

Park City Manhattan

Retail, Office, Residential

Greenspace Features: Public or private terraces containing plants or trees located on most floors.



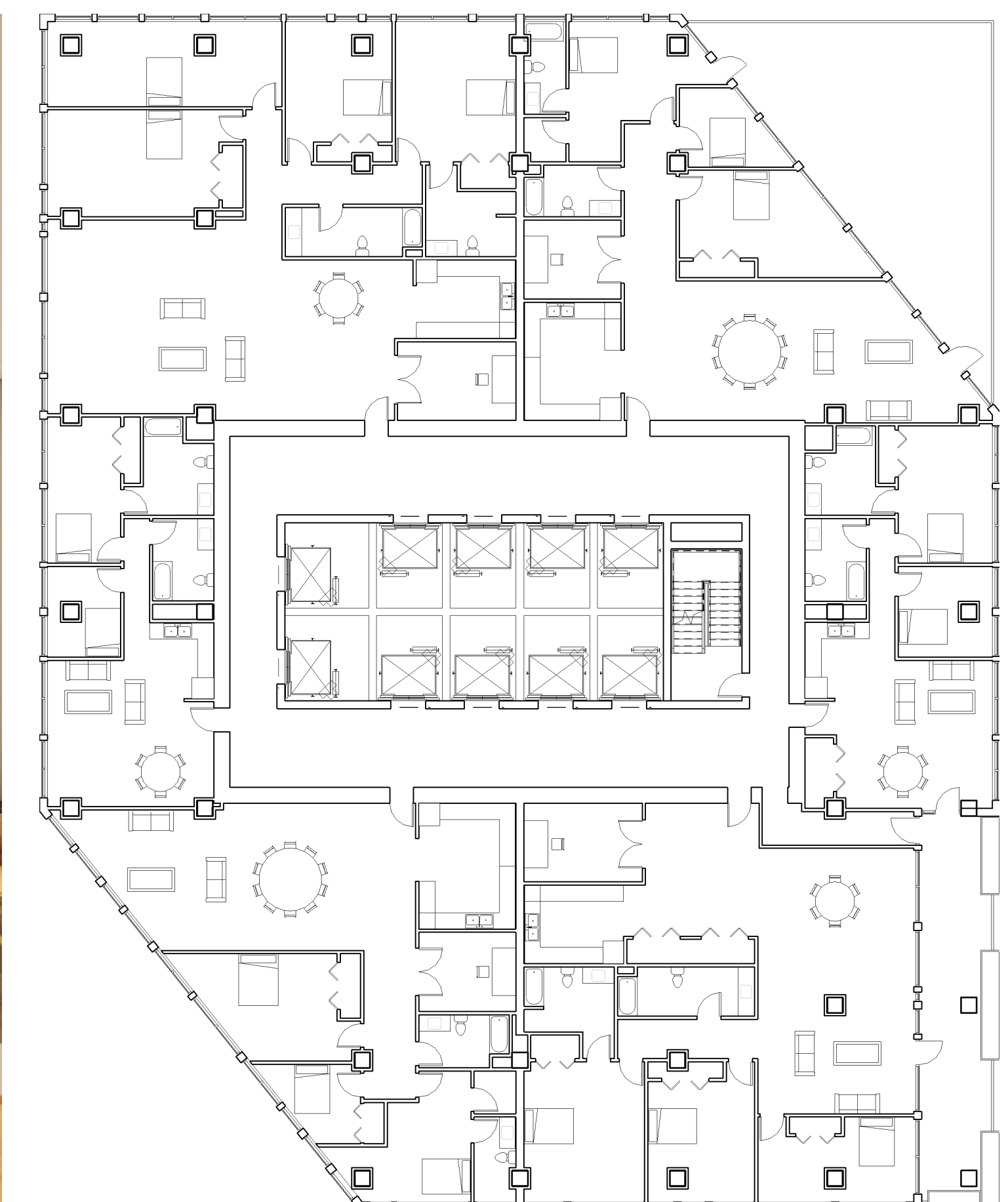
Terraces



Project Site

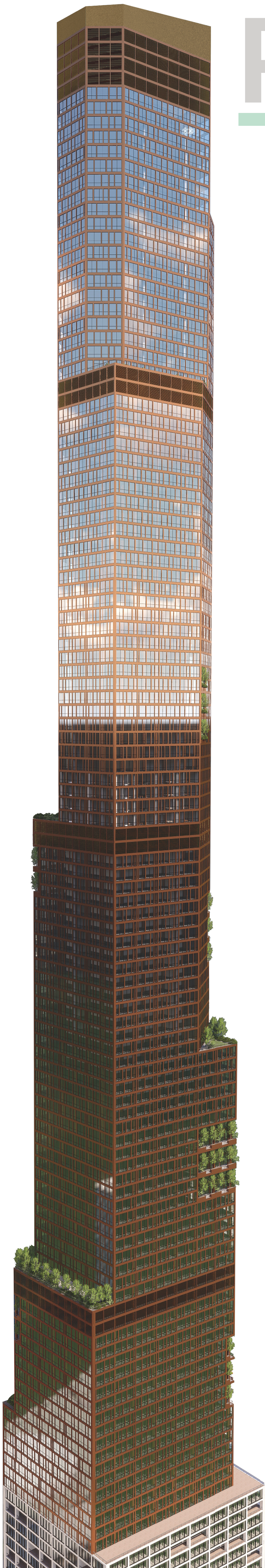


Penthouse



Typical Floor Plan (Floor 64)

10' 20' 40'



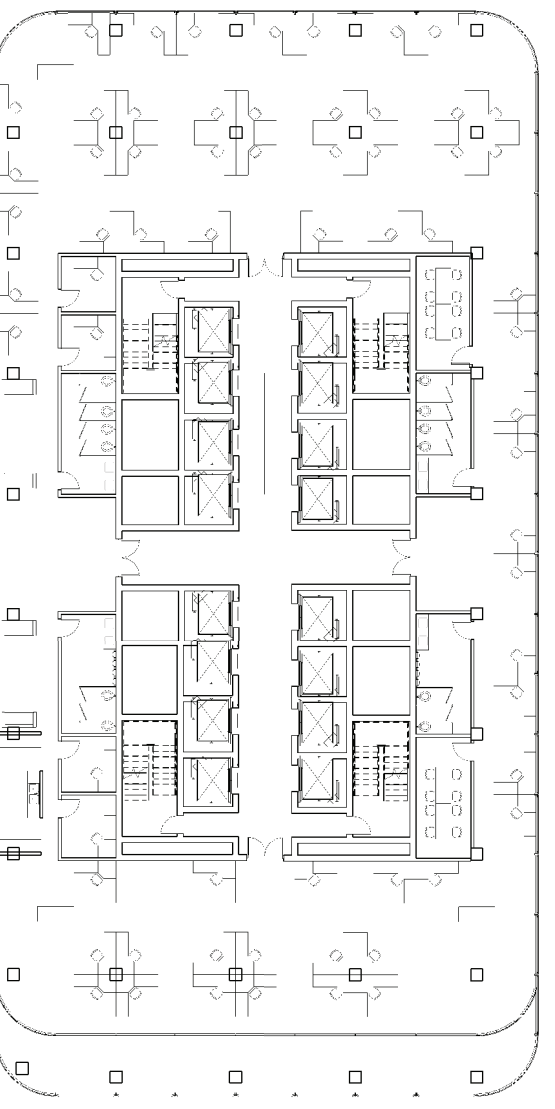
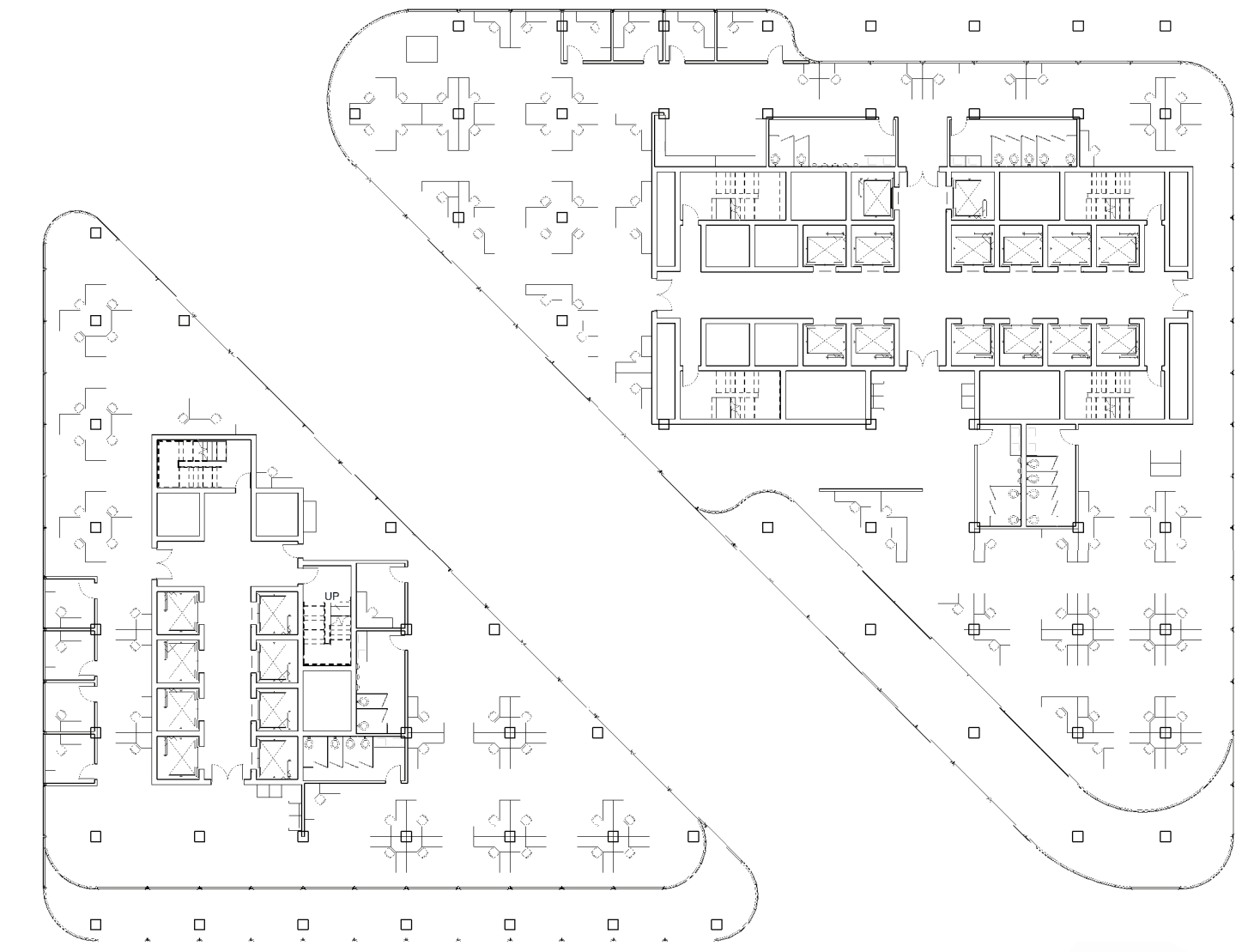
Park City Manhattan

404, 424, & 444
E 41st St

Retail, Office, Hotel, Residential



Office & Interior Terrace



Typical Floor Plan (Floor 10)



20' 40' 80'

Greenspace Features:

Interior greenspaces line the south facade.

404 E 41st St

- Retail (Ground), Office (Floors 2-28), Hotel (Floors 30-39)
- Building height of 480'

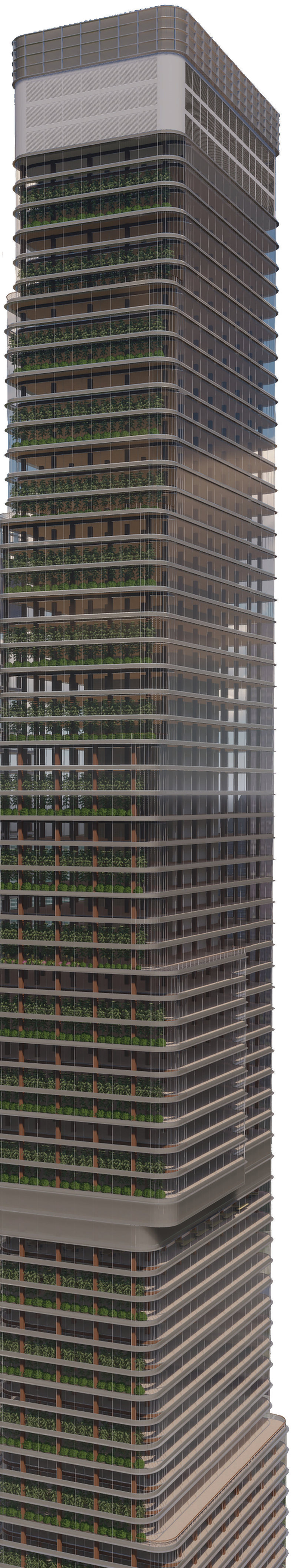
424 E 41st St

- Retail (Ground), Office (Floors 2-28), Hotel (Floors 30-39), Residential (Floors 40-54)
- Building height of 696'

444 E 41st St

- Retail (Ground), Office (Floors 2-28), Hotel (Floors 30-39), Residential (Floors 40-72)
- Building height of 912'

444



424

404

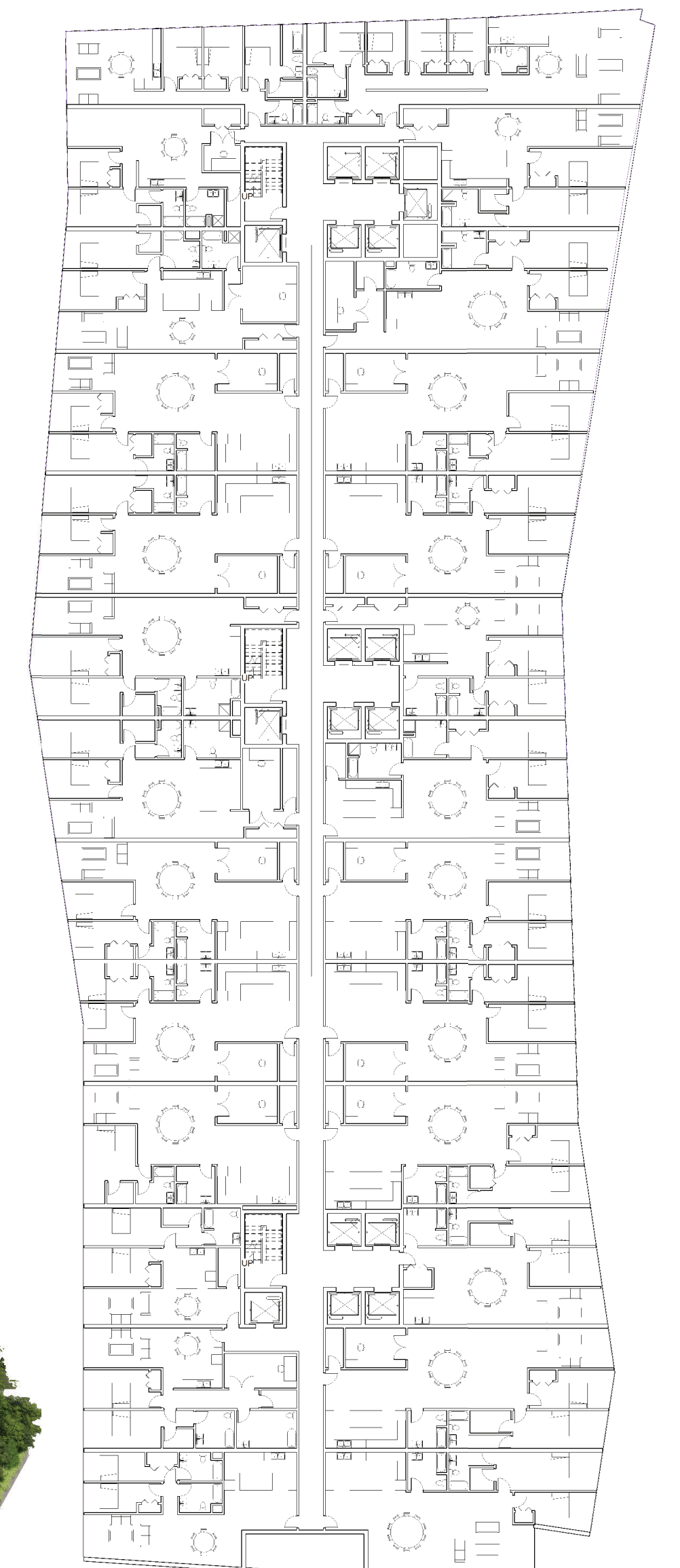
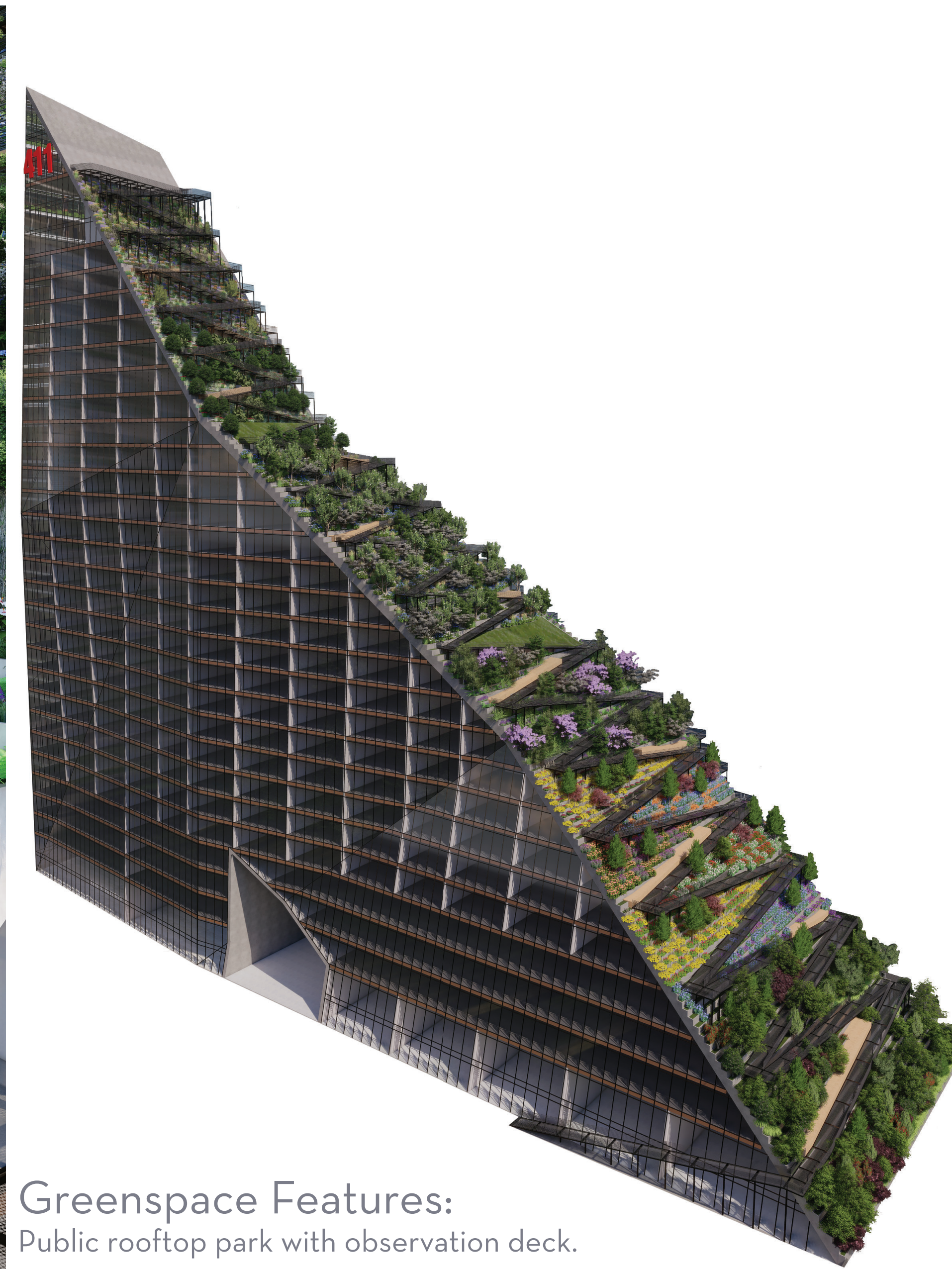


Rooftop Park

Park City Manhattan

411 FDR Dr

Retail & Residential



Greenspace Features:
Public rooftop park with observation deck.

Typical Floor Plan (Floor 10)

20' 40' 80'



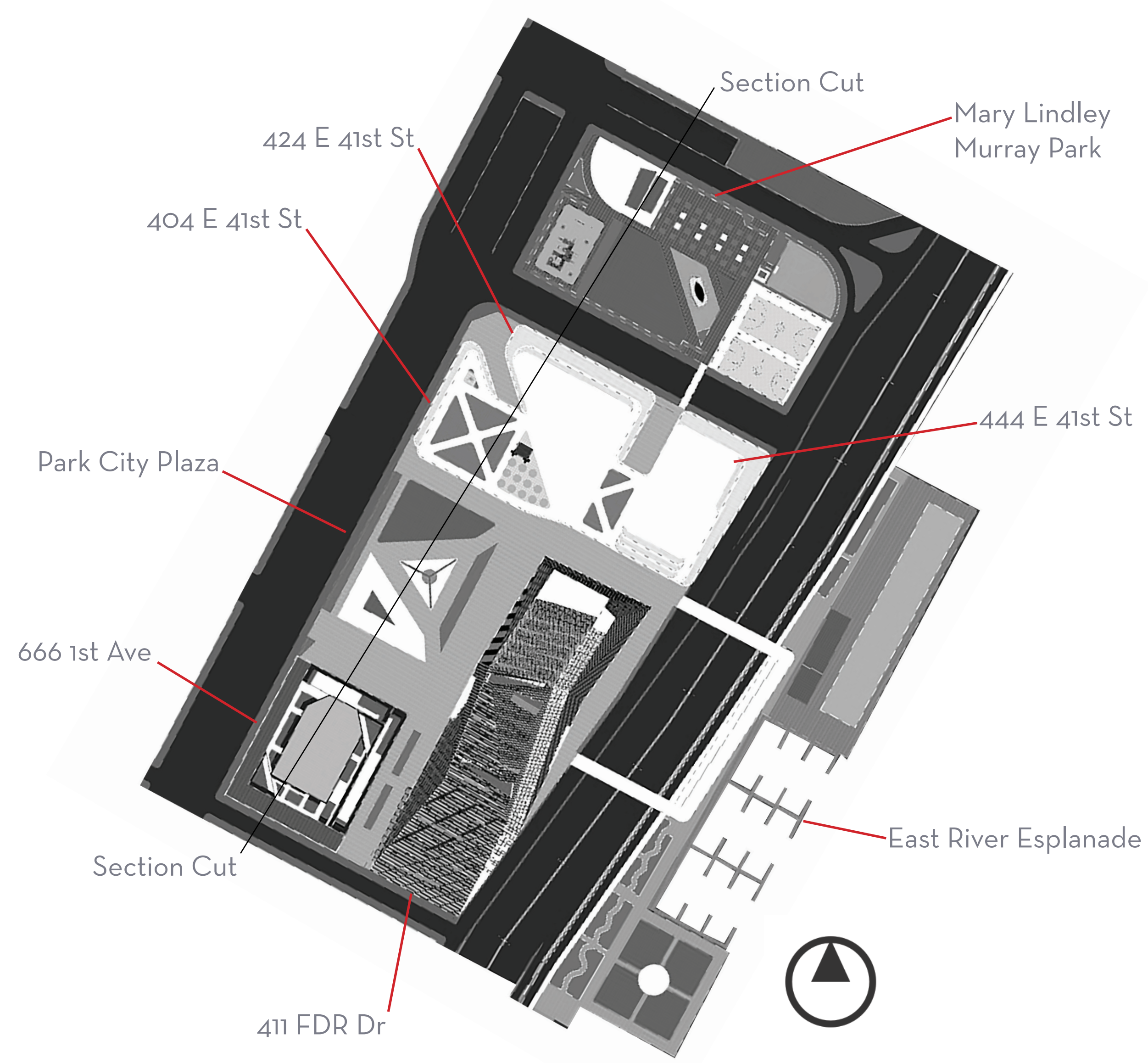
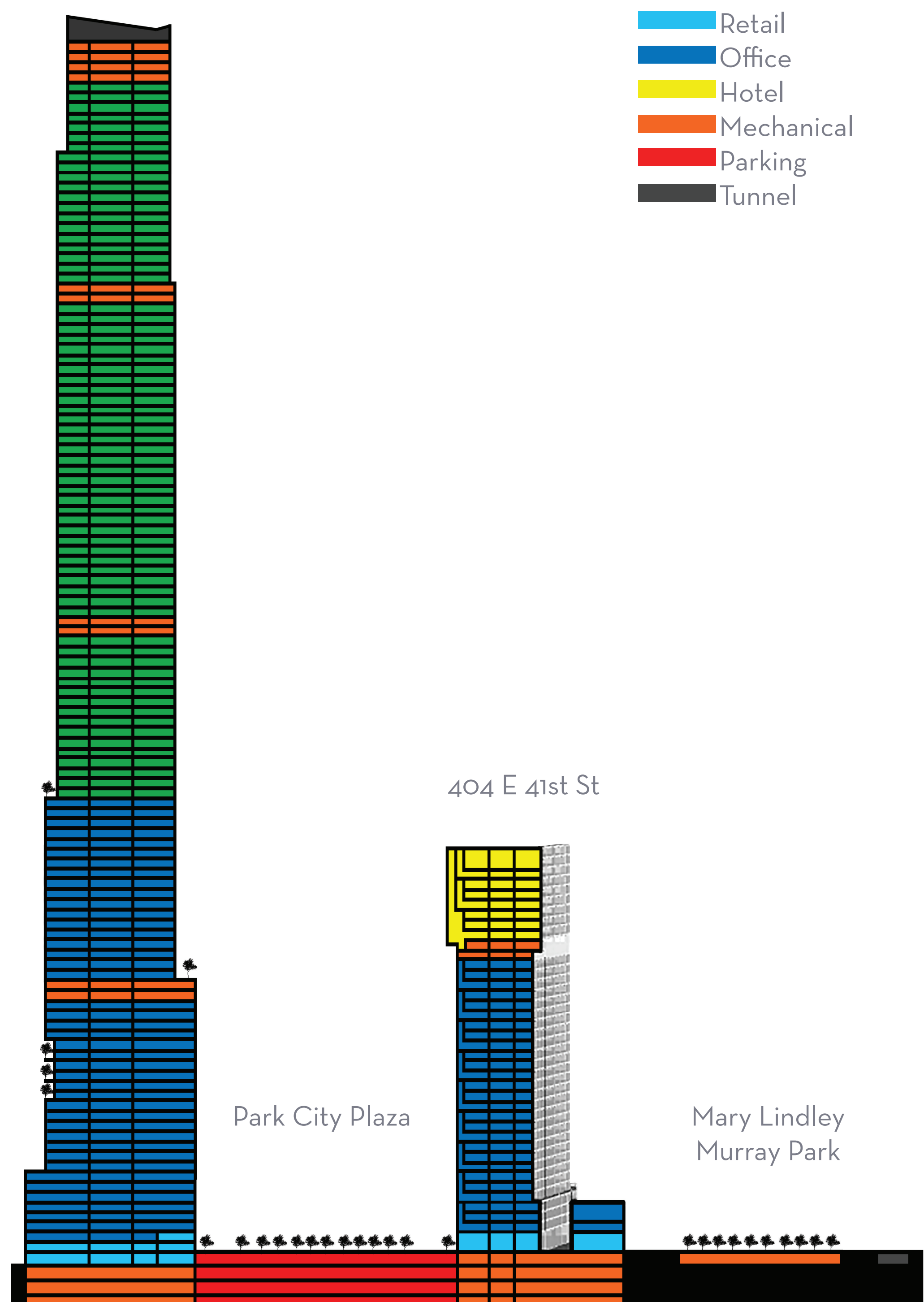
Rooftop Park

666 1st Ave

Section Cut

- Residential
- Retail
- Office
- Hotel
- Mechanical
- Parking
- Tunnel

Site Plan



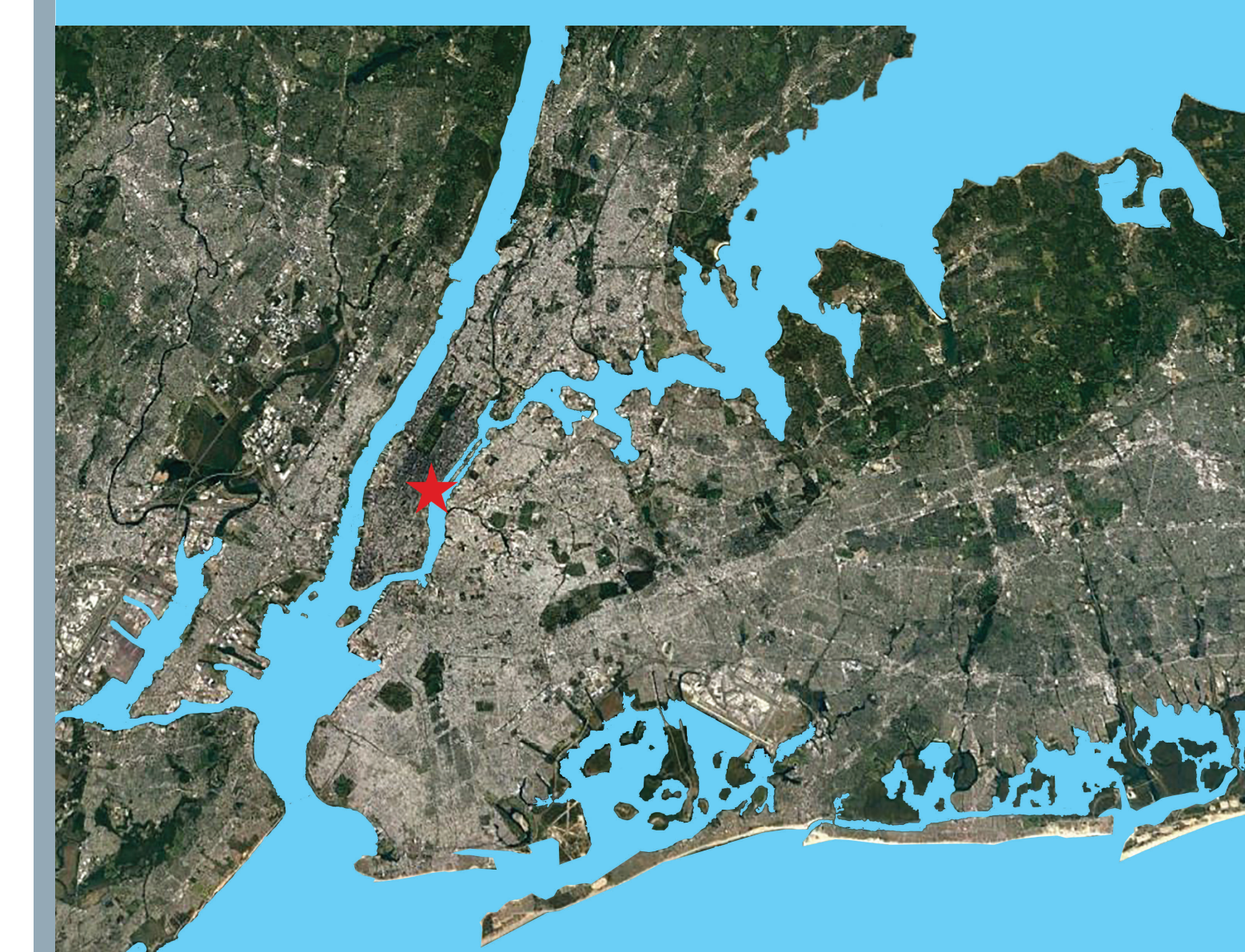
Park City Project Program

The composition of space was based on the current and historical market trends in Manhattan. Several parameters which include vacancy rate, rent, and available space were used for the program research.

Zoning regulations require that the project has a 50/50 split between commercial and residential space. Research shows that the retail and hotel sectors are performing well (3%-5%), while office spaces tend to suffer from high vacancy rates (8%-10%).

In order to ensure Park City to be a financially viable project, retail and hotel space make up larger share of the total commercial space compared to Manhattan's commercial market.

While Manhattan has seen an increase in residential unit vacancy, the local neighborhoods surrounding Park City have a relatively stronger residential market compared to other neighborhoods in Manhattan.

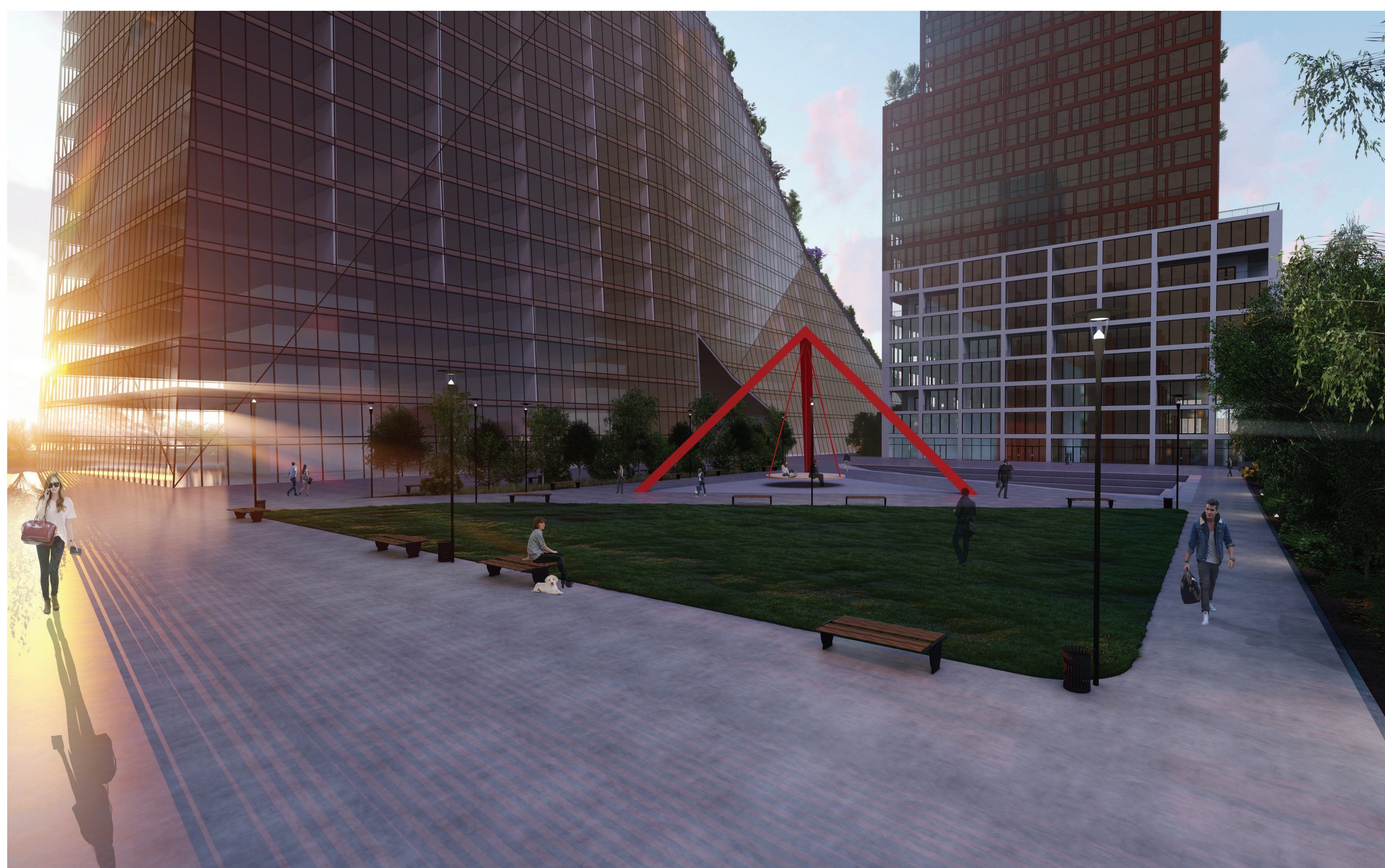


Park City Manhattan

East River Esplanade
Mary Lindley Murray Park
Park City Plaza



Esplanade Expansion



Park City Plaza



Mary Lindley Murray Park Renovation