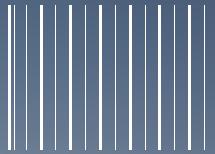


ONE GRAND



The crossroads of creativity.



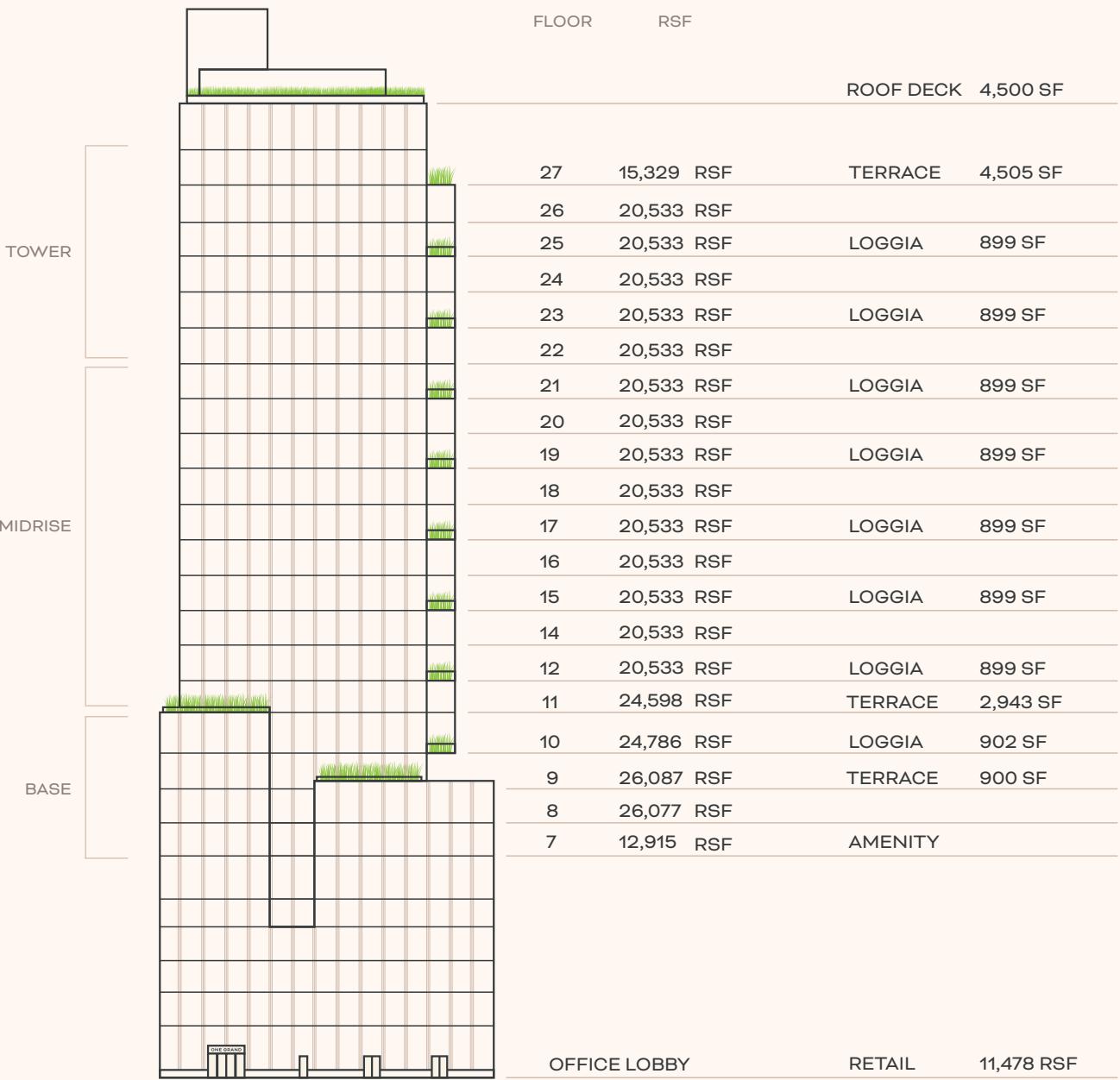
HEADQUARTERS OPPORTUNITY

Connection, synergy and flexibility.

Featuring a side core for versatile space planning to maximize views and promote ready access to natural light, fresh air and the outdoors throughout.

- 430,763 RSF headquarters opportunity
- 14' ceiling heights
- 20,040 SF total outdoor space with four terraces ranging from 900 SF - 4,500 SF and eight 900 SF loggias
- First leasable floor at an elevation of 100'+, maximizing access to natural light and views in all directions

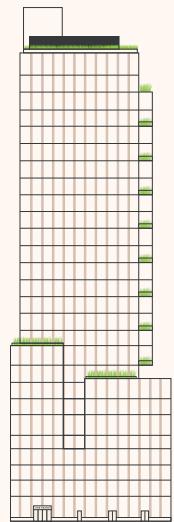
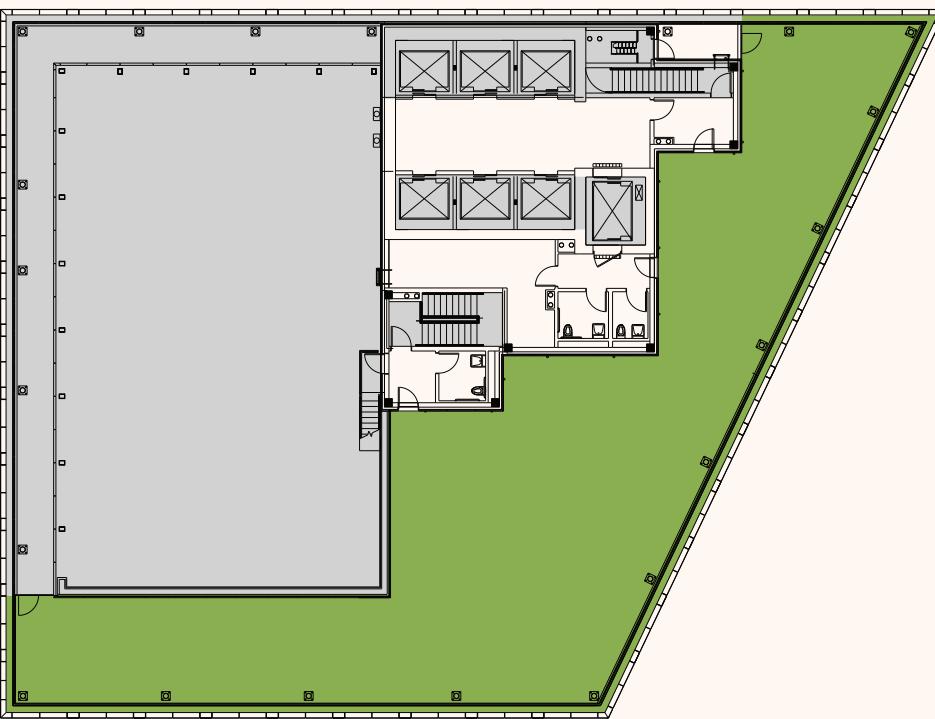
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FLOOR PLAN

Roof Deck

TERRACE RSF: 4,500 SF



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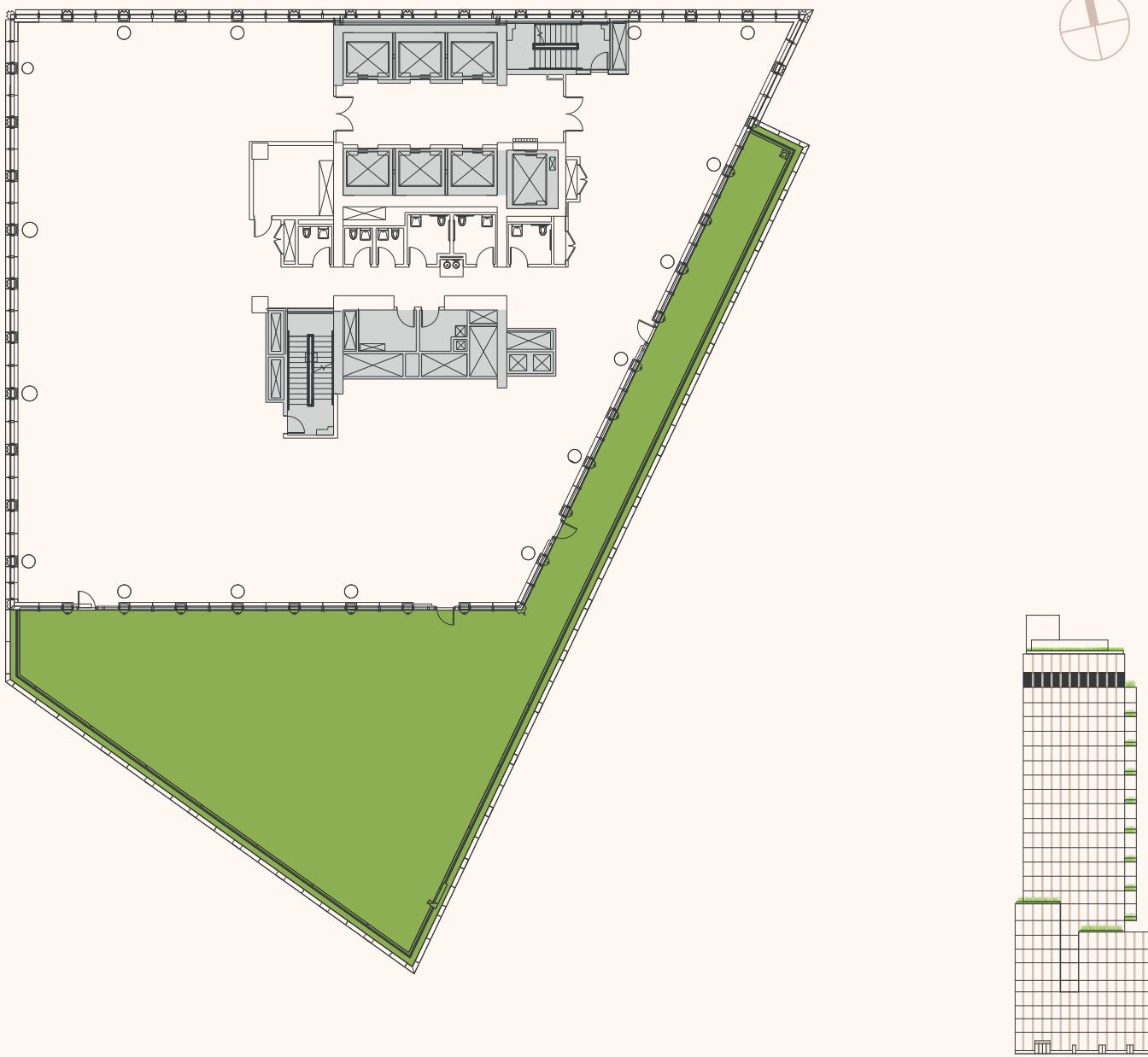
Floor
27

Exclusive Grand Terrace

RSF: 15,329 RSF

TERRACE RSF: 4,505 SF

MAX OCCUPANCY: 360



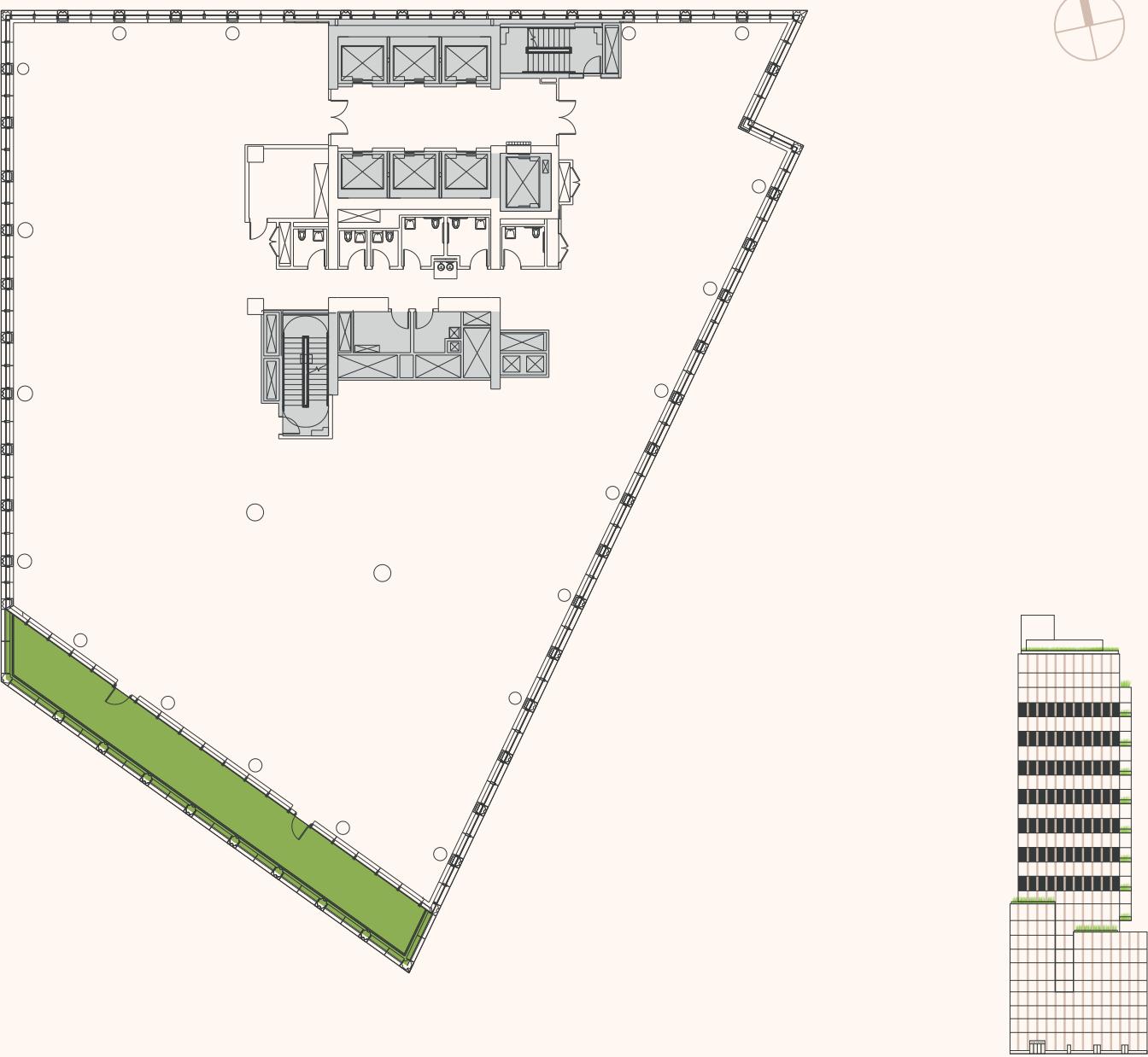
FLOOR PLAN

Typical Floor with Loggia

12, 15, 17, 19, 21, 23 and 25

RSF: 20,533 RSF

MAX OCCUPANCY: 360



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Test Fit Typical Floor with Loggia - Option A

12, 15, 17, 19, 21, 23 and 25

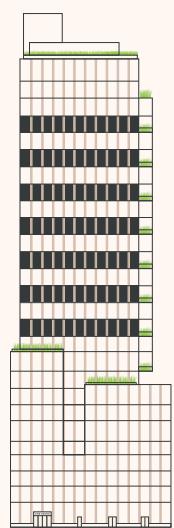
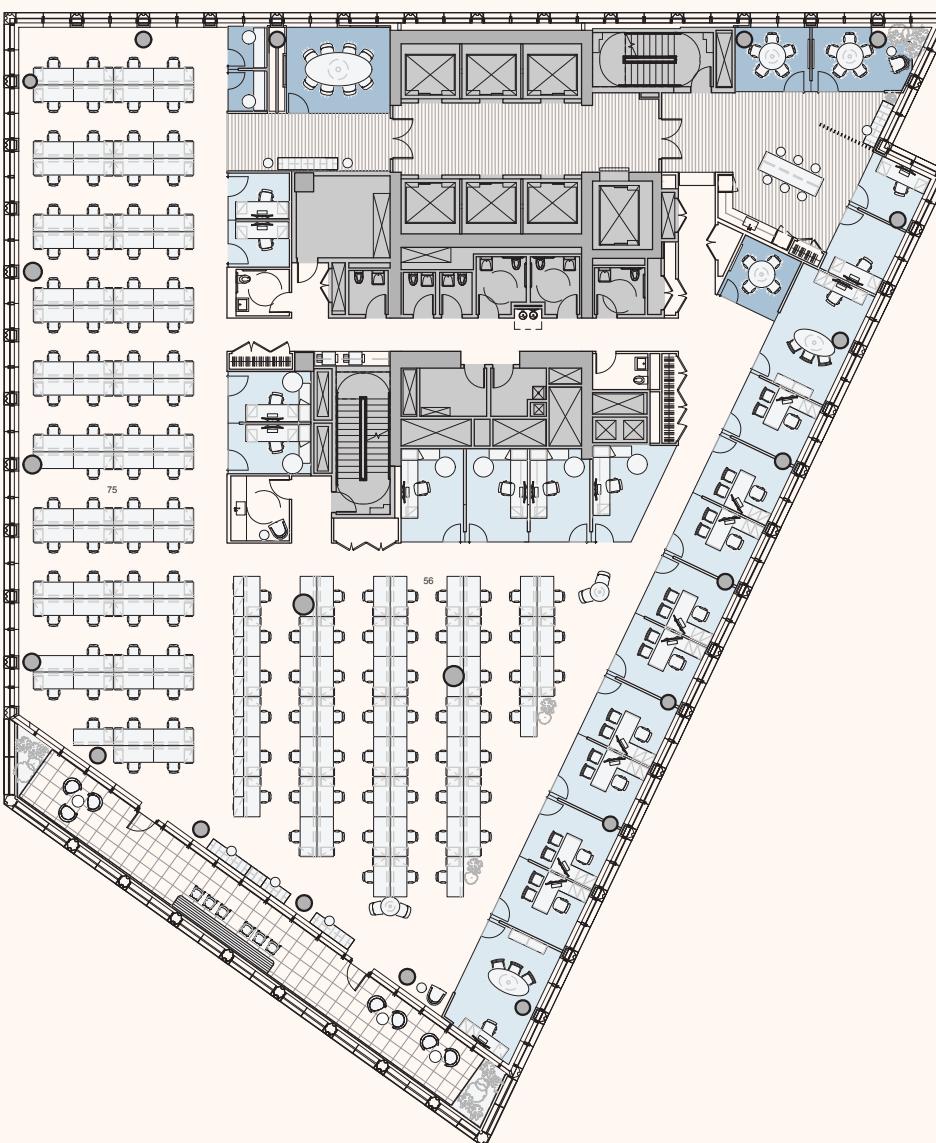
RSF: 20,533 RSF

MAX OCCUPANCY: 360

Small Meeting (5-8)	3
Huddle	1
Phone Room	2
Exec. Office (12'x18')	2
Office (+/-10'x12')	19
Workstation	131
Pantry	1
Wellness Room	1
IT/Storage	2
Copy/Print	1
Total Headcount	152

138 SF/Person

73% of headcount is within a 25FT horizontal
distance of envelope glazing



FLOOR PLAN

Test Fit Typical Floor with Loggia - Option B

12, 15, 17, 19, 21, 23 and 25

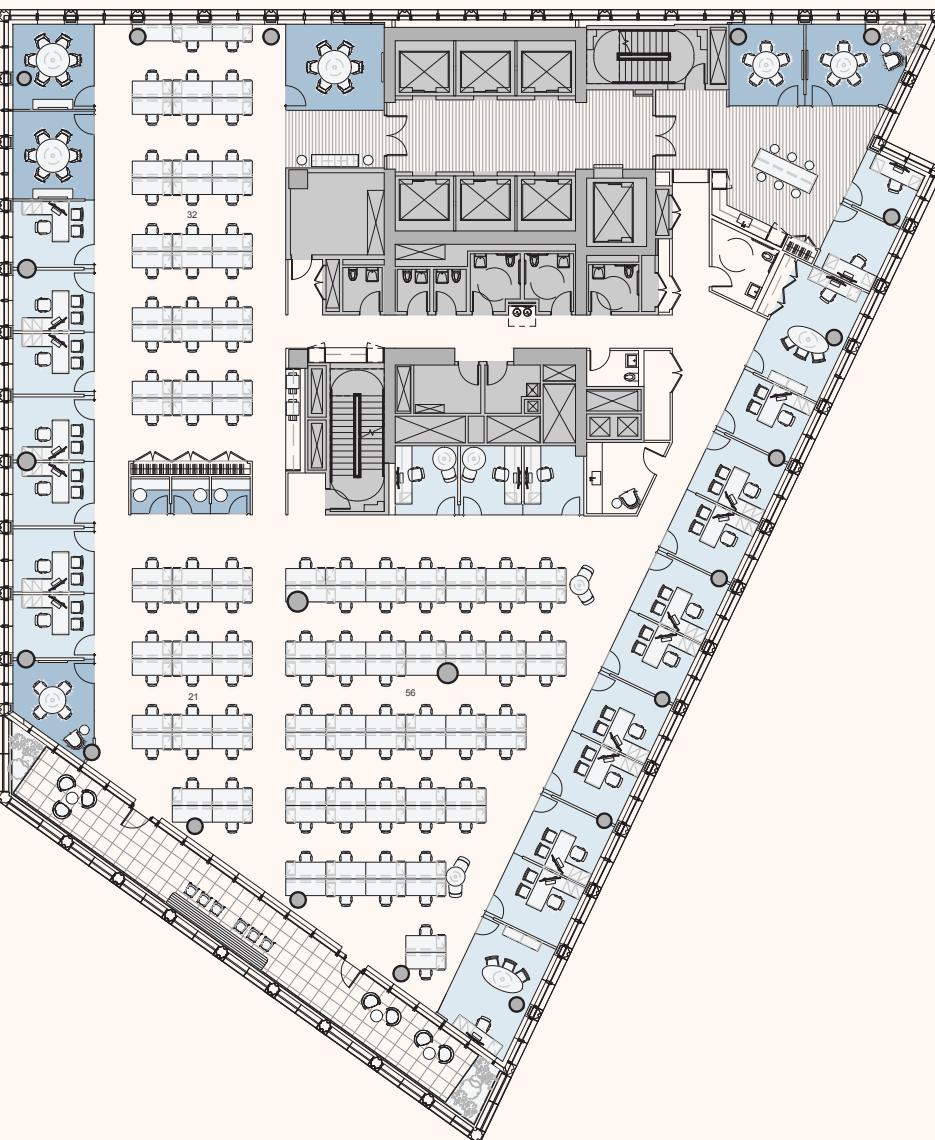
RSF: 20,533 RSF

MAX OCCUPANCY: 360

Small Meeting (5-6)	5
Huddle	1
Phone Room	3
Exec. Office (12'x18')	2
Office (+/-10'x12')	21
Workstation	109
Pantry	1
Coffee Bar	1
Wellness Room	1
IT/Storage	1
Copy/Print	1
Total Headcount	132

160 SF/Person

61% of headcount is within a 25FT horizontal
distance of envelope glazing

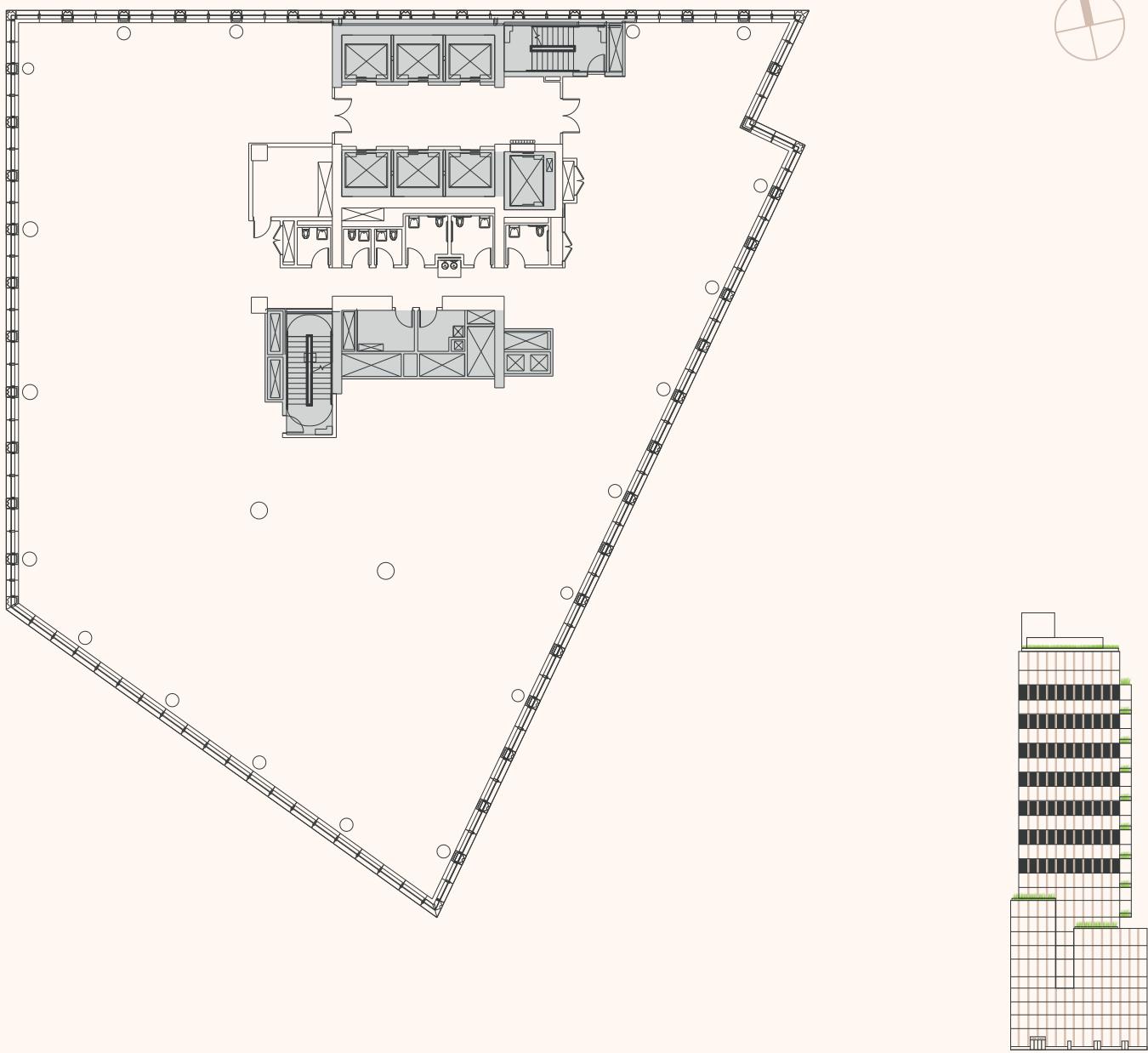


Typical Floor

14, 16, 18, 20, 22, 24 and 26

RSF: 20,533 RSF

MAX OCCUPANCY: 360



FLOOR PLAN

Test Fit Typical Floor

14, 16, 18, 20, 22, 24 and 26

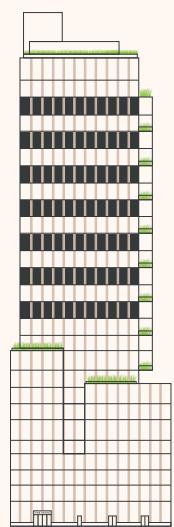
RSF: 20,533 RSF

MAX OCCUPANCY: 360

Small Meeting (5-8)	3
Phone Room	2
Office (+/-10'x14')	8
Workstation	174
Pantry	1
Wellness Room	1
IT/Storage	1
Copy/Print	1
Total Headcount	182

110 SF/Person

77% of headcount is within a 25FT horizontal distance of envelope glazing



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FLOOR PLAN

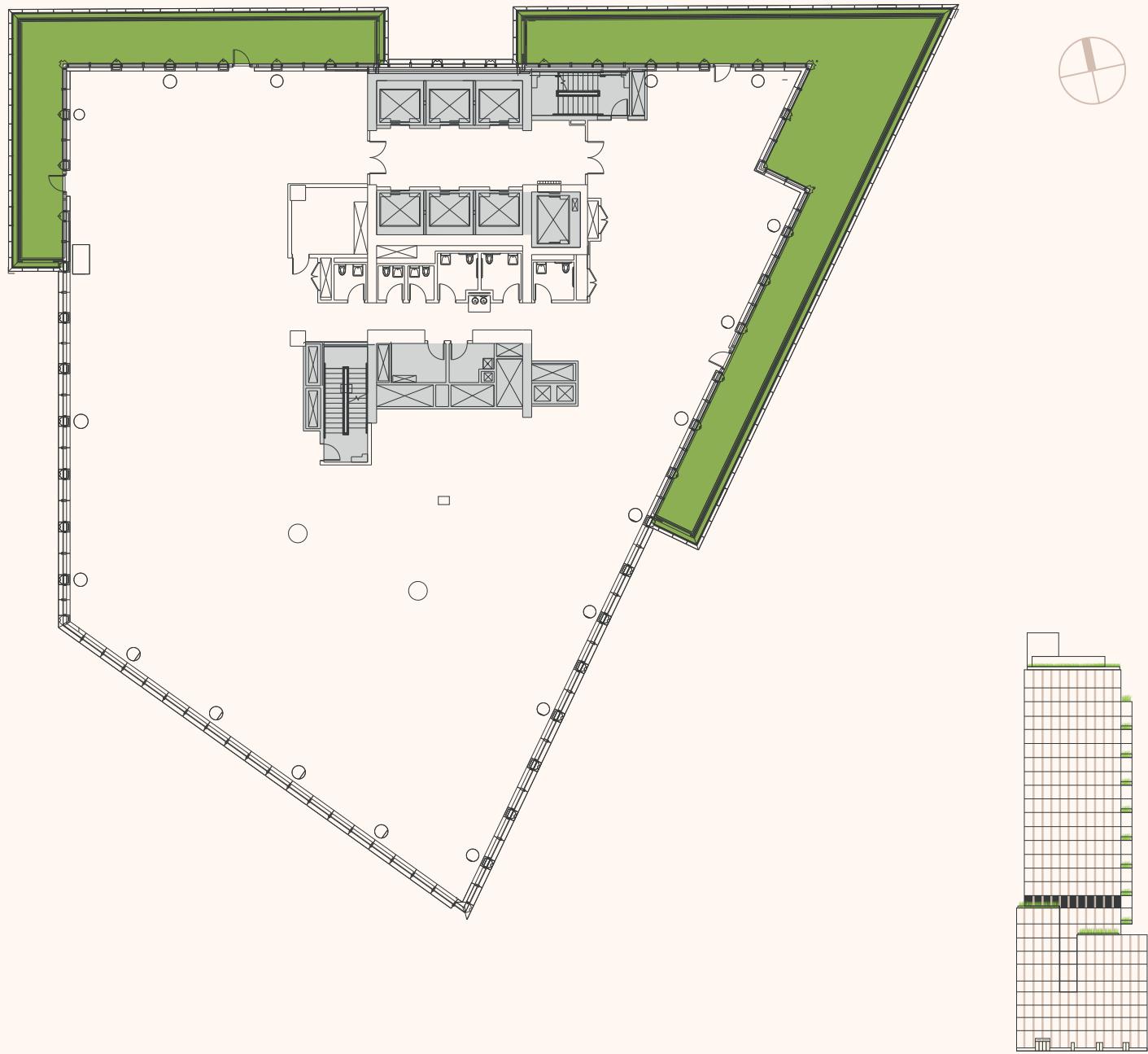
Floor
11

Exclusive Grand Terrace

RSF: 24,598 RSF

TERRACE RSF: 2,943 SF

MAX OCCUPANCY: 360



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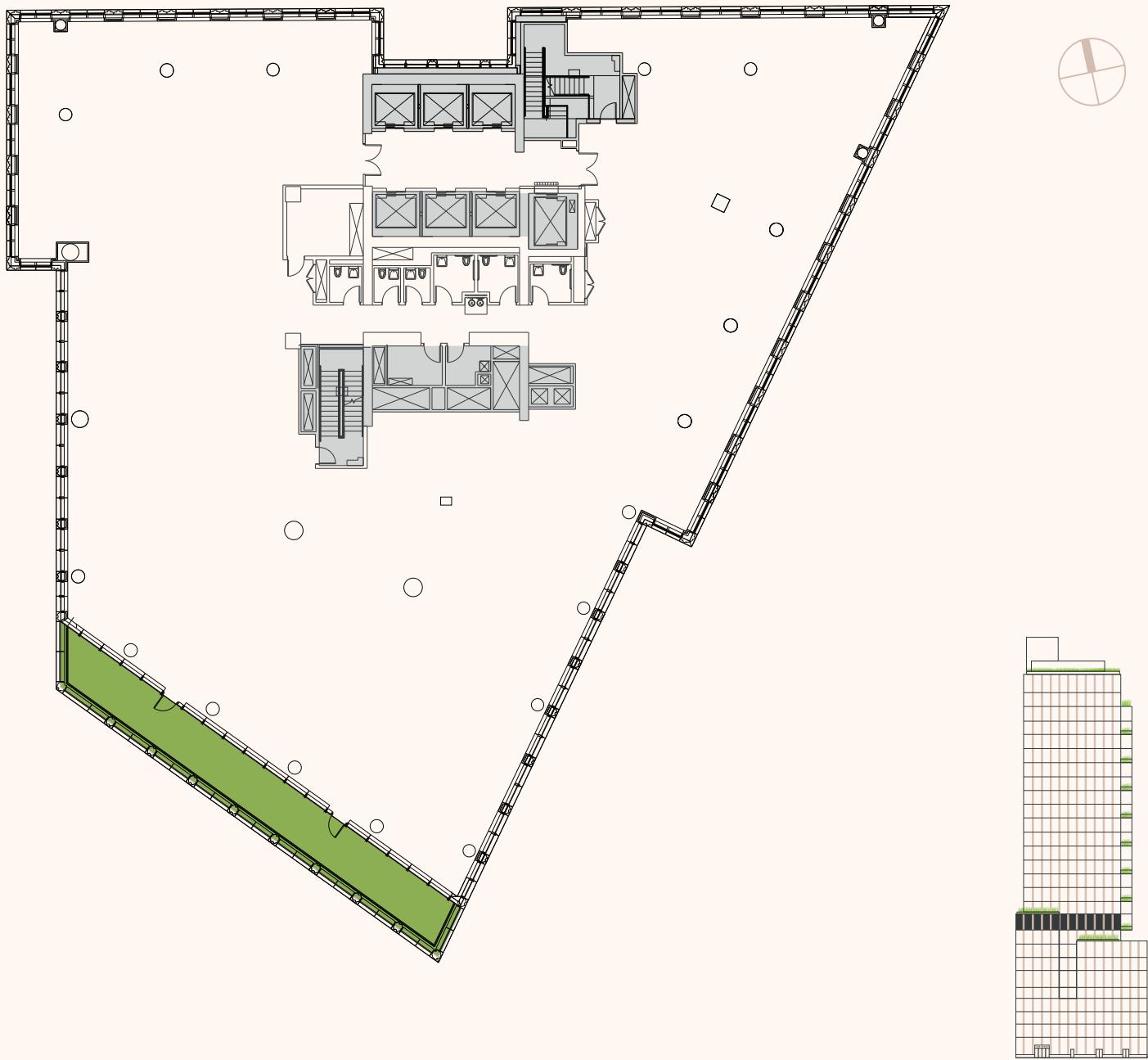
FLOOR PLAN

Floor
10

With Loggia

RSF: 24,786 RSF

MAX OCCUPANCY: 360



FLOOR PLAN

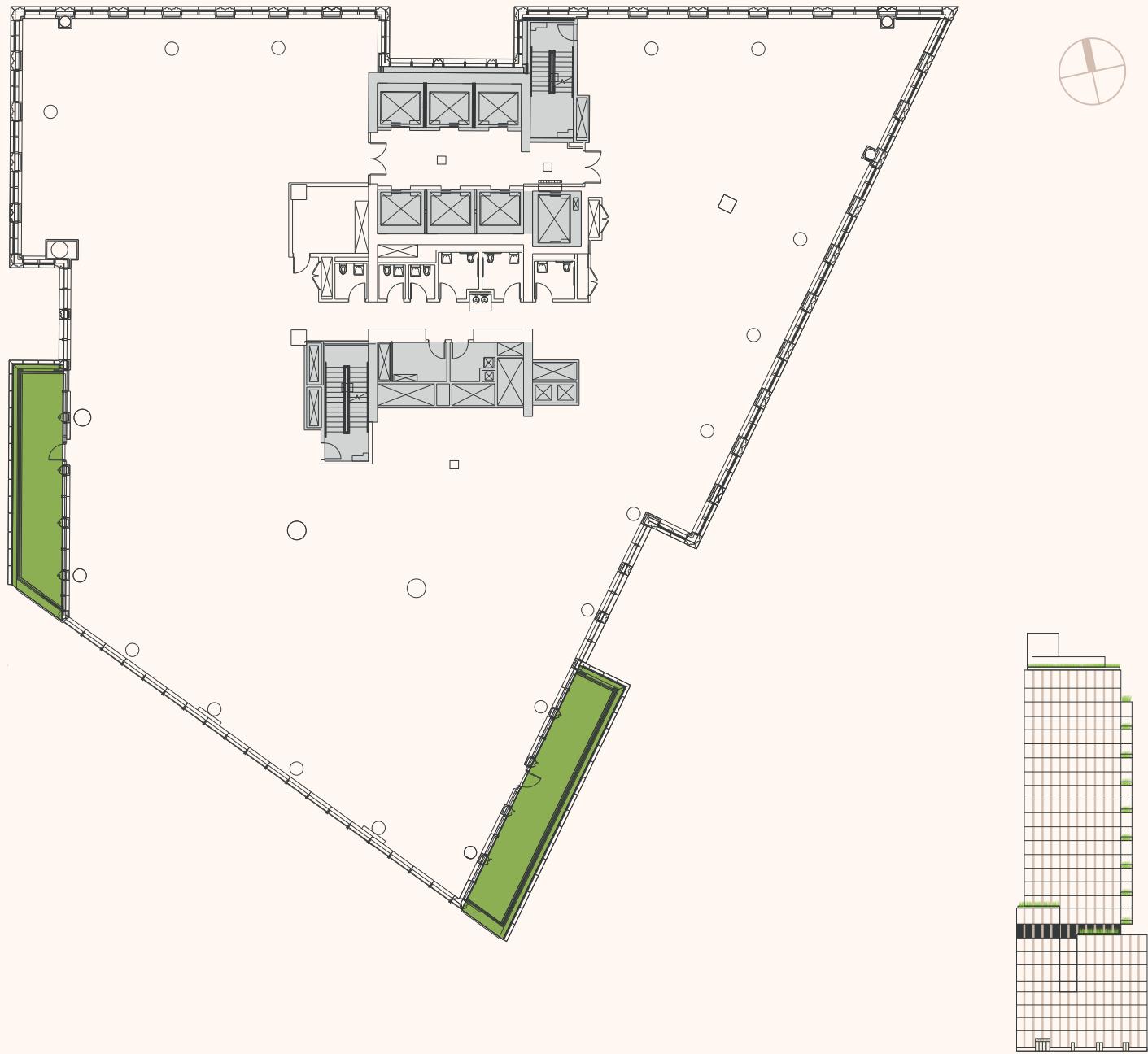
Floor
9

Exclusive Terrace

RSF: 26,087 RSF

TERRACE RSF: 900 SF

MAX OCCUPANCY: 360



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FLOOR PLAN

Test Fit Floor

9

Exclusive Terrace

RSF: 26,087 RSF

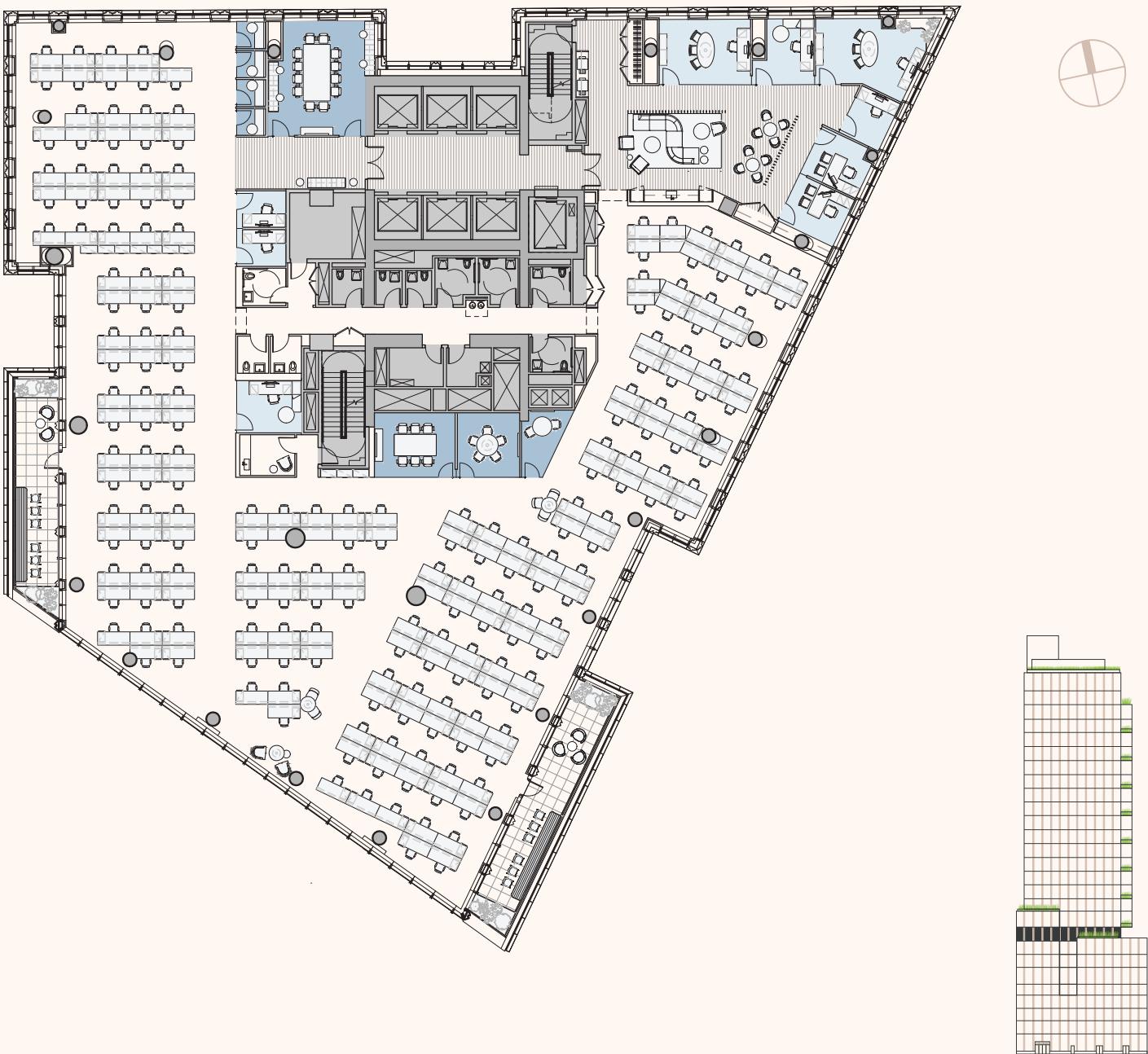
TERRACE RSF: 900 SF

MAX OCCUPANCY: 360

Medium Meeting (10-12)	1
Small Meeting (5-6)	2
Huddle	1
Phone Room	4
Exec. Office	2
Office	7
Workstation	201
Pantry	1
Wellness Room	1
Copy/Print	1
Total Headcount	210

116 SF/Person

82% of headcount is within a 25FT horizontal distance of envelope glazing



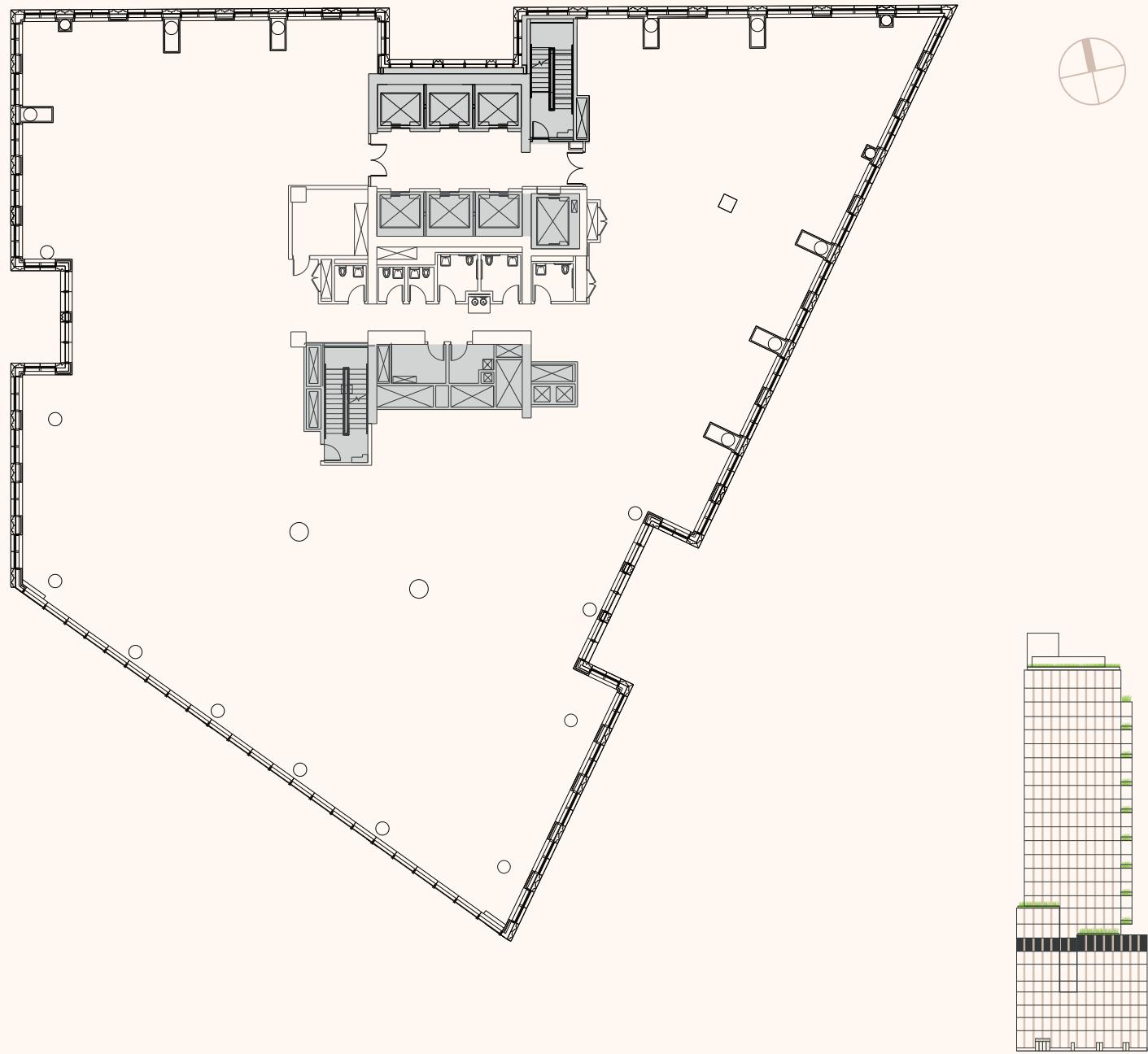
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FLOOR PLAN

Floor
8

RSF: 26,077 RSF

MAX OCCUPANCY: 360



ONE GRAND

FLOOR PLAN

Test Fit Floor

8

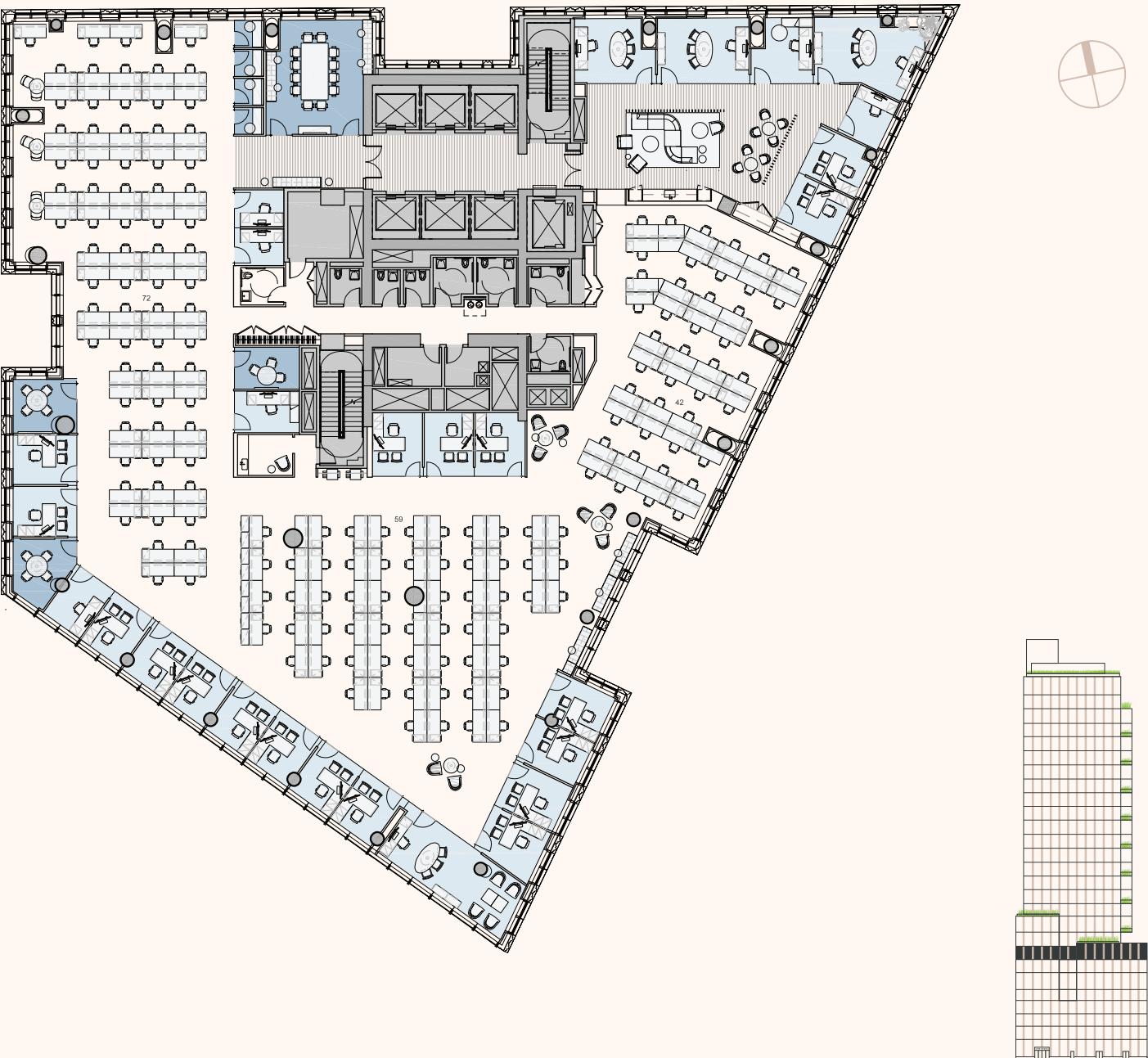
RSF: 26,077 RSF

MAX OCCUPANCY: 360

Medium Meeting (10-12)	1
Huddle	3
Phone Room	4
Exec. Office (21x12')	4
Office (+/-10'x12')	24
Workstation	172
Pantry	1
Wellness Room	1
Copy/Print	1
Total Headcount	200

127 SF/Person

65% of headcount is within a 25FT horizontal distance of envelope glazing



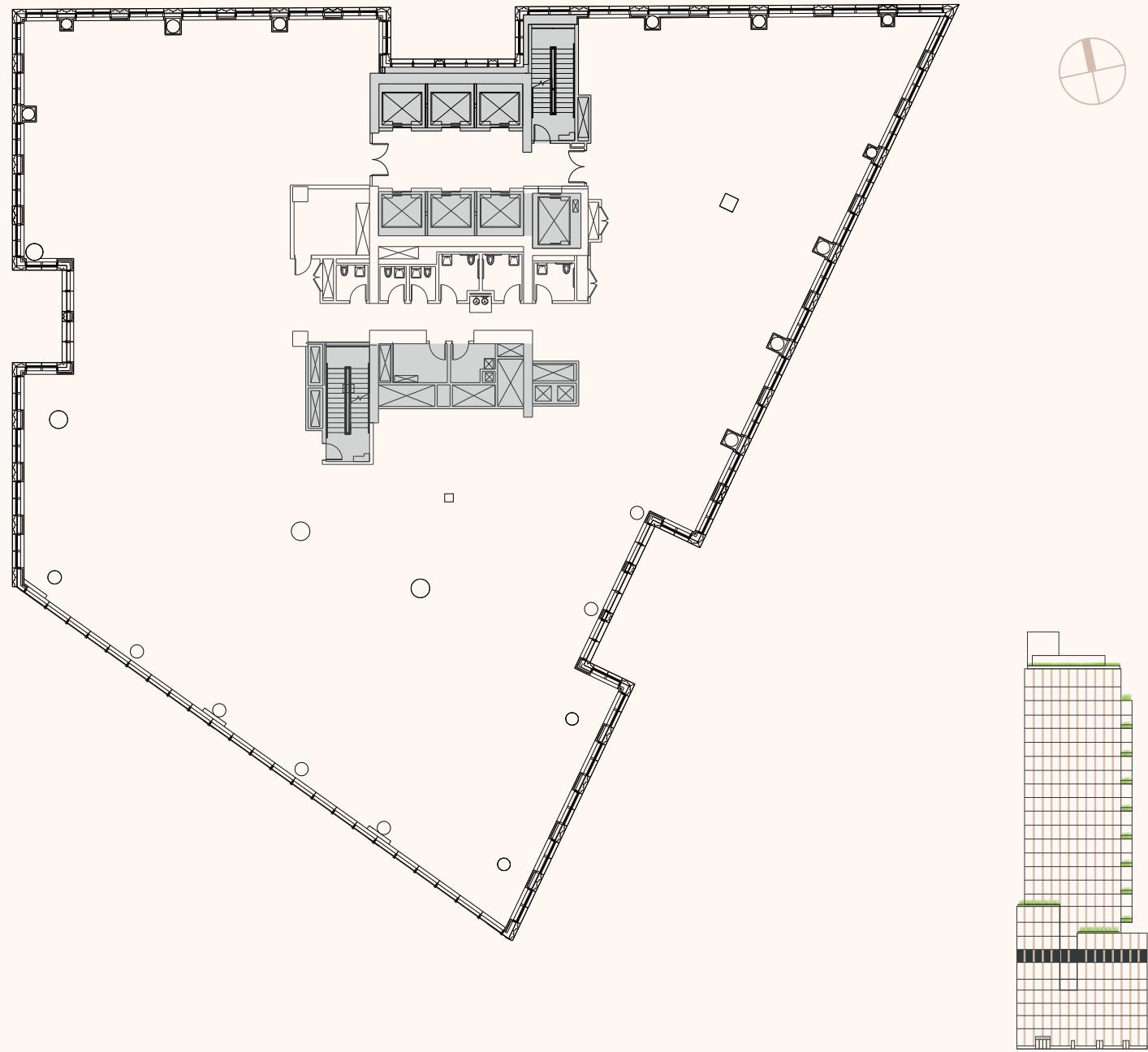
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FLOOR PLAN

Floor
7

RSF: 12,915 RSF

MAX OCCUPANCY: 360



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SPECS

BUILDING SIZE

- 430,763 RSF
- 28 floors
- Floor plate range: 15,000 - 25,500 RSF
- Total outdoor SF: 20,040 SF

OUTDOOR SPACE

- (3) Terraces ranging: 900 - 4,500 SF
- (8) Two-story 30' tall loggias: 900 SF
- Rooftop terrace: 4,500 SF
- Duarte Square: 1/2 acre

CEILING HEIGHTS

- 14' flat plate

AMENITIES

- Amenity lounge on 7th floor with multipurpose auditorium: 12,761 RSF
- Roof deck on 28th floor: 4,500 SF
- Coffee bar in lobby
- Bike room located at the ground floor with two (2) bathrooms and showers

CONSTRUCTION

- Concrete flat plate construction

HVAC

- Features a fully electrified HVAC system which wholly excludes fossil fuel burning
- Dedicated Outside Air Supply (DOAS) with MERV-13 Filtration System enabled, providing best in class point of use ventilation to each thermostatic zone to increase Indoor Air Quality (IAQ), while reducing energy consumption
- Ventilation outside air system designed at two times code requirement
- Energy recovery systems deployed to capture waste energy

ELECTRIC

- 7W/USF per floor electrical capacity. 1.5W/SF of tenant convenience power available via the base building generator

FLOOR LOADS

- 50 lbs / SF for offices
- 75 lbs / SF for loggias

SECURITY

- 24/7 lobby attendant
- Turnstiles with visitor management system
- Programmable card readers for stair and elevator lobby doors

TELECOM

- Several data carriers are available providing redundancy and resiliency
- Building will feature diverse POE's and riser pathways for fiber

LIFE SAFETY

- An addressable, integrated fire alarm system with a fire command station
- The building will be fully sprinklered with smoke detection as required by NYC Building Code

RESILIENCY

- Climate resilient design with all critical infrastructure elevated above the design flood elevation

ELEVATORS

- Six (6) passenger @ 3,500lbs capacity + one (1) swing @ 4,000lbs capacity
- Destination dispatch, able to be programmed for tenant block as necessary
- Loading dock: two (2) bays, on Grand Street

ACCESSIBILITY

- Building is fully ADA compliant

BUILDING CERTIFICATIONS

- LEED Gold
- Wired Score Platinum
- Well Certified



DEVELOPER, LANDLORD & OPERATOR

Taconic Partners is a fully integrated owner, operator, and developer of commercial and residential real estate. Taconic invests in high-quality assets that offer significant value-add potential, targeting both ground-up development and repositioning opportunities. Since 1997, Taconic has successfully acquired, developed, redeveloped, and repositioned over 12 million square feet of office, mixed-use, and retail space and more than 6,500 units of for-sale and multi-family housing encompassing over \$5 billion in total investment primarily in New York City.



LEASING

JLL is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions. Their knowledge runs deep, with experts in every property type and every facet of transaction, management and advisory services.

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PARTNER

Nuveen Real Estate is one of the largest investment managers in the world with \$149 billion of assets under management. Managing a suite of funds and mandates, across both public and private investments, and spanning both debt and equity across diverse geographies and investment styles, we provide access to every aspect of real estate investing. With over 85 years of real estate investing experience and more than 800 employees* located across 30+ cities throughout the United States, Europe and Asia Pacific, the platform offers unparalleled geographic reach, which is married with deep sector expertise.

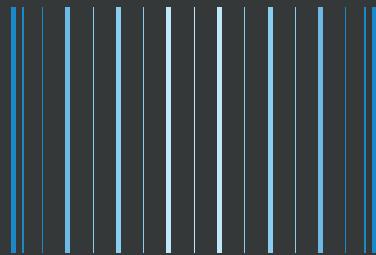


GROUND LESSOR

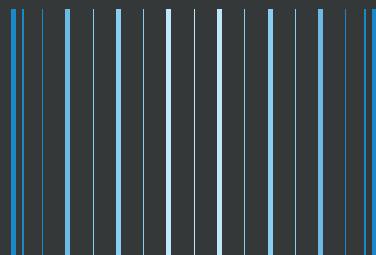
Renowned as one of the premier commercial owners and operators in New York City, the 325-year-old Trinity Church Wall Street is a cornerstone of Lower Manhattan. Trinity's commercial holdings include a seven-million-square-foot Hudson Square Properties (HSP) portfolio, consisting of six-million-square-feet of office and retail space in 13 operating properties in a joint venture with Norges Investment Management, and Hines, the operating partner; as well as three ground leases and three development sites wholly owned by Trinity. Major tenants in the HSP portfolio include: Publicis, Horizon Media, Google, Pepsi, Squarespace, Two Sigma, David Yurman, Medidata, Havas, Oscar Health, and New York Public Radio.

ARCHITECT

SHoP Architects was founded twenty years ago to harness the power of diverse expertise in the design of buildings and environments that improve the quality of public life. Our inclusive, open-minded process allows us to effectively address a broad range of issues in our work: from novel programmatic concepts, to next-generation fabrication and delivery techniques, to beautifully crafted spaces that precisely suit their functions. Years ago we set out to prove that intelligent, evocative architecture can be made within real-world constraints. Today, our interdisciplinary staff of 180 is implementing that idea at critical sites around the world.



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