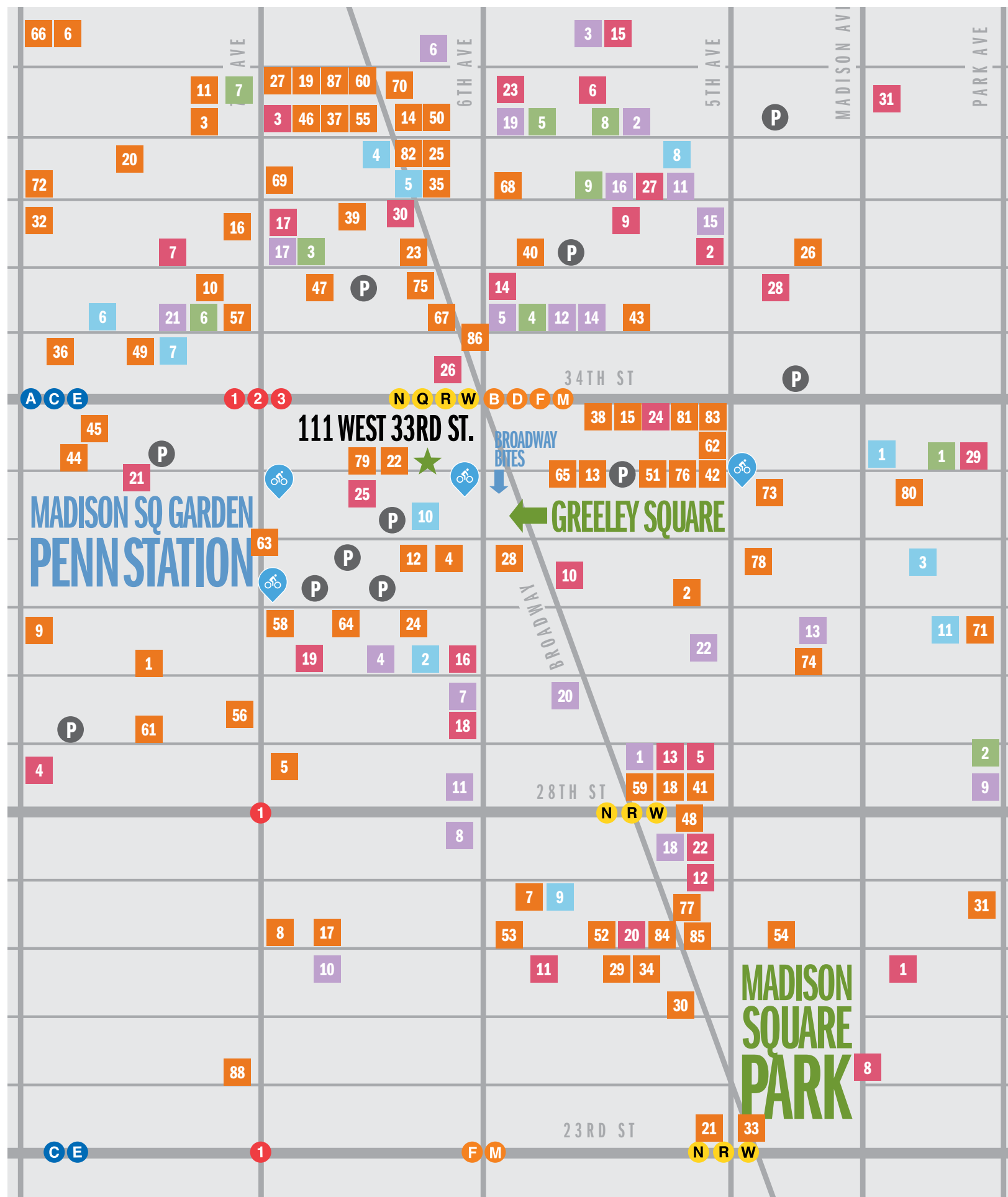


one
one
one
W 3 3 R D S T

EMPIRE STATE
REALTY TRUST



EATERIES

- 1 AMERICAN WHISKEY
- 2 AYZA WINE & CHOCOLATE BAR
- 3 BAKED BY MELISSA
- 4 BARILLA
- 5 BLACK IRON BURGER
- 6 BOI NOODLE HOUSE
- 7 BOMBAY SANDWICH CO.
- 8 BRGR
- 9 BROTHER JIMMY'S BBQ
- 10 CAFÉ DEL SOL
- 11 CAFE GRUMPY
- 12 CAFÉ R
- 13 CAJUNSEA & OYSTER BAR
- 14 CHIPOTLE
- 15 CHOPT
- 16 COSI
- 17 CROMPTON ALE HOUSE
- 18 DIG INN
- 19 DIG INN
- 20 DISTRICT TAP HOUSE
- 21 EATALY
- 22 FEILE
- 23 FRESH & CO
- 24 FRIEDMAN'S
- 25 FUEL GRILL AND JUICE BAR
- 26 THE GINGER MAN
- 27 GREGORYS COFFEE
- 28 THE HAROLD
- 29 HILL COUNTRY BARBECUE
- 30 HILL COUNTRY CHICKEN
- 31 HILLSTONE
- 32 THE HOUNDSTOOTH PUB
- 33 ILIJI BOX
- 34 INDAY
- 35 INDIKITCH
- 36 JACK DOYLE'S PUB AND RESTAURANT
- 37 JUICE GENERATION
- 38 JUICE PRESS
- 39 JUST SALAD
- 40 THE KEG ROOM
- 41 L&W OYSTER CO.
- 42 LEGENDS
- 43 THE LIBERTY
- 44 LOCAL CAFE & COCKTAILS
- 45 LUCY'S CANTINA ROYALE
- 46 LUKE'S LOBSTER
- 47 MACARON CAFÉ
- 48 MADE NICE
- 49 MADMAN ESPRESSO
- 50 MAISON KAYSER
- 51 MARKET CRATES
- 52 MAUI ONION POKE BAR
- 53 MELT SHOP
- 54 MEXICUE
- 55 MIGHTY QUINN'S BBQ
- 56 MUSTANG HARRY'S
- 57 MY BELLY'S PLAYLIST
- 58 NILES NEW YORK CITY
- 59 NO.7 SUB
- 60 NUM PANG
- 61 OCABANON
- 62 PANERA BREAD
- 63 THE PENNSY
- 64 PENNSYLVANIA 6 NYC
- 65 PETIT POULET
- 66 PICCOLO CAFE
- 67 POKE BAR
- 68 POKEWORKS
- 69 POTBELLY SANDWICH SHOP
- 70 PRET A MANGER
- 71 PS 450
- 72 RAMINI ESPRESSO BAR
- 73 RATTLE N HUM
- 74 RAVAGH
- 75 SHAKE SHACK
- 76 SMASHBURGER
- 77 THE SMITH
- 78 SOJU HAUS
- 79 STOUT NYC
- 80 SUSHI SEN-NIN
- 81 SUSHI-TERIA
- 82 SWEETGREEN
- 83 TACOMBI
- 84 TOSHI'S LIVING ROOM
- 85 VIN SUR VINGT
- 86 WAFELS & DINGES

FINE DINING

- 1 AVOCE
- 2 AI FIORI
- 3 ARNO RISTORANTE
- 4 BIRICCHINO
- 5 THE BRESLIN
- 6 COLBEH
- 7 DELMONICO'S KITCHEN
- 8 ELEVEN MADISON PARK
- 9 FRANKIE & JOHNNIE'S STEAKHOUSE
- 10 GAONNURI
- 11 HANJAN
- 12 ILILI
- 13 THE JOHN DORY OYSTER BAR
- 14 KEENS STEAKHOUSE
- 15 KOI
- 16 L'AMICO NYC
- 17 LEGASEA
- 18 LUPULO
- 19 MADISON SQUARE TAVERN
- 20 MAYSVILLE
- 21 NICK & STEF'S STEAKHOUSE
- 22 THE NOMAD
- 23 PARKER & QUINN
- 24 STATE GRILL AND BAR
- 25 STATLER GRILL
- 26 STELLA 34 TRATTORIA
- 27 STRAND BISTRO
- 28 TOLEDO
- 29 WOLFGANG'S STEAKHOUSE
- 30 WOLFGANG'S STEAKHOUSE
- 31 ZUMA

ROOFTOP BARS/LOUNGES

- 1 THE AINSWORTH
- 2 GANSEVOORT PARK ROOFTOP
- 3 MAGIC HOUR
- 4 MONARCH ROOFTOP LOUNGE
- 5 REFINERY ROOFTOP
- 6 ROCK & REILLY'S

- 7 THE SKYLARK
- 8 SPYGLASS ROOFTOP BAR
- 9 TOP OF THE STRAND

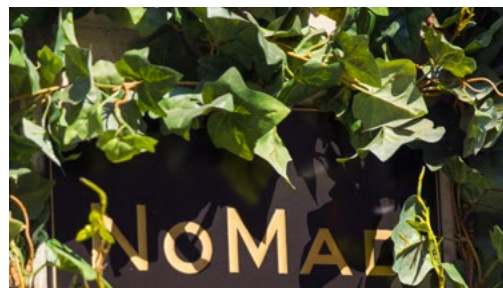
HOTELS

- 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 GANSEVOORT PARK AVENUE NYC
- 10 HILTON NEW YORK
- 11 HILTON GARDEN INN—CHELSEA
- 12 HILTON GARDEN INN—WEST 35TH STREET
- 13 HOTEL CHANDLER NYC
- 14 HOTEL METRO NEW YORK
- 15 LANGHAM PLACE HOTEL
- 16 MARRIOTT VACATION CLUB PULSE
- 17 MOXY HOTEL
- 18 NOMAD HOTEL
- 19 REFINERY HOTEL
- 20 VIRGIN HOTEL
- 21 WINGATE BY WYNDHAM
- 22 THE HOTEL WOLCOTT

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 TAPOUT FITNESS
- 11 TONE HOUSE

P PARKING







New Lobby



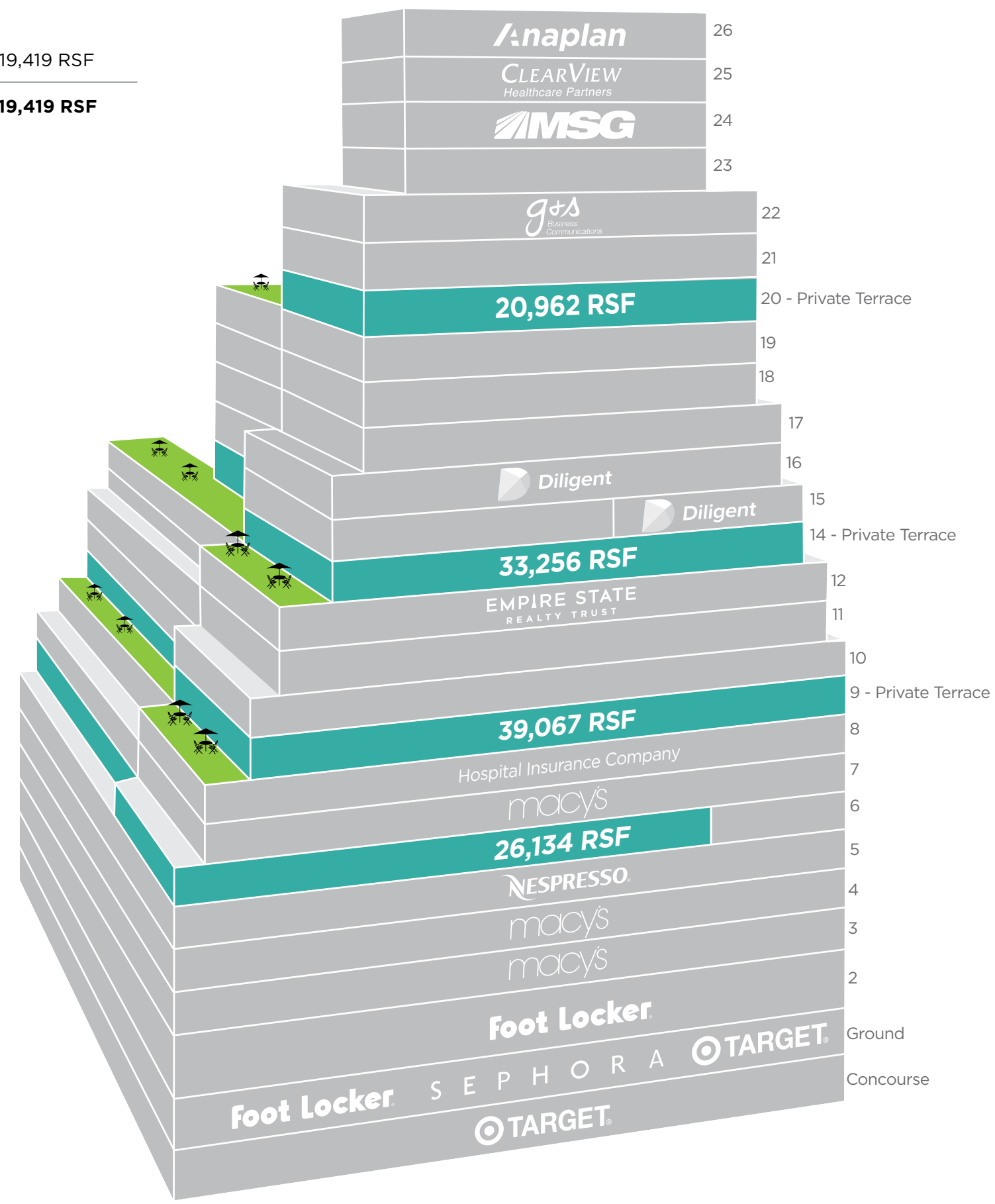
New Lobby



New Entrance

111 WEST 33RD STREET

Immediate 119,419 RSF
TOTAL 119,419 RSF







20th Floor | Creative Plan | 20,962 SQ.FT.

Creative Plan A



CATEGORY	QUANTITY AS SHOWN
PRIVATE OFFICE	2
WORKSTATION INCL. RECEPTIONIST	111
TOTAL	113
BOARDROOM	1
CONFERENCE ROOM	2
MEETING ROOM	5
COLLABORATION	12
PHONE ROOM	4
RECEPTION	1
PANTRY	1
IT	1
MAIL/SUPPORT	1
COPY/EQUIP	2
COATS	1

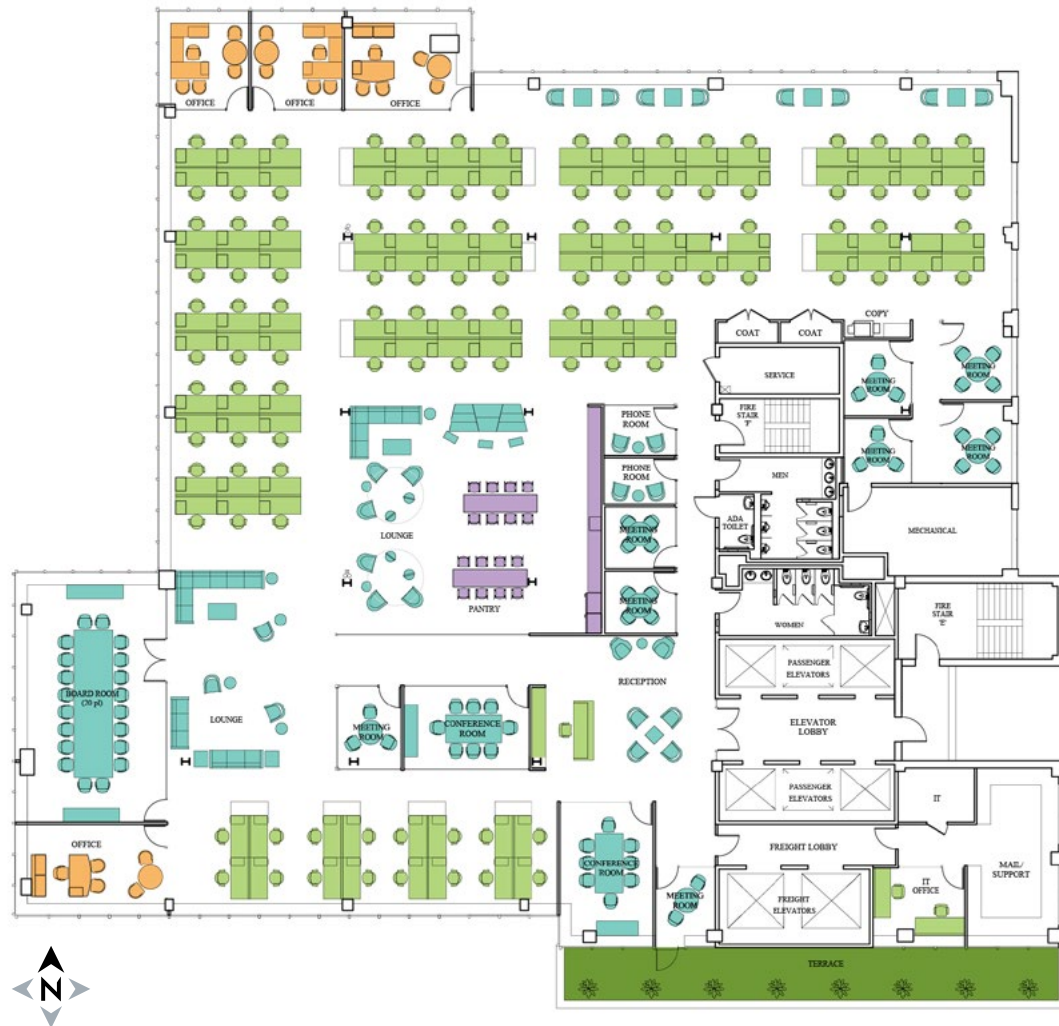
Creative Plan B



CATEGORY	QUANTITY AS SHOWN
PRIVATE OFFICE	2
WORKSTATION INCL. RECEPTIONIST	107
TOTAL	109
BOARDROOM	1
CONFERENCE ROOM	2
MEETING ROOM	4
COLLABORATION	20
PHONE ROOM	4
RECEPTION	1
PANTRY	1
IT	1
MAIL/SUPPORT	1
COPY/EQUIP	2
COATS	2

20th Floor | 20,962 SQ.FT.

Open Layout



CATEGORY	QUANTITY AS SHOWN
PRIVATE OFFICE	4
WORKSTATION INCL. RECEPTIONIST	111
TOTAL	115
BOARDROOM	1
CONFERENCE ROOM	2
MEETING ROOM	8
PHONE ROOM	2
RECEPTION	1
PANTRY	1
IT	1
MAIL / SUPPORT	1
COPY	3
COATS	2

Office Intensive



CATEGORY	QUANTITY AS SHOWN
PRIVATE OFFICE	41
WORKSTATION INCL. RECEPTIONIST	15
TOTAL	56
BOARDROOM	1
CONFERENCE ROOM	4
MEETING ROOM	6
RECEPTION	1
PANTRY	1
IT	1
MAIL / SUPPORT	1
COPY/EQUIP.	3
STORAGE	1
COATS	3



20th Floor Terrace | Artist's Rendering

111 WEST 33RD STREET

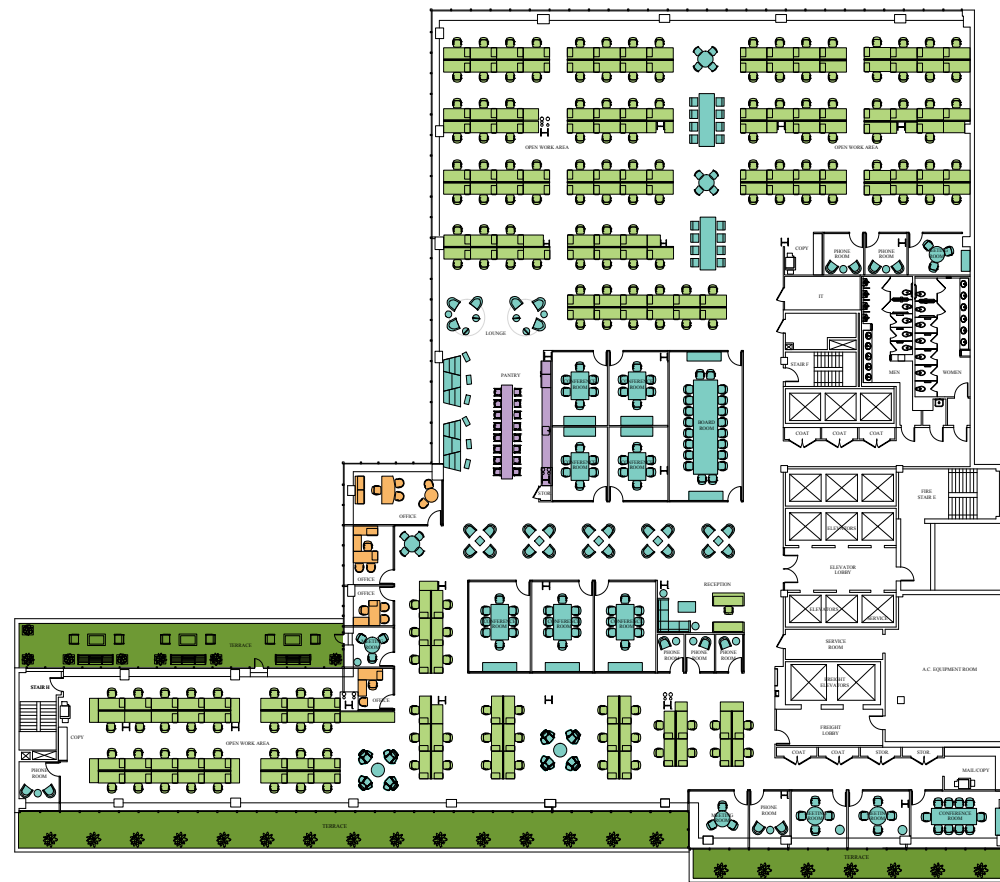


20th Floor Open Office | Artist's Rendering

111 WEST 33RD STREET

14th Floor | 33,256 SQ.FT.

Open Layout



CATEGORY	QUANTITY AS SHOWN
OFFICE	4
WORKSTATION INCL. RECEPTIONIST	187
TOTAL	191
BOARD ROOM	1
CONFERENCE ROOM	8
MEETING ROOM	5
PHONE ROOM	7
RECEPTION	1
PANTRY	1
MAIL / COPY	1
COPY	2
IT	1
COAT CLOSET	5
STORAGE CLOSET	3



Office Intensive



CATEGORY	QUANTITY AS SHOWN
OFFICE	83
WORKSTATION INCL. RECEPTIONIST	22
TOTAL	105
BOARD ROOM	1
CONFERENCE ROOM	4
MEETING ROOM	7
PHONE ROOM	1
RECEPTION	1
PANTRY	1
MAIL / COPY	1
COPY	2
IT	1
COAT CLOSET	4
STORAGE CLOSET	4





Office Space | Artist's Rendering

111 WEST 33RD STREET



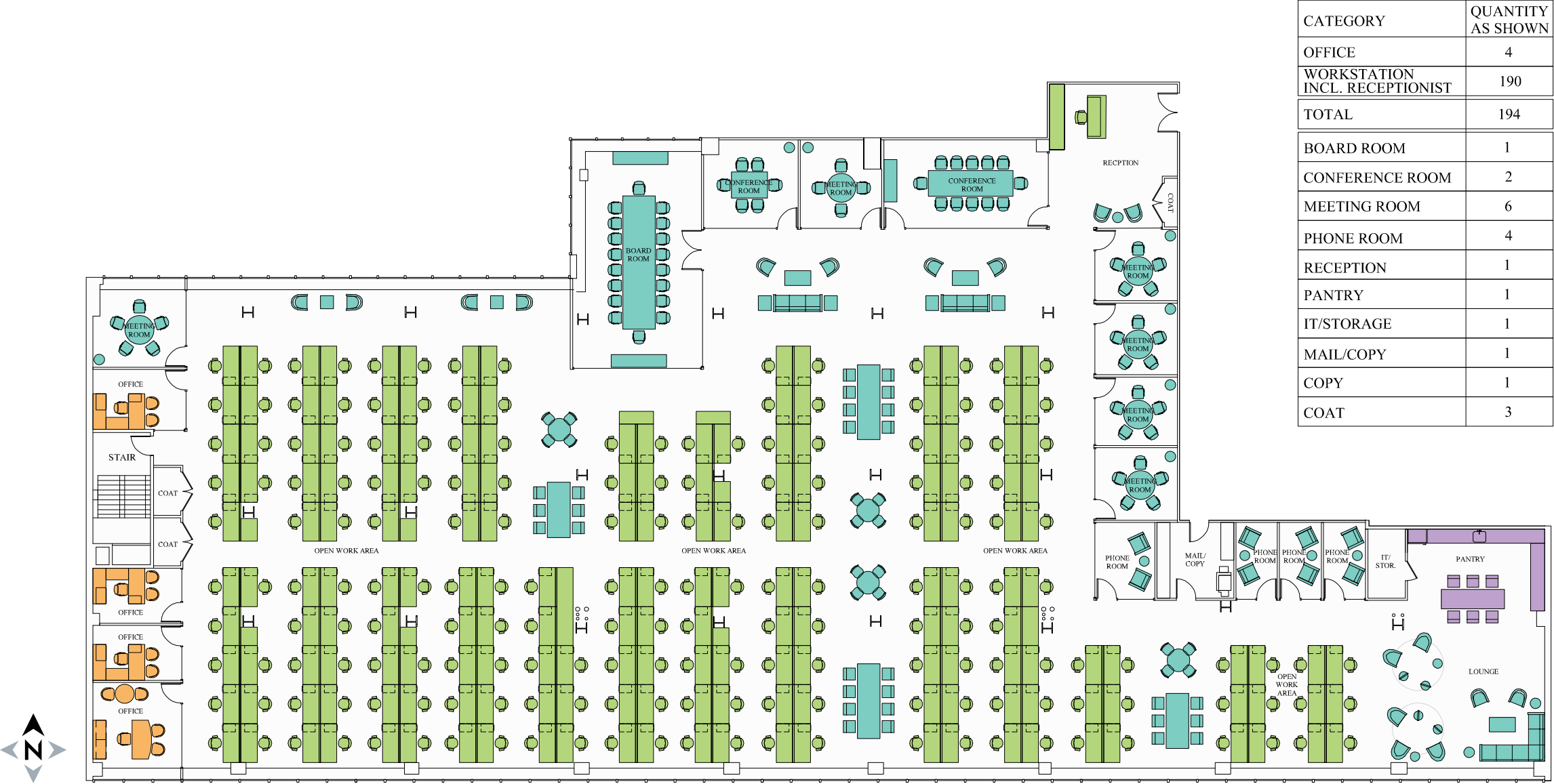
Office Space | Artist's Rendering

111 WEST 33RD STREET

ESRT 12th Floor HQ Plan | Approx. 36,896 SQ.FT.



Suite 600 | Pre-built Existing Conditions | 26,134 SQ.FT.



Energy Efficiency & Sustainability

Tenants Save Energy.
Tenants Save Money.

EMPIRE STATE
REALTY TRUST

10 Million
Square Feet

14
Properties

100%
Commitment to a better
workplace environment in
healthy buildings

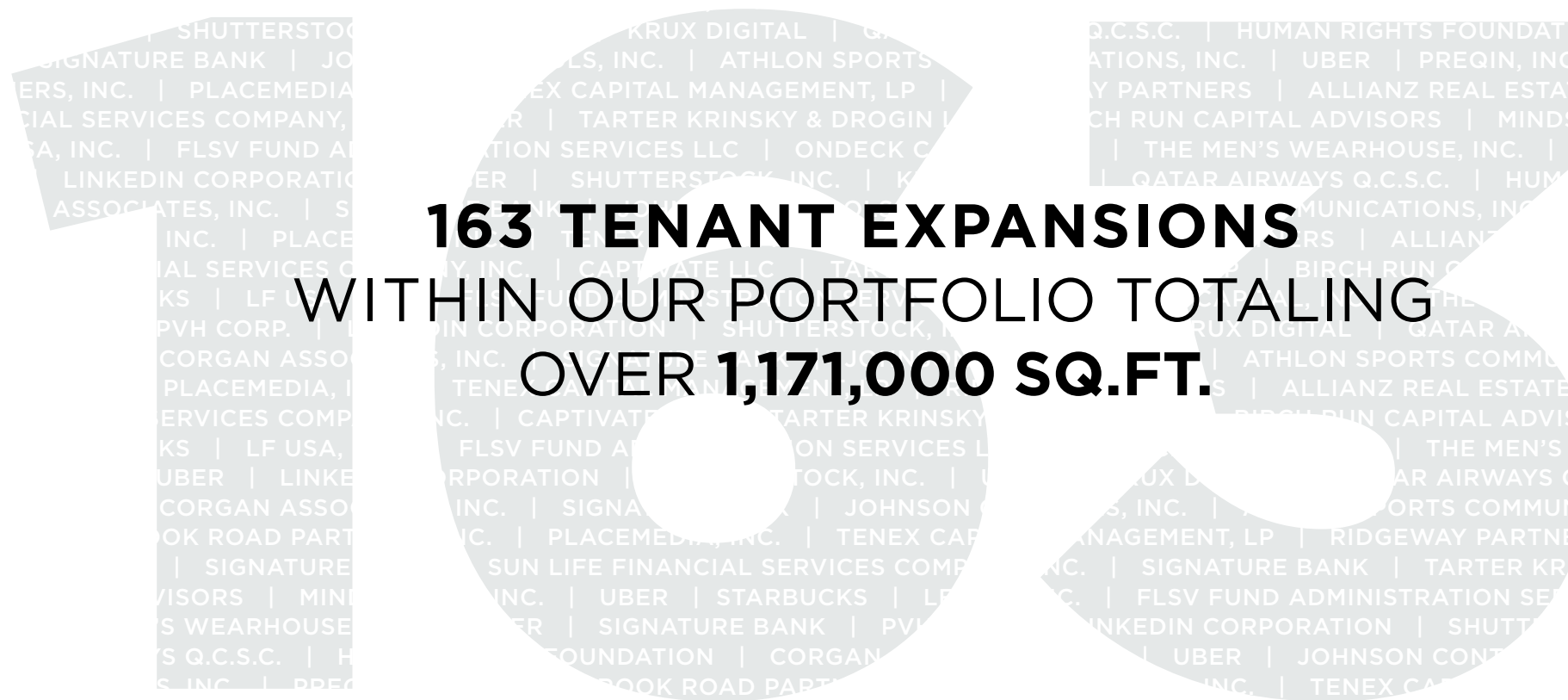
20-57% reduction in energy
consumption compared
to other code compliant
installations

= 25% Average IRR
and 3-5 year
simple payback*

ESRT
LISTED
NYSE
REBNY

*Visit EMPIRESTATEREALTYTRUST.COM/ABOUT-US/SUSTAINABILITY for more information.
Each space is individually designed, and performance is unique to each execution.

ESRT: PARTNER WITH US



**163 TENANT EXPANSIONS
WITHIN OUR PORTFOLIO TOTALING
OVER 1,171,000 SQ.FT.**

**TENANTS PARTNER WITH US
FOR THE BEST SOLUTIONS**

EMPIRE STATE
REALTY TRUST

ESRT
LISTED
NYSE
REBNY

MOVE WITH EASE TO ESRT



ESRT CONCIERGE



Moving Consultants

- Relocation planning
- File and supplies auditing
- Clean-up campaign
- Physical move
- Implementation and supervision of move
- Lowest vendor rates available

IT

- Voice/data cabling and hardware
- LAN (includes closet equipment, Wi-Fi, firewall, etc.)
- IT and phone support
- Lowest vendor rates available

Furniture

- Three pre-vetted finishes
- Lowest vendor rates available

EMPIRE STATE BUILDING

WORLD'S MOST FAMOUS BUILDING

10 MILLION SQUARE FEET

LEADER IN ENERGY EFFICIENCY

AND SUSTAINABILITY

21ST CENTURY INFRASTRUCTURE

840 EMPLOYEES

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

STRONG FLEXIBLE BALANCE SHEET

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

Facts & Figures

LOCATION	33rd Street between Avenue of the Americas and Seventh Avenue
COMPLETED	1954
ARCHITECT	Brugnoni and Boehler
BUILDING SIZE	728,429 square feet*, 26 floors
FLOOR SIZES	10,500 – 44,700 rentable square feet
AMENITIES	Target, Foot Locker, Sephora and Hour Passion in the building; additional office services, banks, dining, lodging and specialty retailers in the immediate vicinity; surrounded by national and international retail brands including Urban Outfitters and across the street from Macy's flagship store
ELECTRICAL SERVICE	Sub-metered electric in all new spaces over 2,500 square feet
TELECOMMUNICATIONS	Wired Certified Platinum. Lighttower, Cablevision Lightpath, Inc., Spectrum, Verizon FiOS, Extenet, USA Connect
HVAC	Perimeter induction units and central air conditioning and heating; air-conditioned common corridors; dedicated supplemental condenser water
SECURITY	24/7 security, card access controlled, web-based visitor processing system; visitor reception desk in the building
ELEVATORS	12 passenger, 2 freight
FLOOR LOAD	75 lbs. per square foot
CEILING HEIGHT	11'4" - 11'9" slab-to-slab
OPERATING HOURS	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
LOADING FACILITIES	Loading dock and freight entrance on 33rd Street
TRANSPORTATION	Steps to Penn Station, Port Authority, Grand Central Terminal, PATH and 16 subway lines 
PARKING	Numerous parking garages located in the immediate vicinity
LEASING AGENT	Newmark Knight Frank
OWNERSHIP	ESRT 112 West 34th Street, L.P.

* As of 12/31/17



WiredScore Fact Sheet



AVAILABLE ISPs

CARRIER	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
Lighttower	Fiber	Type 1	Partial Coverage
Lightpath	Fiber	Type 1	Full Coverage
Spectrum	Coaxial	Type 1	Partial Coverage
Verizon	Copper	Phone or Cable	Full Coverage
Verizon	Fiber	Type 1	Partial Coverage
Verizon FiOS	Fiber	Type 1	Full Coverage

KEY FEATURES OF CONNECTIVITY

- 3 fiber providers can provide dedicated, business grade internet access with guaranteed upload and download speeds.
- Multiple Points of Entry on different sides of the building provide tenants the ability to purchase physically diverse primary and back-up internet connections.
- Telecom equipment is kept in a protected space, separate from other utilities reducing the potential for service disruption.
- Management has documented agreements in place with carriers to support seamless and timely provision of services to tenants.

EMPIRE STATE REALTY TRUST

Thank you for the opportunity to compete for your business.

111WEST33RDSTREET.COM • 100% COMMISSION ON LEASE SIGNING

ESRT

LISTED

NYSE

Member
REBNY
REAL ESTATE BOARD OF NEW YORK

Ryan Kass 212-850-2756 • rkass@empirestaterealtytrust.com

Keith A. Cody 212-850-2759 • kcody@empirestaterealtytrust.com

 **Newmark
Knight Frank**

Scott J. Klau 212-372-2244 • sklau@ngkf.com

Erik S. Harris 212-372-2105 • eharris@ngkf.com

Neil L. Rubin 212-372-2423 • nrubin@ngkf.com