



**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**



WAYNE ST  
STATUE OF LIBERTY VIEW

# 16TH FLOOR FLOOR PLAN

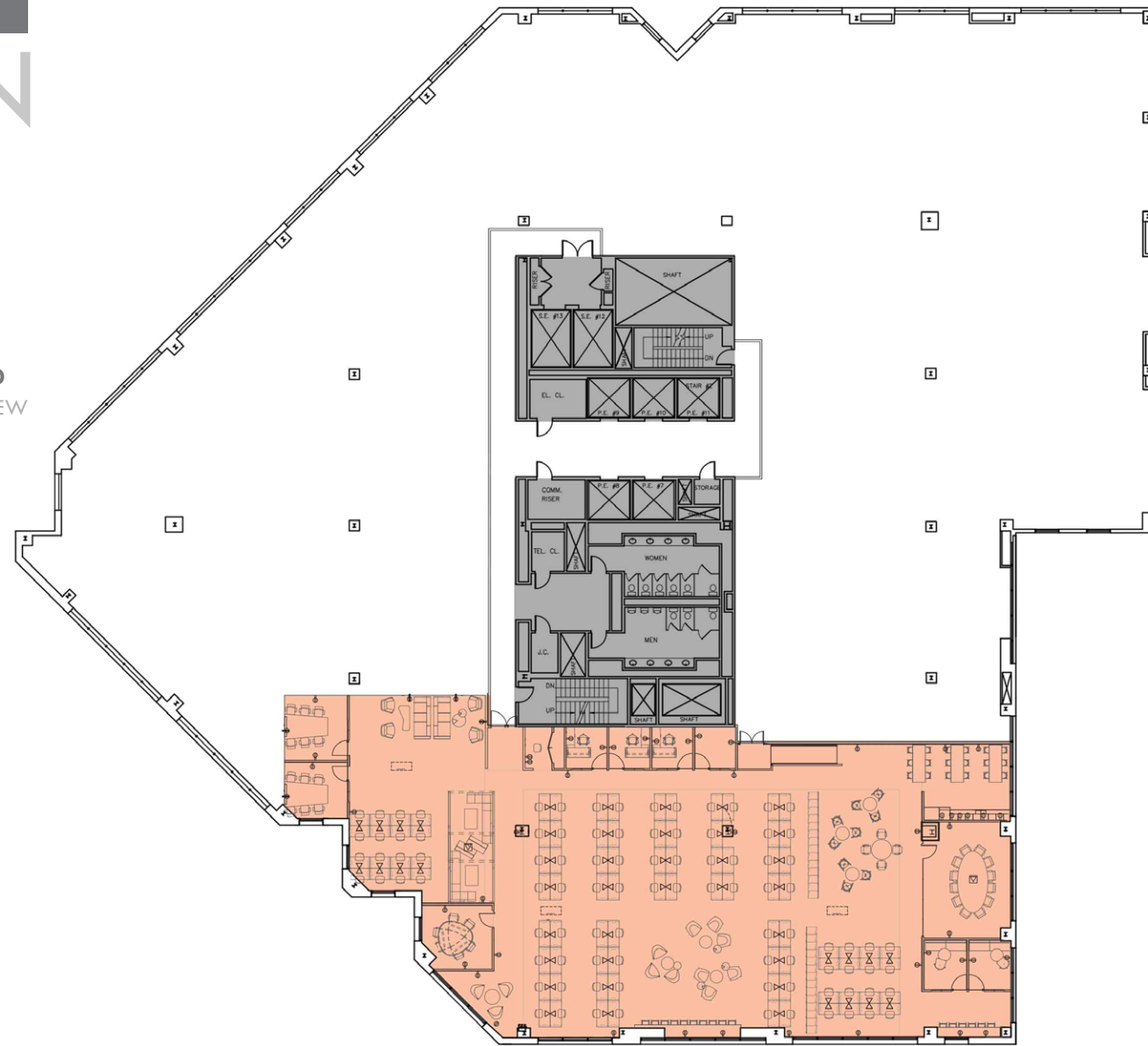
**PARTIAL 16TH FLOOR**  
AVAILABLE IMMEDIATELY  
11,333 RSF

\*SPACE CAN BE DIVIDED

- LARGE CONFERENCE ROOM
- 3 MID-SIZE CONFERENCE ROOMS
- 2 PRIVATE HUDDLE ROOMS
- OPEN PANTRY WITH SEATING
- 3 PRIVATE OFFICES
- 4 COMMUNAL SEATING AREAS
- OPEN WORKSTATIONS
- PRIVATE LOCKERS

MARIN BLVD  
MANHATTAN VIEW

GROVE ST  
NEW JERSEY VIEW



CHRISTOPHER COLUMBUS DR





# OFFICE INTENSIVE

WAYNE ST  
STATUE OF LIBERTY VIEW

MARIN BLVD  
MANHATTAN VIEW

GROVE ST  
NEW JERSEY VIEW



CHRISTOPHER COLUMBUS DR

LEGEND	
TYPE	QTY
<b>OFFICES</b>	
PARTNER OFFICE	2
EXECUTIVE OFFICE	15
TYPICAL OFFICE (WINDOW)	14
INTERIOR OFFICE	20
<b>WORKSTATIONS</b>	
WORKSTATIONS	83
CUBE WORKSTATIONS	17
<b>COLLABORATION</b>	
BOARD ROOM	1
LARGE CONFERENCE (10-14 PPL)	1
MEDIUM CONFERENCE (6-8 PPL)	9
SMALL CONFERENCE (4 PPL)	0
INTERVIEW ROOM	3
PHONE ROOM	6
QUIET ROOM	2
HUDDLE ROOM	3
FOCUS ROOM	2
OPEN COLLAB AREA	4
<b>AMENITIES</b>	
PANTRY/LOUNGE	1
COFFEE BAR	1
<b>SUPPORT &amp; STORAGE</b>	
RECEPTION	1
IT ROOM	1
WELLNESS ROOM	2
COPY/PRINT STATION	1
COPY/PRINT/MAIL ROOM	1
COAT CLOSET	1
FILE ROOM	1
STORAGE CLOSET	1
<b>TOTAL</b>	
HEAD COUNT	152
RSF	39,278
RSF/PERSON	258



# 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
<b>OFFICES</b>	
PRIVATE OFFICE	17
<b>WORKSTATIONS</b>	
WORKSTATIONS	289
<b>COLLABORATION</b>	
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
<b>AMENITIES</b>	
PANTRY/LOUNGE	1
COFFEE BAR	1
<b>SUPPORT &amp; STORAGE</b>	
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
<b>TOTAL</b>	
HEAD COUNT	307
RSF	39,278
RSF/PERSON	127



# LIGHT DENSITY OFFICE OPEN

LEGEND	
TYPE	QTY
<b>OFFICES</b>	
PRIVATE OFFICE	17
<b>WORKSTATIONS</b>	
WORKSTATIONS (6X8)	140
<b>COLLABORATION</b>	
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
<b>AMENITIES</b>	
Pantry	1
Coffee Bar	1
<b>SUPPORT &amp; STORAGE</b>	
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
<b>TOTAL</b>	
HEAD COUNT	158
RSF	39,278
RSF/PERSON	255

MARIN BLVD  
MANHATTAN VIEW



WAYNE ST  
STATUE OF LIBERTY VIEW

GROVE ST  
NEW JERSEY VIEW

CHRISTOPHER COLUMBUS DR

ALL EMPLOYEE SEATING COMPLIES WITH  
RECOMMENDED 6 FOOT SPACING.



# OFFICE 2 TENANTS

WAYNE ST  
STATUE OF LIBERTY VIEW

MARIN BLVD  
MANHATTAN VIEW

GROVE ST  
NEW JERSEY VIEW

UNIT #1  
17,922 RSF

UNIT #2  
18,132 RSF

CHRISTOPHER COLUMBUS DR

LEGEND	UNIT #1	#2
TYPE	QTY	QTY
<b>OFFICES</b>		
PRIVATE OFFICE	15	15
<b>WORKSTATIONS</b>		
WORKSTATIONS	80	98
<b>COLLABORATION</b>		
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
<b>AMENITIES</b>		
PANTRY/LOUNGE	1	1
COFFEE BAR	0	1
<b>SUPPORT &amp; STORAGE</b>		
RECEPTION	1	1
IT ROOM	1	1
STORAGE ROOM	1	0
WELLNESS ROOM	1	1
COPY/PRINT STATION	1	1
COAT CLOSET	1	1
<b>TOTAL</b>		
HEAD COUNT	96	114
RSF	17,922	18,132
RSF/PERSON	186	159





WAYNE ST  
STATUE OF LIBERTY VIEW

UNIT #2  
10,301 RSF

GROVE ST  
NEW JERSEY VIEW

UNIT #3  
9,133 RSF

CHRISTOPHER COLUMBUS DR



# OFFICE 3 TENANTS

LEGEND	UNIT #1	#2	#3
TYPE	QTY	QTY	QTY
<b>OFFICES</b>			
PRIVATE OFFICE	7	7	15
<b>WORKSTATIONS</b>			
WORKSTATIONS	116	59	78
<b>COLLABORATION</b>			
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
<b>AMENITIES</b>			
PANTRY/LOUNGE	1	1	1
COFFEE BAR	0	0	0
<b>SUPPORT &amp; STORAGE</b>			
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
<b>TOTAL</b>			
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
<b>OFFICES</b>	
PRIVATE OFFICE	22
<b>WORKSTATIONS</b>	
WORKSTATIONS	200
<b>COLLABORATION</b>	
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
<b>AMENITIES</b>	
PANTRY/LOUNGE	1
COFFEE BAR	1
<b>SUPPORT &amp; STORAGE</b>	
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
<b>TOTAL</b>	
HEAD COUNT	223
RSF	39,278
RSF/PERSON	176





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