

O N E D A G

885 2ND AVENUE, MANHATTAN

O N E D A G

INTRODUCTION

THE BUILDING

LOCATION

AVAILABILITIES

SPECIFICATIONS

CONTACT

Between Grand Central Terminal and the United Nations headquarters complex, One Dag affords sustained connections with Midtown Manhattan. A gallery-like modern sculptural lobby, a flagship retail concourse and a welcoming adjoining plaza offer tenants an elevated working environment, while panoramic unobstructed views extend the experience. Transformed under the auspices of new owners Rockpoint and with diverse space options for lease, One Dag is a fitting address for the truly accomplished.



Newly enhanced by more than 20m in capital improvements, One Dag extends a truly distinct arrival experience. Among its numerous unique moments is an award-winning lobby by architectural design house STUDIOS, featuring a panoramic, progressively revealed bronze fin sculptural wall. Commandingly positioned on 2nd Avenue, and with extant relationships with myriad distinguished UN Missions, One Dag is in eloquent alignment with the markedly



THREE BRAND NEW PREBUILTS
12'6" SLAB-TO-SLAB CEILING HEIGHTS
LIGHT FILLED AND SPACIOUS
3,000 — 113,000 RSF



A building of international reputation designed by Emery Roth & Sons,
One Dag is distinguished by a timeless glass and aluminum curtain wall façade.



Floor 31



Floor 31

Evoking a refined ambience, the partial floor pre-builds at One Dag feature contemporary design moments and upscale finishes commensurate with its illustrious position.



Floor 34

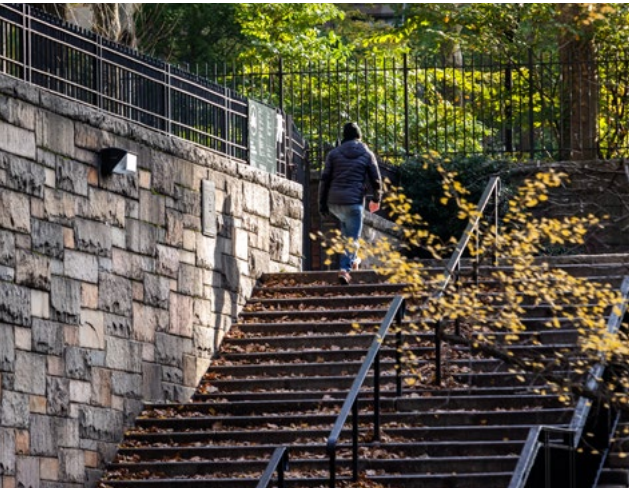
Drawing upon a modern palette and appointed with understated, sophisticated finishes, One Dag's full-floor pre-builts furnish tenants with the prestige of single-floor arrival identity and privacy.



North West Facing Views

A VISION, FULFILLED

At 50 stories tall and surrounded primarily by low-rise buildings, One Dag boasts grandly unimpeded views of the Midtown skyline, as well as east-west vistas from river to river and beyond. Positioned in assuredly fine standing, One Dag speaks to the unreservedly visionary.



Tudor City Greens



United Nations Headquarters



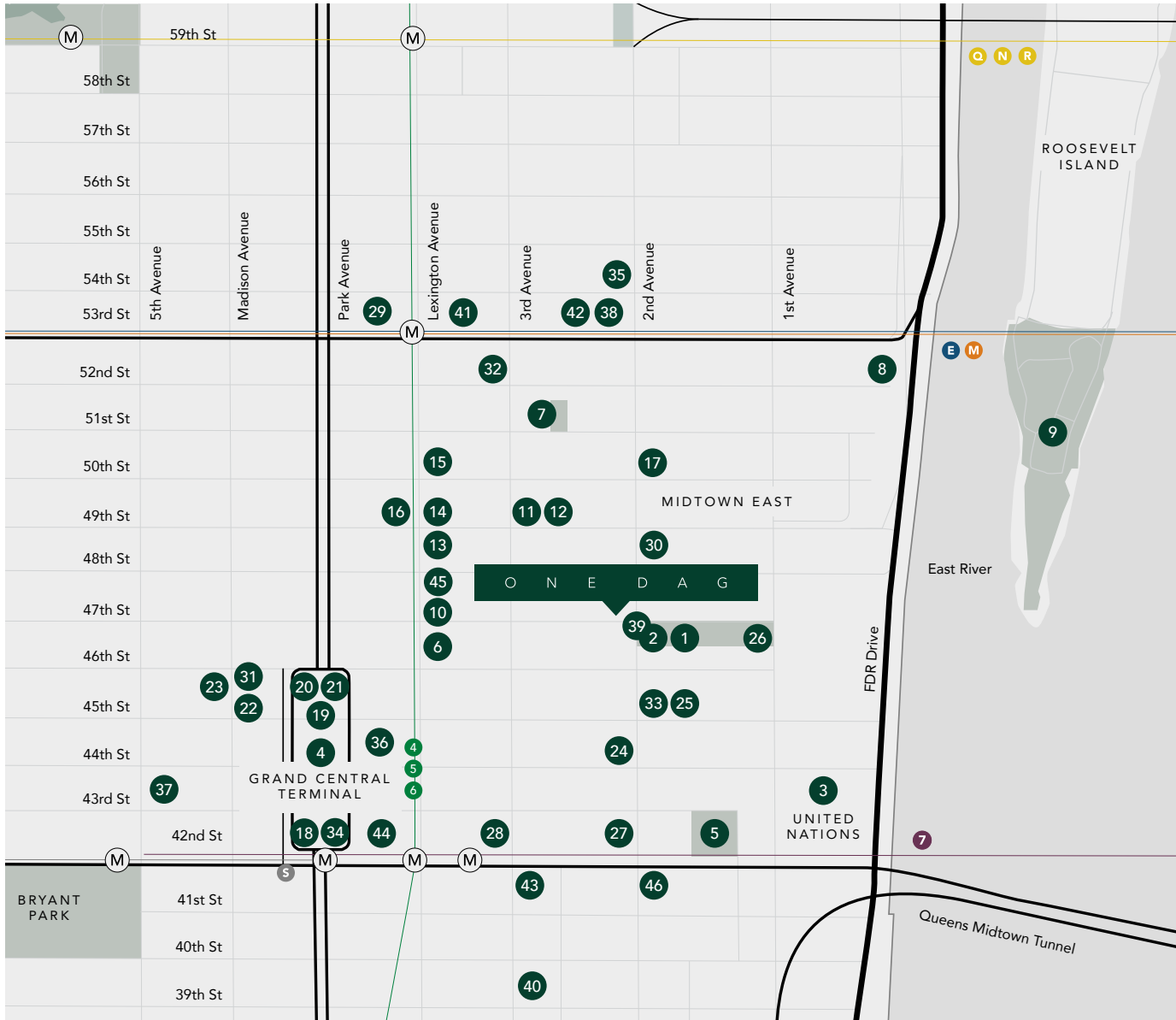
Grand Central

United in proximity.

World-class connections.

UNCOMMONLY WELL CONNECTED

Proximate to all of Midtown and minutes from Grand Central Terminal, One Dag caters to those who require the finest in boutique retail, dining, fitness and hospitality.



CULTURE

1. Dag Hammarskjold Plaza
2. Katharine Hepburn Garden
3. United Nations Headquarters
4. Grand Central Terminal
5. Tudor City Greens
6. Grand Central Library
7. Greenacre Park
8. The River Club of New York
9. Four Freedoms Park

RESTAURANTS

10. Lexington Brass
11. Smith & Wollensky
12. Pampano
13. The Sea Fire Grill
14. Manhattan Espresso Cafe
15. The National Bar & Dining
16. Bull & Bear Prime Steakhouse
17. The Smith
18. Cipriani Dolci
19. Urbanspace Vanderbilt
20. Lea Wine Bar
21. Bobby Van's
22. Mad46
23. Wolfgang's Steakhouse
24. MIFUNE New York
25. Pennylane Coffee
26. Dag's Patio Cafe
27. Patsy's Pizzeria
28. The Capital Grille
29. Casa Lever

RETAIL

30. Morton Williams
31. J.Crew
32. Ann Taylor
33. Duane Reade
34. Apple Grand Central

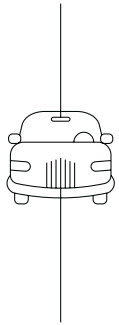
FITNESS

35. Equinox (54th St)
36. Equinox (44th St)
37. Equinox (43th St)
38. Soul Cycle
39. NYSC
40. Orange Theory Fitness
41. 24 Hour Fitness
42. Blink Fitness

HOTEL

43. The Westin New York Grand Central
44. Grand Hyatt New York
45. The Lexington Hotel, Autograph Collection
46. Hilton New York Grand Central

ON SITE PARKING



\$20M CAPITAL IMPROVEMENTS

Ownership has invested in an extensive lobby renovation and systems upgrade.

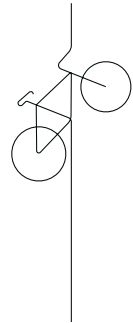
12'6" SLAB-TO-SLAB CEILING HEIGHTS

Spaces designed for elevated aspirations.

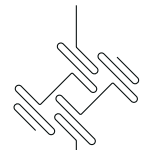
LEASEHOLD CONDOMINIUM

Tax efficient occupancy structure available for qualified tenants

CITIBIKE STATION
ON 47TH



NEW YORK SPORTS
CLUB ON PREMISES

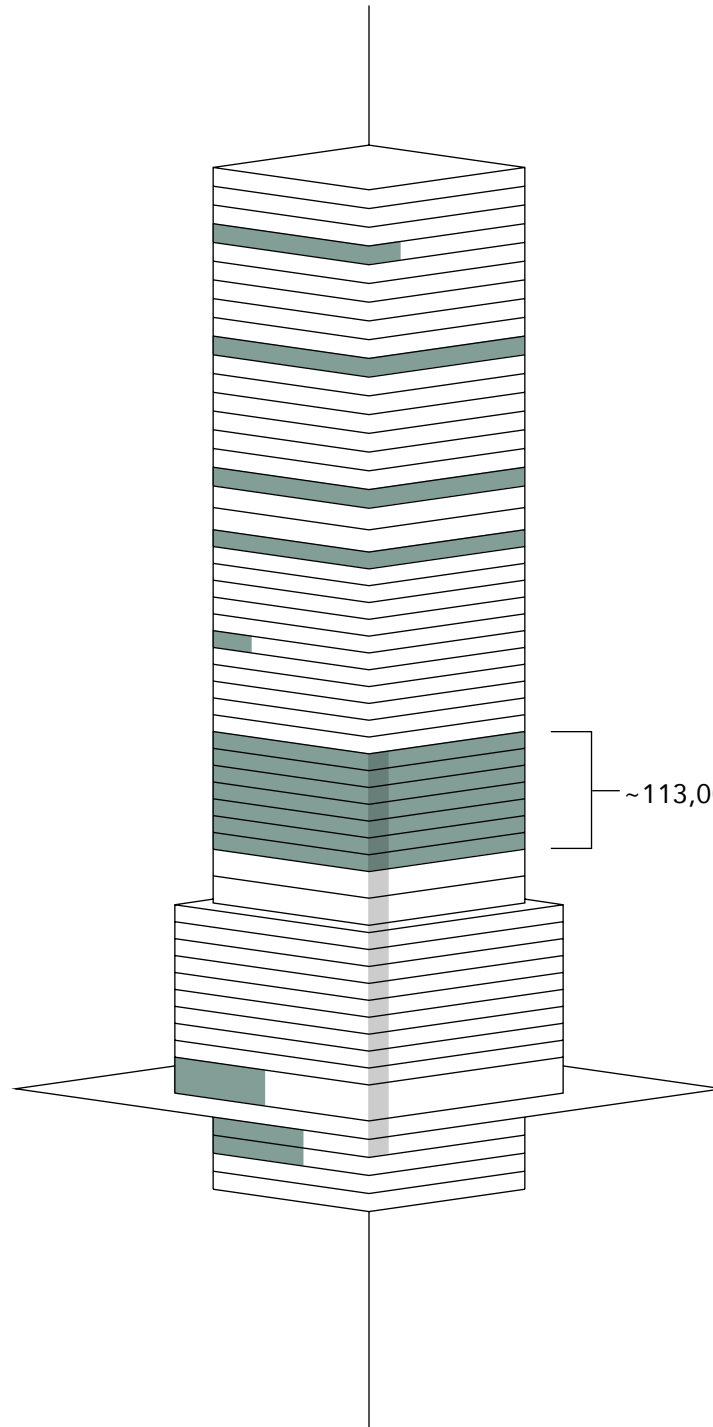


FDR AND MIDTOWN
TUNNEL ACCESS



5 MIN WALK TO
GRAND CENTRAL

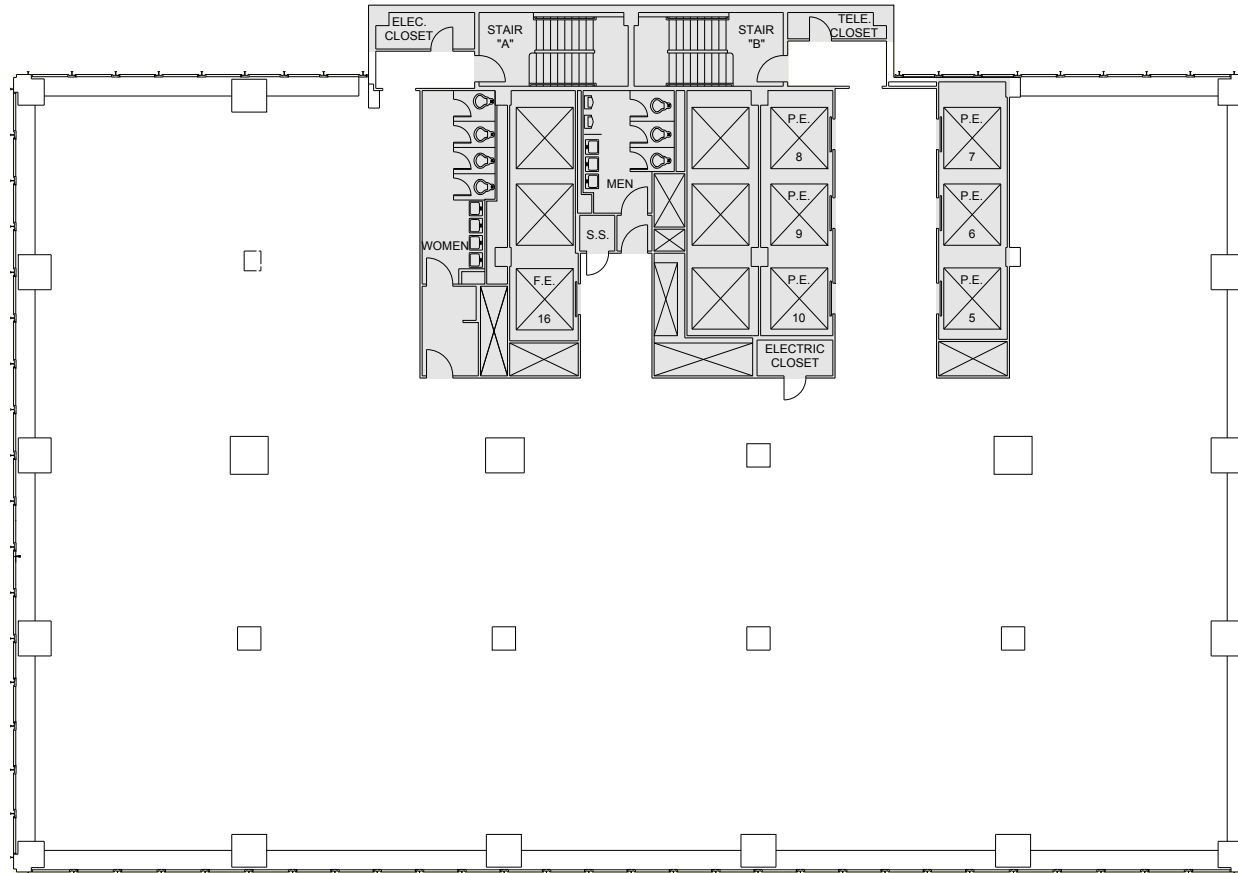
NEW HEIGHTS
TO ASPIRE TO



FL.	SQ FT.	AVAIL.
P48	10,481 RSF	Q1 2019
42	16,835 RSF	Q1 2019
34	16,835 RSF	Q3 2019*
P31	7,232 RSF	Q3 2019*
P31	8,889 RSF	Q3 2019*
P26	2,969 RSF	Q1 2019
20	16,121 RSF	Q1 2019
19	16,121 RSF	Q1 2019
18	16,121 RSF	Q1 2019
17	16,121 RSF	Q1 2019
16	16,121 RSF	Q1 2019
15	16,121 RSF	Q1 2019
14	16,121 RSF	Q1 2019
1	9,800 RSF	Q1 2019
-1	~53,000 RSF	Q1 2019

* Pre-built spaces

** Potential for Private Entrance with direct elevator access from floor -1



TOWER FLOOR
TYPICAL FLOORPLATE

~16,000 RSF

Tenant A	
Private Office	5
CEO/VP Office	1
120" Workstation	51
Reception	1
Total	49
RSF Per Person	181
Conference (10P)	1
Meeting (6P)	1
Huddle Room	1
Focus Room	2

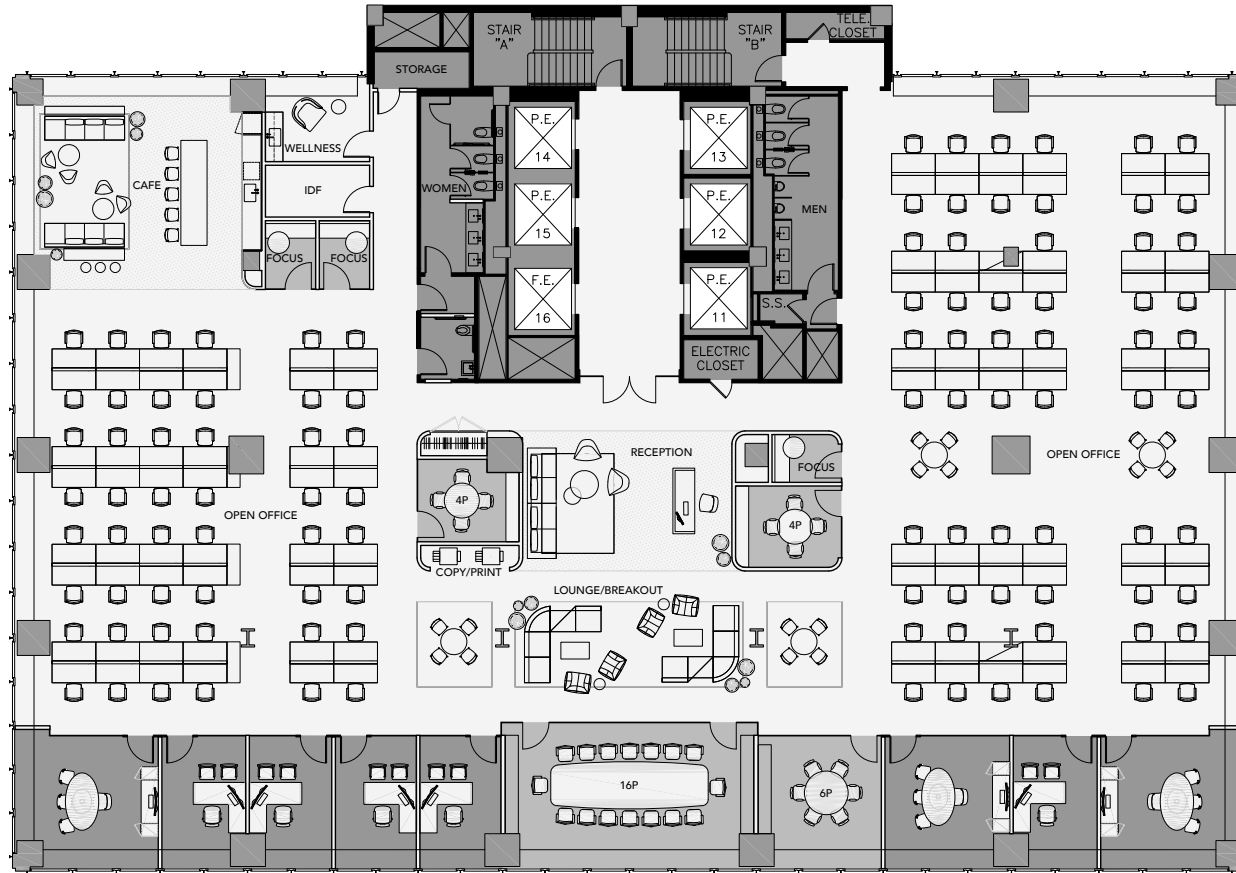


Tenant B	
Private Office	2
CEO/VP Office	1
120" Workstation	36
Reception	1
Total	40
RSF Per Person	181
Conference (10P)	1
Meeting (6P)	1
Focus Room	1

31ST FLOOR MULTI-TENANT FLOOR PREBUILDS

Tenant A: 8,880 RSF | Tenant B: 7,241 RSF

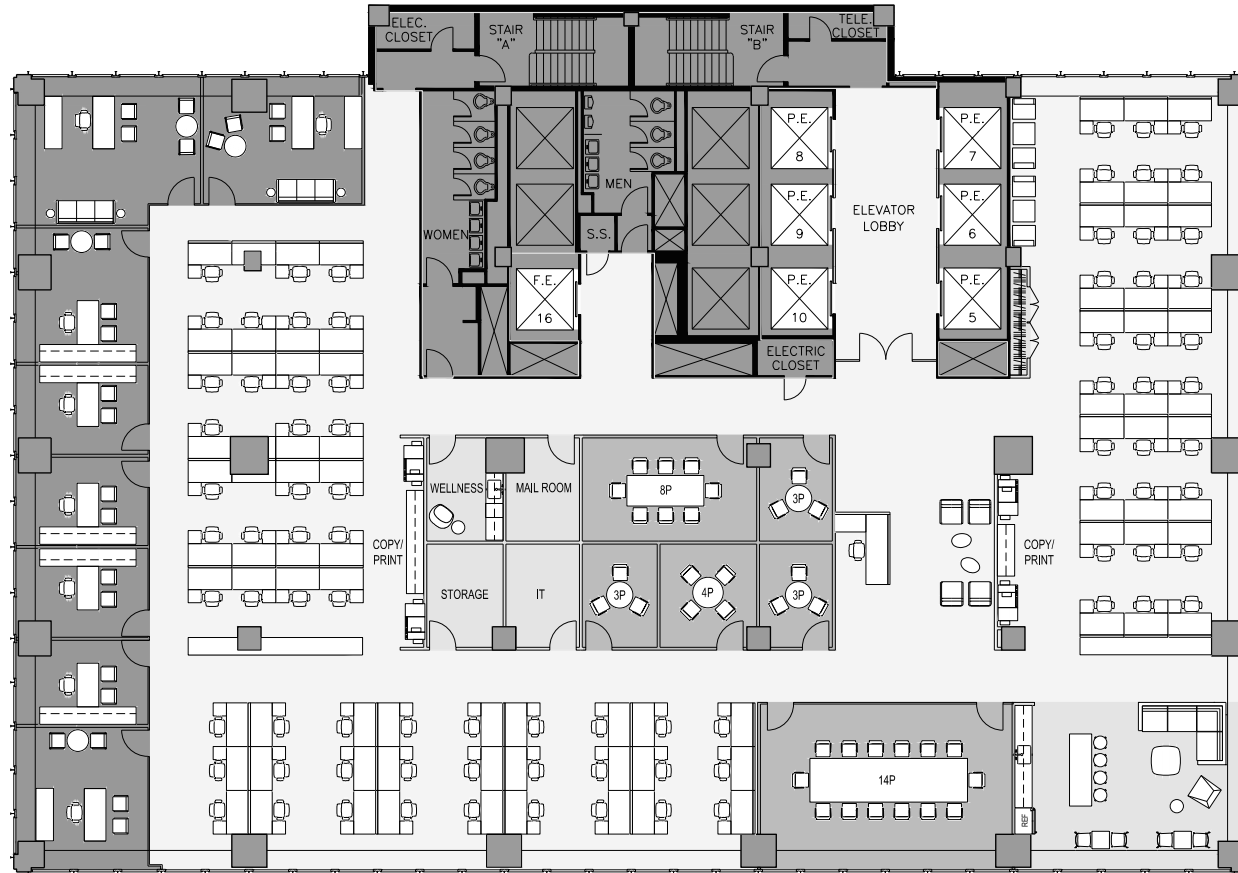
Private Office	5
CEO/VP Office	3
120" Workstation	102
Reception	1
Total	111
RSF Per Person	152
Boardroom (16P)	1
Meeting (6P)	1
Huddle Room (4P)	2
Focus Room	3



34TH FLOOR FULL FLOOR PREBUILD

16,835 RSF

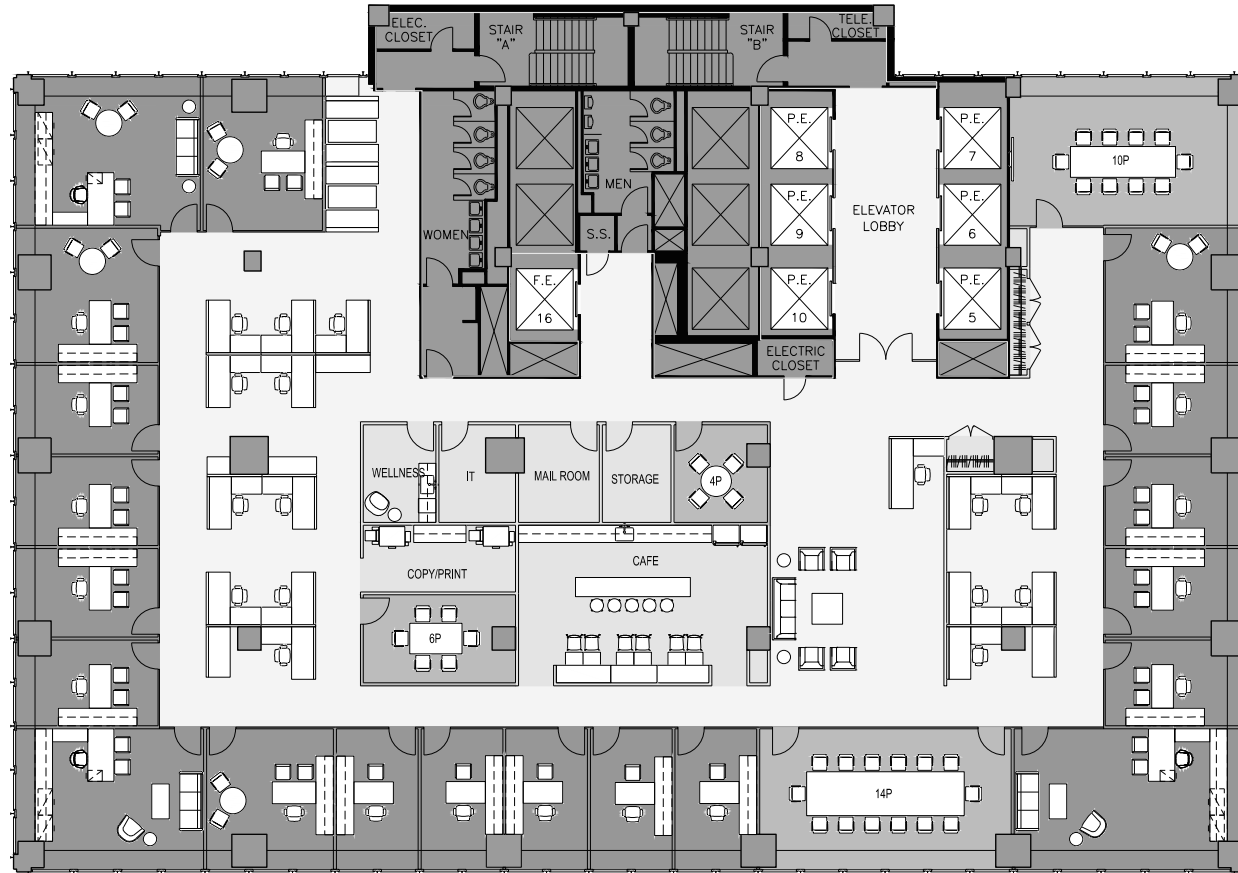
Private Office A	4
Private Office B	4
WSA-Bench 60"	82
Reception	1
Total	91
RSF Per Person	177
Boardroom (14P)	1
Conference (12P)	2
Meeting (3P)	3
Cafe (15P)	1



TOWER FLOOR
DENSITY TEST FIT

~16,000 RSF

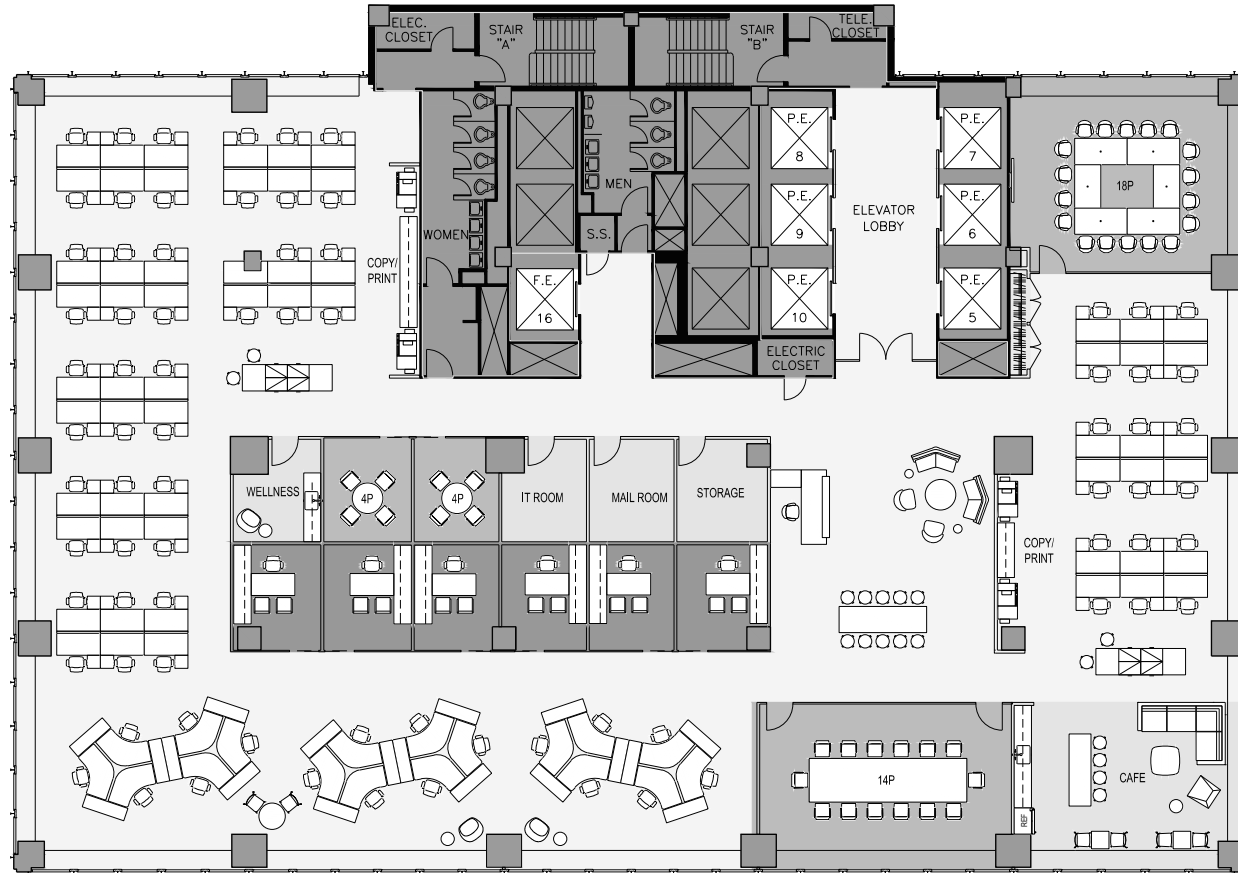
Partner	3
Private Office A	4
Private Office B	13
WSA	15
Reception	1
Total	36
Boardroom (14P)	1
Conference (6-10P)	3
Cafe (18P)	1
Huddle Booths (8P)	1



TOWER FLOOR OFFICE INTENSIVE TEST FIT

~16,000 RSF

Private Office	6
5' Benching	59
120" Workstation	18
Reception	1
Total	84
RSF Per Person	191
Boardroom (14P)	1
Meeting (8P)	2
Training (18P)	1
Cafe (18P)	1



TOWER FLOOR
HYBRID TEST FIT

~16,000 RSF

ADDRESS
885 Second Avenue

YEAR BUILT
1974

ARCHITECT
Emery Roth & Sons

RENOVATED
2015

HEIGHT
50 stories

RENTABLE SF
814,638 RSF

UPGRADES
Modernized chiller plant,
cooling tower, and building
management system

TYPICAL FLOOR PLATE
23,000 RSF (2 – 10),
16,000 – 17,000 RSF (14 – 49)

CEILING HEIGHTS
12'6" Slab-to-slab

PARKING GARAGE
On-site 24-hour parking garage

24/7 ATTENDED LOBBY
2017 AIA New York Annual
Design Awards Nominee

OUTDOOR SPACE
Welcoming pocket plaza and
summertime outdoor seating

360 DEGREE VIEWS
Unobstructed views of
Midtown Manhattan

LEASEHOLD
CONDOMINIUM
STRUCTURE
Rockpoint is offering qualified
tenants an opportunity to acquire
a leasehold condominium interest and
benefit from significant real estate
tax savings (Available Q1 2019)

O N E D A G

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