



L	E	V	E	R
H	O	U	S	E

PARK AVENUE

REIMAGINED FOR THE MODERN ERA

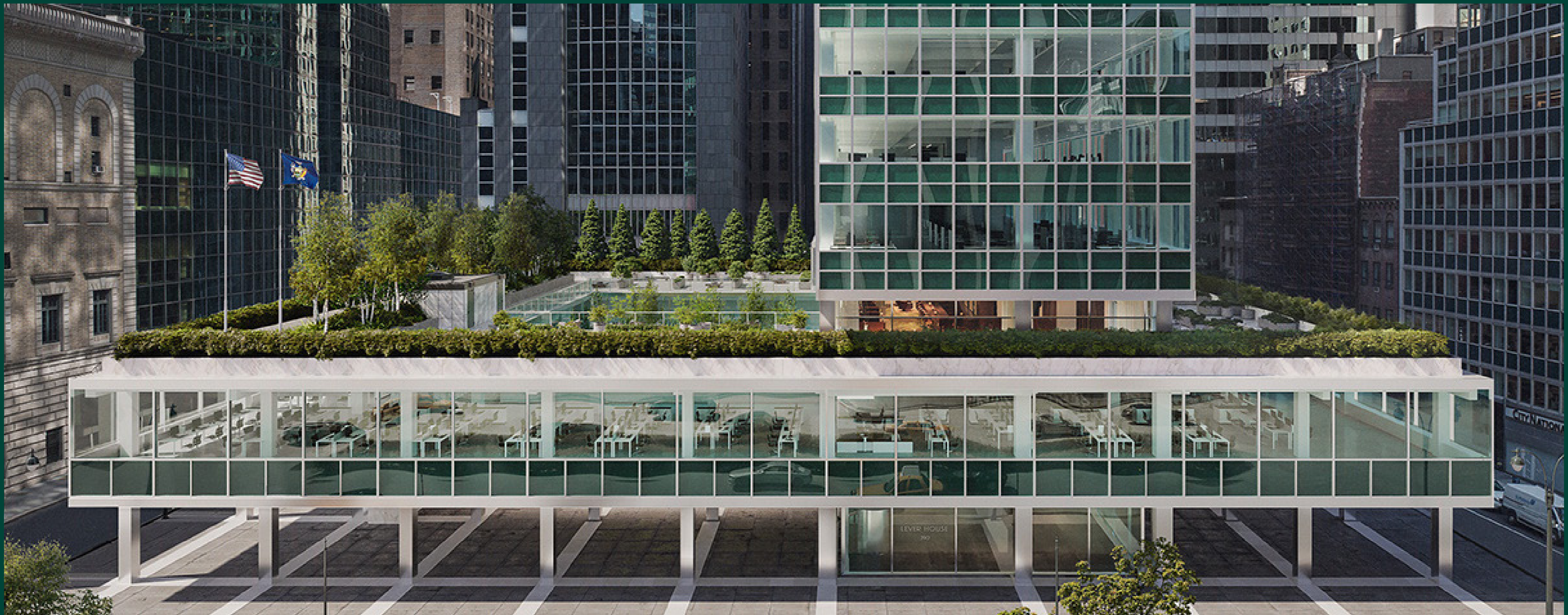


New York City's first all-glass office building, Lever House, continues to inspire generations of metropolitan architecture with its revolutionary style and daring use of space.

WatermanClark and Brookfield Properties are honoring this historic landmark with a \$100 million redevelopment project, elevating Lever House's ideals of a future-facing, functional office beyond today's standards for modern service and hospitality.

LEVER
HOUSE

PARK AVENUE



\$100 MILLION REDEVELOPMENT PROGRAM

UPGRADES

- Modernized infrastructure, including a new DOAS system and high-speed elevators
- Enhanced, newly remodeled lobby
- Upgraded and vibrant landscaped public plaza
- Private drop off and private parking
- Opportunities for personal training and wellness, and on-site shower facilities

THE LEVER CLUB

- Full redevelopment of the 3rd floor
- 13,540 SF of outdoor terraces
- Library
- Private dining
- Lounge
- Conference and flexible workspace center
- In-office hospitality services

LEVER
HOUSE

PARK AVENUE



The ground floor plaza serves as an introduction to Lever House. It comprises an open, public space centered around a lush grove of birch trees, providing floods of all-day sunlight and a unique perspective through the upper terrace oculus.

L E V E R
H O U S E

P A R K A V E N U E



HOSPITALITY-DRIVEN FROM THE GROUND UP

A frictionless lobby welcomes visitors to Lever House with modern mid-century design and personalized concierge services that do away with the hassle of turnstiles and reception desks in favor of convenient, touch-free security to complement the lobby's tasteful, understated aesthetic.

L E V E R
H O U S E

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THE LEVER CLUB

LEVER
HOUSE

PARK AVENUE

THE LEVER CLUB - FLOOR 3

28,567 SF

Slab to Slab Heights are 15'- 0"

North Terrace: 4,000 SF

South Terrace: 9,540 SF

Interior 15,027 RSF

Seat Count Board Room Option:

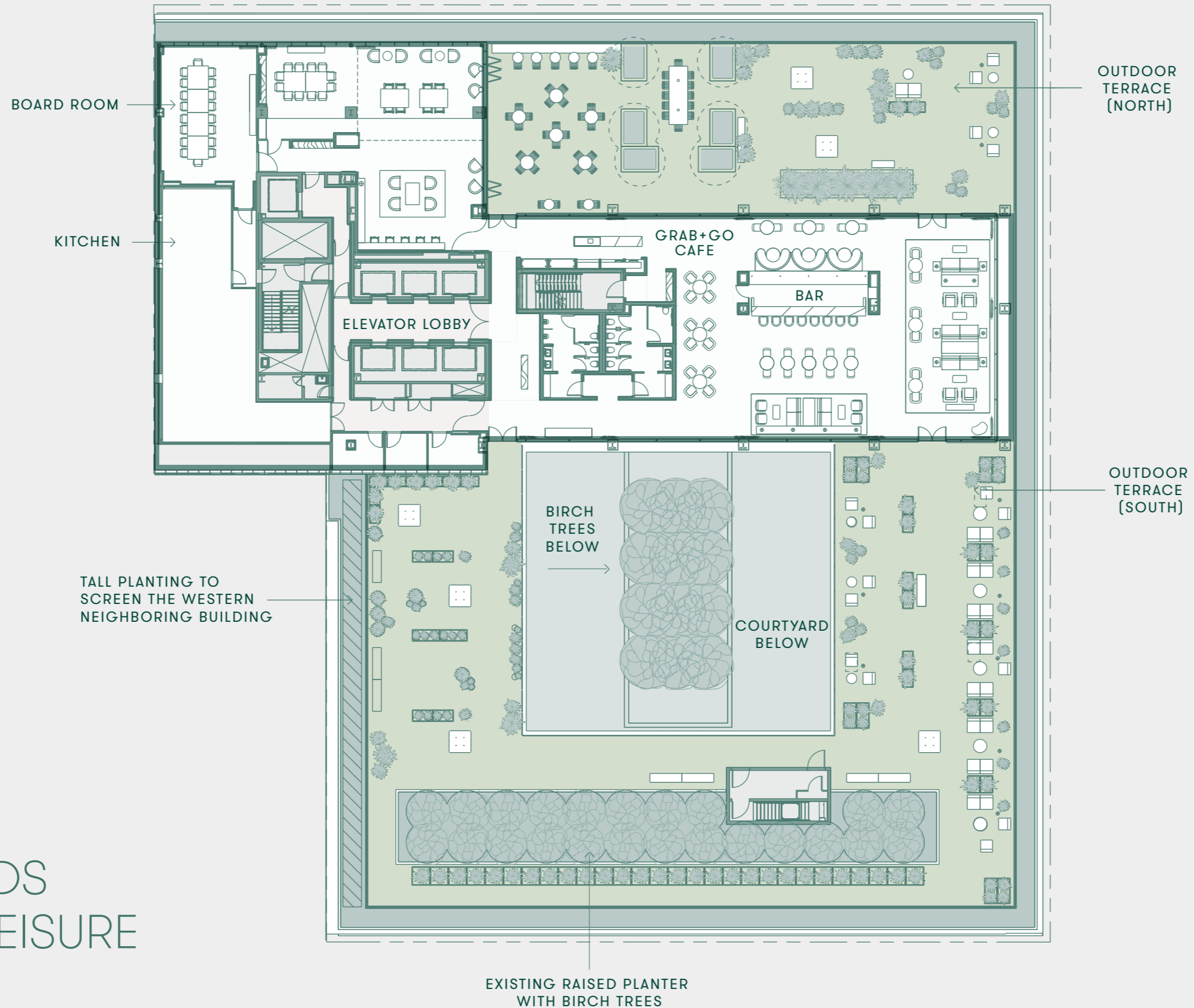
20 seats

Seat Count Work Lounge Option:

32 seats

Seat Count Conference:

95 seats



HOSPITALITY
TAKES SHAPE AT
THE CROSSROADS
OF WORK AND LEISURE

LEVER
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PARK AVENUE



At the epicenter of the The Lever Club, the stylishly designed bar with its dramatic backdrop unites modern luxury around refreshing food and drink offerings in an open, inviting space for meeting, entertaining and networking.

L E V E R
H O U S E

P A R K A V E N U E



An extension of your private office, The Lever Club offers a seamless, indoor-outdoor work environment unlike any other. The ability to convert from open co-working space into expansive private conference and dining rooms make this the ideal space for collaborations of every size.

LEVER
HOUSE

PARK AVENUE



MANHATTAN'S MOST COVETED HOSPITALITY FLOOR, NOW ACCESSIBLE FOR THE FIRST TIME

In addition to The Lever Club's interior spaces, Lever House tenants will have access to all 13,540 SF of the club floor terraces, Park Avenue's most inviting outdoor space, available as a building amenity for the first time since The Lever Brothers Soap Company left the building in 1997.

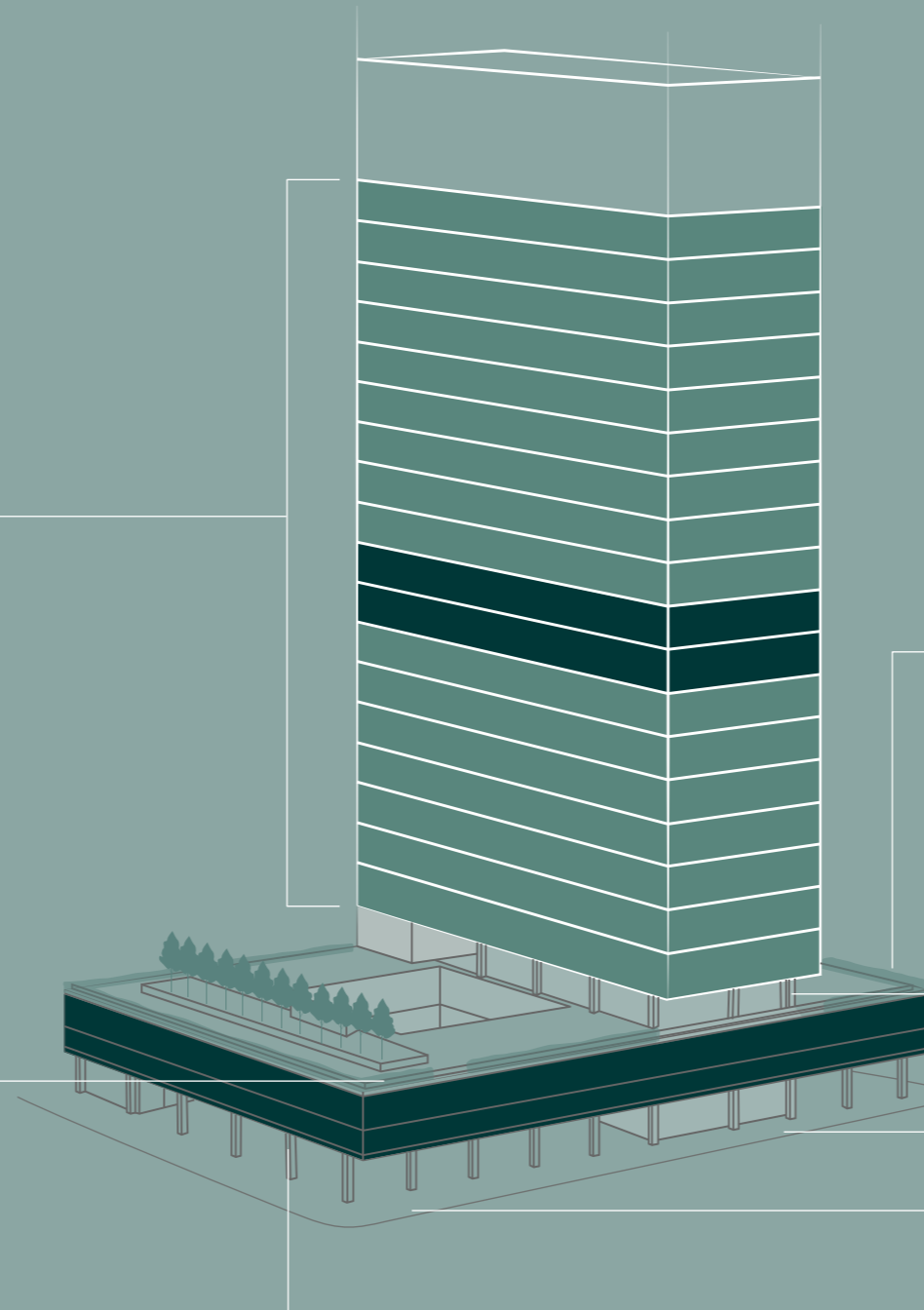
L E V E R
H O U S E

PARK AVENUE

171,600 RSF
AVAILABLE

FLOORS 4-21
10,725 RSF

SOUTHERN TERRACE
9,540 SF



NORTHERN TERRACE
4,000 SF

THE LEVER CLUB
15,027 RSF

IN-BUILDING PARKING
BIKE STORAGE, PRIVATE SHOWERS

LOBBY

ACTIVATED PLAZA

CASA LEVER

AVAILABLE

LEASED

LEVER
HOUSE

PARK AVENUE



OFFICE

TOWER FLOOR

CORNER OFFICE VIEWS EVERYWHERE IN THE BUILDING

Taking advantage of its unique orientation perpendicular to Park Avenue, the boutique-sized office floors at Lever House were designed so that every desk, no matter its position, would experience stunning natural light and Park Avenue views.

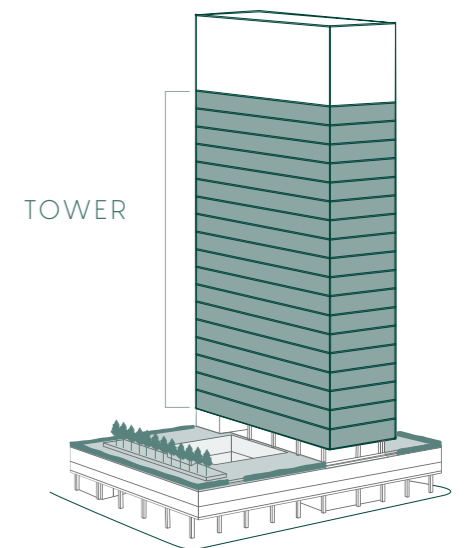
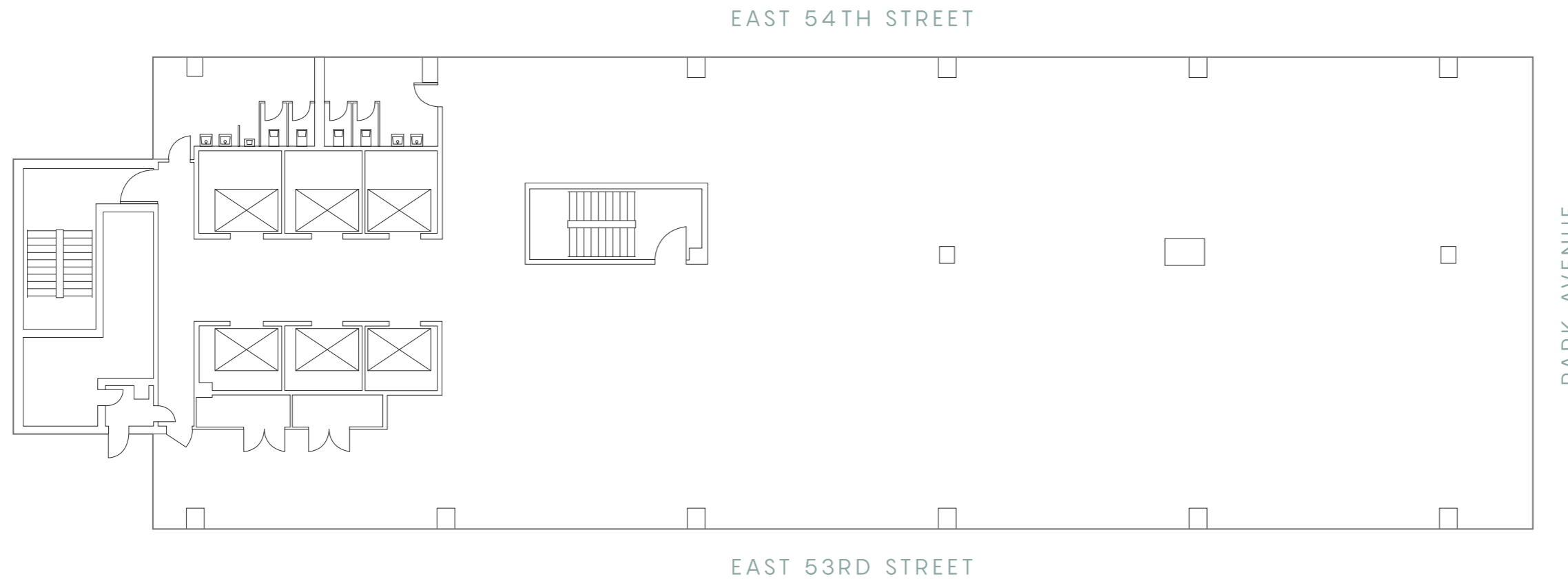
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PARK AVENUE

CORE & SHELL PLAN

FLOOR 4-21
10,725 RSF

Slab to Slab heights are 12'-4"



L E V E R
H O U S E

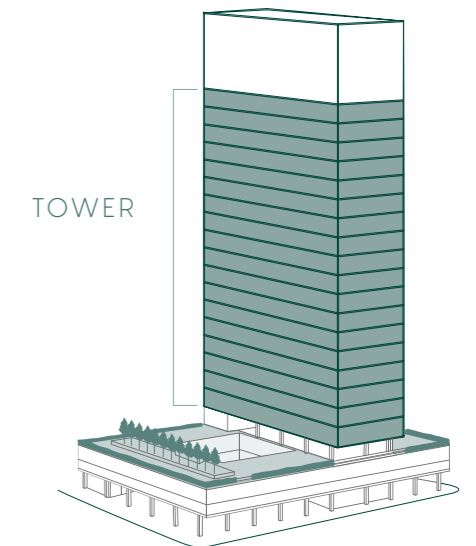
PARK AVENUE

OFFICE INTENSIVE TEST FIT

FLOOR 4-21
10,725 RSF

Slab to Slab heights are 12'-4"

- 2 Executive Offices
- 14 Perimeter Offices
- 6 Workstations
- 1 (14) Seat Conf Room
- 1 (4) Seat Conf Room
- 1 Library



L E V E R
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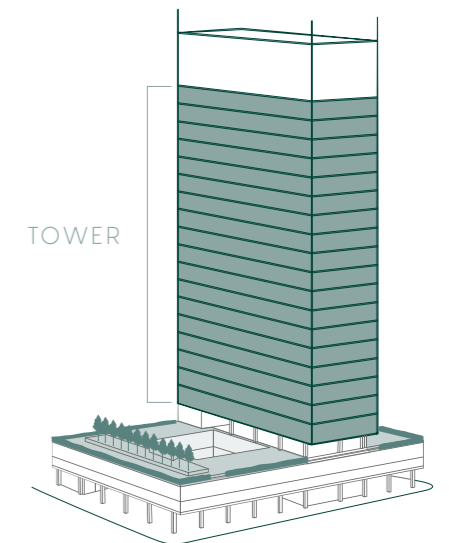
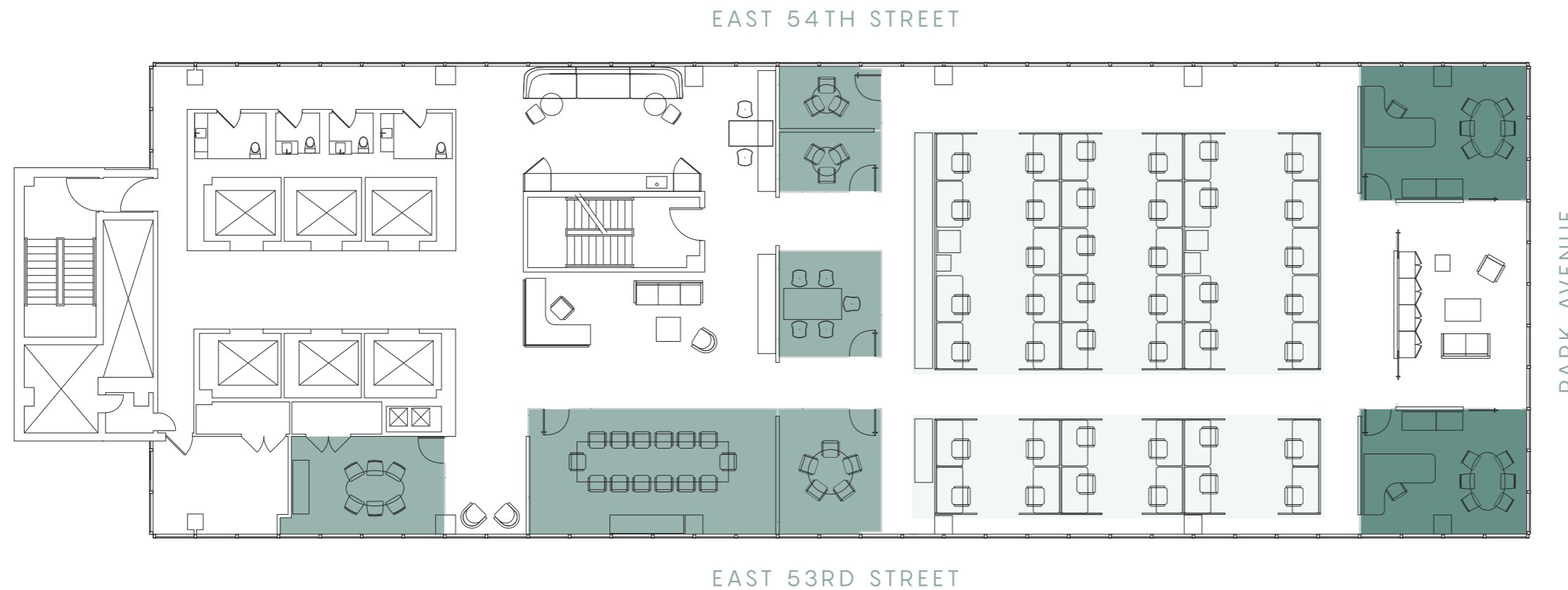
PARK AVENUE

TRADING TEST FIT

FLOOR 4-21
10,725 RSF

Slab to Slab heights are 12'- 4"

- 2 Executive Offices
-
- 40 Workstations
- 1 (14) Seat Conf Room
- 1 (5) Seat Conf Room
- 2 Huddle/Phone Room
- 1 Library



L E V E R
H O U S E

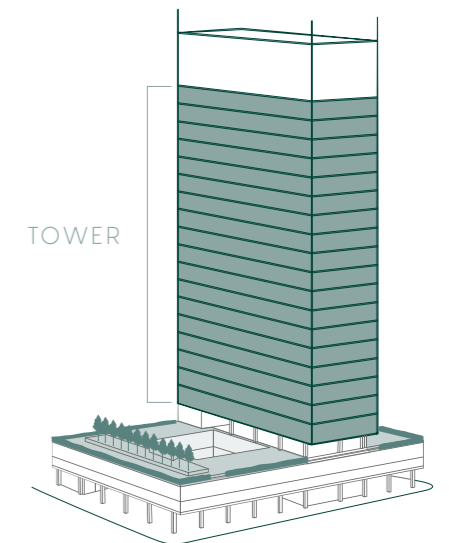
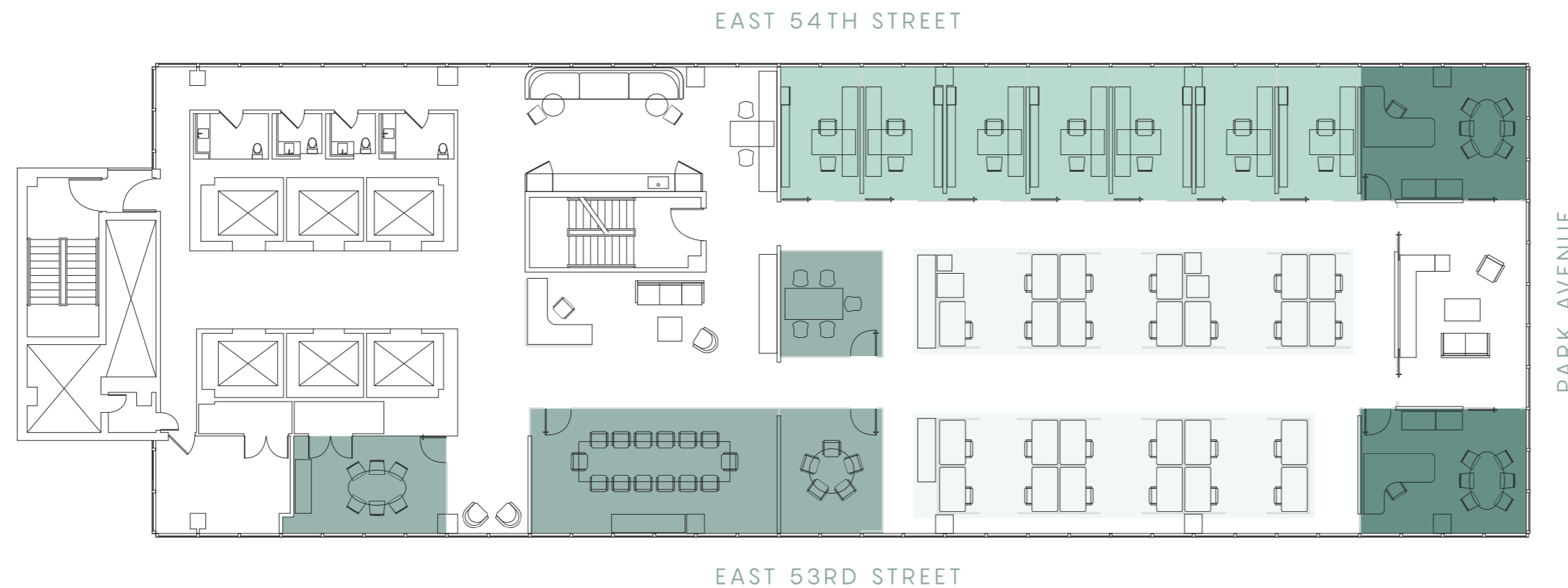
PARK AVENUE

HYBRID TEST FIT

FLOOR 4-21
10,725 RSF

Slab to Slab heights are 12'-4"

- 2 Executive Offices
- 7 Perimeter Offices
- 24 Workstations
- 1 (14) Seat Conf Room
- 1 (6) Seat Conf Room
- 2 (5) Seat Conf Room
- 1 Library



L E V E R
H O U S E

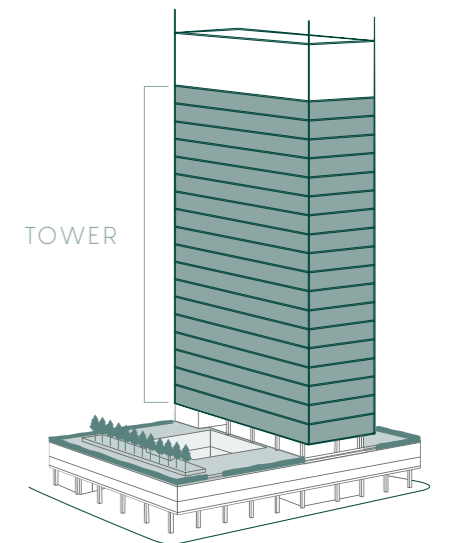
PARK AVENUE

PRE-BUILT TEST FIT

FLOOR 10 & 16
10,725 RSF

Slab to Slab heights are 12'- 4"

- 2 Executive Offices
- 12 Perimeter Offices
- 14 Total Offices
-
- 20 Workstations
- 1 (14) Seat Conf Room
- 1 (8) Seat Conf Room



L E V E R
H O U S E

PARK AVENUE





PARKING GARAGE

With a private car and bike entrance on East 54th St, guests can enjoy valet parking services with 74 parking spaces, concierge bike storage, private end-of-trip showers and lockers, and a bank of high-speed elevators offering discreet and convenient transport directly to and from the office floors.

LEVER
HOUSE


PARK AVENUE

DEDICATED OUTDOOR AIR SYSTEM

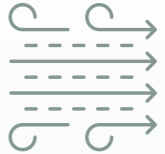
(DOAS) Best-in-class HVAC implementation



DOAS is a HVAC system which provides 100% outside air supply to Lever House's individual floors.




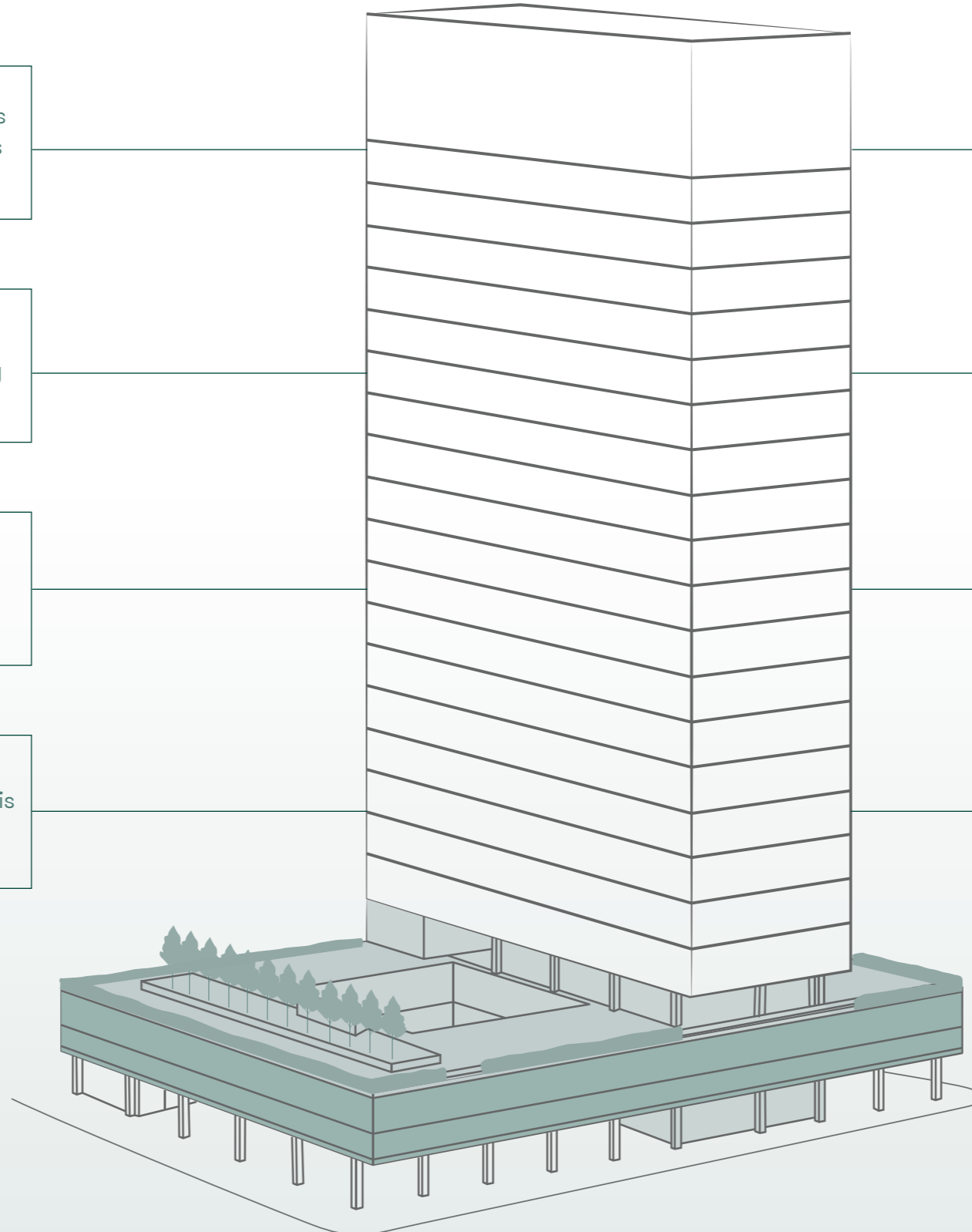
Within each floor, individual DOAS units provide as many climate zones as deemed desirable, providing a completely customizable room-by-room climate environment.



Air is never circulated between floors, vs. 40-85% recirculation in conventional buildings.

120
SQ. FT

120 square feet per tower floor is recaptured for occupant use.



Breathing better air leads to significantly better cognitive performance by employees.



HEPA filtration of outside air is possible.

2.0
MORE

2X more outside air than conventional buildings.

1.5
MORE

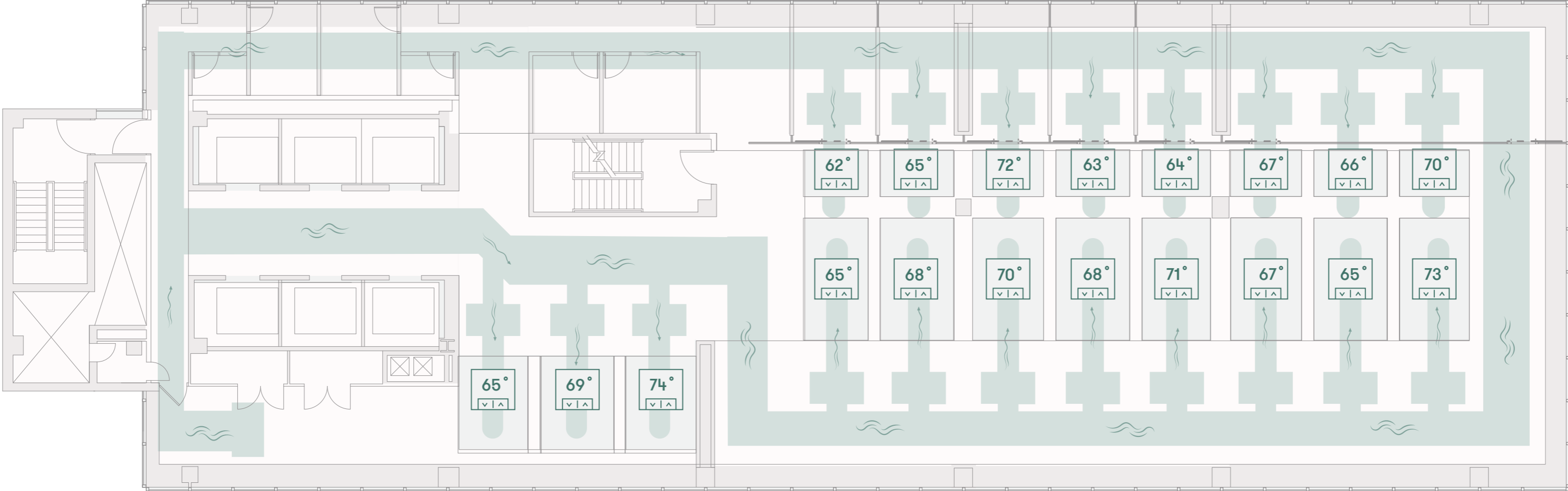
1.5X more outside air than Manhattan's newest developments.

L E V E R
H O U S E

P A R K A V E N U E

DIRECT OUTSIDE AIR SYSTEM

Completely customizable climate control



- Room-by-room climate is completely customizable within each floor.
- Air is never circulated between floors vs. 40-85% recirculation in conventional buildings.

LEVER
HOUSE

PARK AVENUE



CERTIFICATION TARGETS
—
LEED GOLD, WELL PLATINUM, WIREDSCORE
PLATINUM, ENERGY-STAR, AND GRESB



0.3 cubic feet per minute
of fresh air



UV Light Sanitation
of Air Handlers



Touchless entry,
security, elevators



Touchless restrooms



Private Wellness Rooms
and Shower Cabanas



Concierge Bike
Storage

HEALTH &
WELLNESS

More fresh air. More sunlight. Higher ceilings and UV light sanitation. Every possible measure, working in tandem to prioritize the health and wellness of each employee.

L E V E R
H O U S E

PARK AVENUE

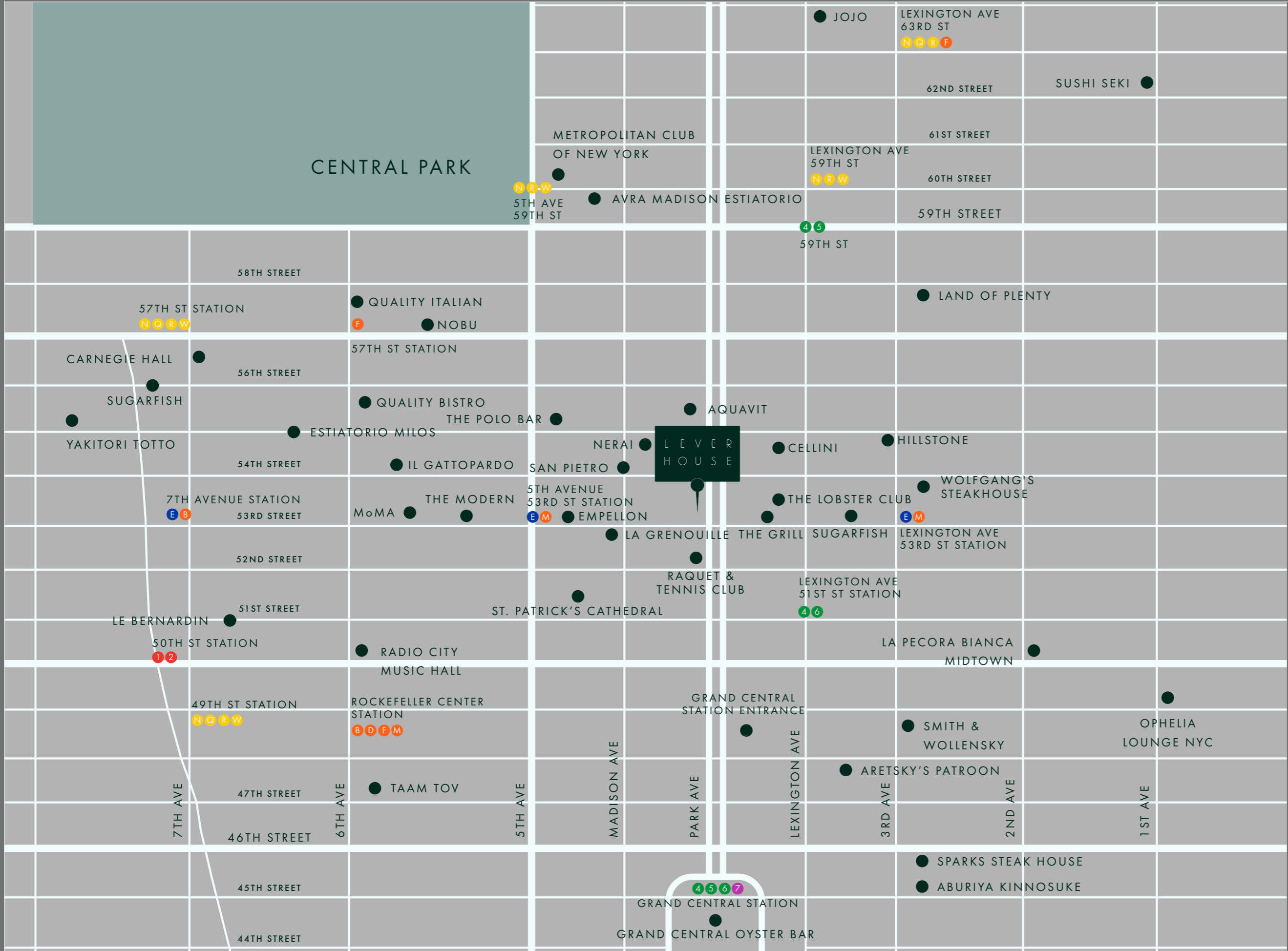


NEIGHBORHOOD

LEVER
HOUSE

PARK AVENUE

CENTRAL PARK



LOCATED AT
THE CENTER OF
PARK AVENUE,
LEVER HOUSE
OFFERS INTIMATE
ACCESS TO
THE VERY CORE
OF NEW YORK
CITY BUSINESS
AND COMMERCE.

LEVER
HOUSE

PARK AVENUE

ARCHITECTURAL EXCELLENCE

THE AMERICAN INSTITUTE OF ARCHITECTS RECOGNIZES AND CELEBRATES THE BEST BUILDINGS AND SPACES, AND THE PEOPLE BEHIND THEM, WITH SOME OF THE MOST PRESTIGIOUS AWARDS IN THE BUILT ENVIRONMENT

AIA

LEVER HOUSE IS A RECIPIENT OF

AIA 25
Year Award

AIA First
Honor Award

— ARCHITECTURAL
LEAGUE OF
NEW YORK GOLD MEDAL

FELLOW
RECIPIENTS:

THE LOUVRE
Paris, France
2017, AIA 25 Year recipient



THE HANCOCK TOWER
Chicago, Illinois
1999, AIA 25 Year recipient



GUGGENHEIM MUSEUM
New York, New York
1986, AIA 25 Year recipient



AN UNRIVALED TEAM

Elevating Lever House's technical capabilities, hospitality services,
and tenant experience beyond today's highest standards.

WatermanCLARK
OWNER AND DEVELOPER

CBRE
LEASING AGENT

LSM
TENANT INTERIORS
ARCHITECT

REED
+HILDER
BRAND
LANDSCAPE ARCHITECTS

**Brookfield
Properties**
OWNER AND DEVELOPER

SOM
LEAD ARCHITECT

MARMOL RADZINER
HOSPITALITY ARCHITECT

Cosentini
MEP ENGINEER

LEVER
HOUSE

PARK AVENUE

Brookfield Properties

Brookfield Properties develops and operates real estate investments on behalf of Brookfield Asset Management — one of the largest alternative asset managers in the world. From office to retail, logistics to multifamily, and hospitality to mixed-use, we work across sectors, bringing high-quality, sustainable real estate to life around the globe every day.

WatermanCLARK

Over the past 30 years, Ric Clark and Tod Waterman have been responsible for executing some of the most creative and complex real estate investments and developments in global gateway cities. After regularly collaborating on a variety of projects, they have combined their extensive real estate experience into WatermanCLARK.

LEVER
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PARK AVENUE



CONTACT

For any questions regarding availability or more information, please contact the leasing team

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OVERVIEW OF
REDEVELOPMENT
PLAN

PLAZA

- Plaza paving replacement
- Waterproofing
- Replacement of pavers
- Re-lighting of plaza
- Replacement of landscaping

LEVER CLUB

- Lounge
- Conference center
- Outdoor terrace
- Private dining
- Grab and go cafe
- End of trip facilities

LOBBY

- Refurbishment of terrazzo floor
- Replacement of interior stone walls
- Re-lighting of lobby
- Refurbish Murano glass tile wall

AMENITIES

- Valet drop-off
- 74-space garage
- Integrated restaurant entry
- Wellness center and shower facilities

TERRACE

- Replacement of terrace pavers and roofing
- Replacement of existing stone walls
- Replacement of landscaping

INFRASTRUCTURE

- New DOAS mechanical system
- New emergency generator
- Modernize vertical transportation system
- Electrical/data
- Seamless security
- New building management system

MECHANICAL & ELECTRICAL SYSTEMS

- New Dedicated Outside Air System cycling 0.3 CFM / SF of fresh air into the office spaces
- Building management system upgraded to state-of-the-art technology
- 500 kw generator (Class A, Life Safety and Elevators) with space provisions for tenant dedicated generator
- New cooling towers and pumps, two new 500 ton chillers with efficient turn down capacity, and new chilled water pumps
- 6 watts / USF of office power and lighting
- 2 new air handlers include HEPA filter capability, UV disinfection, and humidification

VERTICAL TRANSPORTATION SYSTEM

- Increased elevator performance meeting Class A standards
- Five passenger elevators and one service elevator
- Elevators are updated with new cab finishes, drives, brakes, door operators, travel cables, cab frames, and roller guides
- 30-second wait time with a 12.5% handling capacity for a design population of 1038 office staff at Floors 2-21
- Controllers upgraded to Destination Dispatch for more efficient rides and shorter wait times
- Emergency generator backup

IT DATA, COMMERCIAL & SECURITY SYSTEMS

- Redundant Main Distribution Frames
- Redundant Riser
- Infrastructure for access control at Lobby

OVERVIEW OF
REDEVELOPMENT
PLAN

LEVER HOUSE

Built: 1950 - 1952
 Floors: 21
 Site: 34,713 SF
 Building Height: 300' - 6"

BUILDING AREAS

Rentable Square Feet: 271,557 RSF
 Typical Tower Floor Plate: 53'-3"x 192'-0"
 Typical Floor to Floor Height: 10,725 RSF
 Lobby Area: 12'-4"
 Lobby Floor to Floor Height: 4,180 SF
 Plaza Area: 18'-4"
 3rd Floor Terrace Area: 19,170 SF
 13,540 SF

STRUCTURE

28'-0" x 29'-3" and 28'-0"x21'-0"
 Steel Frame Construction; concrete encased
 4" concrete slab on metal deck

GENERAL LIGHTING AND UTILITY

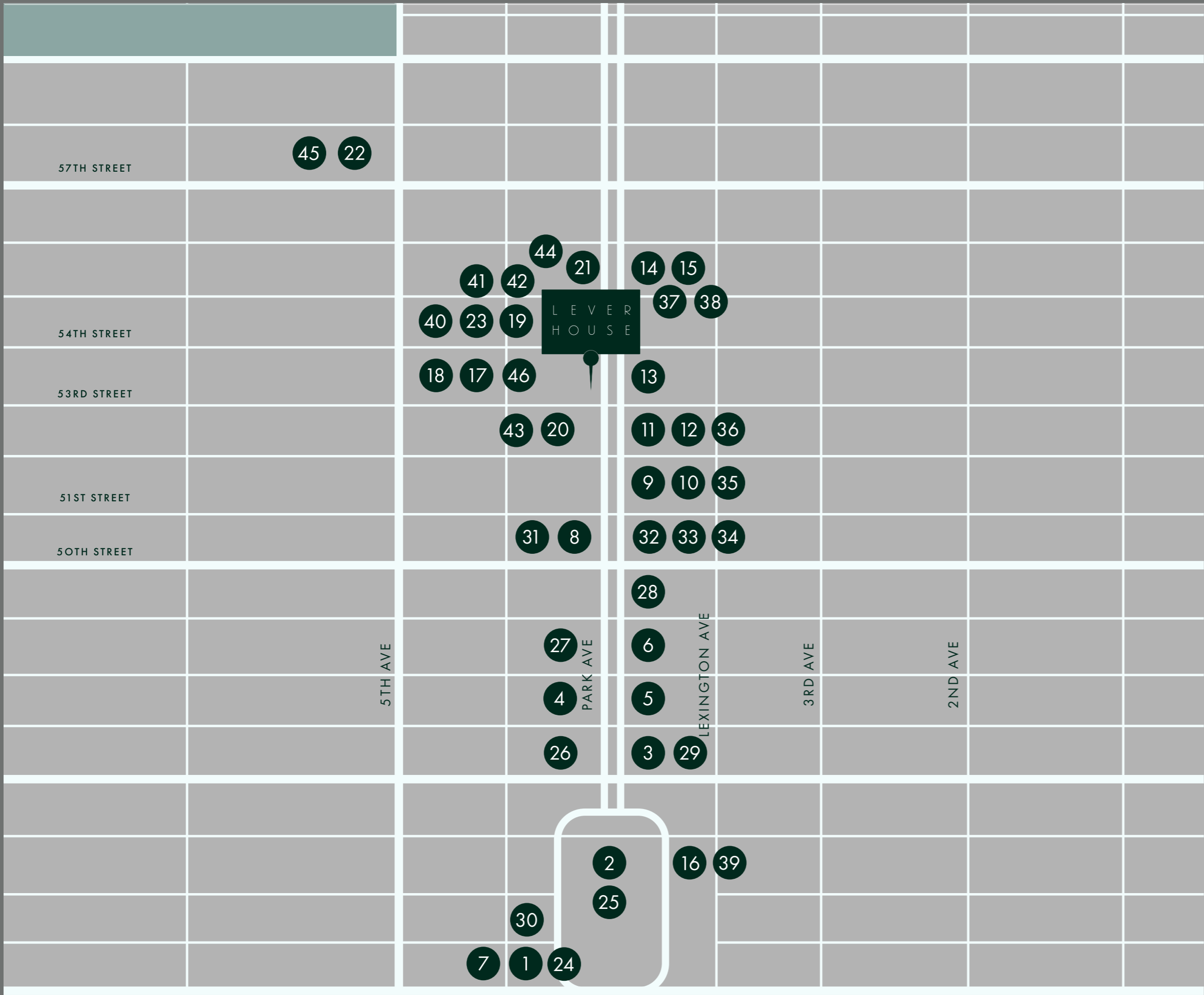
Office Power and Lighting: 6 watts/USF
 Gen. Office Area Lighting: 2 watts/USF
 Gen. Office Receptacle/DOAS: 4 watts/USF

MECHANICAL SYSTEM

DOAS

VERTICAL TRANSPORTATION

Design Population: 1.038 Off. staff at Fl. 2-21
 Target Interval: <30 seconds
 Handling Capacity: 12.5% in five minutes



LEVER HOUSE IS AT THE NEXUS OF THE WORLD'S MOST INFLUENTIAL FINANCIAL INSTITUTIONS

- | | |
|-----------------------------|-----------------------------|
| 1. CARLYLE GROUP | 25. MITSUI & CO |
| 2. MITSUI & CO | 26. ARES CAPITAL MANAGEMENT |
| 3. ARES CAPITAL MANAGEMENT | 27. JP MORGAN CHASE |
| 4. JP MORGAN CHASE | 28. PAULSON & CO. |
| 5. PAULSON & CO. | 29. UBS |
| 6. UBS | 30. CIBC |
| 7. CIBC | 31. PZENA INVESTMENT |
| 8. PZENA INVESTMENT | 32. BLACKSTONE |
| 9. BLACKSTONE | 33. KPMG |
| 10. KPMG | 34. CENTERBRIDGE CAPITAL |
| 11. CENTERBRIDGE CAPITAL | 35. CLAYTON DUBILIER & RICE |
| 12. CLAYTON DUBILIER & RICE | 36. MILLENNIUM |
| 13. MILLENNIUM | 37. CITADEL |
| 14. CITADEL | 38. HELMAN & FRIEDMAN LLC |
| 15. HELMAN & FRIEDMAN LLC | 39. WARBURG PINCUS |
| 16. WARBURG PINCUS | 40. DAVIDSONKEMPNER |
| 17. DAVIDSON KEMPNER | 41. JEFFERIES & CO |
| 18. JEFFERIES & CO | 42. BAIN CAPITAL |
| 19. BAIN CAPITAL | 43. MORGAN STANLEY |
| 20. MORGAN STANLEY | 44. PINEBRIDGE INVESTMENTS |
| 21. PINEBRIDGE INVESTMENTS | 45. APOLLO |
| 22. APOLLO | 46. CANACCORD GENUITY CORP |
| 23. CANACCORD GENUITY CORP | |
| 24. CARLYLE GROUP | |

LEVER
HOUSE
PARK AVENUE

