



L	E	V	E	R
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P A R K   A V E N U E



# REIMAGINED FOR THE MODERN ERA

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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.

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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

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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.

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## 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.

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THE LEVER CLUB

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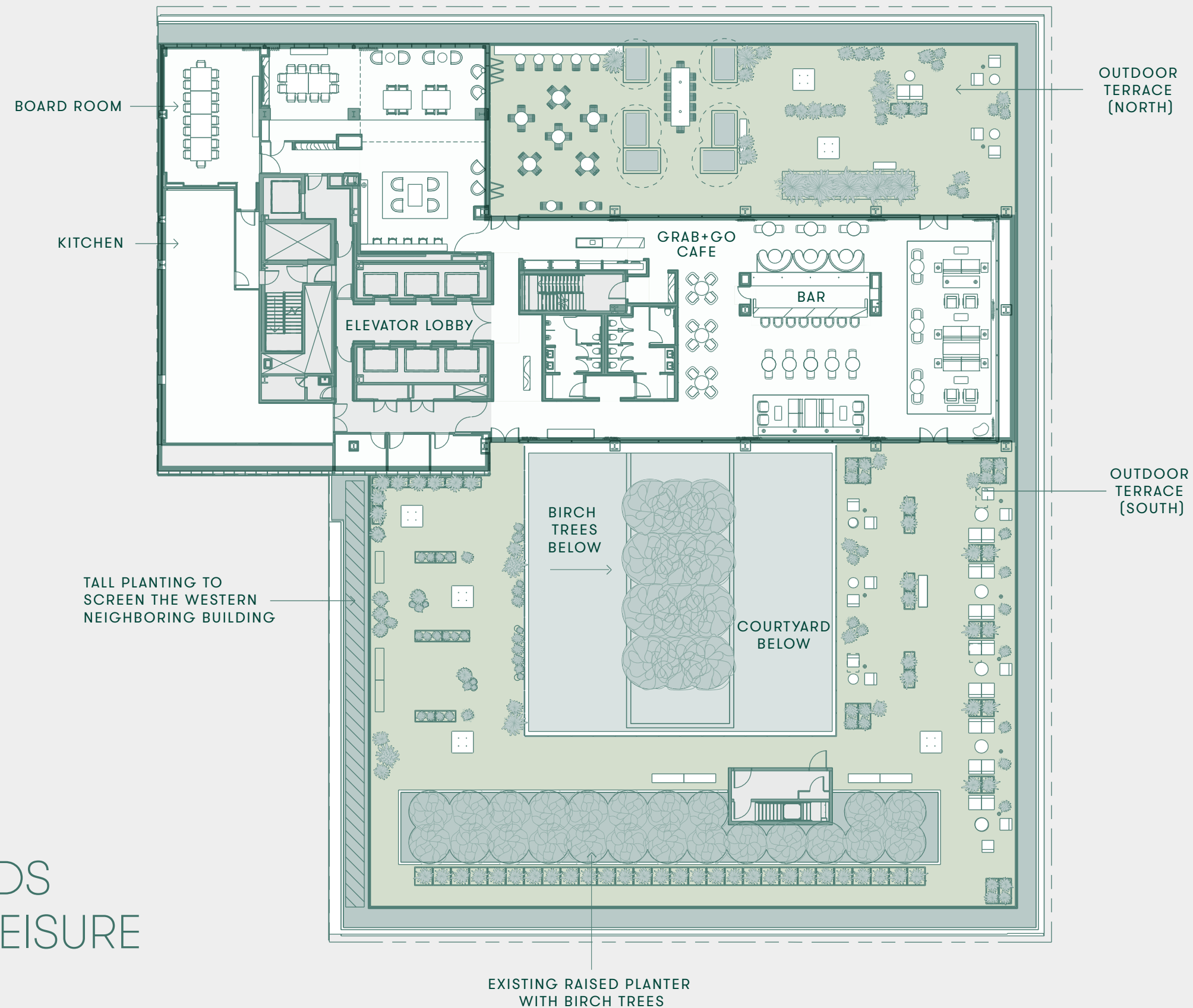
PARK AVENUE







HOSPITALITY  
TAKES SHAPE AT  
THE CROSSROADS  
OF WORK AND LEISURE



## 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

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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.

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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.

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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.

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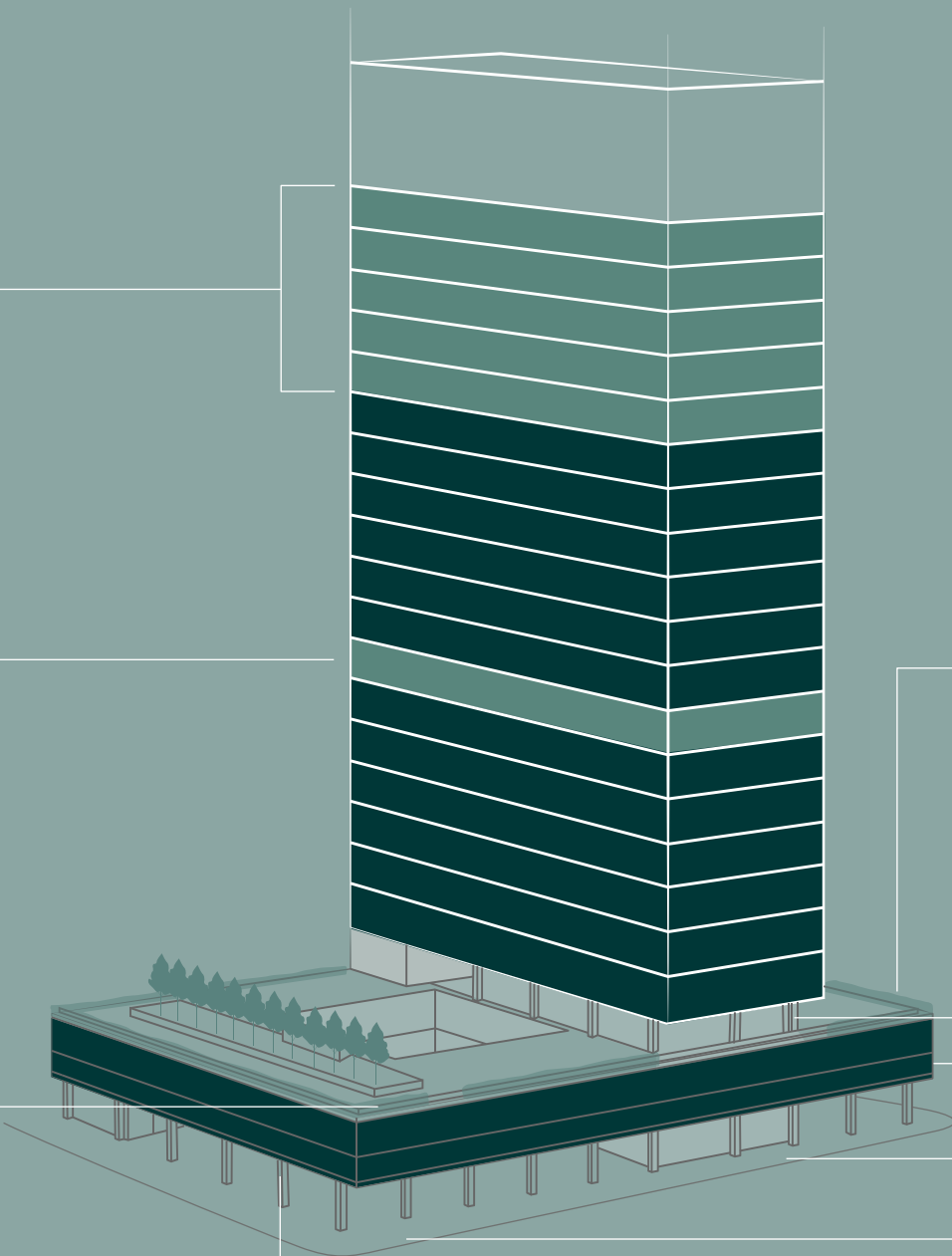


75,075 RSF  
AVAILABLE

FLOORS 17-21  
10,725 RSF

FLOOR 10  
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  
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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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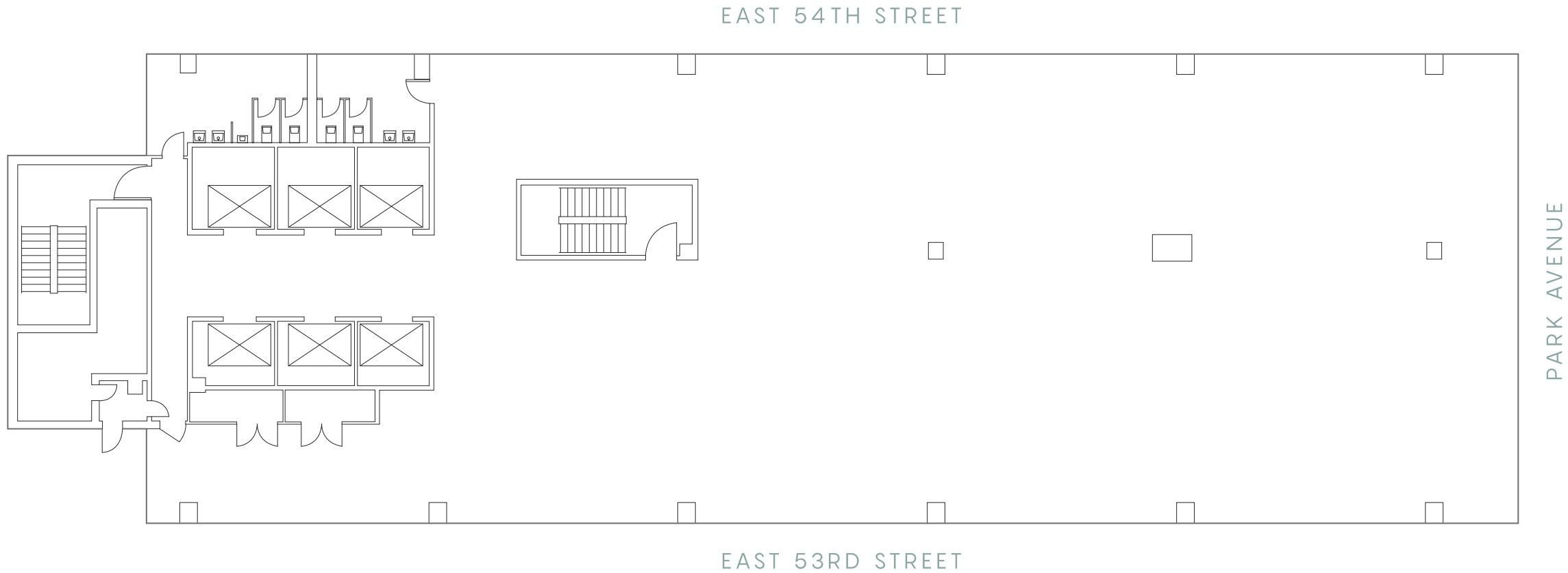
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# CORE & SHELL PLAN

**FLOOR 4-21**  
10,725 RSF

Slab to Slab heights are 12'-4"



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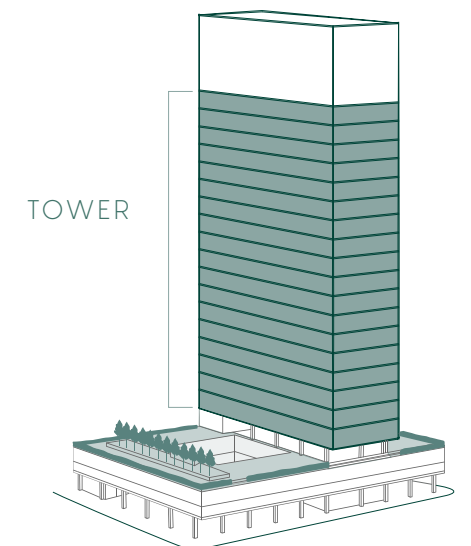


# OFFICE INTENSIVE TEST FIT

**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



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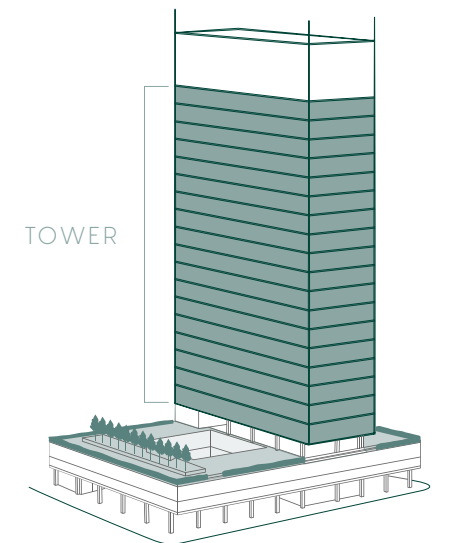


# TRADING TEST FIT

**FLOOR 4-21**  
10,725 RSF

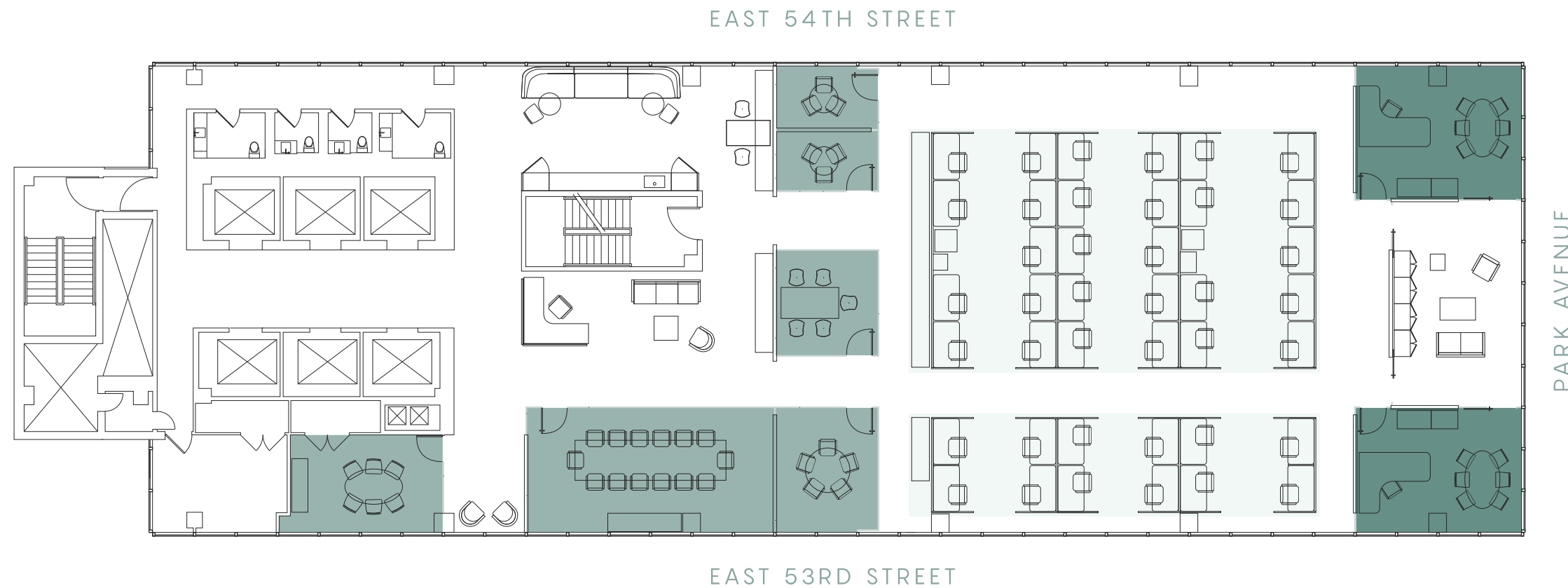
Slab to Slab heights are 12'-4"

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



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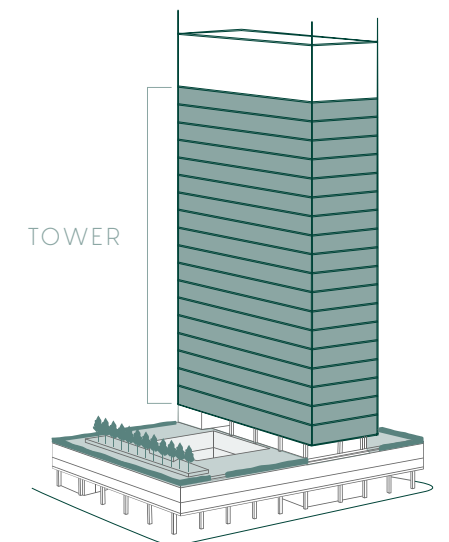
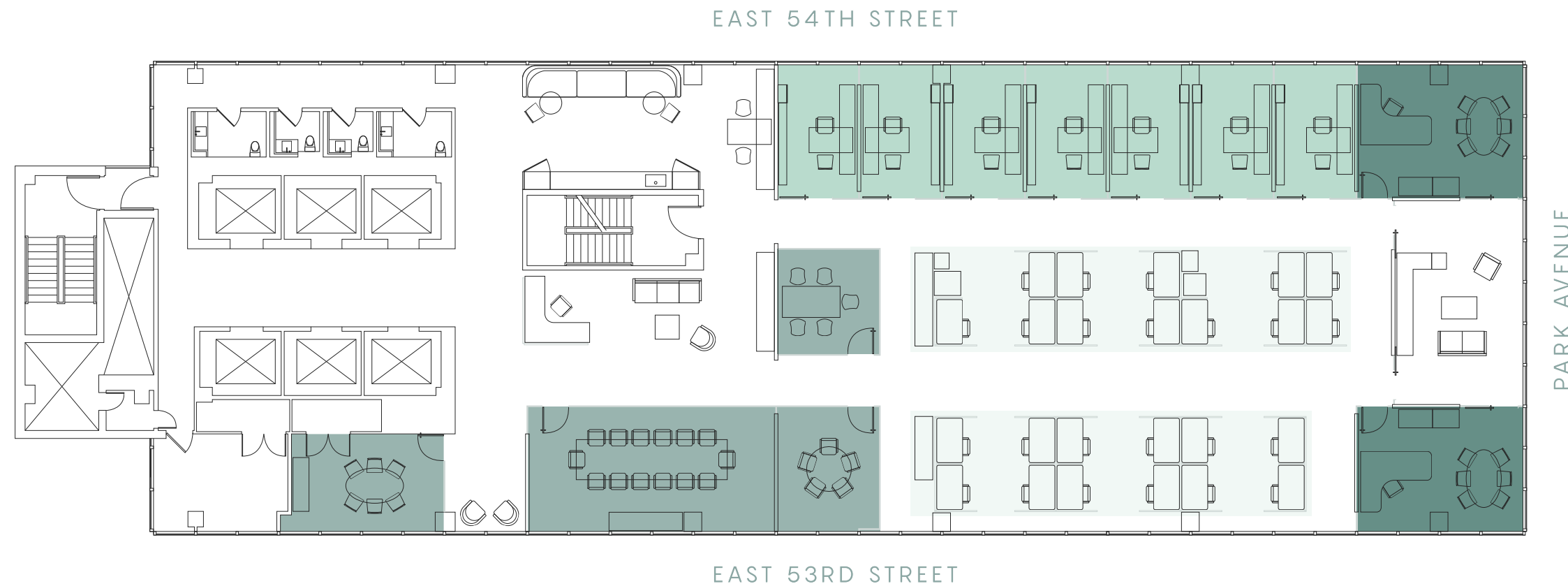


# HYBRID TEST FIT

**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



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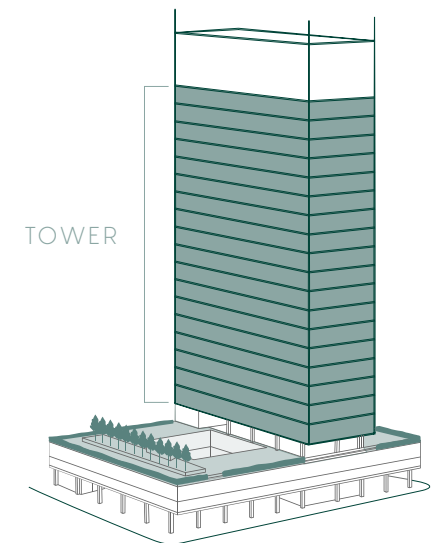


# PRE-BUILT TEST FIT

**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



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## 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.

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# 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.



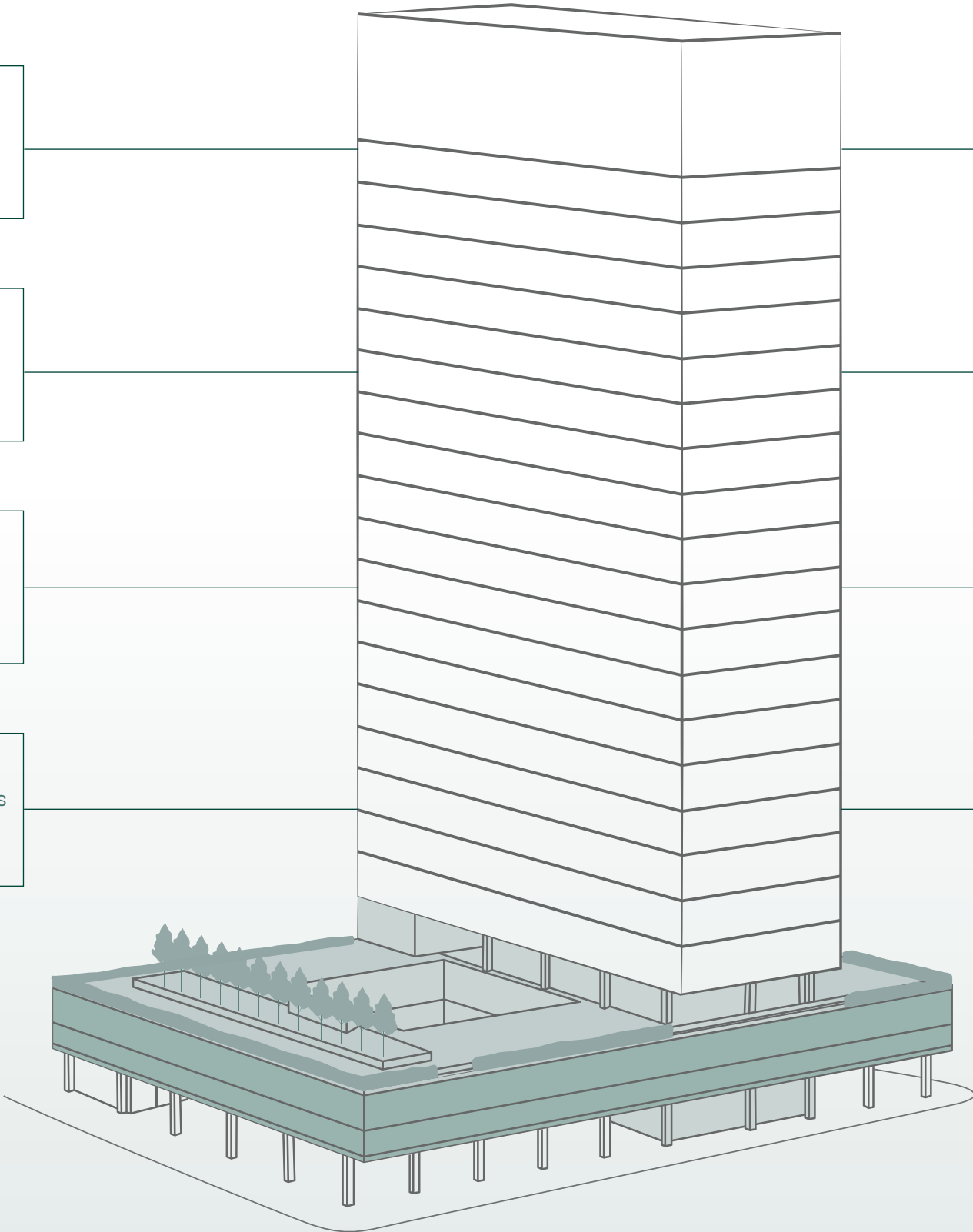
Within each floor, individual DOAS units provide as many climate zones as deemed desirable, providing a completely customizable room-by-room climate environment.



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.

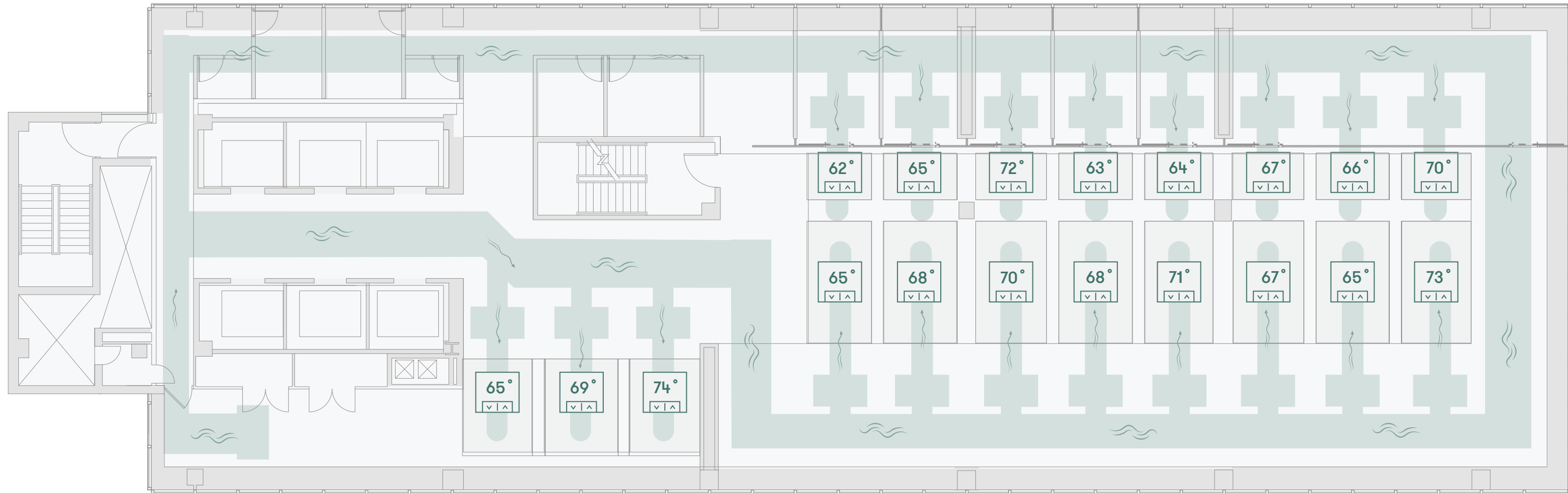
1.5  
MORE

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



# 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.

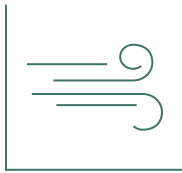
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CERTIFICATION TARGETS  
—  
LEED GOLD, WELL PLATINUM, WIREDSCORE  
PLATINUM, ENERGY-STAR, AND GRESB



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.

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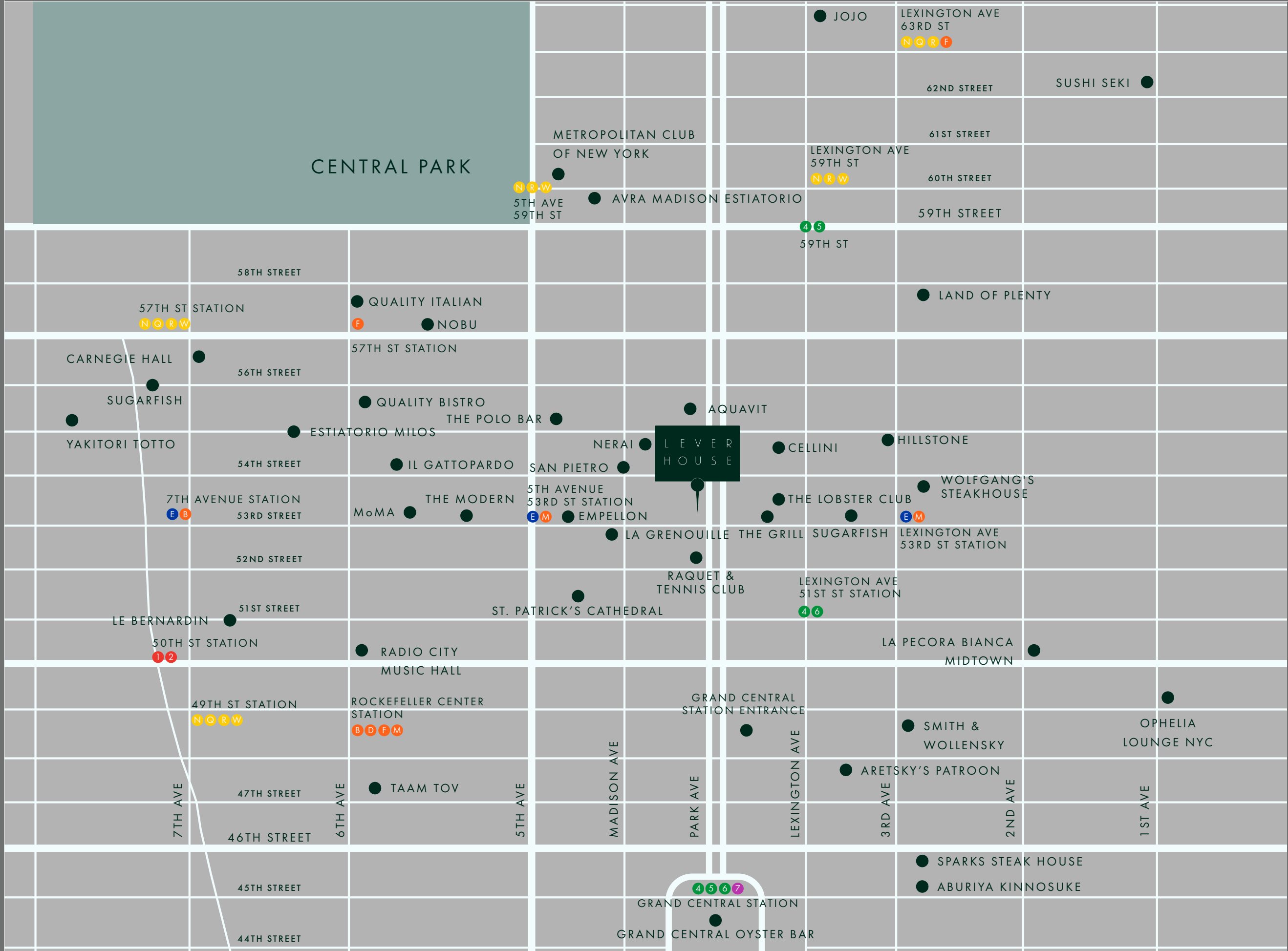


NEIGHBORHOOD

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PARK AVENUE





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  
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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.

Waterman**CLARK**  
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

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**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.

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## CONTACT

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

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APPENDIX		
PLAZA		LEVER CLUB
<ul style="list-style-type: none"><li>• Plaza paving replacement</li><li>• Waterproofing</li><li>• Replacement of pavers</li><li>• Re-lighting of plaza</li><li>• Replacement of landscaping</li></ul>		<ul style="list-style-type: none"><li>• Lounge</li><li>• Conference center</li><li>• Outdoor terrace</li><li>• Private dining</li><li>• Grab and go cafe</li><li>• End of trip facilities</li></ul>
LOBBY		AMENITIES
<ul style="list-style-type: none"><li>• Refurbishment of terrazzo floor</li><li>• Replacement of interior stone walls</li><li>• Re-lighting of lobby</li><li>• Refurbish Murano glass tile wall</li></ul>		<ul style="list-style-type: none"><li>• Valet drop-off</li><li>• 74-space garage</li><li>• Integrated restaurant entry</li><li>• Wellness center and shower facilities</li></ul>
TERRACE		INFRASTRUCTURE
<ul style="list-style-type: none"><li>• Replacement of terrace pavers and roofing</li><li>• Replacement of existing stone walls</li><li>• Replacement of landscaping</li></ul>		<ul style="list-style-type: none"><li>• New DOAS mechanical system</li><li>• New emergency generator</li><li>• Modernize vertical transportation system</li><li>• Electrical/data</li><li>• Seamless security</li><li>• New building management system</li></ul>

OVERVIEW OF  
REDEVELOPMENT  
PLAN

LEVER  
HOUSE

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APPENDIX	
<h2>MECHANICAL &amp; ELECTRICAL SYSTEMS</h2>	
<ul style="list-style-type: none"><li>• New Dedicated Outside Air System cycling 0.3 CFM / SF of fresh air into the office spaces</li><li>• Building management system upgraded to state-of-the-art technology</li><li>• 500 kw generator (Class A, Life Safety and Elevators) with space provisions for tenant dedicated generator</li><li>• New cooling towers and pumps, two new 500 ton chillers with efficient turn down capacity, and new chilled water pumps</li><li>• 6 watts / USF of office power and lighting</li><li>• 2 new air handlers include HEPA filter capability, UV disinfection, and humidification</li></ul>	
<h2>VERTICAL TRANSPORTATION SYSTEM</h2>	
<ul style="list-style-type: none"><li>• Increased elevator performance meeting Class A standards</li><li>• Five passenger elevators and one service elevator</li><li>• Elevators are updated with new cab finishes, drives, brakes, door operators, travel cables, cab frames, and roller guides</li><li>• 30-second wait time with a 12.5% handling capacity for a design population of 1038 office staff at Floors 2-21</li><li>• Controllers upgraded to Destination Dispatch for more efficient rides and shorter wait times</li><li>• Emergency generator backup</li></ul>	
<h2>IT DATA, COMMERCIAL &amp; SECURITY SYSTEMS</h2>	
<ul style="list-style-type: none"><li>• Redundant Main Distribution Frames</li><li>• Redundant Riser</li><li>• Infrastructure for access control at Lobby</li></ul>	

OVERVIEW OF  
REDEVELOPMENT  
PLAN

LEVER  
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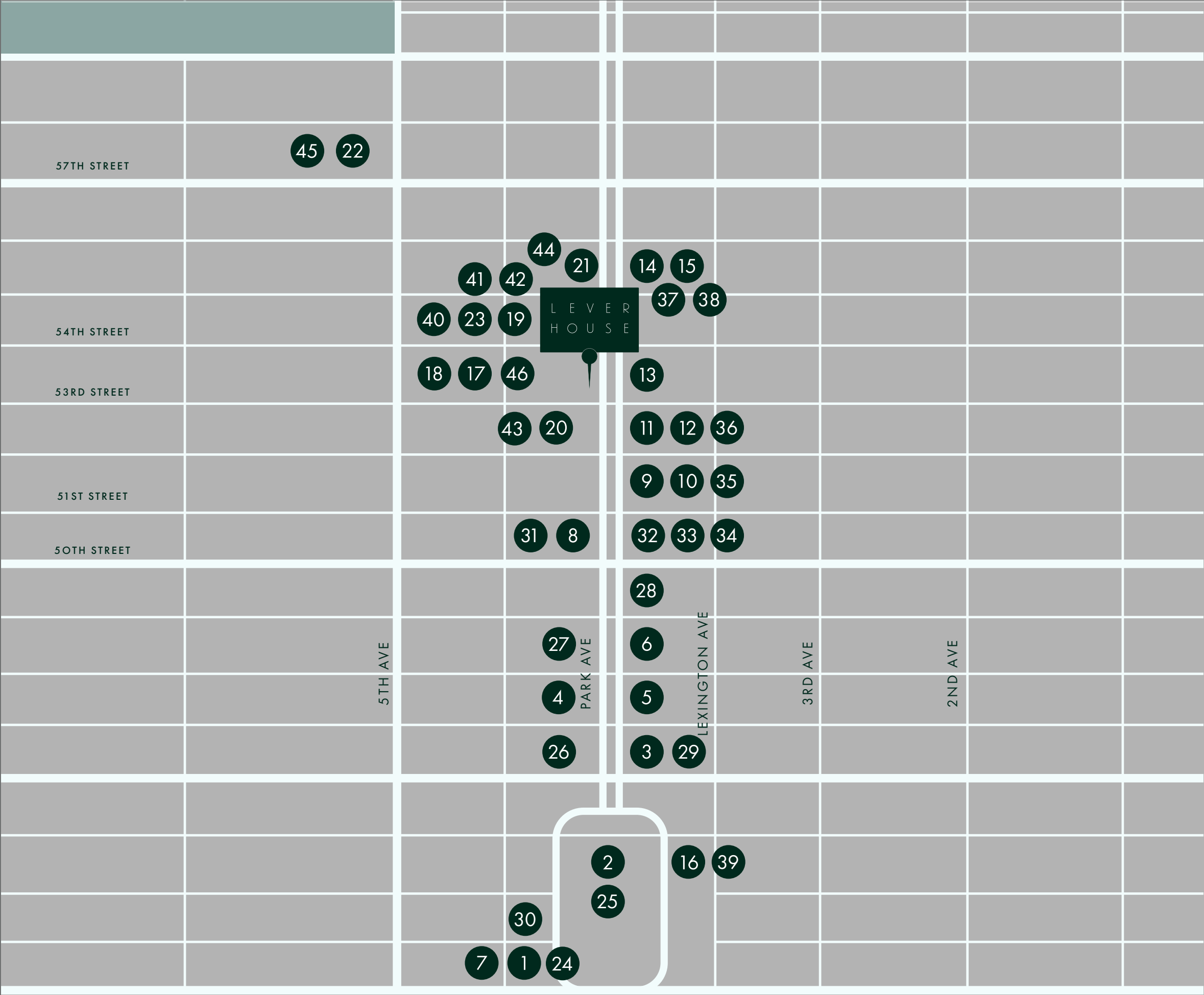
APPENDIX			
LEVER HOUSE		BUILDING AREAS	
Built:	1950 - 1952	Rentable Square Feet:	271,557 RSF
Floors:	21	Typical Tower Floor Plate:	53'-3"x 192'-0"
Site:	34,713 SF	Typical Floor to Floor Height:	10,725 RSF
Building Height:	300' - 6"	Lobby Area:	12'-4"
		Lobby Floor to Floor Height:	4,180 SF
		Plaza Area:	18'-4"
		3rd Floor Terrace Area:	19,170 SF
			13,540 SF
STRUCTURE		GENERAL LIGHTING AND UTILITY	
28'-0" x 29'-3" and 28'-0"x21'-0"		Office Power and Lighting:	6 watts/USF
Steel Frame Construction; concrete encased		Gen. Office Area Lighting:	2 watts/USF
4" concrete slab on metal deck		Gen. Office Receptacle/DOAS:	4 watts/USF
MECHANICAL SYSTEM		VERTICAL TRANSPORTATION	
DOAS		Design Population:	1.038 Off. staff at Fl. 2-21
		Target Interval:	<30 seconds
		Handling Capacity:	12.5% in five minutes

OVERVIEW OF  
REDEVELOPMENT  
PLAN

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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           |                             |

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