Class A office buildings are split into two completely different real estate asset classes:

- Top 5% of newly constructed office in the most dynamic and thriving neighborhoods — an entirely new asset class that Related called “Lifestyle Office” and Class AA
- Other 95% of older Class A office that is characterized by pre-2015 vintage buildings that are languishing — referred to as older vintage office
THE PROBLEM
CLASS A OFFICES ARE FAILING TODAY’S TALENT

Uninspired Building Design:
- Low ceilings
- Banal exteriors
- Sterile lobbies
- Limited outdoor space
- Unsustainable design

Single Purpose Commercial Neighborhoods:
- Single-use office districts
- Close down after 5pm
- Lack of F&B
- Limited open space
- Poor transport
THE SOLUTION
LIFESTYLE OFFICES
THAT ENERGIZE
AND INSPIRE

INSPIRED HOSPITALITY-ORIENTED DESIGN
HIGHEST POSSIBLE SUSTAINABILITY DESIGN
MOST VIBRANT MIXED-USE NEIGHBORHOODS
LIFESTYLE OFFICE ACHIEVES RECORD RENTS

Rent premiums vs. typical office

Source: Top-Tier Market Overview, CBRE & Related Companies, March 2023
Eco Friendly
Related’s LEED certified Platinum or Gold product is built to the most cutting-edge sustainable design standards. This includes systems that minimize carbon footprints like greywater recycling, use of low-impact construction materials like mass timber, and all-electric building system.

Food and Fashion
Related commissions dramatic large-scale art pieces from the world’s top artists, from Jaume Plensa to Frank Stella. All Related developments are tied to cultural attractions on campus or nearby, from innovative arts centers like The Shed, stunning observation deck Edge, Jazz at Lincoln Center, to the Frank Gehry–designed LA Philharmonic.

Health and Wellness
Related affiliate Equinox offers the ultimate luxury fitness experience, which is incorporated into individual buildings and campuses. Onsite health centers created in partnership with Mount Sinai provide a top-tier medical concierge service to Related’s offices.
Productive Space
Related will offer “Related Club”, a Related-branded amenity lounge within the national office portfolio. Related Club will offer customized amenities including coworking, fitness facilities, and conferencing.

Food and Fashion
Carefully crafted food and beverage activates shared spaces and offers a mix of options for a quick meal, or more formal dining options.

Community
Activated open space and distinct common areas with constant programming to engage employees and enhance their day. Related’s concierge and programming personnel create events and activations offering exclusives and perks to employees in a program called “Related 360 Life”.

Family
Related’s partner Vivvi, a best-in-class child care and early learning facility provides employees in most of Related’s buildings with eligibility for priority enrollment.
REDEFINING WHAT IT MEANS TO BE IN THE OFFICE
HUDSON YARDS EPITOMIZES THE POWER OF THE LIFESTYLE OFFICE

- Largest mixed-use development in the US is the new center of New York City
- Highest rent submarket in the US ($155/SF in Related buildings) with 80%+ occupancy far above national average
INDUSTRY LEADERS CALL RELATED’S LIFESTYLE OFFICE HOME
GENERATION-DEFINING PROJECTS
OVER 30M SF COMMERCIAL PORTFOLIO
5M SF IN DEVELOPMENT

Locations:
- Santa Clara
- Detroit
- New York
- Boston
- West Palm
- Miami
- Chicago
- Austin
- London

ENGLAND
DEVELOPMENT PIPELINE

70 HUDSON YARDS
NEW YORK

ONE LADY BIRD LAKE
AUSTIN

901 SOUTH CONGRESS
AUSTIN

725 RANDOLPH
CHICAGO

2200 WOODWARD
DETROIT

ONE BRICKELL CITY CENTRE
MIAMI

ONE FLAGLER
WEST PALM BEACH

EAST TOWER
WEST PALM BEACH

TASMAN OFFICE
SANTA CLARA-SILICON VALLEY

125 NECCO
BOSTON

3 BRENT CROSS
LONDON
WORKPLACE & CORPORATE HEADQUARTERS
LUXURY RESIDENTIAL & HOSPITALITY
EXTRAORDINARY MIXED-USE
DYNAMIC SHOPS & RESTAURANTS
LifestyleOffice by Related

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