K RSF



West 27th Street





FLOOR PLANS

FLOOR 7

CORE & SHELL

KEY



Workplace

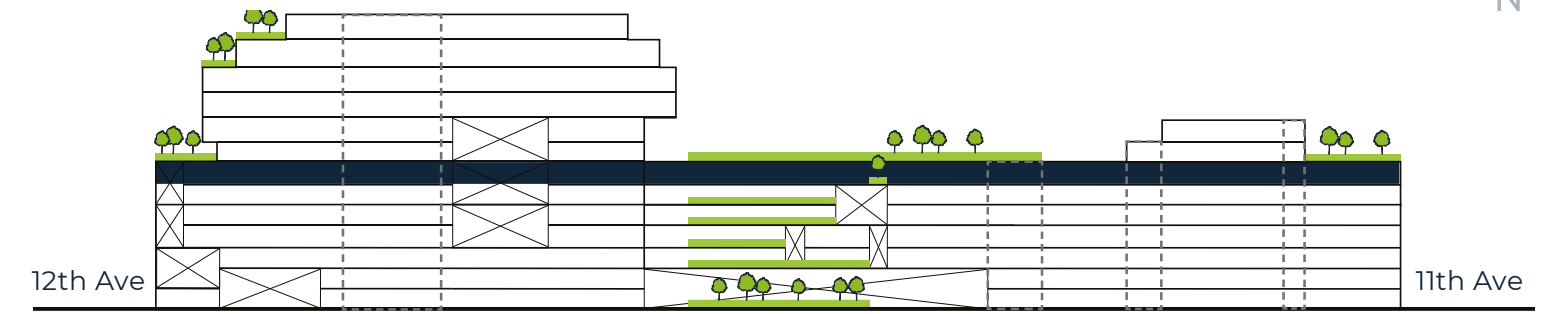


Mechanicals & Service

Elevators

FEATURES

- 10'-9" – 14'-9" Slab-to-Slab Height
- 1,540 SF of Outdoor Space

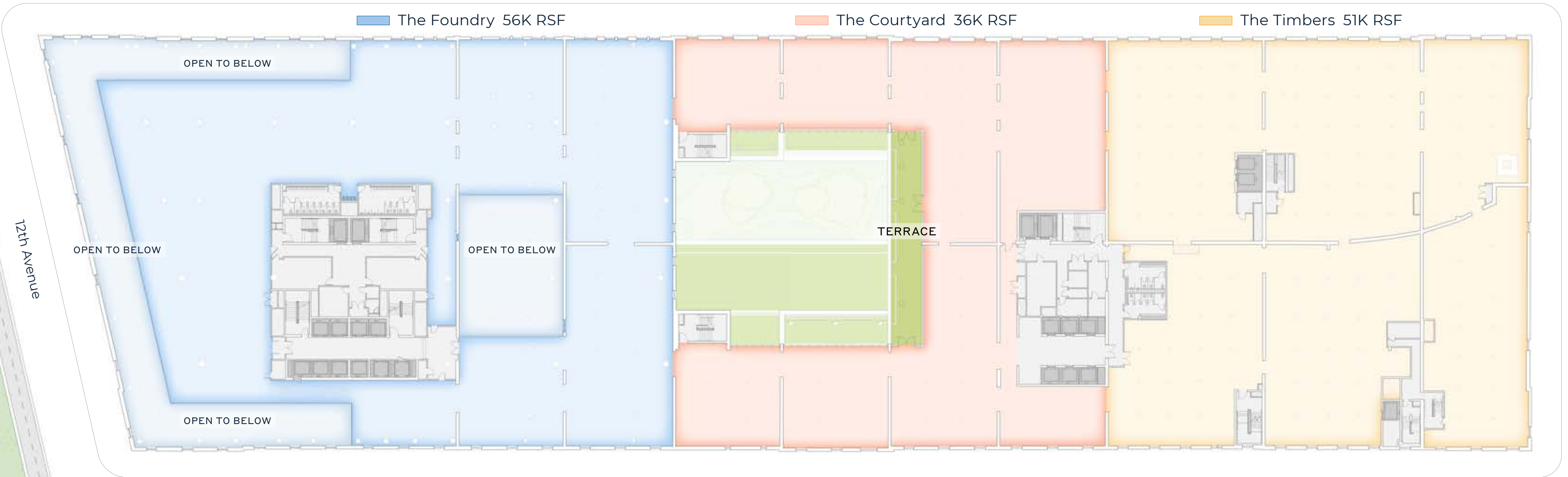


West 28th Street

The Foundry 56K RSF

The Courtyard 36K RSF

The Timbers 51K RSF



West 27th Street





FLOOR PLANS

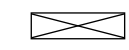
FLOOR 8

CORE & SHELL

KEY



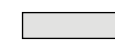
Workplace



Double-Height Space



Elevators

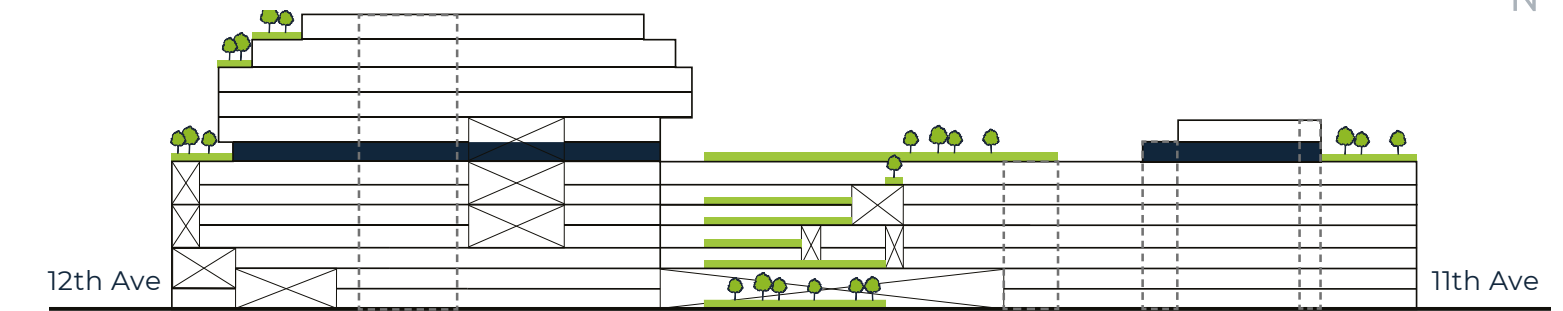


Mechanicals & Service

FEATURES

• 11'-6" – 12'-6" Slab-to-Slab Height

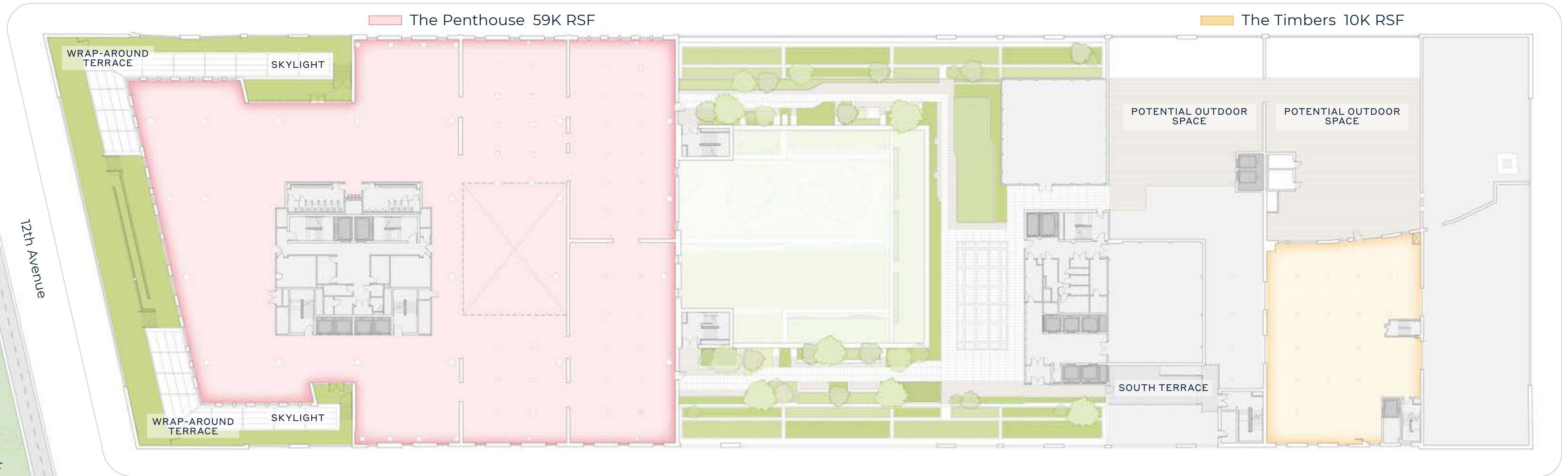
• 28,390 SF of Outdoor Space



West 28th Street

The Penthouse 59K RSF

The Timbers 10K RSF



West 27th Street





FLOOR PLANS

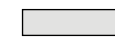
KEY



Workplace



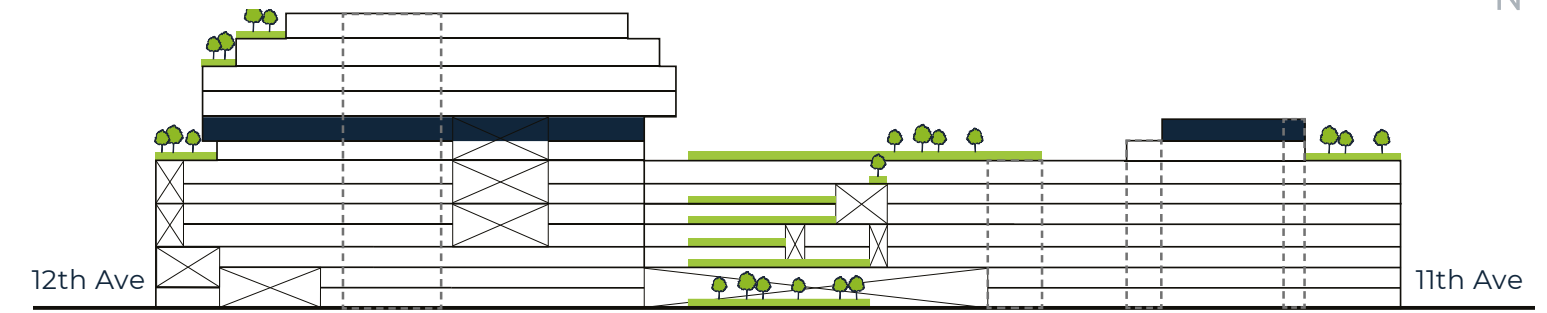
Elevators



Mechanicals & Service

FEATURES

- 11'-6" – 13'-11" Slab-to-Slab Height
- 1,620 SF of Outdoor Space



FLOOR 9

CORE & SHELL

West 28th Street

The Penthouse 51K RSF

The Timbers 10K RSF

TERRACE

OPEN TO BELOW

West 27th Street

12th Avenue

11th Avenue

Hudson River

Hudson River Park



FLOOR PLANS

FLOOR 10

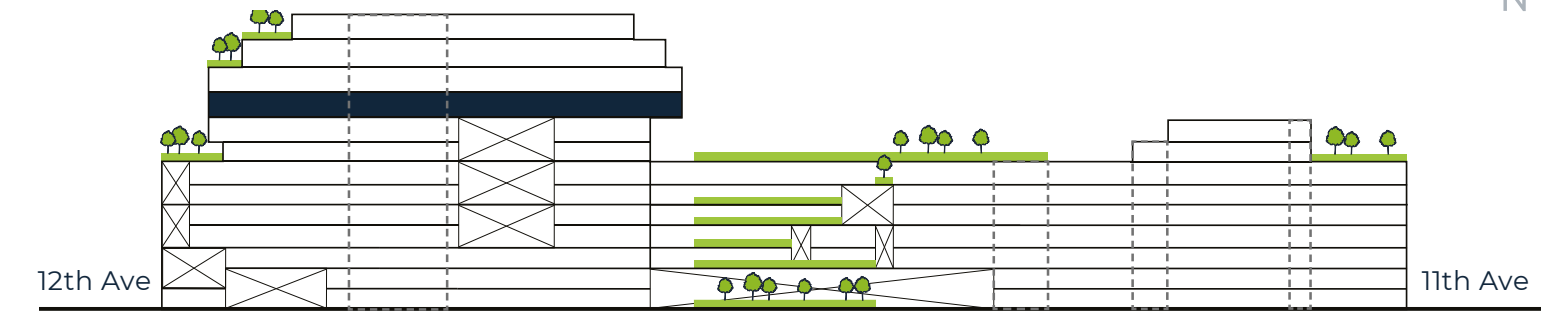
CORE & SHELL

KEY

- Workplace
- Mechanicals & Service

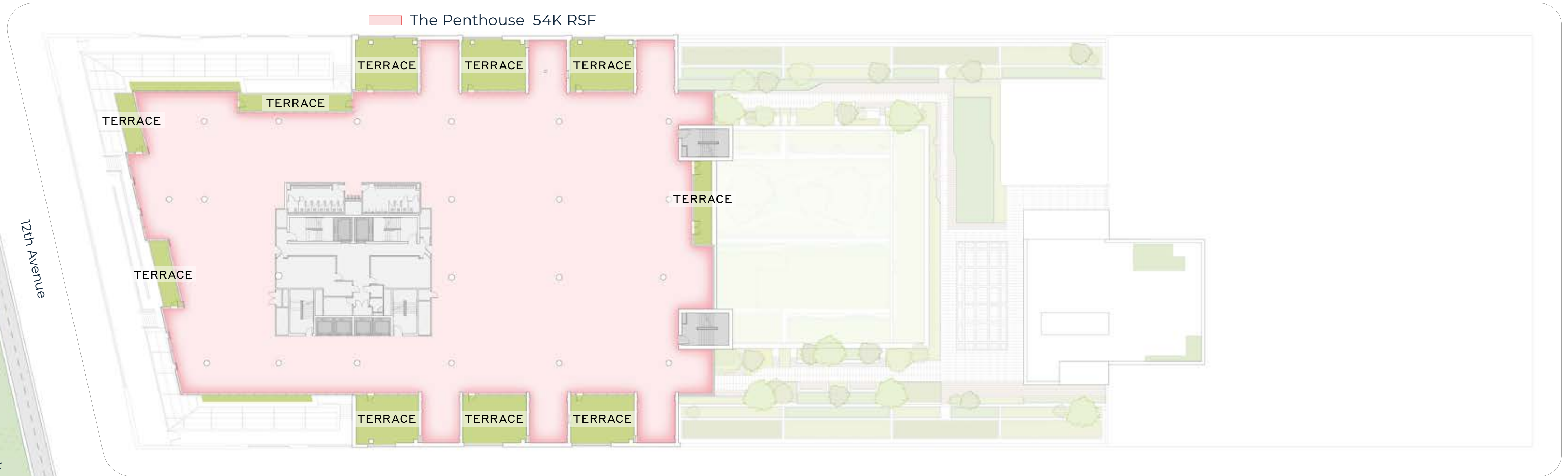
FEATURES

- Elevators
- 14'-2" Slab-to-Slab Height
- 5,575 SF of Outdoor Space



West 28th Street

The Penthouse 54K RSF



West 27th Street





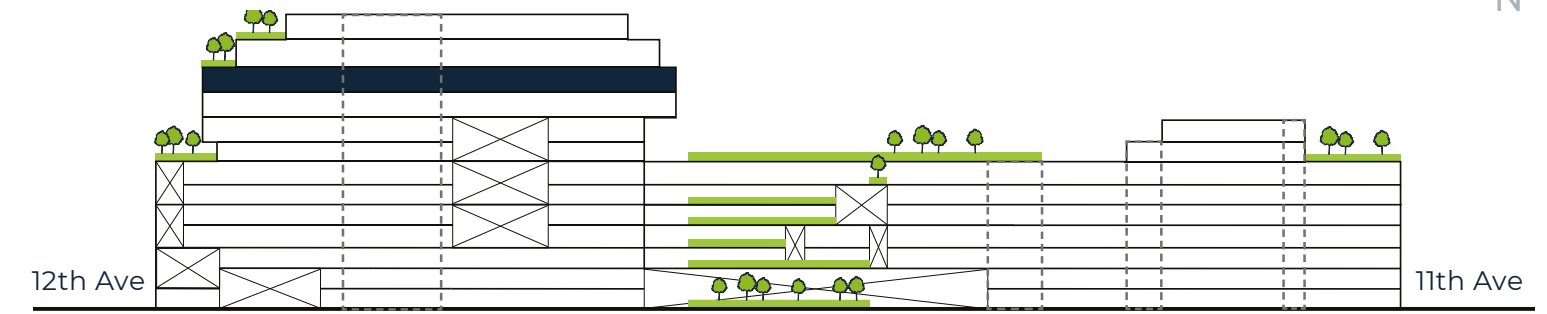
FLOOR PLANS

KEY

- Workplace
- Mechanicals & Service

FEATURES

- 14' Slab-to-Slab Height
- 2,343 SF of Outdoor Space

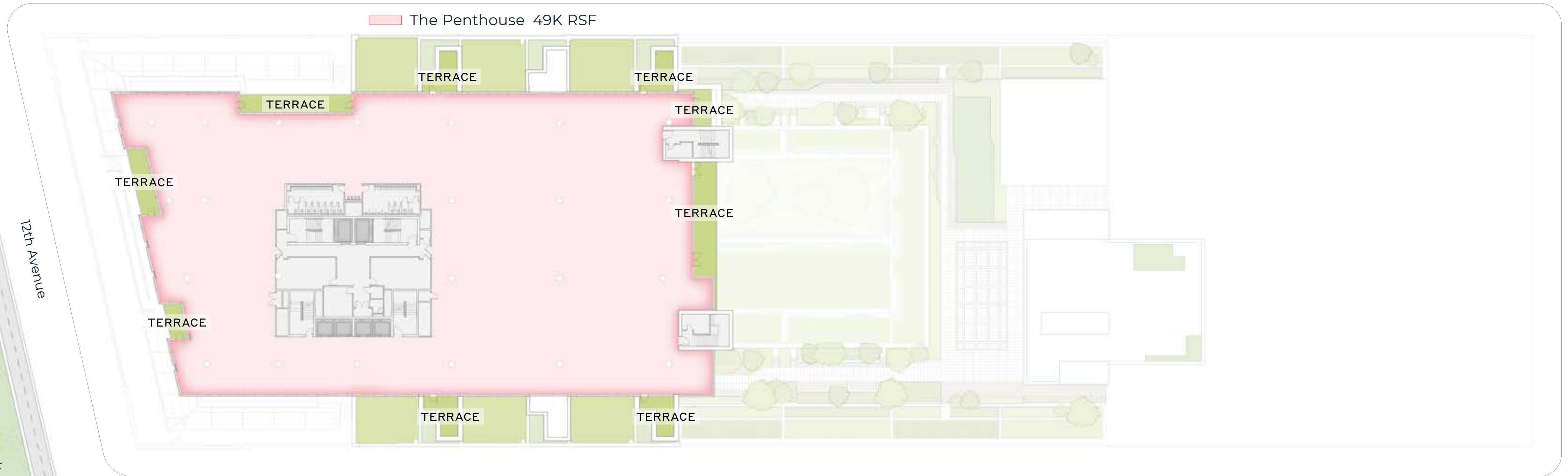


FLOOR 11

CORE & SHELL

West 28th Street

The Penthouse 49K RSF



West 27th Street





FLOOR PLANS

FLOOR 12

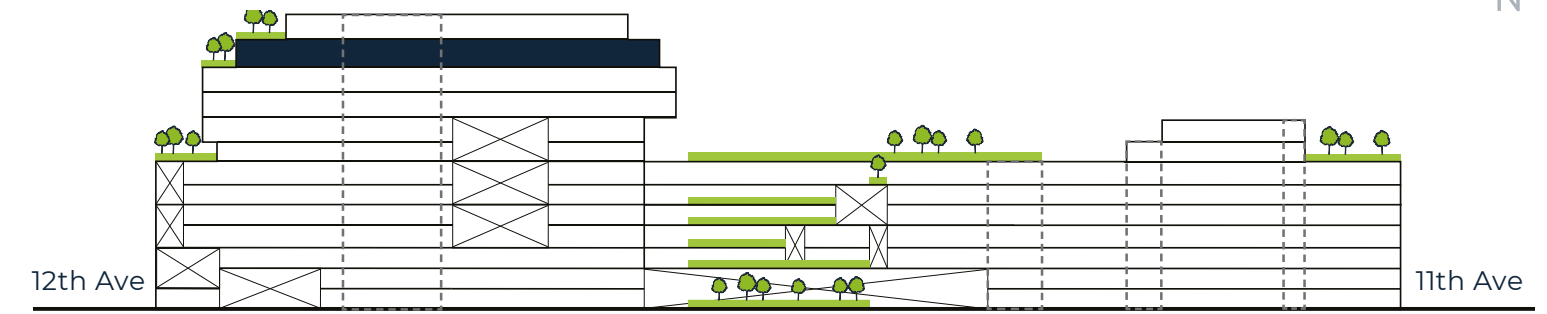
CORE & SHELL

KEY

- Workplace
- Mechanicals & Service

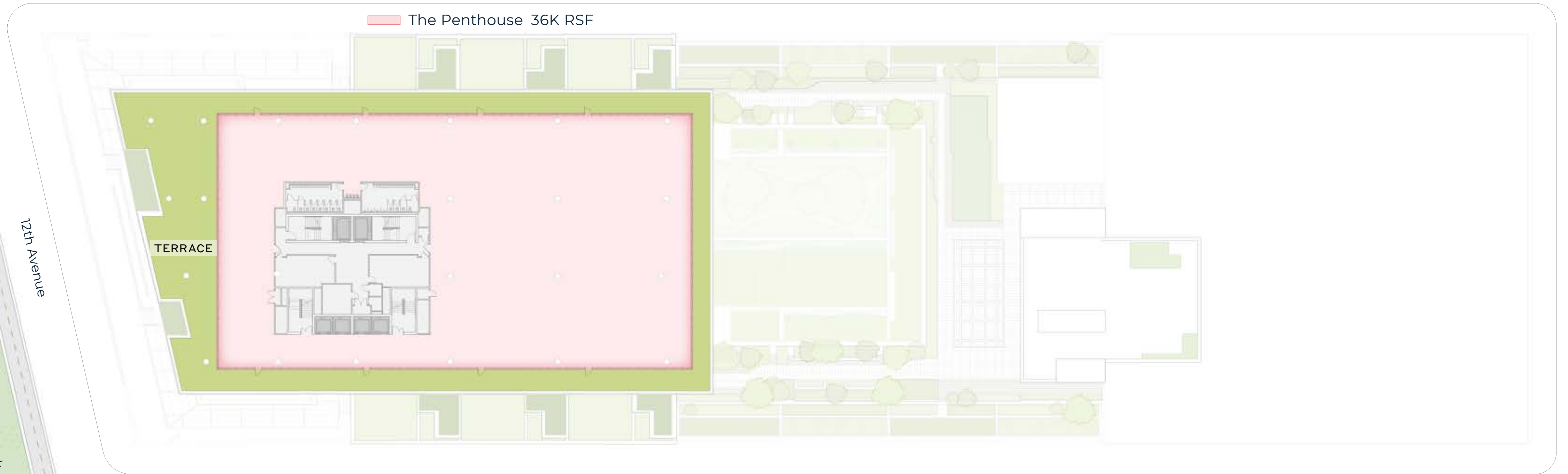
FEATURES

- Elevators
- 14' Slab-to-Slab Height
- 10,040 SF of Outdoor Space



West 28th Street

The Penthouse 36K RSF



West 27th Street





FLOOR PLANS

FLOOR 14

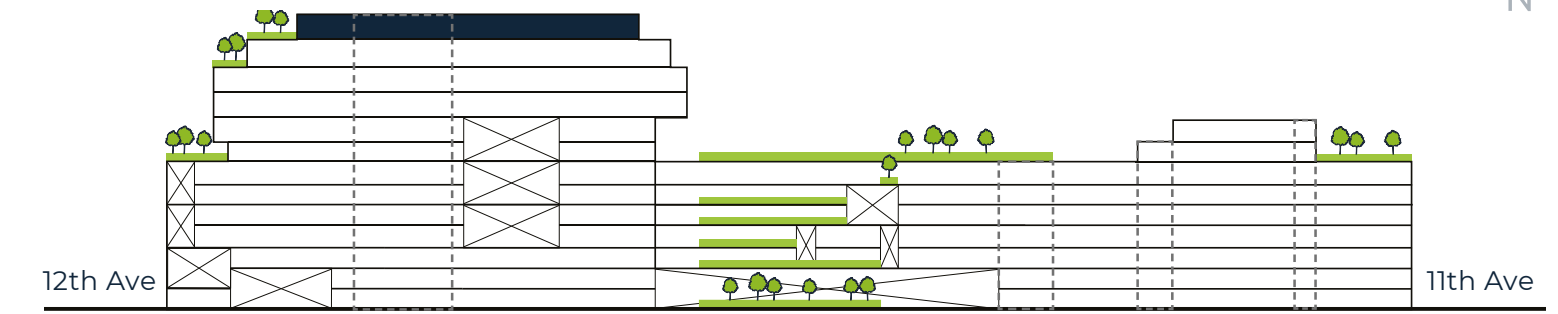
CORE & SHELL

KEY

- Workplace
- Mechanicals & Service

FEATURES

- Elevators
- 14' Slab-to-Slab Height
- 10,040 SF of Outdoor Space



West 28th Street

The Penthouse 22K RSF

TERRACE

12th Avenue

11th Avenue

West 27th Street

Hudson River
Hudson River Park



BUILDING SIZE

- Total 1.3 million RSF (including 67,000 USF retail)

FLOOR HEIGHTS

- The Foundry Up to 13' 1"
- The Courtyard Up to 13' 4"
- The Timbers Up to 14' 9"
- The Penthouse Up to 14' 2"

COLUMN SPACING

- The Penthouse 40' x 50'
- The Foundry 15' x 15' and 35' x 35' (avg)
- The Courtyard 15' x 15' (avg)
- The Timbers 15' x 15' (avg)

OUTDOOR AREAS

- Over 100,000 SF of outdoor and green space dispersed throughout on every floor

FLOOR LOADS

- 50 PSF live load with opportunities to increase to 100 PSF

SUSTAINABILITY

- LEED Platinum
- WELL Gold

ADDITIONAL FEATURES AND AMENITIES

- Wi-Fi enabled public spaces
- Expansive ground floor tunnel, courtyard, and F+B program
- Conferencing and auditorium amenity
- 3 floor fitness amenity with gym, bicycle storage, and locker rooms with showers
- Messenger center and package screening at dedicated freight entrance
- Shuttle service

LIFE SAFETY

- Fully sprinklered, compliant with NYC local authority jurisdiction
- Class E fire alarm system
- Smoke control systems, post-fire purge system, ARCS system, emergency generator
- Space for additional tenant generators, including coordinated pathways back to base building gas meter room

HVAC

- Base building cooling system consists of 2 centrally located condenser water plants, with valved cap outlets on each floor (multiple) to provide tenant flexibility on base building system (VRF or Water Cooled DX)
- Centrally located OA risers supplied by ERV units
- Cooling system designed for up to 5 Watts / USF
- Base building heating system consists of 2 centrally located Boiler Plants (gas fired) for heat injection as well as hot water radiators

ELECTRIC

- Capacity: 6 Watts / USF
- Sub-metered electricity
- Multiple tenant electrical closets per floor
- 15 Watts per USF (retail)

DATA / IT

- Multiple points of entry from all sides of the building to ensure true redundancy
- Pathways provided to each office floor (including ample futures)
- DAS Ready
- WiredScore Platinum
- Access to multiple providers available

ACCESS / VERTICAL TRANSPORTATION & LOADING DOCK

- West Lobby: 6 mid-rise & 4 high-rise elevators, along with 2 freight cars serving all floors (C-14)
- East Lobby: 5 elevators & 1 freight car serving all floors plus roof amenity (C-8)
- Loading dock (28th street): 5 births, connecting to west and east freight cars
- Potential for private lobbies with dedicated elevators

FLOOD

- Building is protected through dry and wet flood-proof methods
- All critical and vital infrastructure located above DFE or within dry flood proofed areas



THE TEAM

L&L HOLDING COMPANY

L&L Holding Company is a privately held, vertically-integrated real estate company founded in 2000 by David Levinson and Robert Lapidus that has acquired or developed over 10 million square feet of prime commercial and residential space in New York and Florida. The company's current portfolio includes such current and future icons as 425 Park Avenue, 390 Madison Avenue, Terminal Warehouse, TSX Broadway, The Wynwood Plaza, and Central Gardens Grand.

COLUMBIA PROPERTY TRUST

Based in New York, Columbia Property Trust uses its experience in transactions, asset management and repositioning, leasing, development, and property management to grow value across its eight million square foot portfolio of owned and managed office properties in New York, San Francisco, Washington D.C., and Boston.

CANNON HILL CAPITAL PARTNERS

Cannon Hill is a vertically-integrated real estate operator, developer and investment manager pursuing growth through a value-added investment strategy primarily focused on repositioning and developing best-in-class office, multi-family, industrial and life sciences properties in metropolitan New York, New Jersey, Boston, and Washington, D.C. Its portfolio under management includes 42 properties aggregating approximately 11.0 million square feet in its core markets.



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