The Corn Exchange Building
81 E 125th Street, New York, NY 10035
37,000 SF Available for Immediate Lease

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Welcome to the Corn Exchange Building

The restored and historic crown jewel of the 125th Street Renaissance:
Directly adjacent to Metro North’s 125th Street station and in close proximity to
the East and West Side subways, the Corn Exchange is your ideal location for
office, vented restaurant, cafe, gym or medical users.

81 East 125th Street is a landmark but modern, LEED-certified boutique building
with stunning views, efficient floors, roof deck and building signage opportunities
REAP incentive eligibility can help your firm achieve dramatic cost savings
over comparable office space below 96th Street.

Highlights:
* Entire Branded Building Available For Lease
* Stunning restored historical building with all new systems and modern finishes
* Adjacent to the 125th Street Metro North Station
* Minutes from the 2/3 Express and 4/5/6 subways
* Uninterrupted views of downtown and abundant natural light
* Built 1,250 sf turn-key Cafe available for Lease in March 2019:
* Ground Floor retail of 1,750 sf for restaurant (vented), fitness, lounge or other
dry use
* Cellar Selling space of 2,000 sf
* Build-to-suit office floors of 5,000 rsf
* Penthouse duplex with 1,300 SF dedicated roof deck with stunning skyline views

Retail Offerings:

<table>
<thead>
<tr>
<th>Area (SF)</th>
<th>Slab to Slab Height (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cellar</td>
<td>2,000</td>
</tr>
<tr>
<td>Ground Floor (Store #1)</td>
<td>1,250</td>
</tr>
<tr>
<td>Ground Floor (Store #2)</td>
<td>1,750</td>
</tr>
</tbody>
</table>

Office Offerings:

<table>
<thead>
<tr>
<th>Area (RSF)</th>
<th>Slab to Slab Height (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Floor</td>
<td>5,000</td>
</tr>
<tr>
<td>Third Floor</td>
<td>5,000</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>5,000</td>
</tr>
<tr>
<td>Fifth Floor</td>
<td>5,000</td>
</tr>
<tr>
<td>Sixth Floor</td>
<td>5,000</td>
</tr>
<tr>
<td>Seventh Floor</td>
<td>5,000</td>
</tr>
<tr>
<td>Penthouse</td>
<td>2,500</td>
</tr>
</tbody>
</table>

Information contained herein is from sources deemed reliable but is subject to errors,
omissions, change of price or terms, and withdrawal without prior notice at any time.
Mix of Office and Open Plan Fitout

Fast Casual Restaurant

Corn Exchange Cafe (under construction - available Mid-March)

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Neighborhood Map

Transit Options
1. MetroNorth
2. 4/5/6 Express Stop
3. 2/3 Express Stop

Food / Drink
1. Corn Exchange Cafe
2. Serengeti Tea
3. Shake Shack
4. Chipotle
5. Starbucks
6. Whole Foods
7. Red Rooster
8. Sylvia’s
9. Corner Social
10. Babalucci
11. Sottocasa Pizza
12. Barawine

New Development
1. 1800 Park Ave - Durst Organization
2. 1815 Park Ave - Durst Organization
3. 142-196 E 125th St - Extell Development
4. 149 E 125th St - Blumenfeld Development - Designed by Bjarke Ingels
5. Proton Radiation Center
6. St. James Church - Azimuth Development
7. 54-62 West 125th Street - Jay Group
8. 69 East 125th Street - Greystone

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What is REAP?

REAP (Relocation and Employment Assistance Program) is an annual tax credit of $3,000 for twelve years per eligible employee (new hires or employees relocating from below 96th Street).

How does this impact my Rent?

<table>
<thead>
<tr>
<th>Impact on Annual Rent</th>
<th>Annual</th>
<th>$/RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Base Rent for 5,000 SF:</td>
<td>$225,000</td>
<td>$45.00</td>
</tr>
<tr>
<td>Annual REAP Credit:</td>
<td>-$150,000</td>
<td>-$30.00</td>
</tr>
<tr>
<td>Adjusted Base Rent Reflecting REAP</td>
<td>$75,000</td>
<td>$15.00</td>
</tr>
</tbody>
</table>

Assuming a density of 50 employees on a 5,000 RSF floor at the Corn Exchange Building.
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Proposed Floor Plans

**Cellar Floor**
- **Area:** 2,000 SF
- **Asking Rent:** Negotiable
- **Use:** Gym | Bar | Lounge | Accessory Storage to Commercial Retail
- **Note:** (Dividable btw Store 1 & 2)

**Ground Floor**
- **Area:**
  - Store #1: 1,250 SF
  - Store #2: 1,750 SF
- **Asking Rent:** $125
- **Use:** Fast Casual | Cafe | Gym
- **Note:** Turn-key cafe in Store #1 available late March 2019

**Second Floor**
- **Area:** 5,000 RSF
- **Asking Rent:** $42
- **Use:** Office

**Third - Sixth Floor**
- **Area:** 5,000 RSF per floor
- **Asking Rent:** $45
- **Use:** Office

**Seventh - Penthouse**
- **Area:** 7,500 RSF
- **Asking Rent:** $50
- **Use:** Office
- **Note:** 1,300 SF terrace included

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Renderings

Proposed Open Office Layout

Proposed Private Office Layout

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Proposed Renderings

Fast Casual Concept

Turn-key Cafe (under construction - available March 2019)

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Renderings

Gym

125th Street Lobby

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