



FLOORPLANS

TYPICAL FLOOR PLAN

15TH FLOOR
39,278 RSF

MARIN BLVD
MANHATTAN VIEW

WAYNE ST
STATUE OF LIBERTY VIEW

GROVE ST
NEW JERSEY VIEW



CHRISTOPHER COLUMBUS DR



MARIN BLVD
MANHATTAN VIEW

CHRISTOPHER COLUMBUS DR

The floor plan of the 10th floor is a complex, irregularly shaped layout. It features a central core area with a staircase and elevator. Surrounding this core are various functional spaces. The perimeter of the floor is primarily composed of executive offices, each equipped with a desk and chair. Interspersed among these are several conference rooms of varying sizes, some with large tables and chairs. A large board room is located on the left side. A reception area is situated near the central core. The bottom right section contains a mechanical room and a rest area. The plan is color-coded: orange for executive offices, blue for conference rooms, green for common areas, and grey for mechanical/rest areas. The layout is labeled with room numbers and names, and includes a legend for room types.



HIGH DENSITY OFFICE OPEN

WAYNE ST
STATUE OF LIBERTY VIEW

MARIN BLVD
MANHATTAN VIEW

GROVE ST
NEW JERSEY VIEW



CHRISTOPHER COLUMBUS DR



LEGEND	
TYPE	QTY
OFFICES	
PRIVATE OFFICE	17
WORKSTATIONS	
WORKSTATIONS	289
COLLABORATION	
BOARDROOM (20-24 PPL)	1
LARGE CONFERENCE (10-14 PPL)	1
MEDIUM CONFERENCE (6-8 PPL)	8
SMALL CONFERENCE (4 PPL)	0
HUDDLE ROOM	0
PHONE ROOM	11
MEDIASCAPE	1
INFORMAL MEETING	4
OPEN COLLAB AREA	6
AMENITIES	
PANTRY/LOUNGE	1
COFFEE BAR	1
SUPPORT & STORAGE	
RECEPTION	1
IT ROOM	1
WELLNESS ROOM	1
MOTHER'S ROOM	1
MAIL ROOM	1
WORKROOM	1
IDF	0
COPY ROOM	2
COAT CLOSET	3
STORAGE ROOM	1
TOTAL	
HEAD COUNT	307
RSF	39,278
RSF/PERSON	127

LIGHT DENSITY OFFICE OPEN

LEGEND	
TYPE	QTY
OFFICES	
PRIVATE OFFICE	17
WORKSTATIONS	
WORKSTATIONS (6X8)	140
COLLABORATION	
LARGE CONFERENCE (10-14 PPL)	2
MEDIUM CONFERENCE (6-8 PPL)	8
SMALL CONFERENCE (4 PPL)	0
Huddle Room	0
Phone Room	9
Mediascape	1
Informal Meeting	2
Open Collab Area	9
AMENITIES	
Pantry	1
Coffee Bar	1
SUPPORT & STORAGE	
Reception	1
IT Room	1
Wellness Room	1
Mother's Room	1
Mail Room	1
Workroom	1
IDF	0
Copy Room	2
Coat Closet	5
Storage Room	2
TOTAL	
HEAD COUNT	158
RSF	39,278
RSF/PERSON	255

ALL EMPLOYEE SEATING COMPLIES WITH
RECOMMENDED 6 FOOT SPACING.

MARIN BLVD
MANHATTAN VIEW



CHRISTOPHER COLUMBUS DR

GROVE ST
NEW JERSEY VIEW



WAYNE ST
STATUE OF LIBERTY VIEW

OFFICE 2 TENANTS

LEGEND	UNIT #1	#2
TYPE	QTY	QTY
OFFICES		
PRIVATE OFFICE	15	15
WORKSTATIONS		
WORKSTATIONS	80	98
COLLABORATION		
BOARD ROOM (20 PPL)	1	1
LARGE CONFERENCE (10-12 PPL)	1	0
MEDIUM CONFERENCE (6-8 PPL)	5	2
SMALL CONFERENCE (4 PPL)	0	1
PHONE ROOM	4	4
LIBRARY/QUIET ROOM	1	1
Huddle Room	1	1
INFORMAL MEETING	0	1
OPEN COLLAB AREA	1	4
AMENITIES		
PANTRY/LOUNGE	1	1
COFFEE BAR	0	1
SUPPORT & STORAGE		
RECEPTION	1	1
IT ROOM	1	1
STORAGE ROOM	1	0
WELLNESS ROOM	1	1
COPY/PRINT STATION	1	1
COAT CLOSET	1	1
TOTAL		
HEAD COUNT	96	114
RSF	17,922	18,132
RSF/PERSON	186	159

MARIN BLVD
MANHATTAN VIEW

UNIT #1
17,922 RSF



GROVE ST
NEW JERSEY VIEW

UNIT #2
18,132 RSF

CHRISTOPHER COLUMBUS DR



WAYNE ST
STATUE OF LIBERTY VIEW

UNIT #2
10,301 RSF

GROVE ST
NEW JERSEY VIEW

UNIT #3
9,133 RSF

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OFFICE 3 TENANTS

LEGEND	UNIT #1	#2	#3
TYPE	QTY	QTY	QTY
OFFICES			
PRIVATE OFFICE	7	7	15
WORKSTATIONS			
WORKSTATIONS	116	59	78
COLLABORATION			
BOARDROOM (20-24 PPL)	0	0	0
LARGE CONFERENCE (10-14 PPL)	1	1	1
MEDIUM CONFERENCE (6-8 PPL)	3	3	2
SMALL CONFERENCE (4 PPL)	0	1	0
HUDDLE ROOM	0	0	2
PHONE ROOM	4	2	2
MEDIASCAPE	0	0	0
INFORMAL MEETING	1	0	0
OPEN COLLAB AREA	7	1	1
AMENITIES			
PANTRY/LOUNGE	1	1	1
COFFEE BAR	0	0	0
SUPPORT & STORAGE			
RECEPTION	1	1	1
IT ROOM	1	1	1
WELLNESS ROOM	1	1	1
MOTHER'S ROOM	0	0	0
MAIL ROOM	1	0	0
WORKROOM	0	0	0
IDF	0	0	0
COPY ROOM	1	1	1
COAT CLOSET	1	1	1
STORAGE ROOM	1	1	1
TOTAL			
HEAD COUNT	124	67	79
RSF	16,619	10,301	9,133
RSF/PERSON	134	153	115

MARIN BLVD
MANHATTAN VIEW

UNIT #1
16,619 RSF

CREATIVE OPTION

WAYNE ST
STATUE OF LIBERTY VIEW

MARIN BLVD
MANHATTAN VIEW

GROVE ST
NEW JERSEY VIEW



CHRISTOPHER COLUMBUS DR

LEGEND	
TYPE	QTY
OFFICES	
PRIVATE OFFICE	22
WORKSTATIONS	
WORKSTATIONS	200
COLLABORATION	
BOARDROOM (20-24 PPL)	1
LARGE CONFERENCE (10-14 PPL)	0
MEDIUM CONFERENCE (6-8 PPL)	8
SMALL CONFERENCE (4 PPL)	1
HUDDLE ROOM	2
PHONE ROOM	9
MEDIASCAPE	2
INFORMAL MEETING	1
OPEN COLLAB AREA	11
AMENITIES	
PANTRY/LOUNGE	1
COFFEE BAR	1
SUPPORT & STORAGE	
RECEPTION	1
IT ROOM	1
WELLNESS ROOM	1
MOTHER'S ROOM	1
MAIL ROOM	1
WORKROOM	1
IDF	0
COPY ROOM	2
COAT ROOM	2
STORAGE ROOM	1
TOTAL	
HEAD COUNT	223
RSF	39,278
RSF/PERSON	176





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