



CHARLTON

60 CHARLTON STREET // NEW YORK, NY // 10014

STRONG FOUNDATION. BRAND NEW STORIES.

60 Charlton is the blend of old and new architecture that today's modern companies are looking for. Six brand new floors offering 14' - 17' ceiling heights has been constructed at the top, while the bones of the building and brick facade of the original 4 floors have recently completed a gut renovation and have been fully preserved.

Located where SoHo, Tribeca and the West Village unite, this 100,000 SF building offers a boutique and unique space equipped with a penthouse, communal roof deck and a hospitality vibe. 60 Charlton is ready to write your company's untold story.



CREATE A NEW STORY AND A NEW EXPERIENCE EVERY DAY.



INVITING LOBBY
WITH COZY FIREPLACE AND
LOUNGE SEATING



6 NEW FLOORS OF CREATIVE
SPACE WITH FLOOR TO CEILING
WINDOWS AND 14'-17' CEILINGS



ROOF DECK IS OPEN TO ENTIRE
BUILDING FOR COMMUNITY GATHERINGS
AND QUIET CONTEMPLATION



BIKE STORAGE COMPLEMENTED
BY SHOWER AREA TO FRESHEN
UP AFTER A RIDE

LOBBY



Our lobby is so stylish it doesn't even realize it's in an office building. It has a boutique hotel vibe with tastefully designed, high-end finishes and furniture, as well as a gas fireplace for those chilly New York mornings. When you enter 60 Charlton, it's the best way to start the workday. Isn't this exactly what you want your employees and guests to feel as they walk in?

STANDARD



BUILDING



CONTACT TEAM SPECS LOCATION AVAILABILITIES FEATURES OVERVIEW

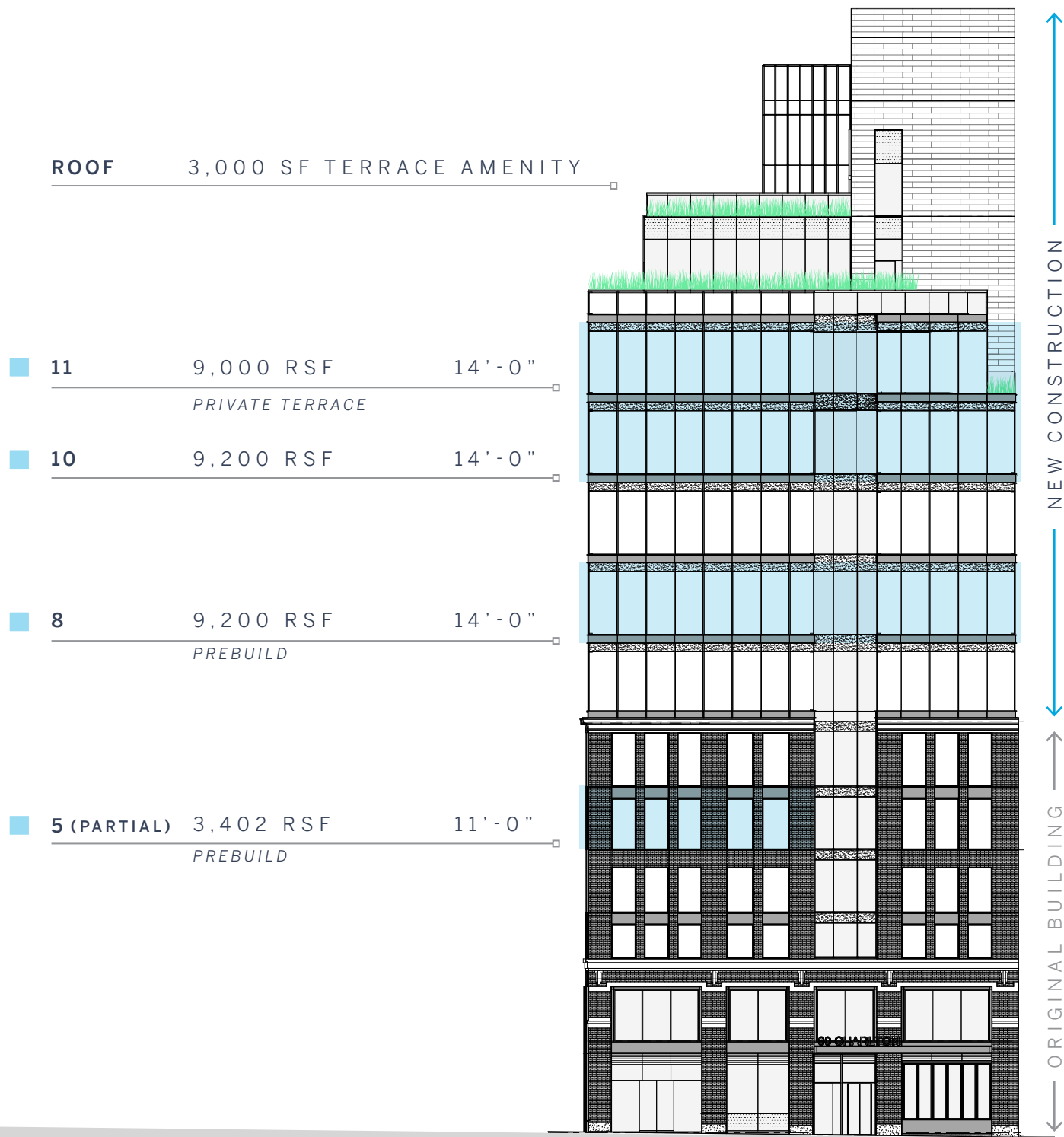
ROOF DECK



A NEW CHAPTER FOR YOUR COMPANY'S GROWTH



Creative and unique boutique space
purposefully designed for you.

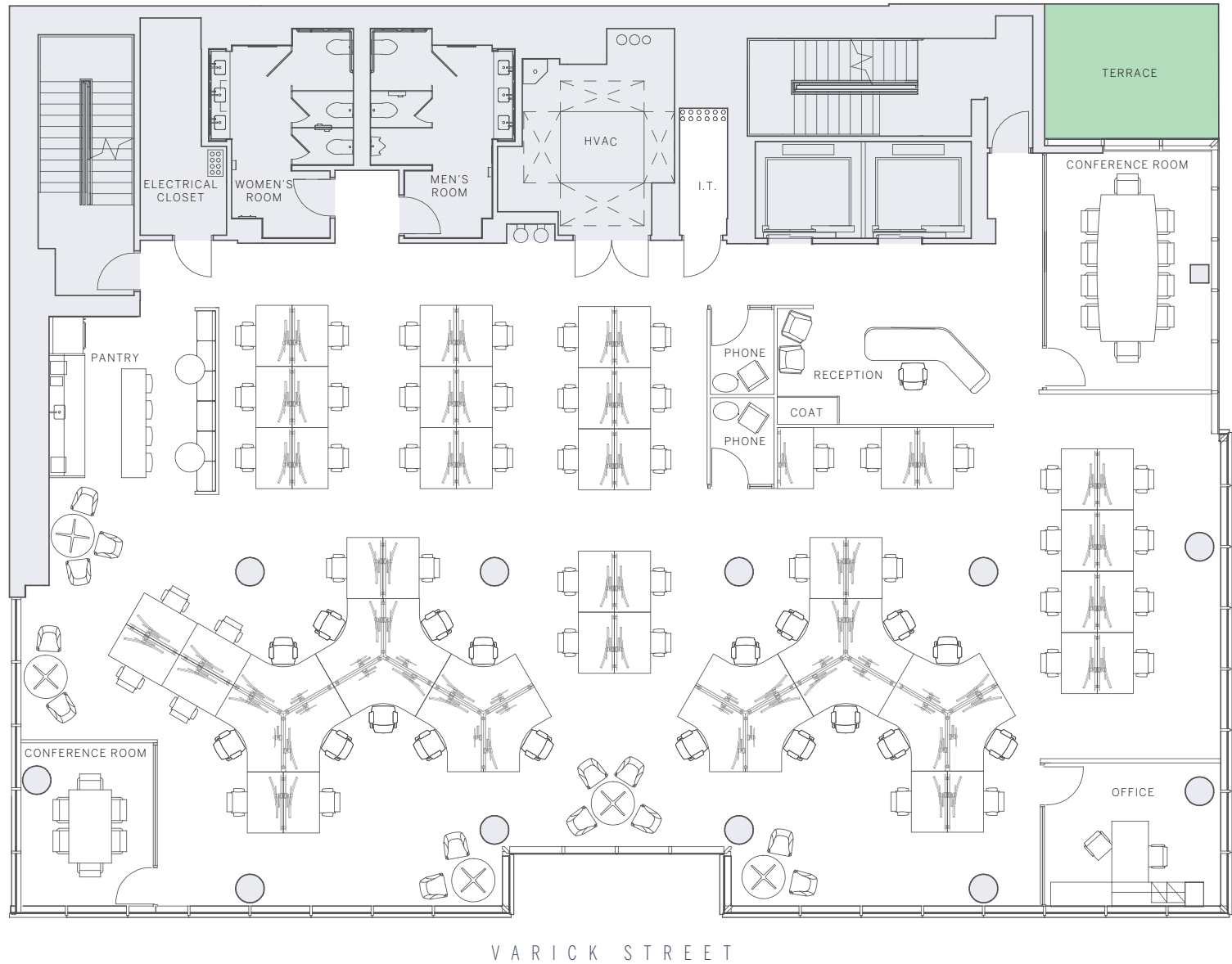


■ AVAILABLE

FLOOR 11

TEST FIT

9,000 RSF



CHARLTON STREET

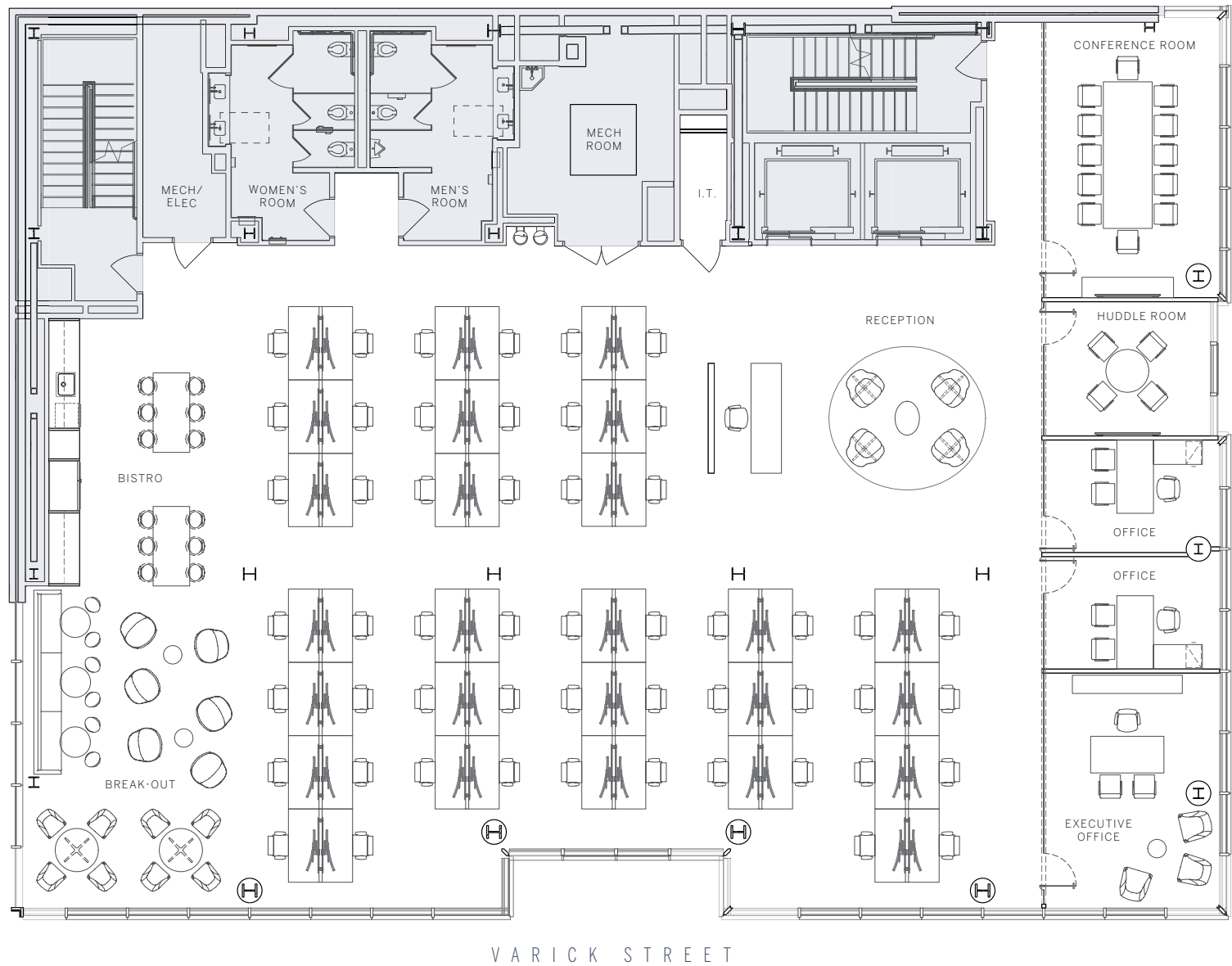
VARICK STREET

FLOOR 10



TEST FIT

9,200 RSF

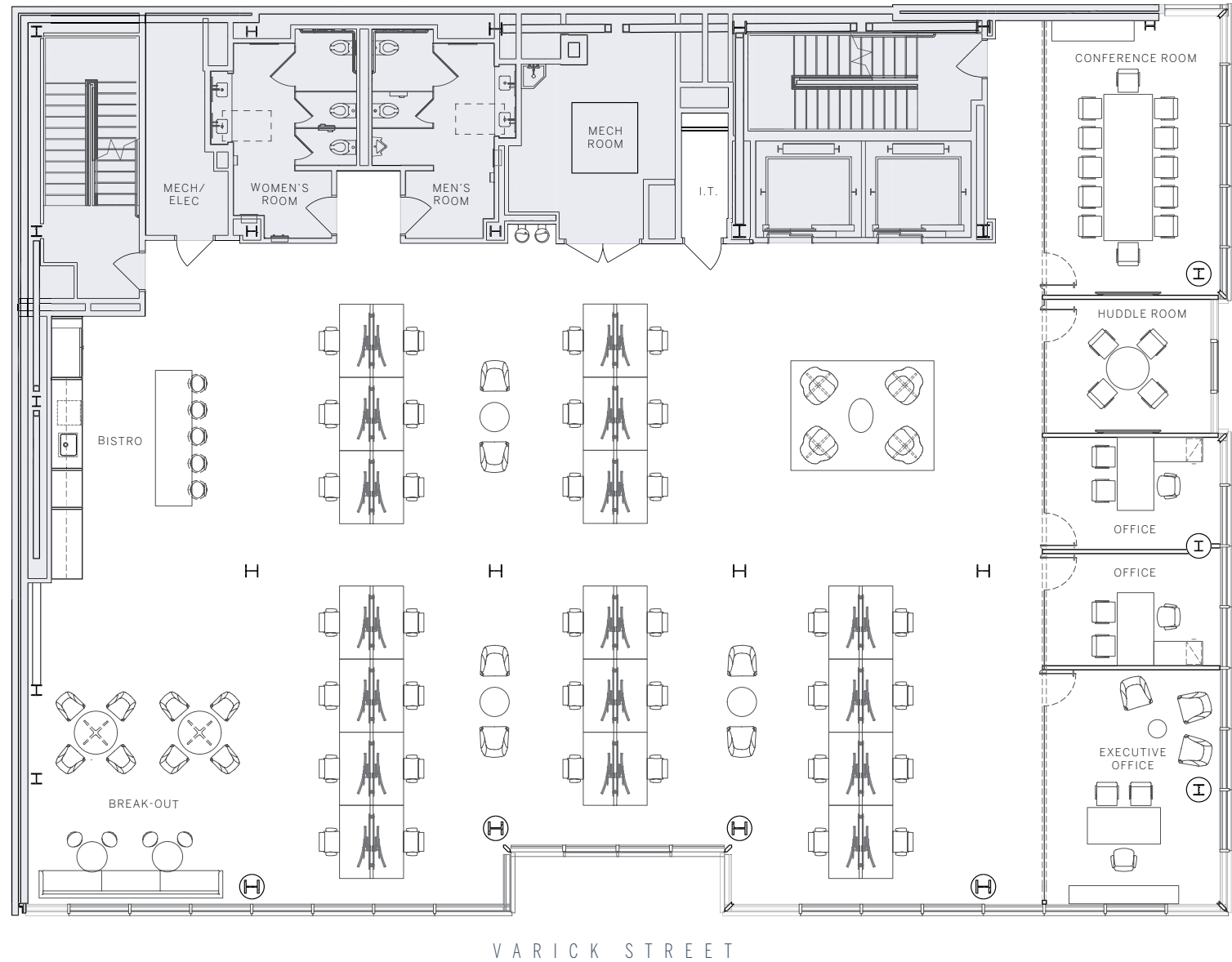


FLOOR 8



PREBUILD

9,200 RSF

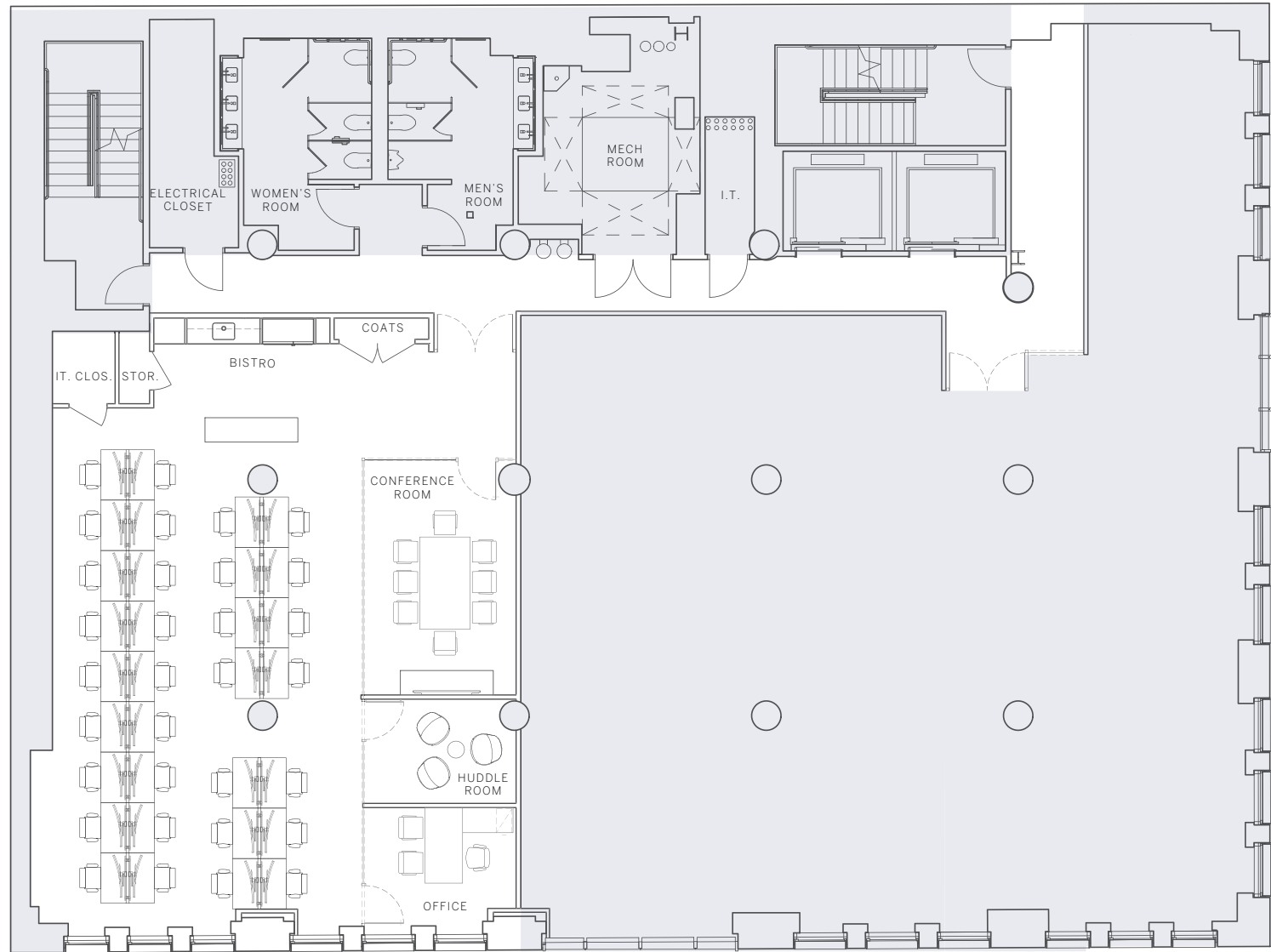


FLOOR 5



PREBUILD

3,402 RSF



VARICK STREET

CHARLTON STREET

BE SURROUNDED AND INSPIRED BY AN UNDENIABLE ENERGY

Situated in a neighborhood of movers, shakers and industry giants like Disney, Google, Aetna, and Warby Parker, 60 Charlton is perfectly positioned to be noticed. A constantly evolving place that boasts some of the best hotels, restaurants, shops and nightlife New York City has to offer.



CORPORATE NEIGHBORS



A REAL NEIGHBORHOOD





RESTAURANTS

- The Dutch
- Lola Taverna
- Cafe Altro Paradiso
- Blue Ribbon Brasserie
- Gardenia
- Westville
- Dante NYC
- Charlie Bird
- Little Prince
- Aquagrill
- 12 Chairs
- Cipriani Downtown

CAFÉS

- Gregory's Coffee
- Bell's Coffee & Design
- La Colombe Torrefaction
- Dominique Ansel Bakery
- About Coffee
- Olive's
- Chalait
- Ladurée
- Joe Coffee
- West-bourne

LOUNGES

- Bar Hugo - Rooftop
- A60 at SIXTY SoHo
- Greenwich Hotel
- Bar Veloce
- Pegu Club
- JIMMY at The James
- Soho Grand Hotel
- The Gordon Bar

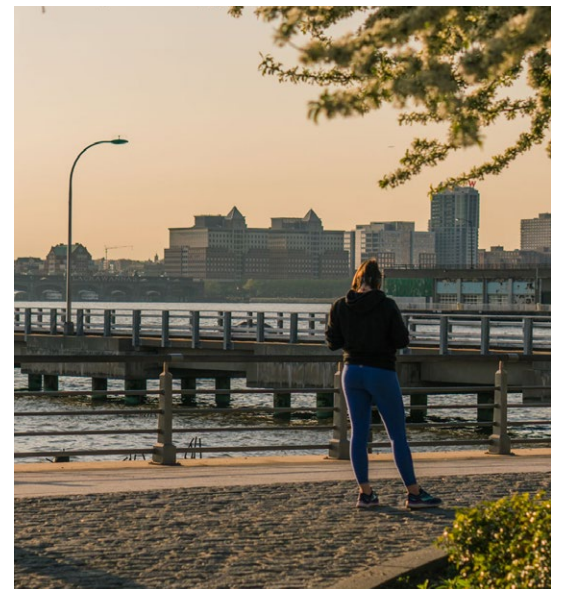
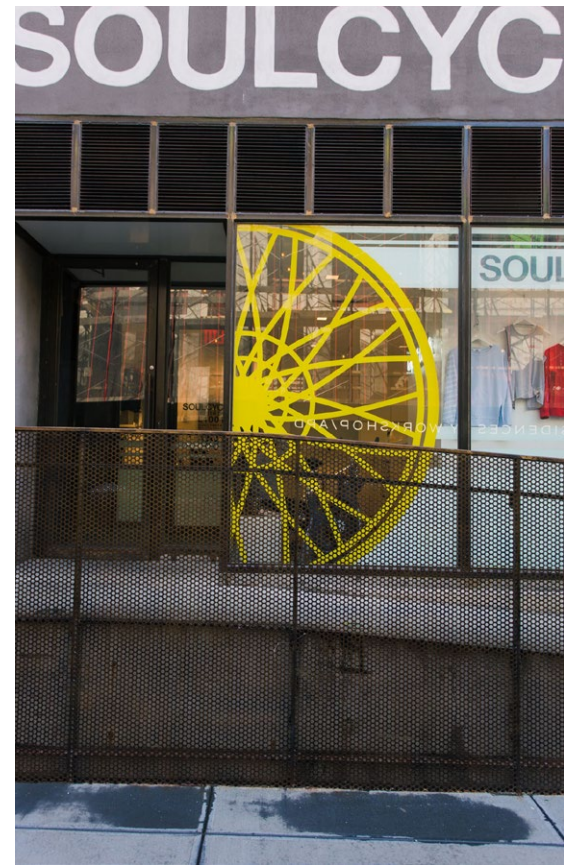
LIFESTYLE

- Flywheel Sports
- The Bar Method SoHo
- SoulCycle
- Film Forum
- Barry's Bootcamp TriBeCa
- Tribeca Film Center
- Equinox Printing House
- Spring Studios
- The Bar Method SoHo
- Cadillac House

HOTELS

- Hotel Hugo
- Courtyard by Marriot
- SIXTY SoHo
- The Dominick





BUILDING SPECS

BUILDING SIZE	98,200 RSF		HVAC	1. A two (2) cell 960 gpm cooling tower located on the 12th floor roof, will provide condenser water for the primary condenser water loop to plate and frame heat exchanger.
OUTDOOR SPACE	5,000 square feet of terraces are provided on floors 7, 10 and 12 and the main roof.			2. Packaged water cooled DX air conditioning units on each floor will be provide between 15 to 30 tons per floor, depending on the heat loads for each floor. Interior zones will be conditioned with overhead variable air flow boxes (VAV).
FLOOR AREA	Floor 12 – 6,520 RSF– 17'-0" Floor 11 – 9,000 RSF– 14'-0" Floor 10 – 9,200 RSF– 14'-0" Floor 9 – 9,200 RSF– 14'-0" Floor 8 – 9,200 RSF– 14'-0" Floor 7 – 9,200 RSF– 15'-0" Floor 6 – 9,480 RSF– 11'-5"	Floor 5 – 9,480 RSF– 11'-0" Floor 4 – 9,480 RSF– 11'-0" Floor 3 – NA Floor 2 – 9,490 RSF– 22'-4" Ground – 5,460 RSF– 16'-5" Lower Level – 2,700 RSF – 11'5"	SUPPLEMENTAL COOLING	Capacity for supplemental units is included in the base building system should they be required.
CONSTRUCTION	Concrete base with steel and concrete overbuild. Double glazed insulating glass units curtain wall and ultra-high-performance cement panel rain screen system. Structural steel and cast-in-place concrete superstructure. Facade is composed of glazed aluminum curtain wall energy-efficient, double-glazed insulating glass system and opaque rain-screen system on steel framing.		HEATING	1. A hot water heating plant will be provided for space heating. 2. The hot water boilers shall be natural gas, high efficiency, condensing water-tube type. Two (2) hot water condensing boilers will be provided to serve all hot water heating loads and loop temperatures.
TELECOM	Full redundancy is provided with two telecommunications points of entry in diverse locations plus two telecommunications riser systems. Local telecom closet will be provided on each floor for connection by tenants.		ELECTRIC	6 watts per USF demand load, exclusive of base building HVAC.
LIFE SAFETY	An addressable, integrated fire alarm system with a Fire Command Station located in the lobby. The building will be fully sprinklered with smoke detection as required by NYC Building Code.		EMERGENCY GENERATOR	Emergency service will be provided by a 333kW/380kVA, 120/208 Volt, 3 phase, 4 wire, standby diesel engine emergency generator to be located on the roof of the building in a sound attenuated/weatherproof enclosure.
LEED	Core and Shell LEED Gold.		SECURITY	24/7 attended lobby with CCTV security monitoring and access control will be provided. Full access control system throughout the building with access card readers at lobby, bicycle storage, and service entrances and elevator.
AMENITIES	Bicycle storage, showers, rooftop terrace with kitchen service area, 24 hour security.		ACCESSIBILITY	Building is fully ADA compliant.
FLOOR LOADS	Amenity floor / terraces – 75 lbs SF Floors 7 – 11: 50 lbs / RSF office space, 80 lbs / RSF Corridors Floors 2 – 5: 50 lbs / RSF office space, 80 lbs / RSF Corridors Ground: 100 lbs / RSF.			

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AEW CAPITAL MANAGEMENT

AEW.COM

Founded in 1981, AEW Capital Management, L.P. (AEW) provides real estate investment management services to investors worldwide. One of the world's leading real estate investment advisors, AEW and its affiliates manage approximately \$89.7 billion of property and securities in North America, Europe and Asia (as of September 30, 2021). Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively manages portfolios in both the public and private property markets and across the risk/return spectrum. AEW and its affiliates have offices in Boston, Los Angeles, London, Paris, Düsseldorf, Hong Kong, Seoul, Singapore, Sydney and Tokyo, as well as additional offices in eight European cities. For more information please visit www.aew.com.



APF PROPERTIES

APFPROPERTIES.COM

APF Properties is a fully integrated real estate investment and management firm founded in 1995 with just \$750,000 in capital by Kenneth Aschendorf and Berndt Perl. Today, the firm owns a two million square foot office portfolio valued in excess of \$1 billion. APF Properties focuses on commercial office buildings in New York, Philadelphia and Houston. The firm's key competitive success factor is the repositioning of assets through extensive building upgrades, additions, re-tenanting and innovative branding campaigns. In New York, its focus is on boutique buildings in 'A' locations which it has acquired and transformed into 'best in class' properties utilizing their hands-on expertise. All of APF Properties' buildings in New York City cater to small and mid-sized tenants, and the firm has developed a strong network of broker relationships specializing in this segment. APF Properties' entire office building portfolio is LEED Gold Certified.



APFPROPERTIES

DRAKE STREET PARTNERS

DRAKESTREETPARTNERS.COM

Drake Street Partners is a private real estate company that utilizes its extensive expertise in real estate to New York metro area. The company creates value for investors by acquiring and improving properties and focusing on repositioning, renovation, and intensive asset management. In addition to 60 Charlton Street, Drake Street Partners is currently developing two Class 'A' office buildings in Long Island City totaling over 410,000 square feet with a total valuation in excess of \$200 million. Stuart Milstein founded Drake Street Partners in January 2015 and has acquired over \$5 billion of real estate assets. He has worked on the asset management, repositioning and lease-up of over five million square feet, primarily in the New York area.

**DRAKE STREET
PARTNERS**

DEVELOPMENT TEAM

HOK Group, Inc.

Project Architect

Plaza Construction LLC

General Contractor

MG Engineering D.P.C.

MEP Engineer

McNamara Salvia

Structural Engineer

Code Green Solutions, Inc.

Environmental Consultant

CRSG/Domani Consulting, Inc.

Compliance, Safety, Engineering

Langan International, LLC

Land Development Engineer

Frank Seta & Associates, LLC

Building Envelope Consultant

Jenkins & Huntington, Inc.

Vertical Transportation Consultant

Friction Design

Creative Agency

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