THE SPIRAL AT A GLANCE

ADDRESS
66 Hudson Boulevard
New York, NY 10001

EXTERIOR
Terraces on every tower floor, ranging in size from 200 sq ft to 1,000 sq ft

TOTAL RENTABLE AREA
2.8 million sq ft

CERTIFICATION
LEED Silver Core & Shell
Certification expected

NUMBER OF FLOORS
65

ARCHITECT
Bjarke Ingels Group
SPECIFICATIONS

DELIVERY FOR TENANT CONSTRUCTION
- Q2-Q4 2021

TCO
- Q3 2022

TRANSPORTATION
- Direct access to the #7 train
- Convenient to a variety of private and public transportation options including Penn Station, Port Authority, Lincoln Tunnel, NY Waterway, Heliport, and A C E and 1 2 3 subway lines

PARKING, DROP OFF AND PICK UP
- Executive parking spaces available with garage entrance on 35th Street
- Tenant-shared designated black car drop off on 35th Street

GREEN SPACE
- Hudson Boulevard Park is located directly in front of the Hudson Boulevard lobby entrance
- Close proximity to the High Line

BICYCLES
- Dedicated bike storage room on the lower level with entrance on 35th Street

SLAB HEIGHTS
- Floors 2-5: 63-65; 18’ high
- Floors 7-36, 40-62: 14’ high

MECHANICAL FLOORS
- Floors 6, 37, 38, 39, 66

VERTICAL TRANSPORTATION
Passenger Elevators
- Direct Ascent to Every Floor
- Zone 1: Floors 2-5
- Zone 2: Floors 7-13
- Zone 3: Floors 14-23
- Zone 4: Floors 24*-35
- Zone 5: Floors 36*-51
- Zone 6: Floors 52*-65
  * Cross-over floor

FREIGHT ELEVATORS
- 4 freight elevators
- 6,000 lb–6,500 lb capacity per cab

LOADING DOCKS
- 6 loading docks for tenant use

FLOOR LOAD
- 50 lbs live load for office floors

ELECTRICITY
- Sub-metered electricity
- Two electrical closets per floor
- Base building system designed for up to 6.0 watts/USF, exclusive of base building HVAC, power and lighting

HVAC
- Base building system to consist of central cooling towers, primary and secondary condenser water pumps, with waterside economizer DX units and central outside air risers supplied by heat recovery units
- Base building system designed for up to 5.0 watts/USF
- Base building hours: 8 AM–6 PM, Monday through Friday and 8 AM–12 PM on Saturday
- Condenser water shall be available for supplemental cooling requirements

EMERGENCY BACK-UP
- Landlord will provide emergency power for fire and life safety loads, and essential base building loads including security and partial operation of the base building condenser water plant
- Tenant generators to be located in future-proofed base building mechanical rooms

TELECOM
- 3 points of entry for telecom providers
- Specific service providers to be determined

FIRE PROTECTION
- Landlord will provide combination sprinkler/standpipe risers in each egress stairwell as required by Local Building Code

NATURAL GAS
- Gas service will be available
THE SPIRAL is located in the heart of Hudson Yards, home to best-in-class companies across a variety of industries.
THE SPIRAL ensures that every floor of the tower opens up to the outdoors, creating hanging gardens and cascading atria that connect the open floor plates from the ground floor to the summit into a single, uninterrupted work space.
OUTDOOR TERRACES | Green space on every tower floor

PANORAMIC VIEWS | Expansive views of Midtown, Central Park, the Financial District and the Hudson River
OFFICE SPACE | Bright, flexible layouts and configurations

PARK VIEWS | Soaring ceiling heights complemented by floor-to-ceiling windows
3RD FLOOR

RSF: 75,000  Slab Height: 18'  Window Modules: 5'

MEN'S  WASHROOM
MECHANICAL
ROOM
SERVICE
ELEVATOR
LOBBY
ELECTRICAL
ROOM
TELECOM
ELECTRICAL
ROOM
WOMEN'S
WASHROOM
TELECOM
MECHANICAL
ROOM
VESTIBULE
STAIR A
STAIR B
STAIR C
STAIR D

69'-8"  65'-9"  61'-10"

69'-8"  66'-5"  60'-10"
3RD FLOOR TEST FITS

FINANCIAL TEST FIT

RSF: 75,000
Offices: 12
Workstations/Benching: 736
Total Staff Seats: 748
Conference Rooms: 14
Total Huddle Rooms: 8

OPEN OFFICE TEST FIT

RSF: 75,000
Offices: 56
Workstations/Benching: 626
Total Staff Seats: 682
Conference Rooms: 4
Total Huddle Rooms: 9
26TH FLOOR

RSF: 47,000
Slab Height: 14'
Window Modules: 5'
26TH FLOOR TEST FITS

OPEN OFFICE TEST FIT

RSF: 47,000
Offices: 30
Workstations/Benching: 256
Total Staff Seats: 286
Conference Rooms: 3
Total Huddle Rooms: 10

OFFICE TEST FIT

RSF: 47,000
Perimeter Offices: 56
Interior Offices: 34
Total Offices: 84
Conference Rooms: 5
Total Collaboration Areas: 8
34TH FLOOR

RSF: 44,000
Slab Height: 14'
Window Modules: 5'
34TH FLOOR TEST FITS

OPEN OFFICE TEST FIT
- RSF: 44,000
- Offices: 18
- Workstations/Benching: 313
- Total Staff Seats: 331
- Conference Rooms: 3
- Total Huddle Rooms: 10

OFFICE TEST FIT
- RSF: 44,000
- Perimeter Offices: 50
- Interior Offices: 27
- Total Offices: 77
- Conference Rooms: 5
- Total Collaboration Areas: 3
46TH FLOOR

RSF: 41,000

Slab Height: 14'

Window Modules: 5'

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THE SPIRAL
**46TH FLOOR TEST FITS**

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**OPEN OFFICE TEST FIT**
- RSF: 41,000
- Offices: 18
- Workstations/Benching: 312
- Total Staff Seats: 330
- Conference Rooms: 2
- Total Huddle Rooms: 5

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**OFFICE TEST FIT**
- RSF: 41,000
- Perimeter Offices: 45
- Interior Offices: 28
- Total Offices: 73
- Conference Rooms: 5
- Total Collaboration Areas: 9

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56TH FLOOR TEST FITS

OPEN OFFICE TEST FIT

RSF: 38,000
Offices: 16
Workstations/Benching: 283
Total Staff Seats: 299
Conference Rooms: 4
Total Huddle Rooms: 4

OFFICE TEST FIT

RSF: 38,000
Perimeter Offices: 44
Interior Offices: 28
Total Offices: 72
Conference Rooms: 5
Total Collaboration Areas: 4
THE SPIRAL, developed by Tishman Speyer and designed by architectural firm Bjarke Ingels Group (BIG), is an instantly recognizable addition to the emerging skyline at Hudson Yards. THE SPIRAL’s unique design features classic Manhattan step-backs that twist and taper towards the sky, allowing light and air to reach the streets below, and provides lush outdoor terrace space to tenants on every tower floor.

With nearly 2.8 million square feet of sustainable Class A office space, THE SPIRAL offers connected workspaces that are designed with creativity and collaboration in mind. Floor-to-ceiling windows, flexible floor plans, and seamless indoor/outdoor spaces complement the sweeping views of Midtown, Central Park, the Financial District, and the Hudson River.

Centrally located in New York City’s most dynamic new neighborhood, Hudson Yards, THE SPIRAL’s tenants receive endless options for retail, dining, entertainment, and culture. Direct access to the 7 train and close proximity to Penn Station, Port Authority, Lincoln Tunnel, NY Waterway, A, C, E and 1, 2, 3 trains make for effortless commutes and inter-borough connections.

THE SPIRAL represents the future of connected workspace for industry leaders.
LEASING

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