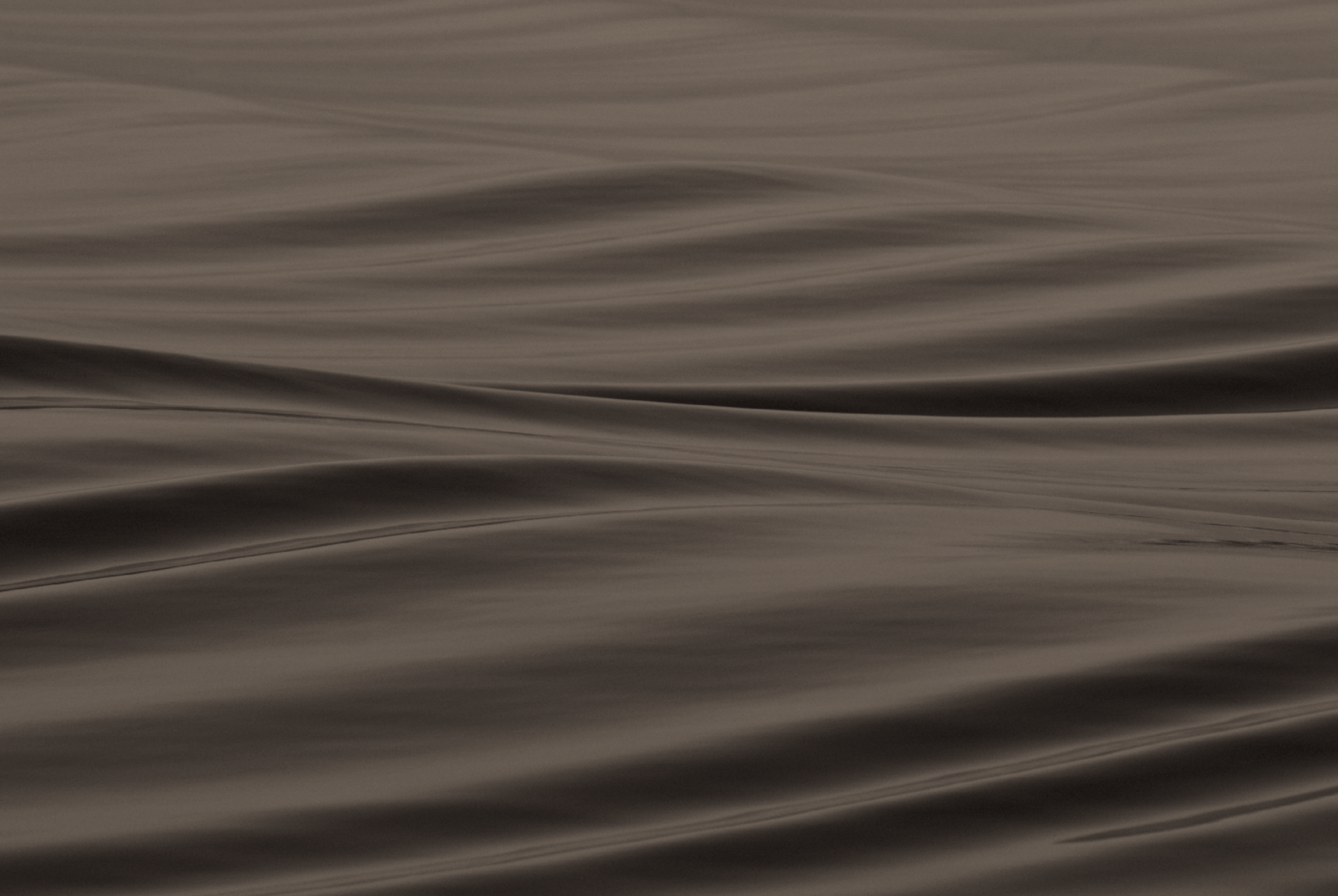


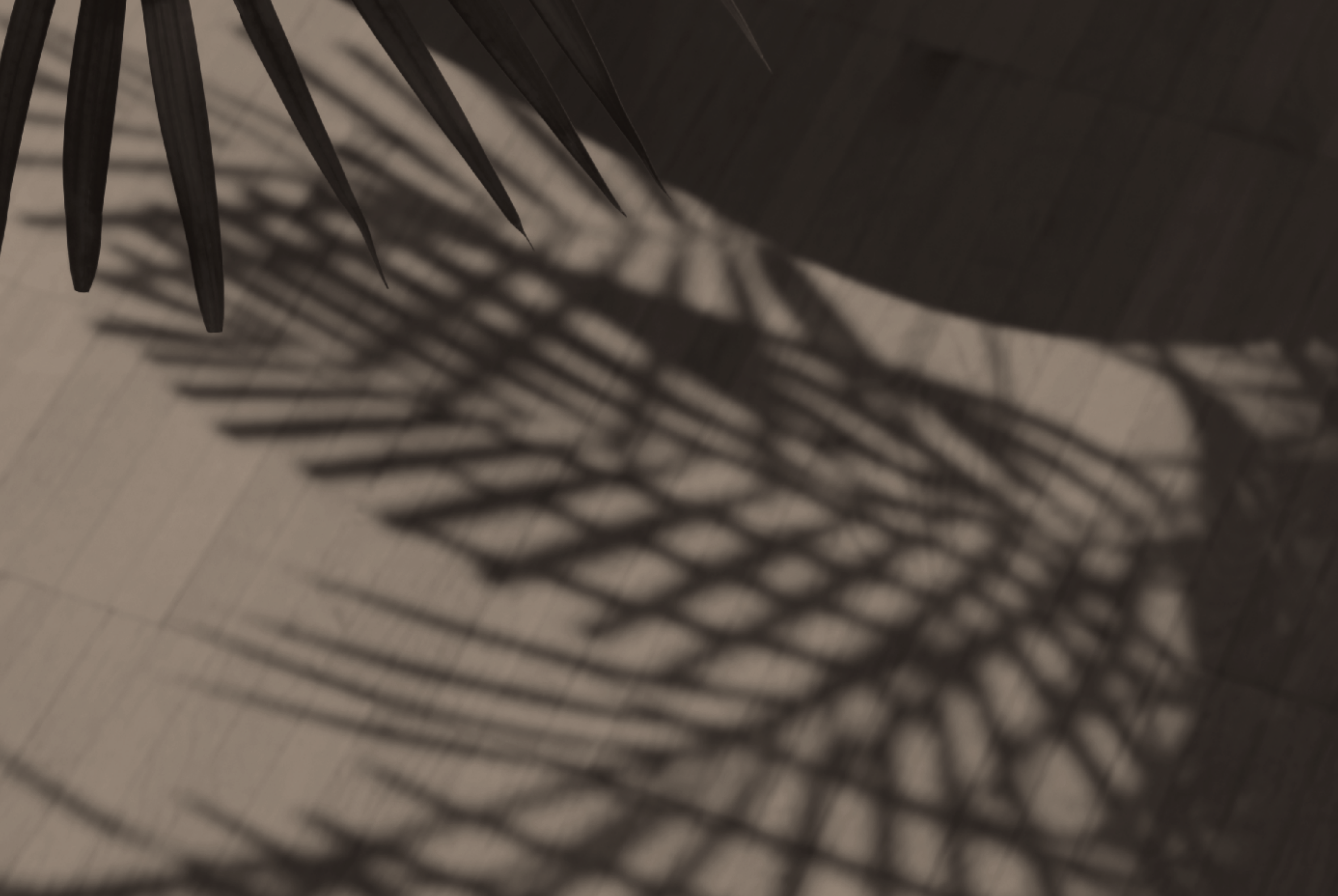


FIFTEEN
HUDSON YARDS











Be Inspired

Imagine a place where the energy is thrilling,
the people are intriguing and the excitement
is palpable.

Imagine a feeling of reinventing yourself in
a city of constant innovation.

Imagine a life defined by wonder and discovery.

Imagine your home at **Fifteen Hudson Yards.**



Fifteen Hudson Yards, The Shed and the High Line

The Creative Spirit of Hudson Yards

Fifteen Hudson Yards is a creative haven at the heart of 28 acres of cutting-edge art, architecture and culture — uniting the best New York has to offer, in one exceptional place.

Much like the High Line at the building's base, Fifteen Hudson Yards and the adjacent Shed, the forthcoming center for artistic invention, share the innovative design team of Diller Scofidio + Renfro in collaboration with Rockwell Group. These creative visionaries are redefining Manhattan's cultural coast with the highest quality residences and one of the world's great new cultural venues.



A Downtown Collaboration

Two of the most respected firms
in architecture and design come
together at Hudson Yards.

From their ateliers mere blocks from Hudson Yards, the famed design firms of Diller Scofidio + Renfro and Rockwell Group have formed a special partnership with incredible results. Both firms bring extraordinary talent and diverse portfolios of renowned design projects. This unique collaboration ensures holistic consideration for all aspects of the building's design — from the grand arcs of the glass tower to the impeccable marble in each perfectly detailed bathroom.



Lincoln Center for the Performing Arts, New York

Diller Scofidio + Renfro

An internationally acclaimed design firm, Diller Scofidio + Renfro has emerged as a preeminent force in architecture.



The High Line, New York

“Our hope in nearly every project is to improve cities and to rethink conventions of everyday space.”

Elizabeth Diller
Diller Scofidio + Renfro

Alice Tully Hall, Lincoln Center, New York



Recipients of the MacArthur Foundation's prestigious 'Genius Grant' fellowship, Diller Scofidio + Renfro (DS+R) is led by partners Elizabeth Diller, Ricardo Scofidio, Charles Renfro and Benjamin Gilmartin. Based in nearby West Chelsea, DS+R is immersed in and dedicated to improving cities around the world. They intimately understand the architectural identity of the neighborhood and designed key projects along the West Side, including the High Line, a 1.5-mile park constructed from a converted elevated railway that directly connects with Fifteen Hudson Yards. The team also redesigned Lincoln Center for

the Performing Arts (New York City), and created The Broad museum (Los Angeles) and the Institute of Contemporary Art (Boston) as well as curatorial projects and exhibits at the Museum of Modern Art, the Metropolitan Museum of Art and the Whitney Museum of American Art. The partners were named among Time Magazine's 100 Most Influential People in the World. Fast Company ranked DS+R the leading innovative design practice in the profession, and among the 50 most innovative companies globally.

The Broad museum, Los Angeles



The High Line, New York





The New York EDITION, New York



The New York EDITION, New York

“Our studio is driven by curiosity. We are constantly exploring new concepts and use of materials to craft environments that allow people to connect and share memorable experiences.”

David Rockwell
Rockwell Group



NeueHouse, New York

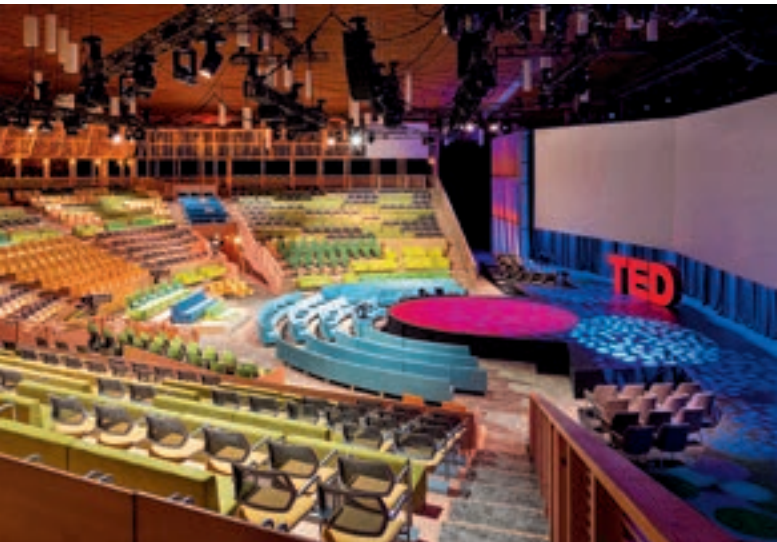
Nobu 57, New York



Rockwell Group

Founded by David Rockwell, FAIA, Rockwell Group is an interdisciplinary architecture and design firm that emphasizes innovation and thought leadership in every project. Based in New York’s Union Square, the firm uses theater, technology, and finely-wrought craft to create extraordinary experiences and built environments across the globe. Projects include the TED Theater (Vancouver); NeueHouse (New York, Los Angeles, London); the New York EDITION hotel; Nobu restaurants and hotels worldwide; Imagination Playground (Manhattan and Brooklyn); and set designs for more than 20 Broadway productions. Honors include a Tony Award and Drama Desk Award for Best Scenic Design for She Loves Me, the AIANY President’s Award, Cooper-Hewitt National Design Award, Presidential Design Award, Fast Company’s World’s Top 10 Most Innovative Companies, and the Interior Design Hall of Fame.

TED Theater, Vancouver Convention Centre, Vancouver



An Elegant Silhouette

A dramatic new addition to the Manhattan skyline.

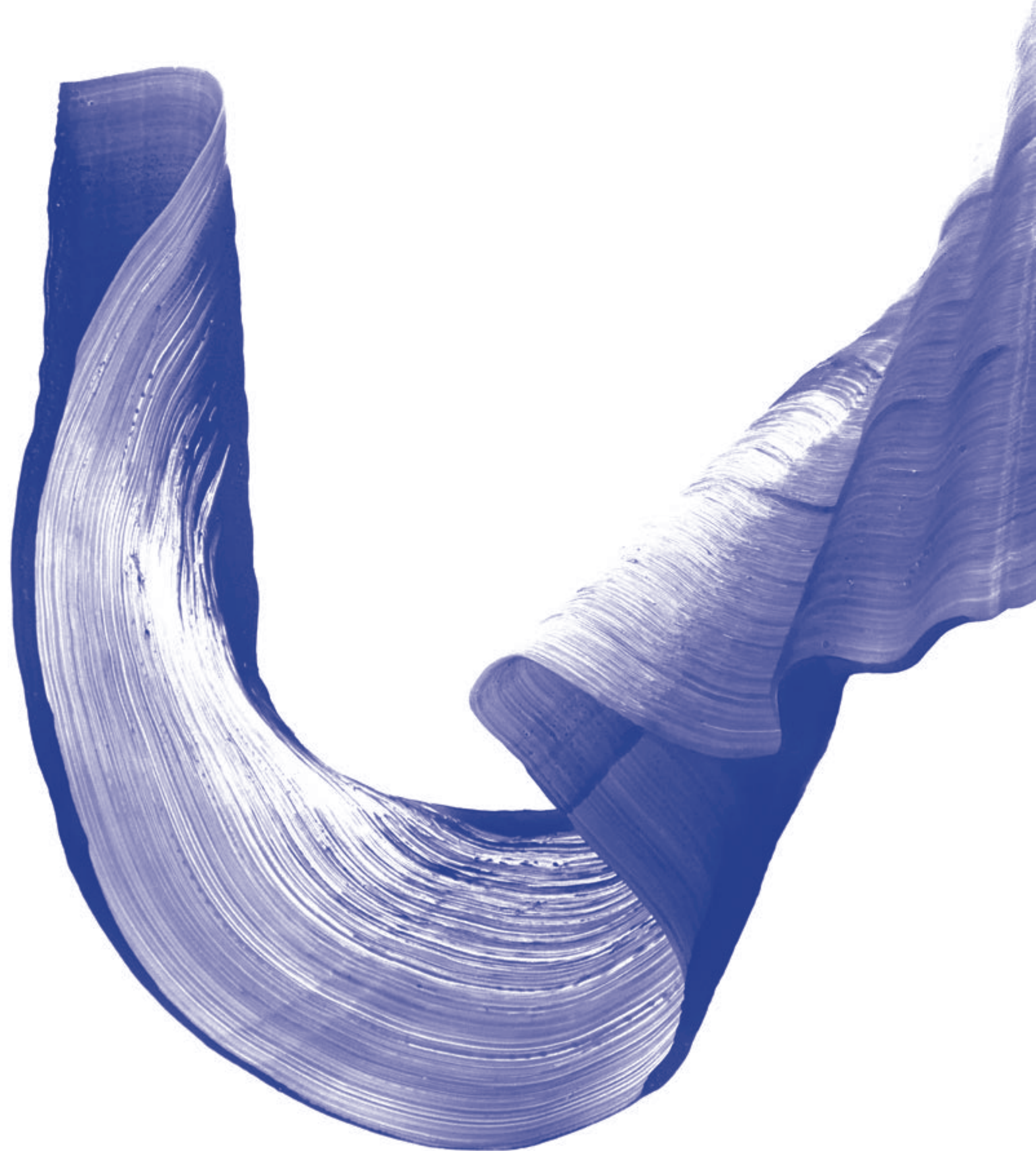
Soaring 88 stories, Fifteen Hudson Yards rises elegantly from the Public Square and Gardens, adjacent to The Shed. The dramatic quatrefoil design forms four graceful arcs of glass designed to maximize the views of the Hudson River and the sparkling skyline of New York and beyond.



A Distinguished Address

Located directly on the Public Square and Gardens at the heart of Hudson Yards, Fifteen Hudson Yards has one of the world's most enviable and unique addresses.

At its doorstep, over 14 acres of new parks, plazas and open spaces form the center of a network of parks and green spaces that integrates Hudson Yards into the West Side's most interesting neighborhoods.



The High Line



Hudson River Park

Hudson Park & Boulevard



Beyond the unprecedented 14 acres of parks, plazas and playgrounds within Hudson Yards, the neighborhood is ringed by three exceptional city parks. Fifteen Hudson Yards is on the High Line, the 1.5-mile elevated park converted from a historic elevated train line, and designed by Diller Scofidio + Renfro. Residents will also have direct access to the 500 waterfront acres of Hudson River Park with 32 miles of jogging trails and bike paths on the greenways encircling Manhattan. The first phase of Hudson Park & Boulevard spans three city blocks with tree-shaded pathways, grassy lawns, fountains and playgrounds.

Hudson Yards connects residents with three of New York City's most unique and beautiful parks.

The High Line





Public Square and Gardens Walkway

A Verdant Oasis

Hudson Yards has devoted half of its site to green space, creating 14 acres of new parks and plazas on the West Side. Fifteen Hudson Yards sits directly on the Public Square and Gardens, the heart of the neighborhood. Thoughtfully designed by Nelson Byrd Woltz Landscape Architects, the Public Square and Gardens gives residents direct access to acres of green and prime views of the Square's year-round bloom cycle and the majestic new design piece by Heatherwick Studio.

Fifteen Hudson Yards is perfectly positioned on the new Public Square and Gardens, one of New York's great new parks.



Public Square and Gardens



Fifteen Hudson Yards Lobby



Fifteen Hudson Yards Entrance

High Line Lounge



An Artful Welcome

Accessible directly from the Public Square and Gardens, Fifteen Hudson Yards' grand two-level lobby takes advantage of soaring ceilings and brilliant walls of glass facing north, west and south, creating an inviting sun-filled space. Accented with unique works of art, a calming reflecting pool and elegant walls of travertine, the expansive space is both grand and welcoming. A distinct lounge facing the High Line forms a luxurious respite with a warming fireplace and comfortable seating area.



360 Degree Living

Enjoy the best in fitness, leisure and entertaining with Fifteen Hudson Yards' world-class amenities.

The extraordinary lifestyle of Fifteen Hudson Yards extends beyond individual residences. Swim laps while enjoying expansive city views on the 50th floor, which is entirely dedicated to wellness pursuits including 12,000 square feet of spa, salon and fitness facilities. One floor up, the 51st floor is a resident gathering space, with lounges, private dining suites, a club room for game day and a state-of-the-art collaborative work space. High above it all, the Skytop Entertaining Suite is a sensationally unique indoor-outdoor event venue situated 900 feet in the air, ideal for casual summer gatherings or memorable special occasions, with views for miles.



50th Floor Aquatics Center



Beauty Bar

The entire 50th floor has been dedicated to health and wellness, with state-of-the-art fitness amenities set to panoramic views of the Hudson River and city skyline.

Wellness in the Sky

- Aquatics center with city and river views through glass walls facing west, north and east, featuring a 75-foot-long three-lane swimming pool, lounge areas, poolside shower and whirlpool
- Men's and women's changing rooms, each furnished with sauna, steam room, showers, bathrooms and lockers
- Private spa with two treatment rooms for massages and personal services
- Beauty bar, fully appointed for hair and makeup services
- 3,500 square foot fitness center designed by The Wright Fit, with stunning views in three directions
- Private studio for yoga, stretching and group fitness classes

Fitness Center



Entertain on High

The 51st floor at Fifteen Hudson Yards fulfills the best of residents' leisure pursuits, cultural desires and business needs with state-of-the-art amenities.



Screening and Performance Room



Lounge

Club Room



- Lounge with Hudson River views
- Club room with billiard tables, card tables and large-screen TV
- Two corner private dining suites with views of the Public Square and Gardens, available for private events of up to 24 guests each or 50 when combined; each equipped with a pre-function bar area and catering kitchen
- A soundproof screening and performance room with stage and seating for up to 20 people
- Business center with dual conference rooms and printing station
- Golf club lounge featuring a simulator as well as a seating area with wide screen TV and minibar
- Wine storage rooms, available for purchase by residence owners, fully equipped with capacity of 100 to 1,000 bottles
- Wine tasting room
- Atelier with communal working table and lounge seating, with river and city views



Chef's Kitchen and Wine Tasting Room



Room for Imagination

Inspire the youngest residents with activities, art and interactive play spaces.

Children of all ages can pursue their creative side at Fifteen Hudson Yards. The building includes the best interactive facilities for children, including the sun-filled Imagination Center. The neighborhood boasts exciting and inspiring new playgrounds, innovative schools, great pediatric care and a number of parks and gardens to explore.





Panoramic View of the Hudson River

On Top of the World

- Set more than 900 feet in the air, the Skytop open-air lounge offers stunning views west to the Hudson River with some of the best sunset vistas in the world
- The Sunset Lounge is the ultimate second living room, with river views, a crackling fireplace and comfortable seating
- The Skyline Room, on the southwest corner, offers panoramic views of the Manhattan skyline as a backdrop to memorable special events, with a catering kitchen, bar and dining table for up to 18 guests

Residents of Fifteen Hudson Yards have exclusive access to a one-of-a-kind rooftop oasis and entertaining venue with three distinct indoor and outdoor spaces for casual gatherings or memorable events.

Inspiring Views

Soar above Manhattan with unrivaled views of the New York waterfront and skyline.

Fifteen Hudson Yards is part of the ensemble of tall buildings at Hudson Yards. Standing more than 900 feet high, residents are offered a sanctuary above the bustle of Manhattan. Floor-to-ceiling windows frame sweeping panoramas of the scenic Hudson River and the Statue of Liberty, giving residents a perch from which to enjoy the best of New York.



The background of the entire page is composed of large, expressive brushstrokes in various shades of blue and white. These strokes are curved and layered, creating a sense of movement and depth. The colors range from a deep, dark blue to a very light, almost white blue.

At Home in the Heart of Hudson Yards

Choose your ideal New York life. Fifteen Hudson Yards features an impressive collection of residences to suit every taste with exciting views, soaring ceilings and custom interiors.

Fifteen Hudson Yards offers five residential options, ranging from High Line-facing one-bedroom layouts to duplex penthouses with panoramic city views, soaring ceilings and more than 5,000 square feet of living space. With lavish master suites, expansive floor plans and hand-selected materials, Fifteen Hudson Yards is masterfully designed with beautiful modern details.

Five Distinct Residence Types



Panorama Residence Corner Living Room

Plaza Residences include one-, two- and three-bedroom residences offering floor-to-ceiling windows framing views of Hudson Yards and its surroundings, including the Public Square and Gardens, the design feature by Heatherwick Studio and the High Line.

Loft Residences offer expansive living high in the sky. These generous two-bedroom residences feature 10'10" ceilings and layouts with massive master suites and oversize living rooms that are ideal for grand entertaining.

Panorama Residences are some of the highest residences in New York. Ranging from one- to four-bedrooms, these residences offer breathtaking views, including unobstructed southern views down the Hudson River to One World Trade Center, the Statue of Liberty and beyond, as well as the skyline landmarks of Midtown and Madison Square.



Loft Residence with Skyline View

The residences at Fifteen Hudson Yards boast five distinct residence types all with exceptional finishes and dramatic views.

Penthouses comprise only four residences per floor to maximize privacy and exclusivity. Offering distinctive floor plans with dramatic curved glass walls and ceiling heights up to 10'10", these spacious three- and four-bedroom residences are both gracious and generous.

Duplex Penthouses are unique in New York. Each one occupies one of the tower's four arcs, offering 180-degree vistas of the river and New York City skyline through curving floor-to-ceiling windows. Ideal for entertaining, the duplex layouts include double-height living rooms with 26-foot ceilings, as well as fireplaces, libraries, wet bars and extravagant master suites.

Penthouse Residence





South-Facing Duplex Penthouse Living Room

Tailored Design



Tonal Scheme Kitchen



Contrast Scheme Kitchen

All residences offer handsome wide-plank white oak flooring, hand-selected materials and kitchen appliances by Miele. Residents can select from two interior design palettes.



The Tonal Scheme: Elegant, bright, understated luxury

- Oak cabinetry in oxidized dove-dyed oak with champagne-colored metal accents
- Polished Italian Michelangelo marble countertops and kitchen island

Both kitchen styles feature:

- Miele appliances, including a fully integrated refrigerator and dishwasher, wine storage and vented gas cooktop with oven and speed oven; larger residences will have double ovens
- Custom-painted Bendheim glass blacksplashes
- Brushed stainless steel matte fixtures, with faucets by Dornbracht
- Center island with casual bar seating



The Contrast Scheme: Dramatic, rich, chic materials

- Oak cabinetry in dark, black-ink stain with bronze-colored metal accents
- Polished Italian Grigio Trambiserra marble countertops and kitchen island

Private Escapes



Tonal Scheme Master Bathroom



Contrast Scheme Master Bathroom

Secluded sanctuaries above it all, bathrooms at Fifteen Hudson Yards utilize neutral tones and top-tier materials, with features that include deep soaking tubs, floating stone vanities, heated floors and ample storage.



Master Bathroom:

- Fixtures by Dornbracht
- Six-foot soaking tubs
- Floating stone vanity with double sink and walls using polished Blue De Savoie for the Contrast Scheme and polished Estremoz for the Tonal Scheme
- Oxidized dove-dyed oak for the Tonal Scheme, and dark, black-ink stained oak for the Contrast Scheme
- Flooring with radiant heat, using bush hammered and sand brushed Italian limestone or sand brushed Blue De Savoie stone

Secondary Bathrooms:

- Marble-top vanities with under-counter oak storage cabinets
- Honed Volokas Greek marble walls and flooring
- Mirrored medicine cabinet

Powder Room:

- Polished Nordic Bone quartzite floor and vanity wall





Innovation for Better Living

Designed to utilize state-of-the-art technology, Fifteen Hudson Yards innovates with a focus on sustainability and wellness.

- Bluetooth-enabling keyless entry system with smart phone access
- Key-coded elevators enabling access only to residents' own floor for enhanced security
- Designed to achieve LEED gold certification by the U.S. Green Building Council
- WiFi hotspots in all common areas
- Ducted fresh air to individual residences with four points of air filtration
- On-site oil-fired building generator providing 100% emergency backup power
- Highly efficient condensing boilers to lower operating costs and energy consumption
- Home automation with Lutron lighting and thermostat control
- Dedicated central audio visual boxes located in designated closets in each apartment, available for resident customization and outfitted with additional power and ventilation
- Multi-zone climate control
- Wiring for telephone, cable television and high speed internet, with choice of telecom providers
- Year-round heating and cooling via fan coil system for enhanced efficiency
- Discreet shade pockets to allow for optimal drapery/shading systems

Acclaimed Home Management

The residents and guests of Fifteen Hudson Yards will receive the highest levels of service, including building management by Related Management.



Related Management ensures the highest standards of service in building management, as evidenced by the numerous awards and accolades it has received. Related management oversees on-site services and features including:

- 24-hour concierge
- Doorman
- Supplemental laundry room
- Package room with refrigerated storage
- Hand-delivered mail
- In-home package delivery
- Bicycle storage and valet
- Pet spa with services from Dog City
- Storage lockers (available for purchase)
- Underground connection to parking garage at 10 Hudson Yards

***Note:** Some services require an additional fee*

Best in Class Services



The Fifteen Hudson Yards team will provide residents with an unparalleled suite of services including:

- | | | |
|--|-----------------------------------|---|
| – Dining reservations and entertainment ticketing | – Pet care | – In-residence spa treatments |
| – Pre-arrival provisioning, grocery shopping, delivery and refrigerator stocking | – Plant care | – In-residence salon services |
| – Housekeeping services | – 24-hour in-residence dining | – Bath and personal care amenities |
| – Luggage packing and unpacking services | – In-residence personal chefs | – Laundry, pressing, dry cleaning, tailoring and shoeshine services |
| – Butler service | – Business support services | – Art consultation and framing services |
| – Florist service | – Translation services | – Interior design consultation |
| – Catering and event planning services | – Personal assistants | – Lighting consultation |
| – Transportation assistance including limousine, car and chauffeur services | – Technology assistance | – Personal shopper services |
| | – Business equipment rental | – Car detailing services |
| | – Newspaper and magazine delivery | |
| | – Personal training services | |



A World of Privileges

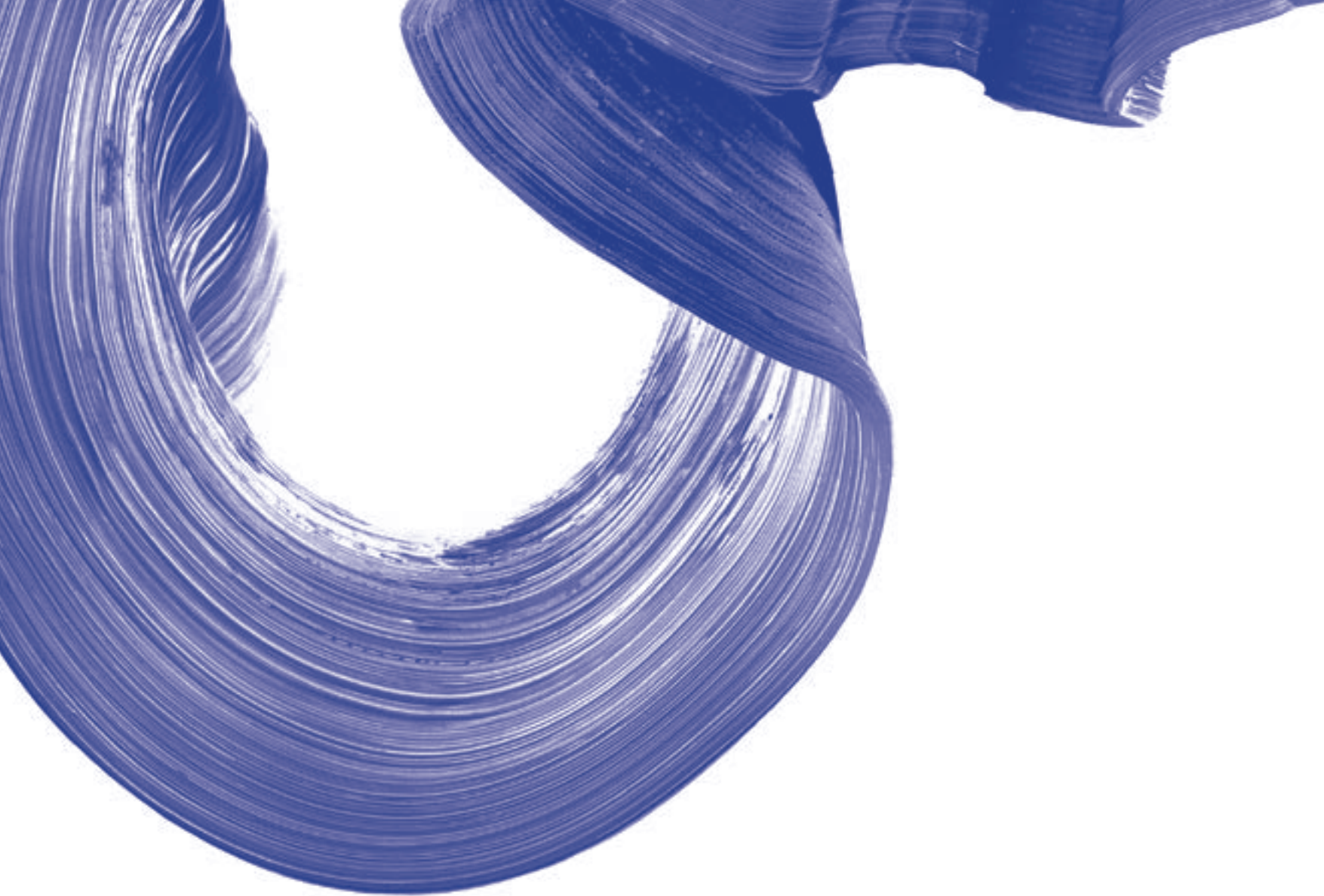
Residents will have exclusive benefits throughout Hudson Yards, including priority restaurant reservations, exclusive event tickets and luxury in-home services.

Benefits include:

- VIP cultural memberships with advance ticketing, event invitations and priority entry
- Priority reservations and seating at the restaurant collection curated by chef Thomas Keller
- In-residence dining and private chef services, as well as catering
- Wine cellar management by certified sommeliers
- Personal shopping, in-home services and exclusive invitations to fashion events
- Special resident benefits to the forthcoming flagship Equinox®
- On-site spa and beauty services

Note: Some services require an additional fee





A Powerful Partnership

Fifteen Hudson Yards brings together an unprecedented partnership between the top luxury real estate experts.

A Powerful Partnership

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Related Companies

Related Companies is the nation's preeminent real estate development firm, defined by innovation in all aspects of design, development, service and wellness. With a portfolio of \$40 billion in assets, current and under development, Related is a fully integrated company with expertise in construction, management and financial services as well as dynamic offerings through affiliates including chef Danny Meyer's Union Square Event, Equinox®, SoulCycle and Citibike.

With 11 offices on five continents, Related was founded and is headquartered in New York where the company's accomplishments include the development of Time Warner Center, an iconic mixed-use destination on Central Park which includes the Mandarin Oriental Hotel, Jazz at Lincoln Center, upscale shopping and an acclaimed restaurant collection — all topped by luxury residential condominiums. Related's residential properties are consistently heralded as best-in-class offerings in their respective markets nationwide, including 520 West 28th by Zaha Hadid, 70 Vestry, The Chatham, Superior Ink, The Caledonia and One Madison.



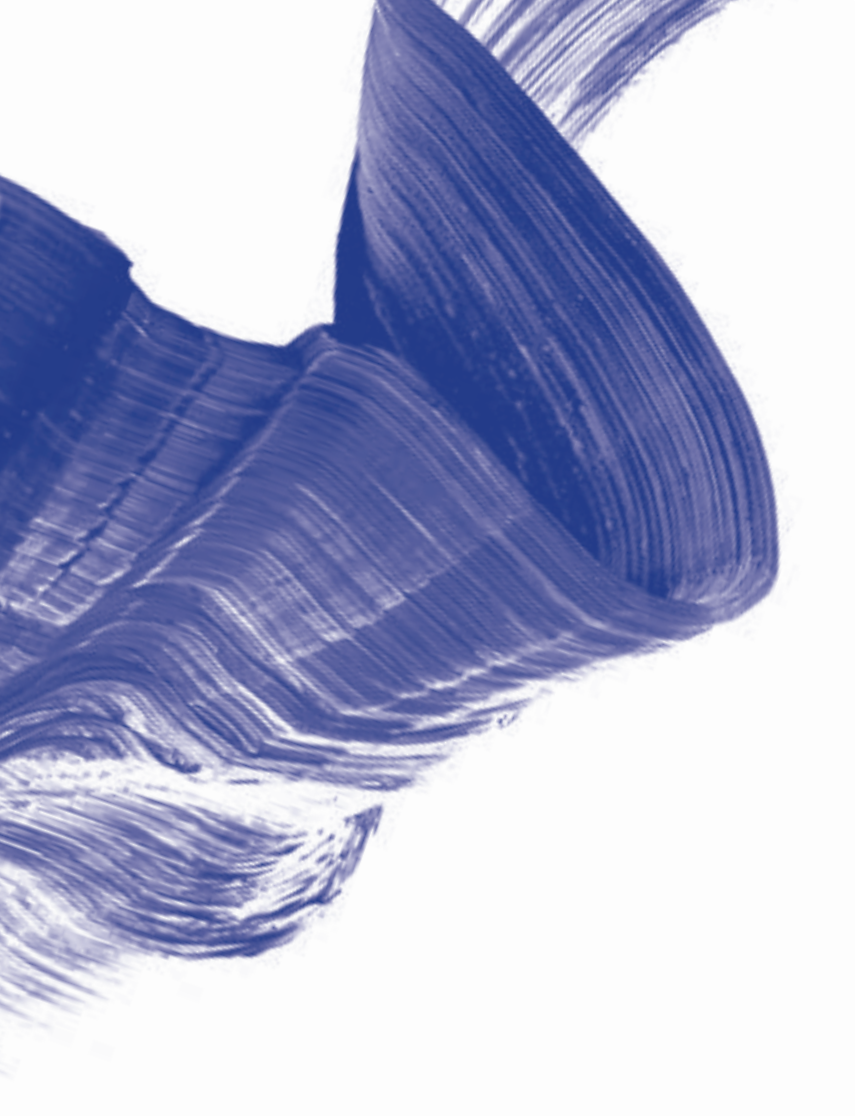
Oxford Properties Group

Established in 1960, Oxford Properties Group is a global platform for real estate investment, development and management, with premier buildings in the most sought after markets in the Western world. The 2,000 member, fully-integrated in-house team oversees a \$40 billion real estate portfolio comprised of over 56 million square feet of office, retail, hotel, residential and industrial properties. Oxford has regional offices in Toronto, London, New York and Luxembourg, and is the real estate arm of OMERS.



Corcoran Sunshine

With over 25 years of experience in marketing and collective sales of \$40 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the planning, design, marketing, and sale of luxury residential development. Representing properties throughout New York and in select worldwide locations, Corcoran Sunshine Marketing Group's portfolio contains a curated collection of the world's most desirable new addresses.



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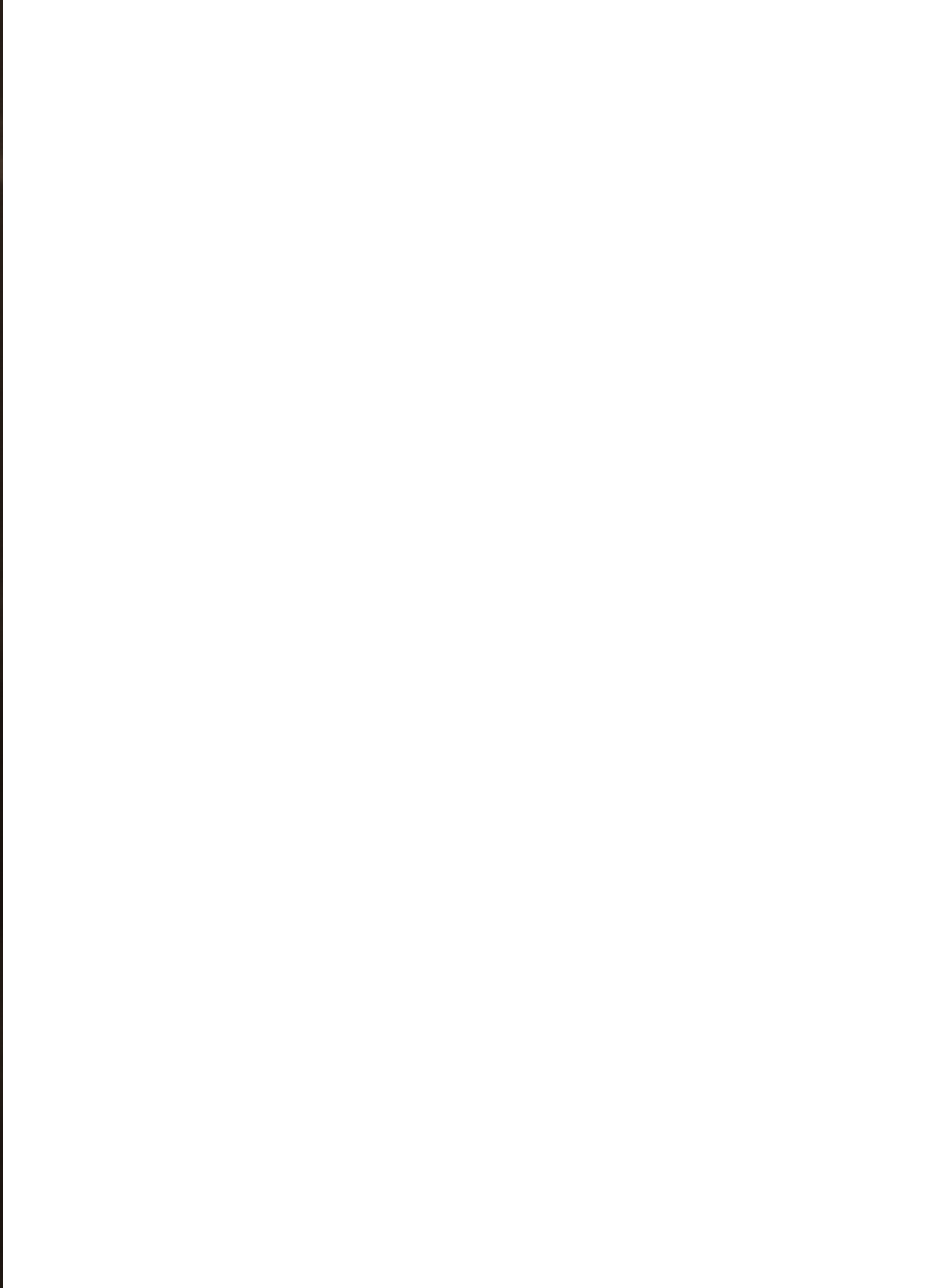
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