A best-in-class trophy office building in the creative heart of the Meatpacking District.

Built on the former Prince Lumber Yard at 15th Street and Ninth Avenue between the Apple Store and Chelsea Market.

SIXTY ONE is the building of the neighborhood that inspires collaboration, productivity, and creativity.
Designed by world-renowned architect, Rafael Vinoly, the 170,000 SF modern trophy office building features private terraces on every floor, a rooftop park overlooking the Hudson River, and soaring ceiling heights.
The palette and textures are inspired by the Meatpacking District's manufacturing past and its present day simplistic and modern design.
Starbucks to Open Its Largest Store in the World in Manhattan

Coffee retailer takes 20,000 feet in Meatpacking district for roastery

Starbucks Corp. to Open Its Largest Store in the World in Manhattan

Starbucks Corp. aims to go bigger and bolder in New York City, planning to make southwest Chelsea the home of its largest store in the world.

The Seattle-based coffee retailer said Tuesday that it would set up its second roastery in a 20,000-square-foot space at the bottom of a boutique office building at 61 Ninth Ave. The massive store, expected to open in 2018, will be modeled on the company’s Seattle roastery, which the company describes as “coffee-as-theater” and a highly sensorial experience.

At the 15,000-square-foot Seattle location, where the company roasts small batches of rare coffees, customers chat with baristas to learn about the various methods of brewing and sourcing, and taste the high-end coffees.

“In New York we want to take elements from what we originally created and build something even bigger and bolder,” said Starbucks Chairman and Chief Executive Howard Schultz.

Starbucks now has 94 locations in the New York metro area that serve its Reserve coffee. The decision to bring a roastery to the city is the company’s way of distinguishing itself from the competition, said Arlene Spiegel, a Manhattan restaurant and retail consultant, who is unaffiliated with Starbucks.

“What they [Starbucks] have to do is reinforce their dominance as a premium coffee supplier and this is how they do it,” Ms. Spiegel said.

The New York megastore will be on two levels in a 170,000-square-foot office building being developed by Vornado Realty Trust and Aurora Capital Associates. The retailer chose a spot at the border of Chelsea and the Meatpacking District, an area anchored by office tenants like Google and attractions such as the High Line park and the Whitney Museum of American Art.

All of this generates a lot of foot traffic, said David Firestein, SCG Retail’s managing partner who represented Starbucks in the deal.
## Office Floors

### Floor Plan

![Office Floor Plan](image)

### Floor Details

<table>
<thead>
<tr>
<th>Floors</th>
<th>Square Footage</th>
<th>Slab to Ceiling</th>
<th>Terrace Square Footage</th>
<th>Number of Terraces</th>
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<td>9</td>
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<td>8</td>
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<td>4</td>
<td>20,605 RSF</td>
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<tr>
<td>2</td>
<td>21,128 RSF</td>
<td>15’2”</td>
<td>222 SF</td>
<td>1</td>
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</tbody>
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**Total:** 145,741 RSF
GENSLER ARCHITECTURE
FLOOR PLATE STUDY

- Versatile & efficient side core plan with lots of depth
- Ideal column spacing
- Impactful entrance off the elevators
- Large ADA restrooms meet the high-density open-space layout demand
- Overhead HVAC to maximize usable space to the window line

FLOOR 5

FLOOR 7
Elevators open up to an unobstructed view of the entire loft-like layout with clear ceiling heights between 13'5" and 15'2"
GIANT ROOFTOP PARK
“A BUILDING SHOULD GIVE YOU SOMETHING THAT OTHERS DO NOT. THIS IS A FLUID, JOYFUL SPACE TO GIVE ITS PEOPLE AN UNUSUAL AMOUNT OF CONNECTION WITH THE OUTSIDE.”

RAFAEL VIÑOLY
SIXTY ONE VISIONARY
The Meatpacking district has evolved over time from a gritty and authentic industrial district that housed meat and manufacturing industries.
TODAY’S MEATPACKING

A vibrant mix of culture.

## CORE & SHELL PLANS

### Second Floor

- **Square Footage**: 21,128 RSF
- **Terrace Square Footage**: 222 SF
- **Ceiling Heights**: 15'2"
- **Number of Terraces**: 1

### Fourth Floor

- **Square Footage**: 20,809 RSF
- **Terrace Square Footage**: 238 SF
- **Ceiling Heights**: 13'7"
- **Number of Terraces**: 1

### Third Floor

- **Square Footage**: 20,605 RSF
- **Terrace Square Footage**: 145 SF
- **Ceiling Heights**: 13'7"
- **Number of Terraces**: 1

### Fifth Floor

- **Square Footage**: 19,003 RSF
- **Terrace Square Footage**: 1,151 SF
- **Ceiling Heights**: 13'7"
- **Number of Terraces**: 4

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CORE & SHELL PLANS

WEST 15TH STREET

NINTH AVENUE

WEST 15TH STREET

NINTH AVENUE

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TEST-FIT PLANS

20,000 RSF

- Conferencing: 7
- Meeting Area: 13
- Reception: 3
- Private Office: 9
- Workstations: 76
- Headcount: 88

West 15th Street

15,000 RSF

- Conferencing: 7
- Meeting Area: 10
- Reception: 2
- Private Office: 4
- Workstations: 72
- Headcount: 78

West 15th Street

20,000 RSF

- Conferencing: 5
- Meeting Area: 13
- Reception: 2
- Private Office: 9
- Workstations: 74
- Headcount: 85

West 15th Street

15,000 RSF

- Conferencing: 6
- Meeting Area: 9
- Reception: 1
- Private Office: 5
- Workstations: 28
- Headcount: 34

West 15th Street
BUILDING FACTS

BUILDING SIZE
167,200 SF
9 stories above grade
1 story below grade

TERRACES
Private terraces will be provided on every office floor. An 8,736 SF shared, landscaped terrace will be located on the main roof.

FLOORS
2nd - 9th / Office use
Exclusive ground floor retail use

FLOOR AREAS
Floor 9 - 15,129 RSF
Floor 8 - 15,538 RSF
Floor 7 - 16,829 RSF
Floor 6 - 17,500 RSF
Floor 5 - 19,003 RSF
Floor 4 - 20,605 RSF
Floor 3 - 20,809 RSF
Floor 2 - 21,128 RSF

Slab-to-Ceiling
Floor 9 - 13'5"
Floor 8 - 13'6"
Floor 7 - 13'6"
Floor 6 - 13'6"
Floor 5 - 13'7"
Floor 4 - 13'7"
Floor 3 - 13'7"
Floor 2 - 15'2"

CONSTRUCTION
Cast-in-place structural architectural precast concrete panels and 10'6" high, energy-efficient, double-glazed insulated glass.

BUILDING MANAGEMENT SYSTEM
BMS uses direct digital control technology (DDC) to monitor and control all building systems to optimize efficiencies and energy consumption.

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. Distributed Antenna System to be provided with space allocation for multiple carriers.

LIFE SAFETY
An addressable, integrated fire alarm system with a Fire Command Station located in the lobby, similar to a high-rise Class B system. The building will be fully sprinklered with smoke detection as required by NYC Building Code.

ELEVATORS
Three 3,500lb passenger elevators operating at 500 ft/min with 6'6" x 5'4" clear inside dimension and 10'0" cab height.
One 5,000 lb freight elevator with 8'8" x 5'8" clear inside dimensions and 12'8" cab height.

LEED
LEED v4 GOLD Certification is targeted. Features include rainwater management, water efficient landscaping, and indoor water use reduction.

BICYCLE STORAGE
Lower level storage room for 36 bicycles with two uni-sex shower and changing rooms. Access is provided from freight elevator with after-hours card reader access.

RESTROOMS
One extra fixture is provided in men’s rooms on floors 3-6 and two extra fixtures on floors 7-9 to meet high-density, open space layout demand.

FLOOR LOADS
50 lbs/RSF Office
100 lbs/RSF Retail
100 lbs/RSF Roof

HVAC
A 3-cell cooling tower located on the roof serves approximately 20,000 cfm, packaged DX air conditioning units on each office floor providing 50 tons per floor. Interior and perimeter zones will be conditioned with overhead fan powered variable air volume (VAV) boxes to be furnished and installed as part of tenant’s fit-out work. Each unit has digital DDC control panel interfacing with the building management system (BMS) automation and temperature control system, allowing for after-hours tenant controls and reduced overtime costs.

SUPPLEMENTAL COOLING
20 tons of condenser water per office floor. Valved outlets are provided on each floor for connection by tenants.

HEATING
3 high-efficiency condensing boilers provide hot water to perimeter fin tube radiators on each office floor. Hot water valved outlets will be provided for use by retail tenants.

SUB-METERING
A submetering system will be provided to meter tenant consumption at each floor distribution panel.

EMERGENCY GENERATOR
100kw emergency generator located on the roof serving the building’s life safety, elevators, stair and egress lighting, critical building systems and 100% of the office occupant load. Two diesel fuel storage tanks with 900 gallon capacity will provide approximately 12 hours of generator run time at full capacity. [NOT YET FINAL]

SECURITY
24/7 attended lobby with CCTV security monitoring, and access control will be provided. Full Access Control Management System throughout building, with access control card readers at lobby, bicycle storage access, and convenience stair serving every floor.

ACCESSIBILITY
The building is fully ADA compliant.
THE DEVELOPER IS PURSUING LEED V4 GOLD CERTIFICATION

FRESH AIR, OUTDOOR SPACES AND VEGETATION ON MANHATTAN’S WEST SIDE

- Over 13,600 SF of outdoor space with planted native and/or adaptive vegetation
- Roofing products reduce the “heat island effect” keeping the building cool and energy efficient
- Storm water management harvests rainwater to be repurposed for irrigation and cooling tower use
- Advanced mechanical infrastructure includes regenerative-drive elevators, automated demand-response capabilities, variable drive HVAC motors, and high efficiency condensing boilers
- Bicycle storage and shower facilities for bicycle commuters enable and encourage alternative green commuter transit modes

SUSTAINABILITY
RAFAEL VIÑOLY

About Rafael Viñoly

Rafael Viñoly’s forty-five years of architectural practice in the United States, Latin America, Europe, Asia, Africa, and the Middle East have been consistently driven by the belief that the essential responsibility of the architect is to elevate the public realm.

As in his much-publicized proposal for the World Trade Center site, his focus has often been on maximizing the opportunity for civic investment generated by every project. He personally leads the design of every project in order to ensure these aspirations are achieved. Viñoly’s work is marked by a sustained structural originality that transcends the fashions of architectural movements.

At home with both large and small-scale projects, his recent work ranges from university buildings such as the University of Chicago Graduate School of Business to leading-edge biomedical research facilities such as the Howard Hughes Medical Institute Janelia Farm Campus in Virginia, to large mixed-use developments such as the Battersea Power Station redevelopment in London, and to civic and cultural facilities such as the LEED-Platinum David L. Lawrence Convention Center in Pittsburgh, PA, and the Curve theater in Leicester, UK.

Founded in New York in 1983, Rafael Viñoly Architects now has offices in London, Abu Dhabi, and San Francisco. Internationally known for architectural projects around the globe, the firm has designed a number of landmark cultural and civic complexes as well as centers for health care and research, mixed-use developments and master plans. Over the past quarter century, the practice has continually demonstrated its ability to reinvent institutional typologies and integrate the public realm into civic buildings.

AURORA

Aurora Capital Associates is a leading owner, developer, and operator of premier properties in New York City and major markets throughout the United States.

Aurora’s five million square foot portfolio features flagship retail properties, boutique office and residential buildings. The firm’s expertise is adding value to assets located on high street retail corridors through repositioning, redevelopment and ground up construction.

Aurora has grown to become one of the largest property owners in Manhattan’s Soho neighborhood and Meatpacking District, where it is a major developer of properties that weave modern construction with the historic fabric of their surroundings.

The depth of construction capability across asset classes has made the company truly unique among its peers.

Currently, Aurora has over two million square feet of construction projects in various stages of development throughout New York City. The firm’s more recent development projects include Nike’s 60,000 square foot Soho flagship at the corner of Broadway and Spring Street, and Restoration Hardware’s 70,000 square foot flagship on Gansevoort Plaza in the Meatpacking District.

VENTADO

Vornado Realty Trust is a fully-integrated owner, manager and developer of real estate with a portfolio including some of the world’s most iconic properties. Its holdings, spanning office, retail and residential assets, is concentrated in New York City, where Vornado is among the largest and most important landlords.

Vornado’s well-known properties include 1290 Avenue of the Americas home to Neuberger Bernstein headquarters, 770 7th Avenue home to Facebook and AOL, 7 West 34th Street home to Amazon’s New York headquarters, One and Two Penn Plaza which sit atop Penn Station and Madison Square Garden, the M Word in Chicago, and 1540 and 1535 Broadway which encompass a Rare retail corridor that bookend the Bowtie in Times Square.

Drawing on its best-in-class development capability, Vornado is a distinguished contributor to the urban landscape in New York City. Select projects include the celebrated 1.3-million-square-foot, mixed-use tower at 731 Lexington Avenue, designed by Pelli Clarke Pelli Architects and developed by Vornado, home to Bloomberg L.P.’s world headquarters. Currently underway is the development of 220 Central Park South, a 950-foot super tall luxury residential condominium tower with unobstructed views of Central Park that is the first ground-up development along Central Park South in four decades.

Vornado is the real estate industry leader in sustainability policy, programs and results. The company’s well-established and ongoing commitment to sustainable practices has been recognized by the Environmental Protection Agency with the Sustained Excellence Award for being named the nation’s Energy Star Partner of the Year in 2013, 2014 and 2015.