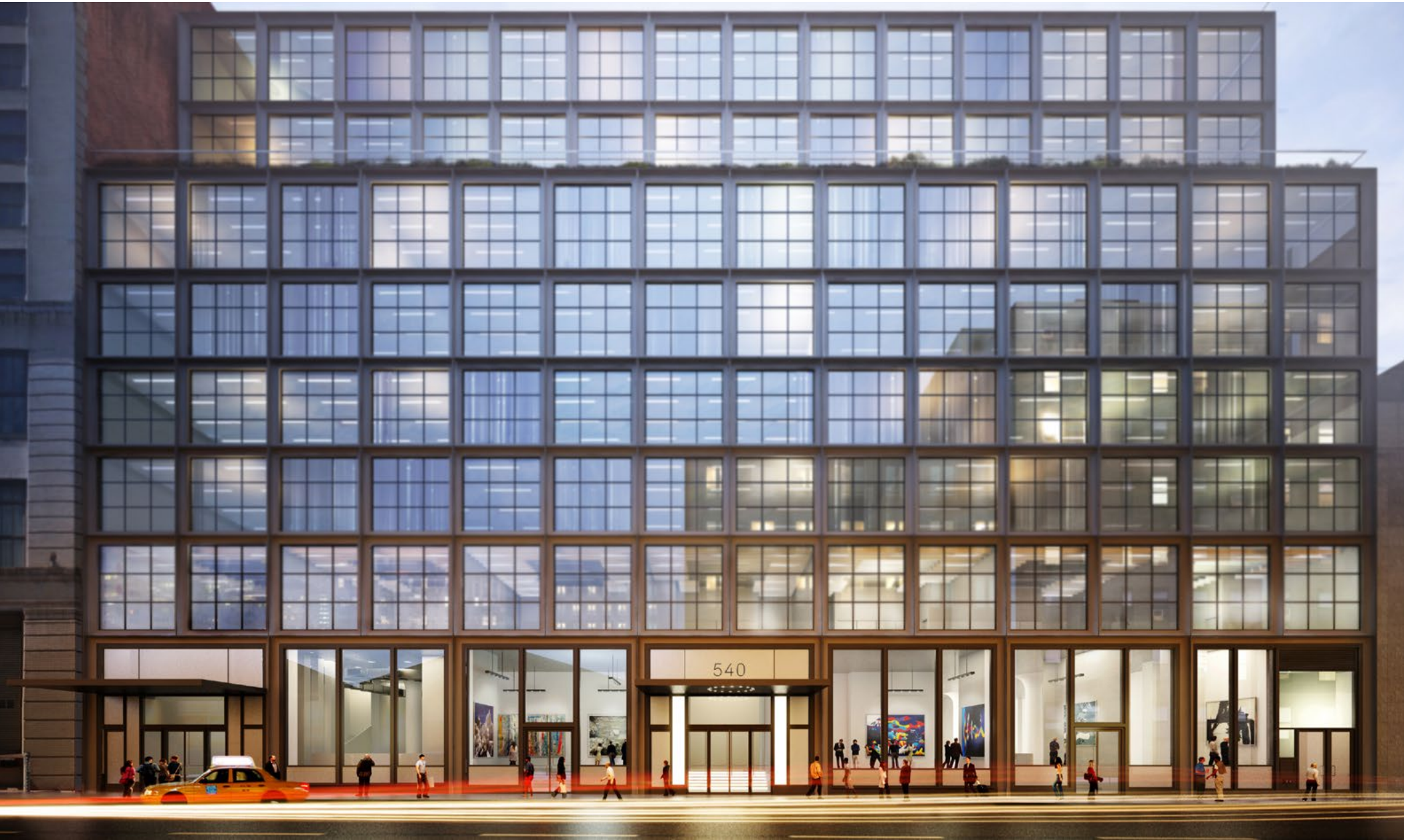


540

FIVEFORTY

WEST 26TH STREET



COMING FALL 2017

A ground-up 165,000 SF office + gallery development in the heart of West Chelsea.

AVAILABILITIES

AVAILABLE GROUND FLOOR RETAIL

12,400 RSF

Prime location, tall ceilings, incredible frontage and open floor plans – settle into a community of artists and innovators on the hottest gallery block of the neighborhood.

Welcome to 540 – this spacious opportunity sets the perfect stage for contemporary gallery and retail opportunities.

Savanna and the Silvermintz Family have collaborated to develop a starkly beautiful, yet highly efficient 9-story office and gallery building designed by Morris Adjmi Architects.

540 will represent a vibrant and contextual addition to the culturally rich and rapidly growing neighborhood of West Chelsea. Home to a variety of prominent art galleries, fashion designers, media and technology companies and hotels, West Chelsea has emerged as the destination for contemporary galleries in Manhattan, lending the neighborhood a creative and cultural

identity fit for entrepreneurs in both art and business.

Located steps from the High Line and immediately south of Hudson Yards, the new epicenter of development in Manhattan, 540 is the premiere boutique office and gallery building in Manhattan's most exciting neighborhood.



Western Gallery Entrance



Eastern Gallery Entrance



20'
CEILING
HEIGHT

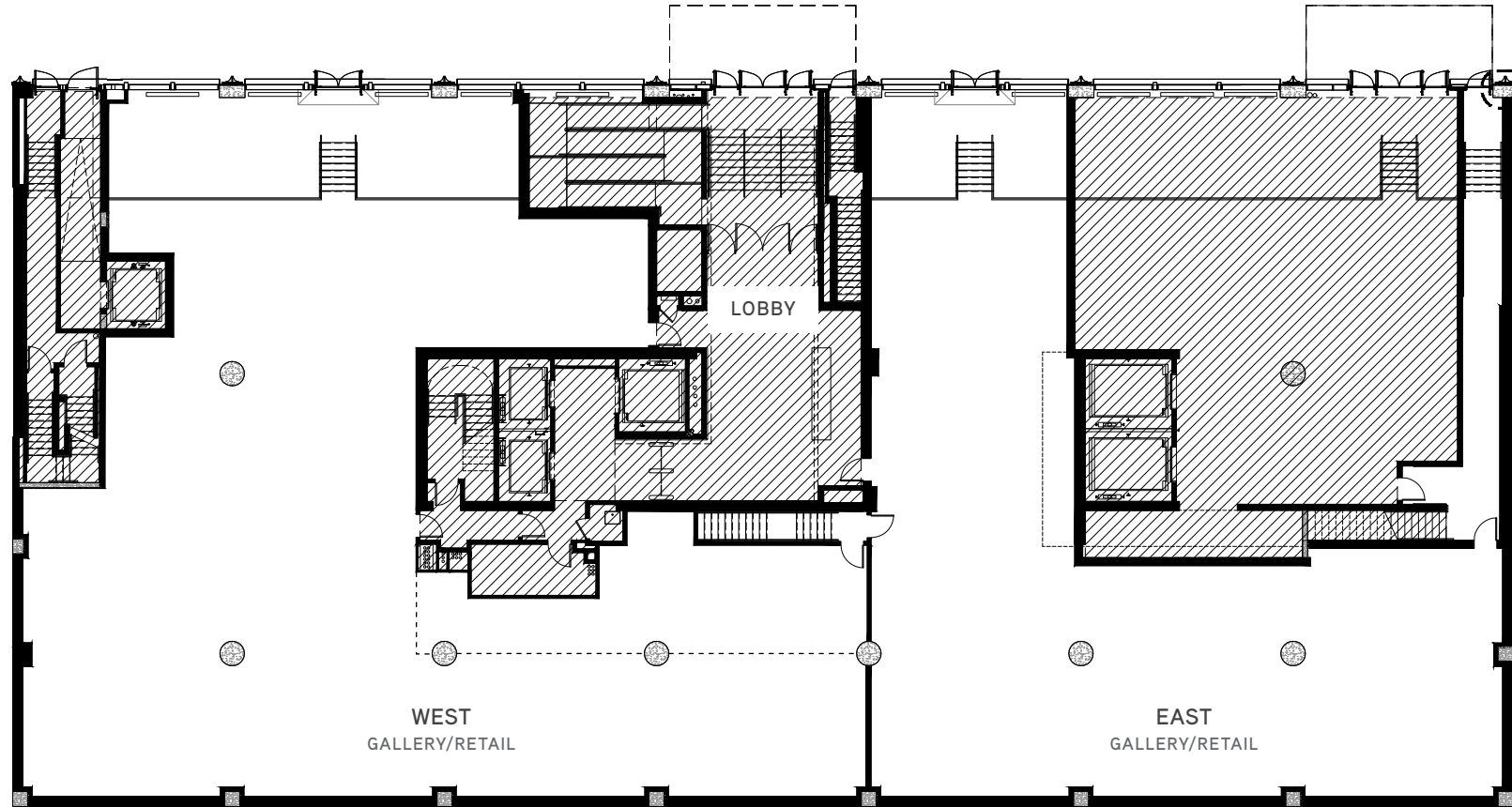


Gallery Rendering

26TH STREET

74' - 4½" FRONTAGE

24' - 9" FRONTAGE



 = LEASED AREA

GROUND FLOORPLAN

WEST SPACE = 7,712 RSF | EAST SPACE = 4,688 RSF

Gallery Level Specifications

Electrical

6 watts/rentable SF in Gallery of 208 volt, 3 phase electrical service for lighting and tenant power, exclusive of base building HVAC requirements. Tenants' electrical power consumption will be sub metered. Emergency power is provided for life safety loads (fire pump, stair pressurization, emergency lighting, elevators, fire alarm system and security systems).

Air Conditioning

The building is serviced by two (2) 620 ton cooling towers that supply condenser water to tenants' variable air volume HVAC heat pump units. The VAV Units are tenant controlled and monitored by the Building's BMS. For each of the gallery and community facility floors, capped condenser water valves will be provided at a point of entry.

Heating

Four (4) 2,625 MBH boilers provide hot water to the tenants' condenser water system's heat exchangers perimeter baseboard heaters, in addition to the building's common area heating requirements.

Sprinkler System

The building is fully sprinklered via a wet system with flow and tamper switches for each respective floor.

Fire Alarm System

New high rise voice fire alarm system.

Communications Capability

Central communications closet located on each floor allowing dedicated vertical telecommunications to each floor from the provider point of entry.

Roof Devices

Antenna space available.

Plumbing

Brand new core toilets, inclusive of all new piping and fixtures.

Slab-To-Slab Heights

Ground Floor: 20'-0"

Column Spacing

Ground: 37'-9" North/South and 28'-2" East/West

ADA

Building is fully ADA compliant.

Rooftop Amenity

Potential for tenant occupation and fit out of roof deck.

Floor Live Loads

Ground floor: 300 lbs

LEED Certification

The Building is targeting LEED Gold Certification for Core and Shell.

Project Management Team

Savanna Project Management

Architects

Morris Adjmi Architects

Structural Engineers

DeSimone Consulting Engineers

Geotechnical Engineers

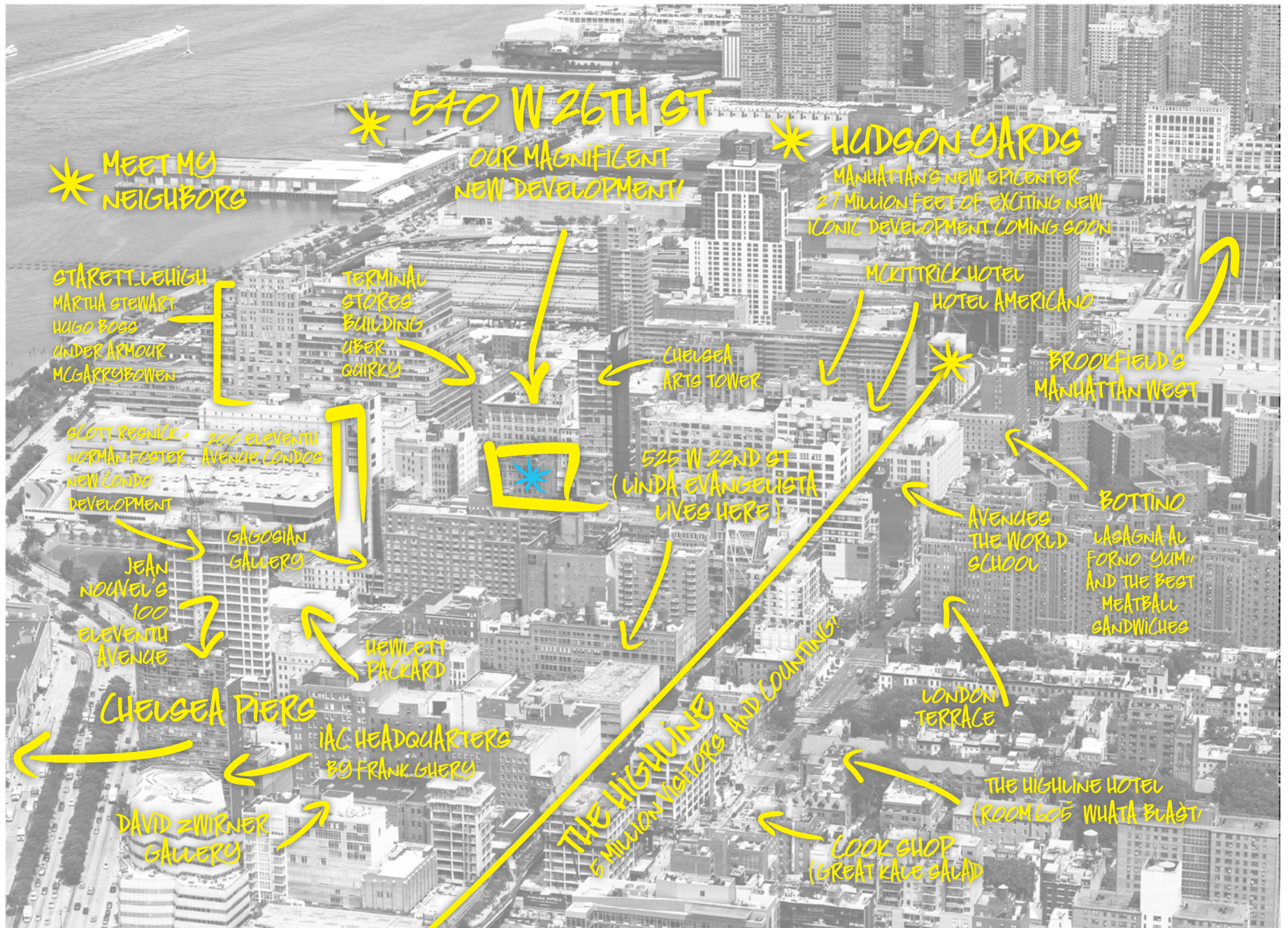
Langan

Construction Manager

Triton Construction

Mechanical Engineers

MG Engineering



About Us

Savanna

Formed in 1992, Savanna is an institutional real estate private equity firm and asset management company based in New York City and run by Managing Partners Christopher Schlank and Nicholas Bienstock. The firm pursues opportunistic real estate equity and debt asset investments throughout the northeastern United States, focusing on directly owning and operating properties in New York City. The firm's equity investments target superior risk-adjusted returns by adding value through asset management, property development, redevelopment, and repositioning. Since 2006, Savanna has invested more than \$2.8 billion in total capital over 13 million square feet of property.



The Silvermintz Family and Jamison Weiner

The Silvermintz Family have been investors and developers of retail, commercial and residential real estate in New York City, New York State and Florida for nearly 40 years. Michael Silvermintz, managing partner of the Silvermintz family since 2000, has provided the vision and leadership that has led to the rapid growth and expansion of the family's holdings. In collaboration with the Silvermintz Family, Jamison Weiner has been developing properties since 2000 including several of the first gallery buildings in West Chelsea. Mr. Weiner has also independently developed numerous residential, retail, and commercial projects in New York City over the course of his 20 year career.



For more information regarding the Gallery/Retail Level, please contact:

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The Manhattes Group LLC