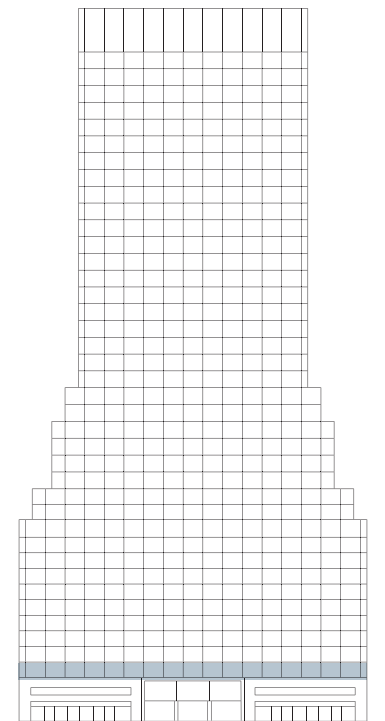
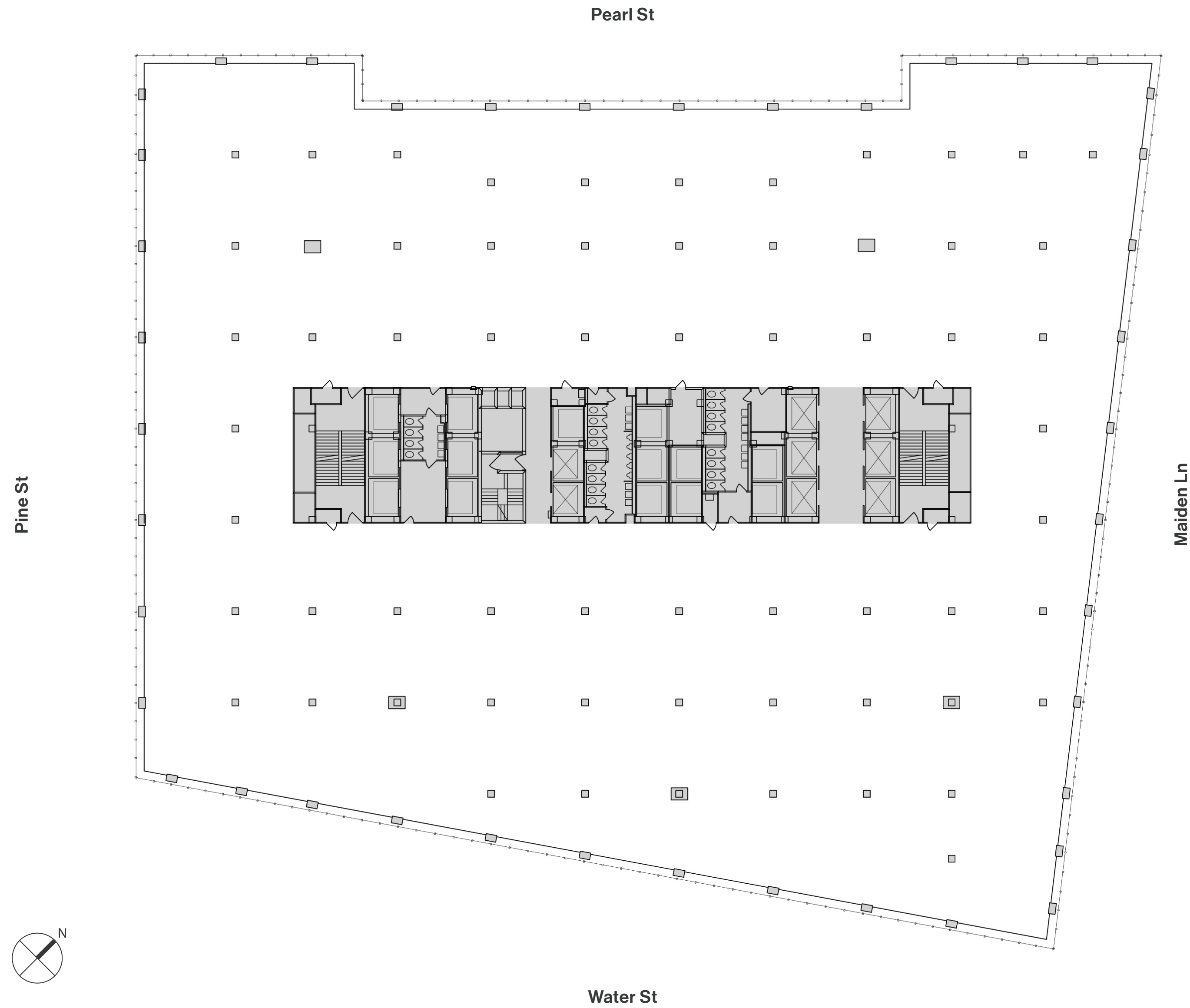




Typical Base Floor Core & Shell

61,369 SQ. FT.
2nd Floor



80 Pine



REBNY

Rudín



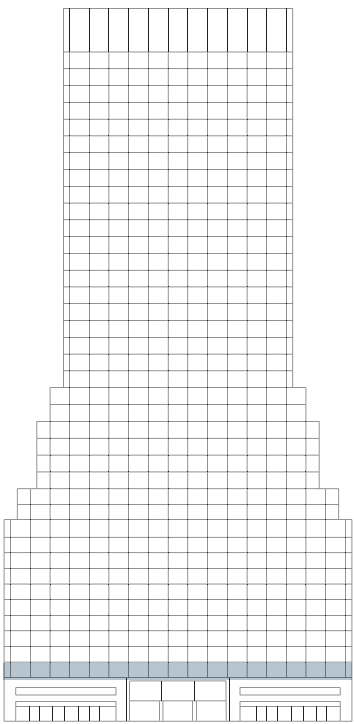
Typical Base Floor Office Intensive Layout

61,369 SQ. FT.
2nd Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



80 Pine



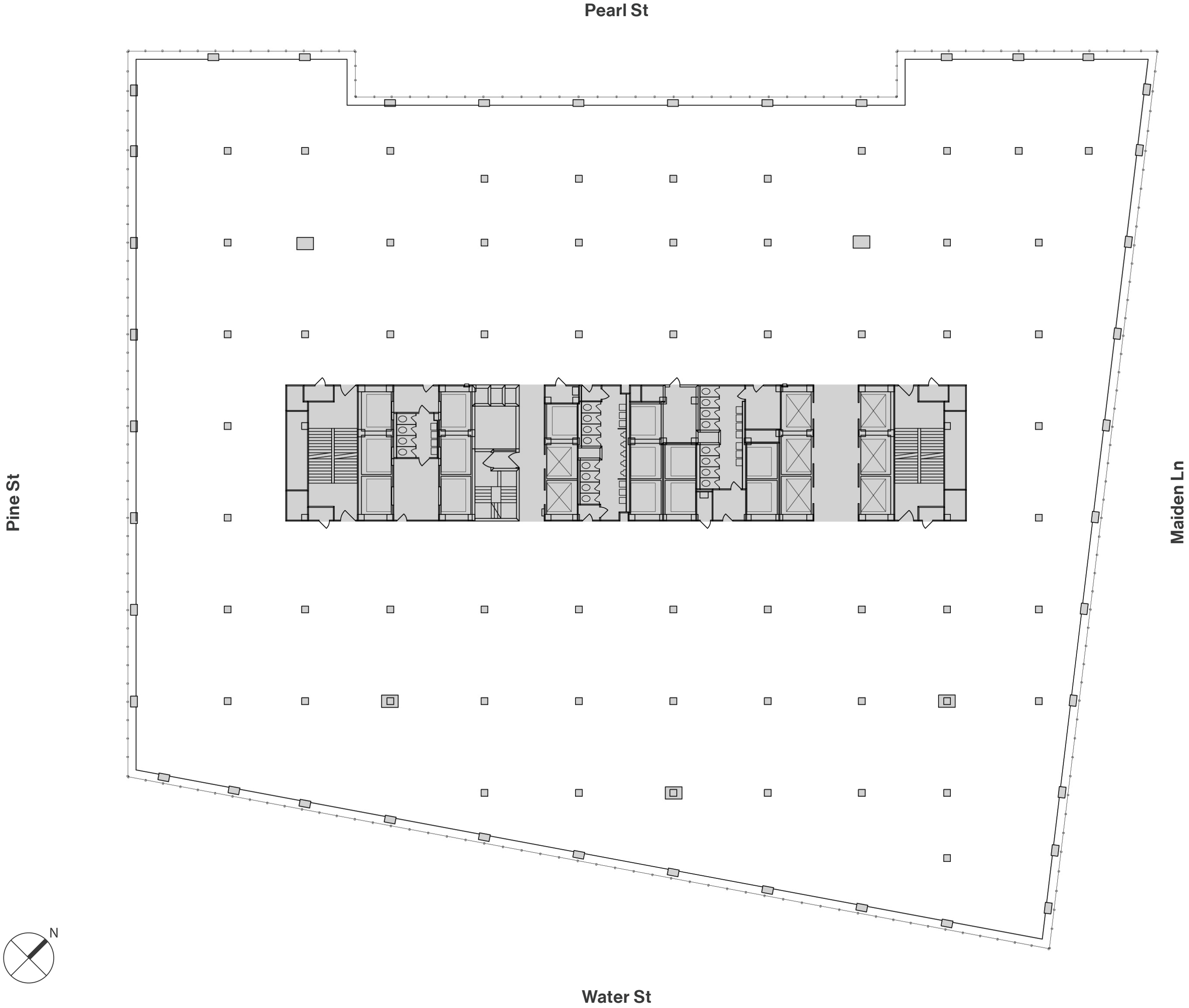
REBNY

Rudín



Typical Base Floor Core & Shell

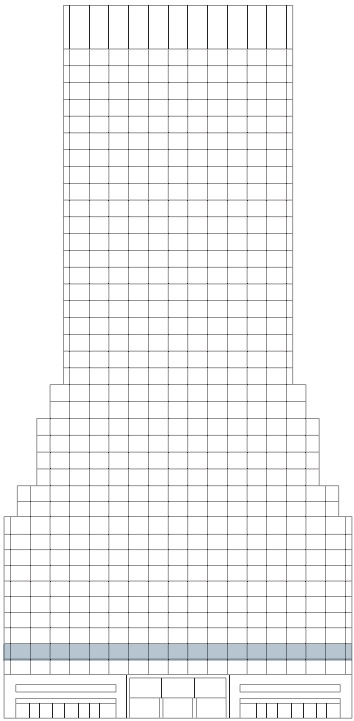
58,767 SQ. FT.
3rd Floor



80 Pine



REBNY



Rudín



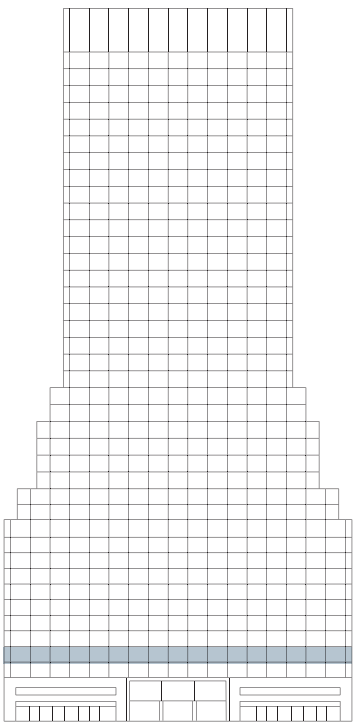
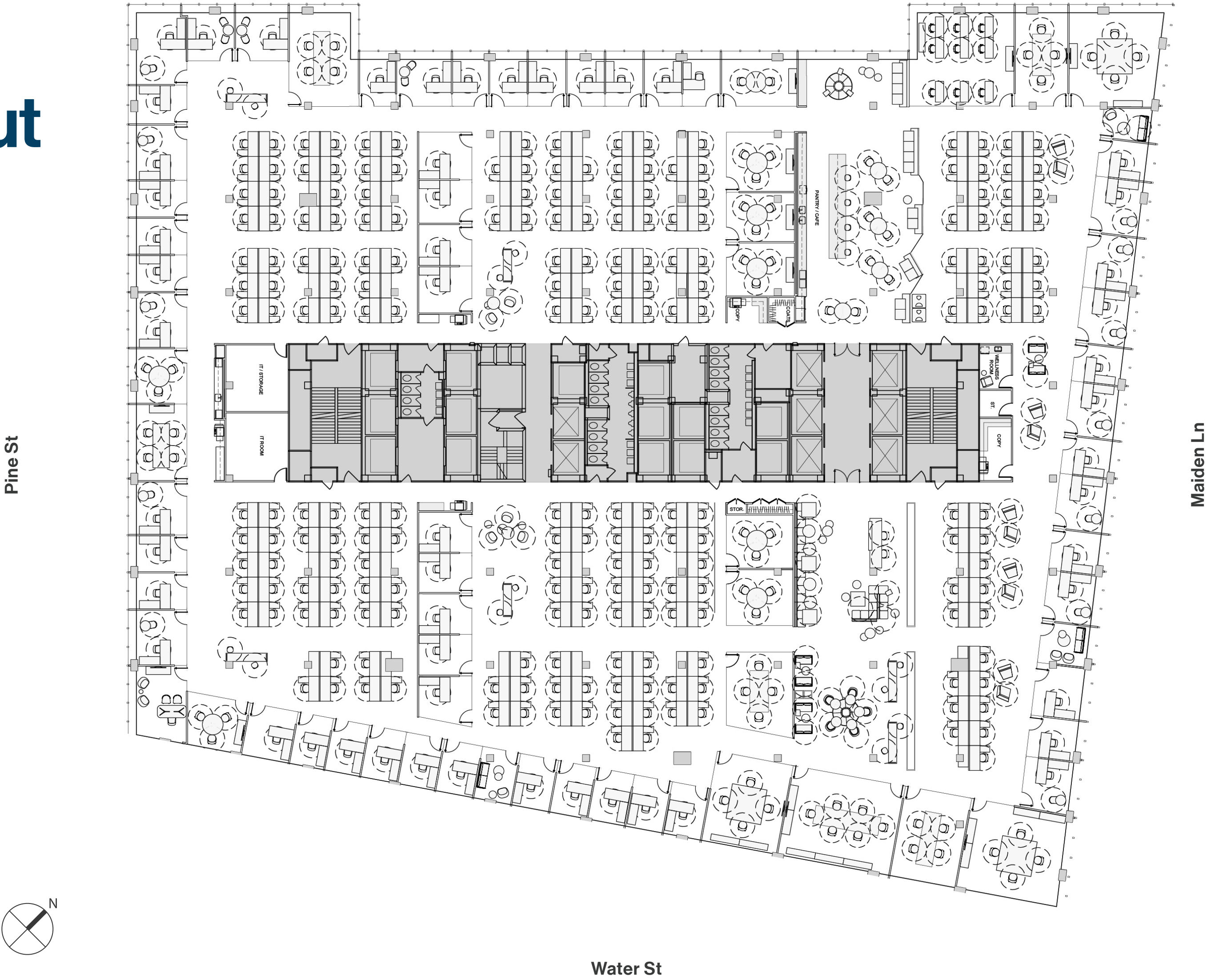
Typical Base Floor Office Intensive Layout

58,767 SQ. FT.
3rd Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



80 Pine



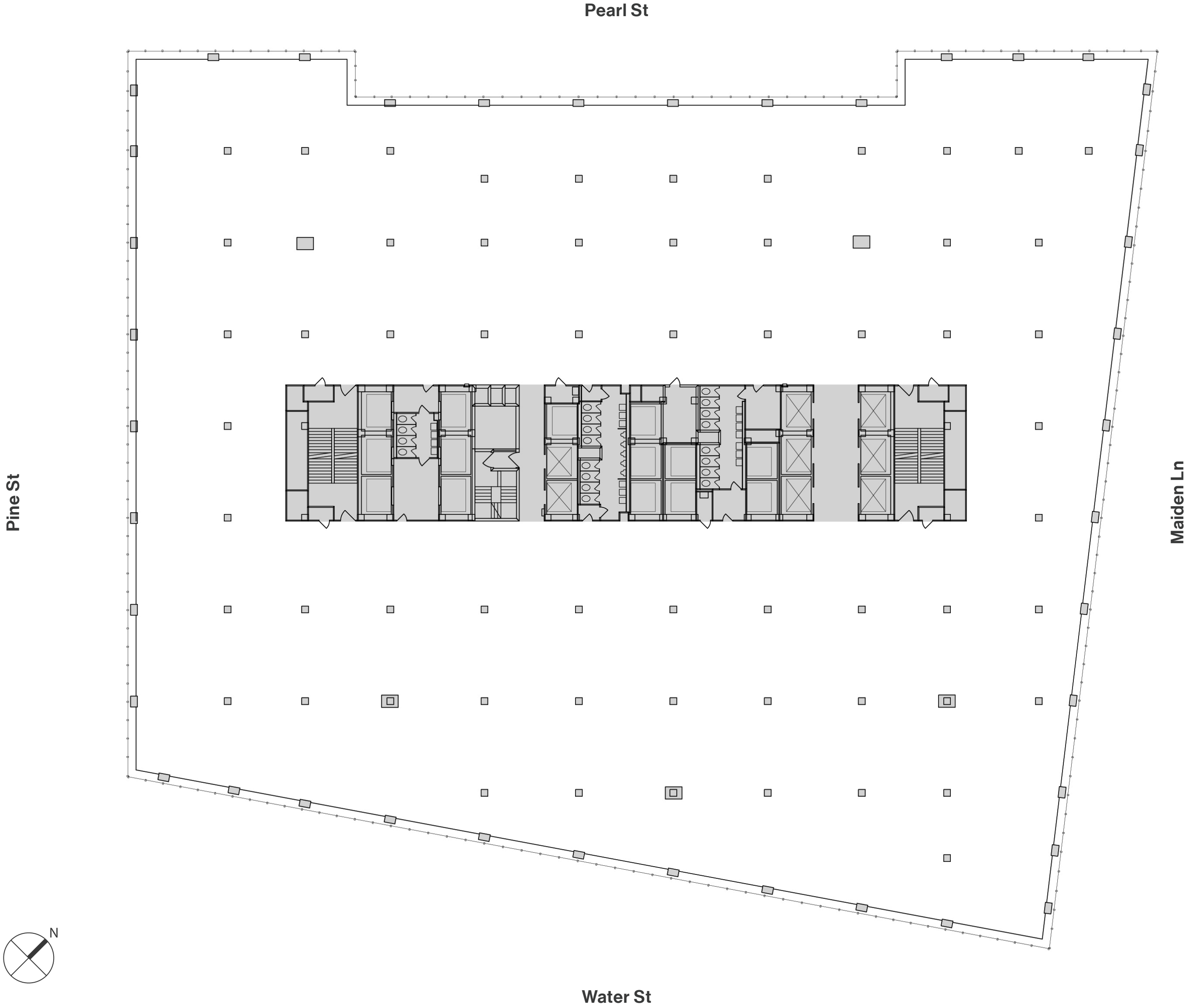
REBNY

Rudín



Typical Base Floor Core & Shell

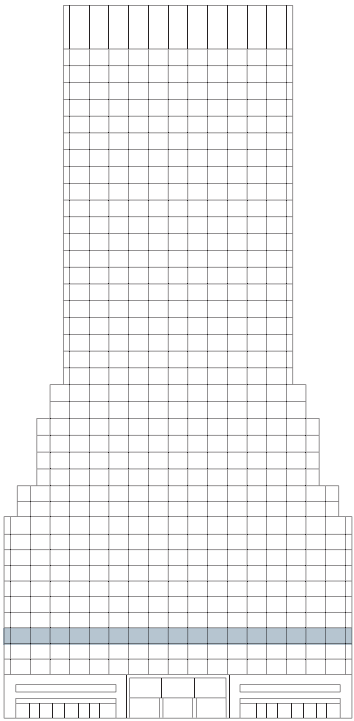
58,767 SQ.FT.
4th Floor



80 Pine



REBNY



Rudín



Typical Base Floor Office Intensive Layout

58,767 SQ. FT.
4th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

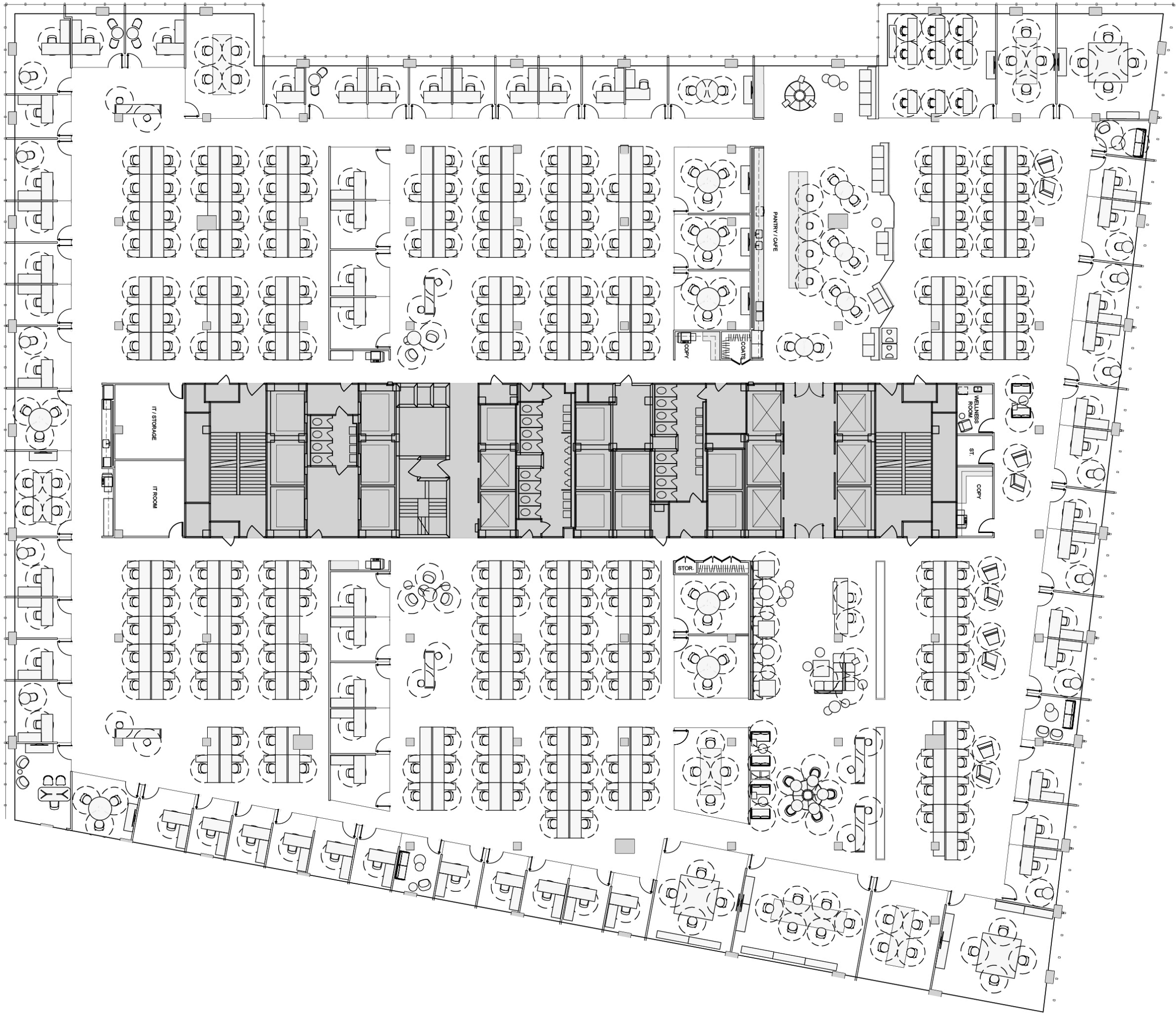
SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1

Pine St



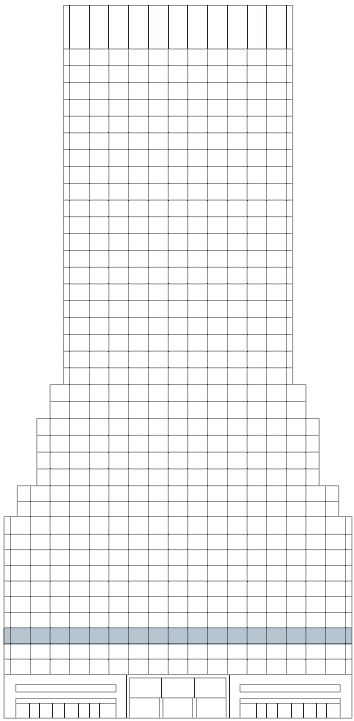
REBNY

Pearl St



Maiden Ln

Water St



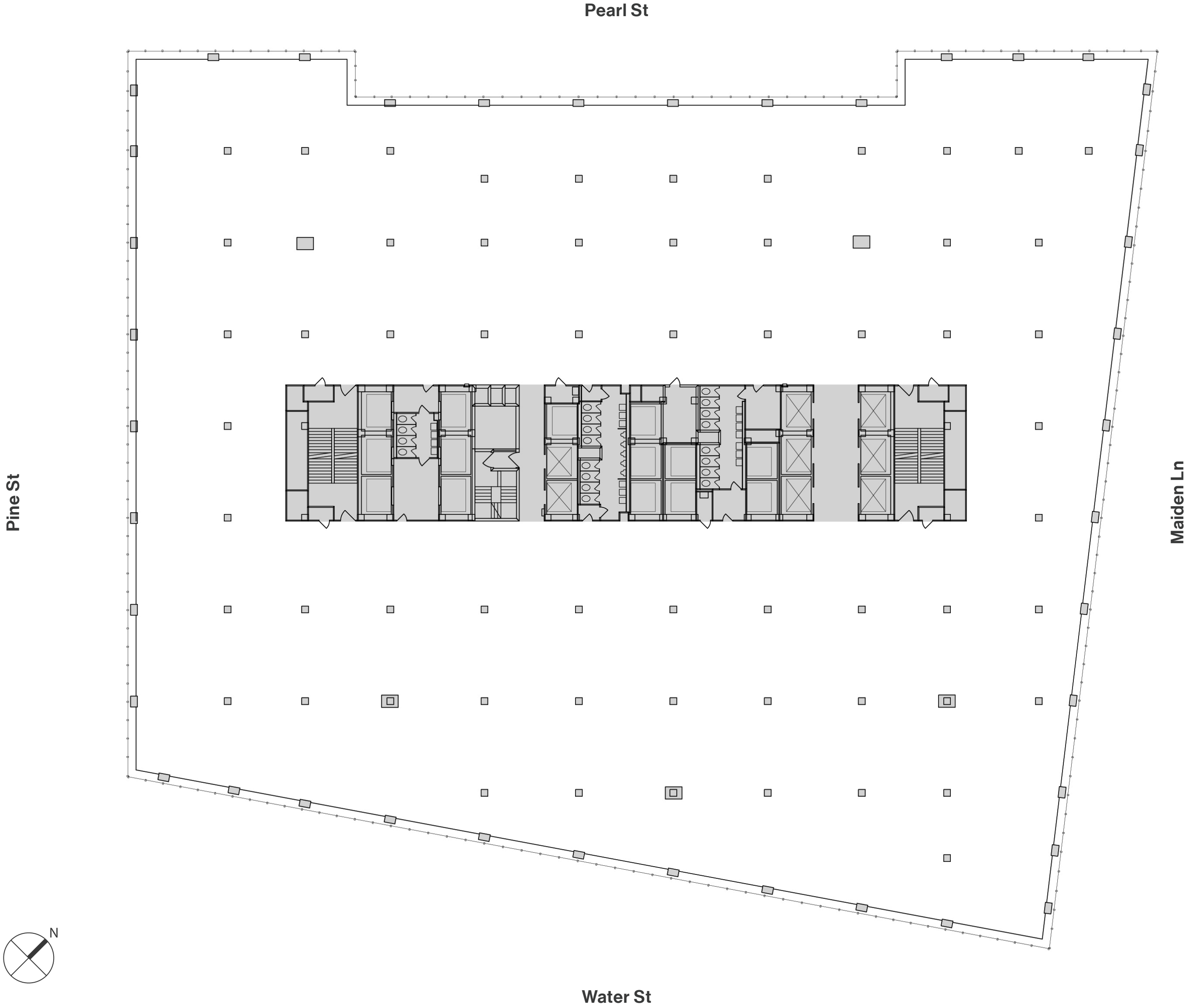
80 Pine

Rudín



Typical Base Floor Core & Shell

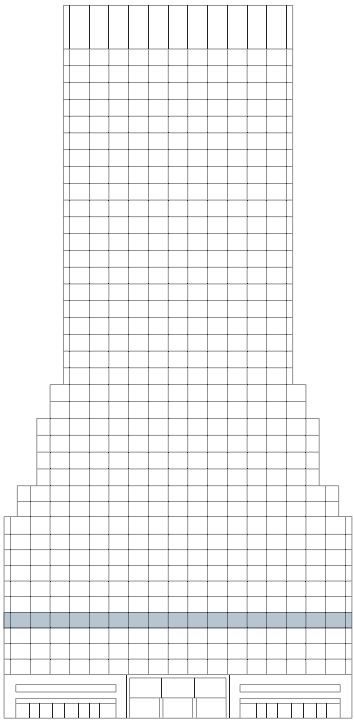
58,767 SQ.FT.
5th Floor



80 Pine



REBNY



Rudín



Typical Base Floor Office Intensive Layout

58,767 SQ. FT.
5th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

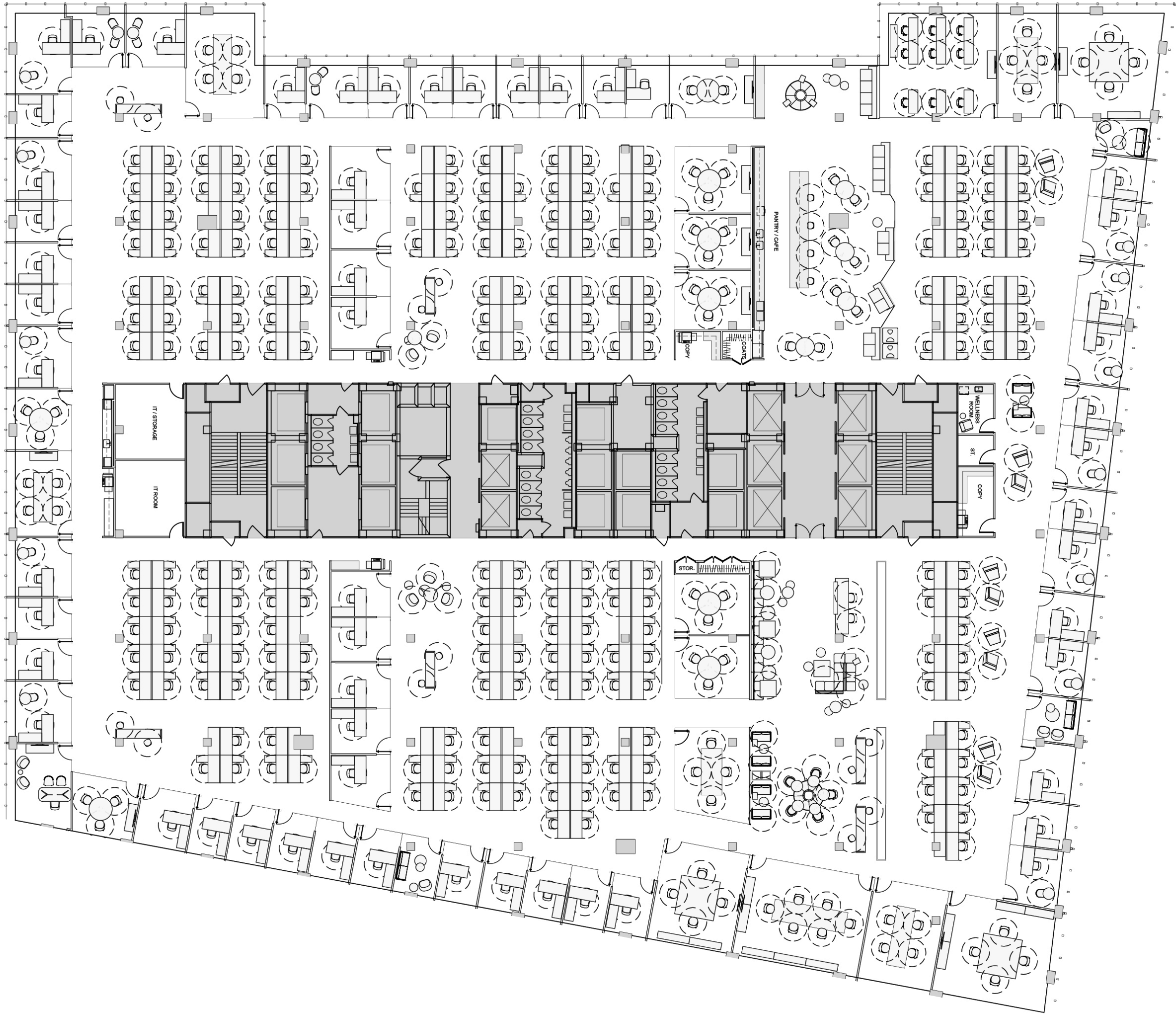
SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1

Pine St



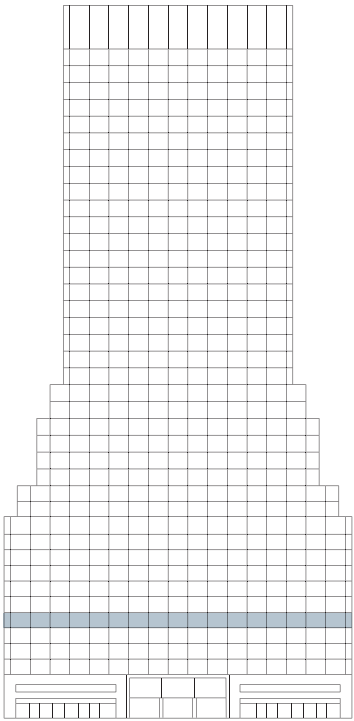
REBNY

Pearl St



Maiden Ln

Water St



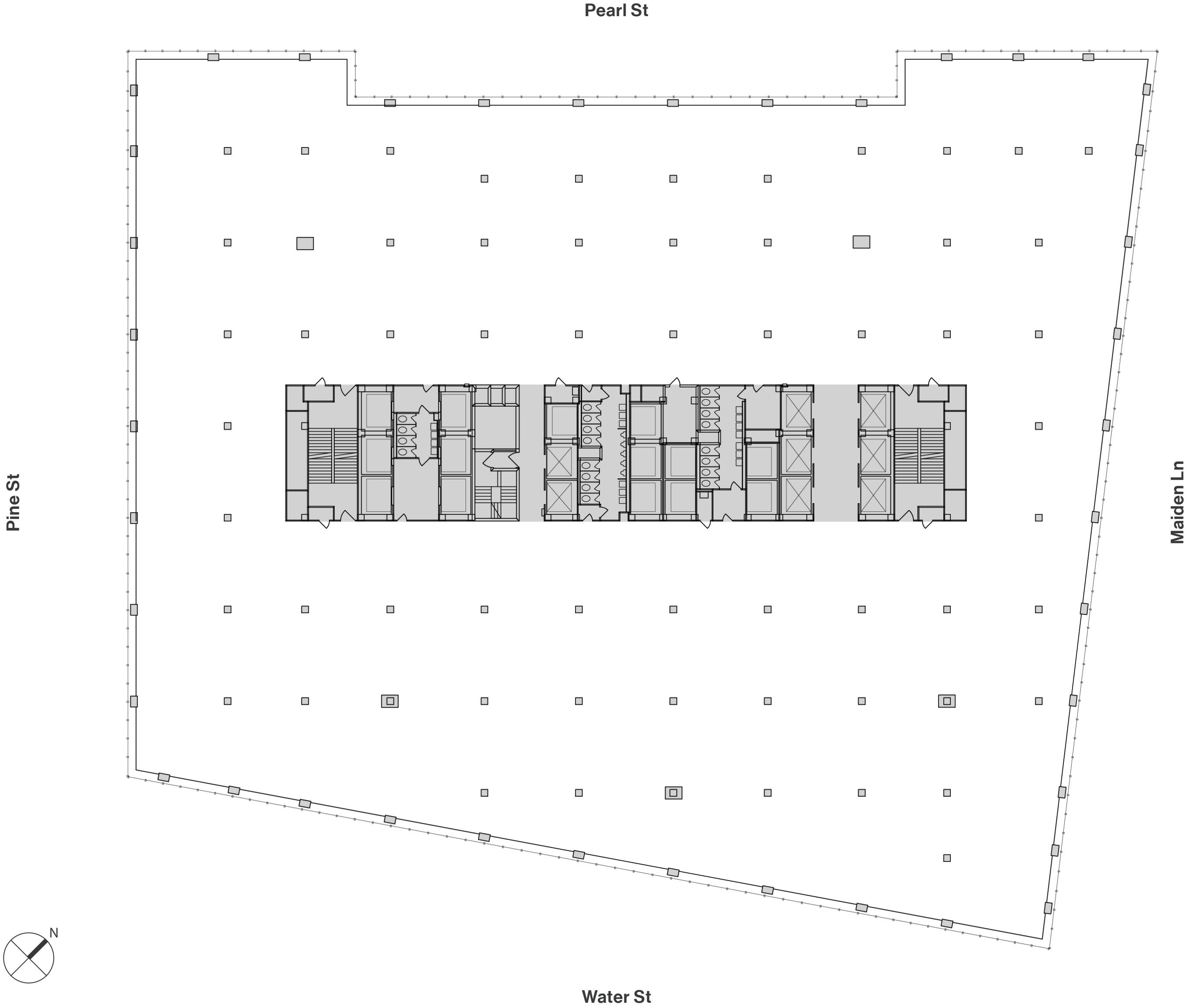
80 Pine

Rudín



Typical Base Floor Core & Shell

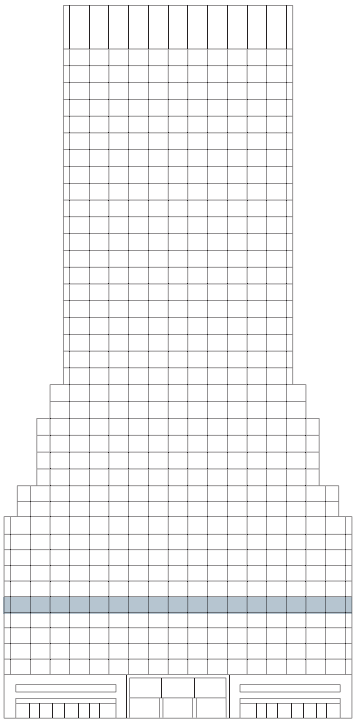
58,767 SQ.FT.
6th Floor



80 Pine



REBNY



Rudín



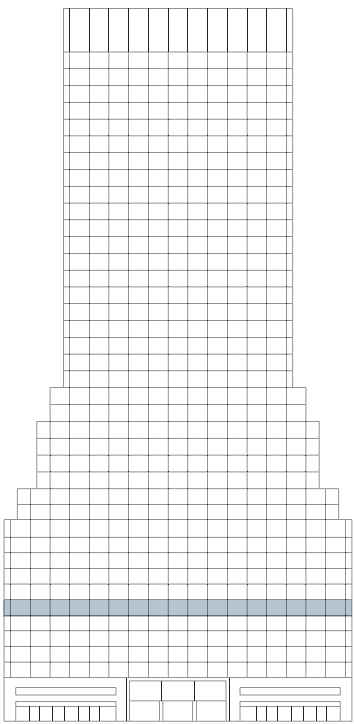
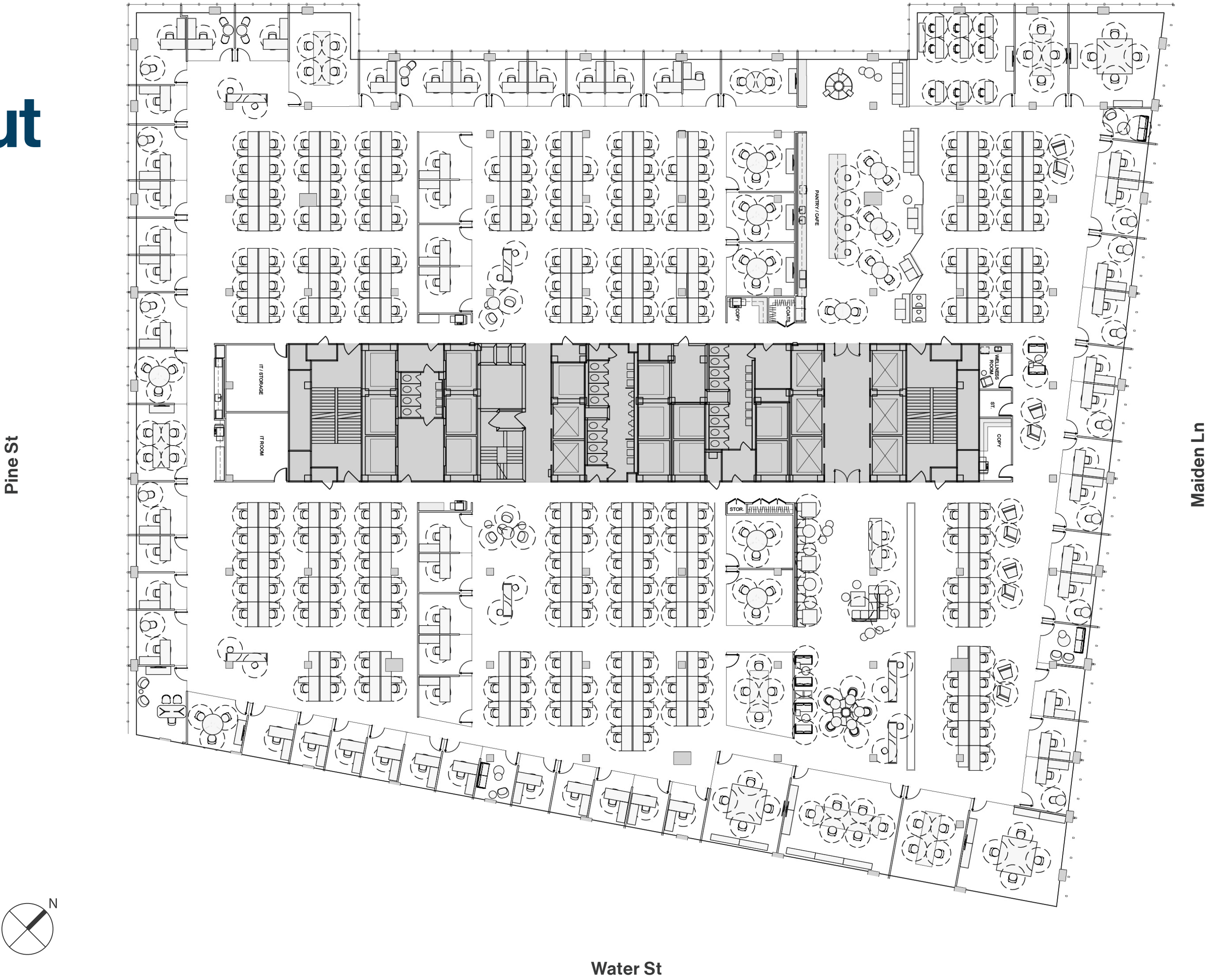
Typical Base Floor Office Intensive Layout

58,767 SQ. FT.
6th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



80 Pine



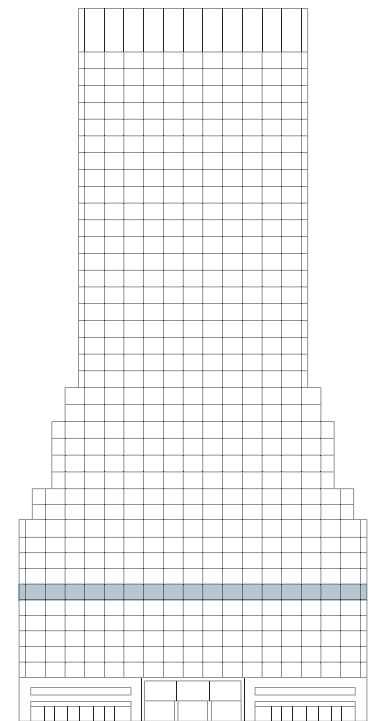
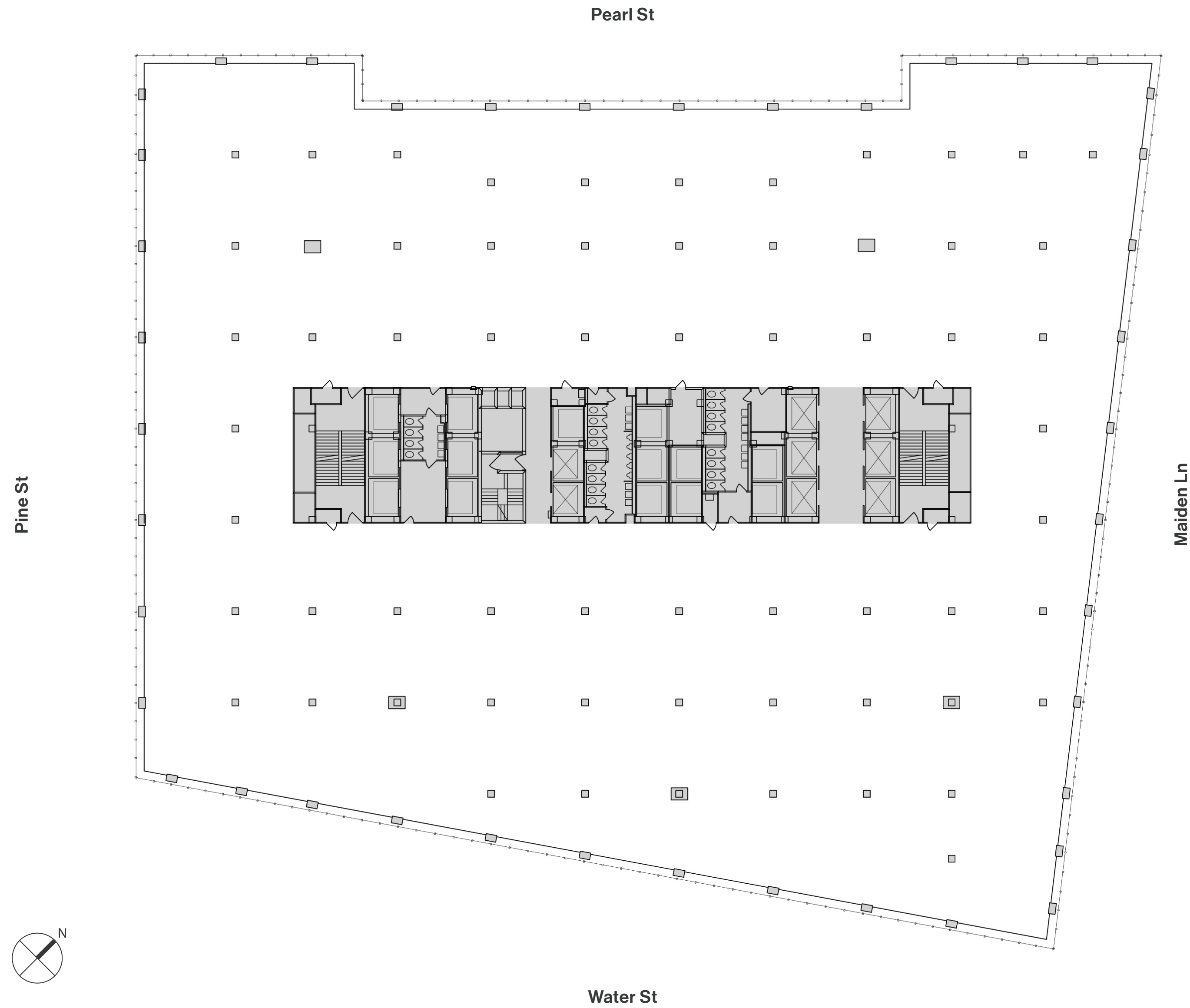
REBNY

Rudín



Typical Base Floor Core & Shell

58,768 SQ. FT.
7th Floor



80 Pine



REBNY

Rudín



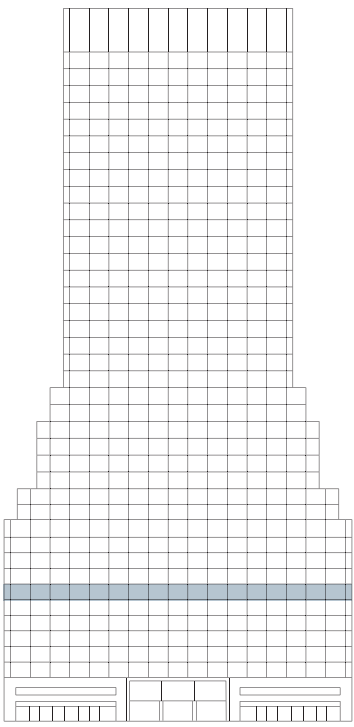
Typical Base Floor Office Intensive Layout

58,768 SQ. FT.
7th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



80 Pine



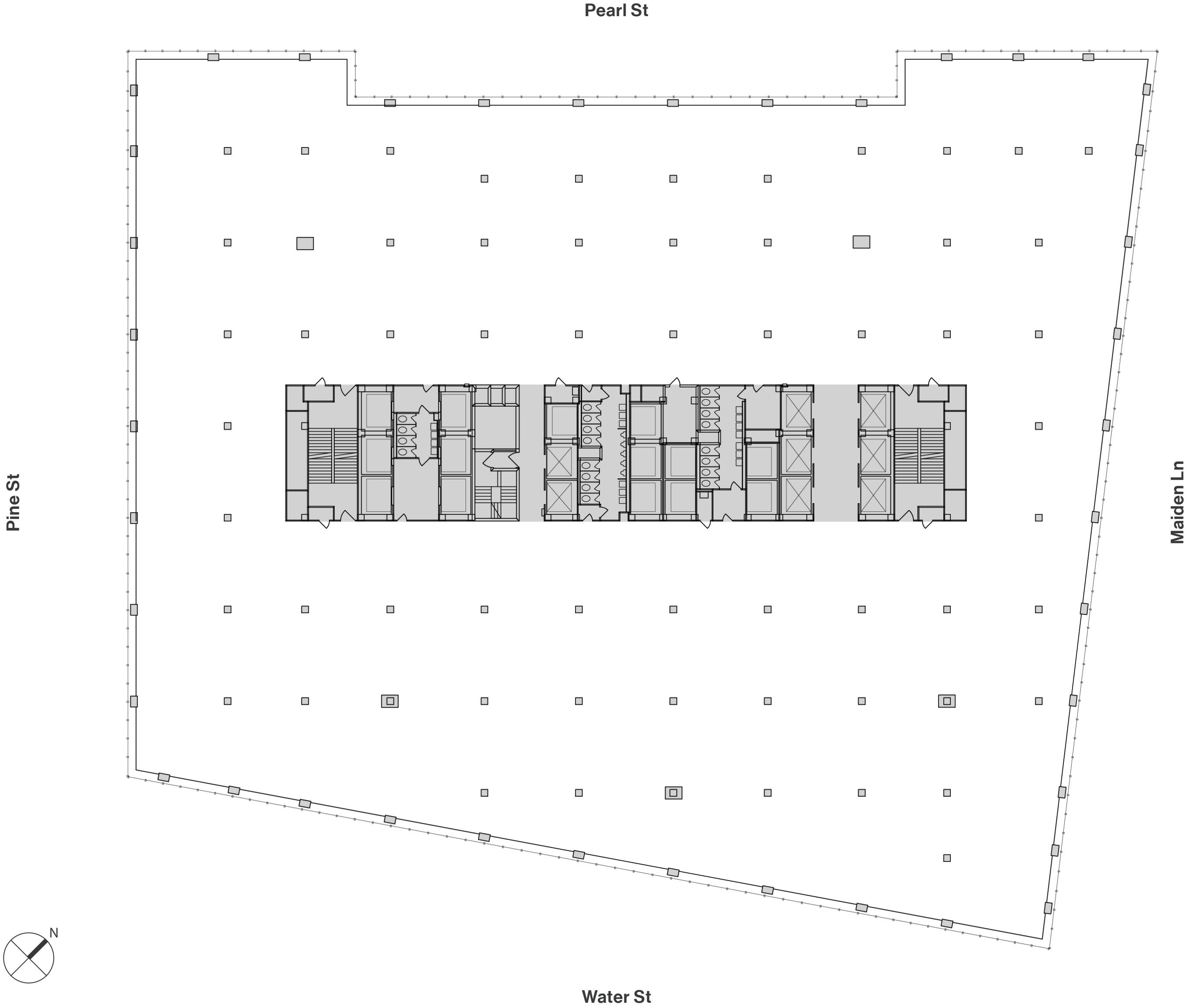
REBNY

Rudín



Typical Base Floor Core & Shell

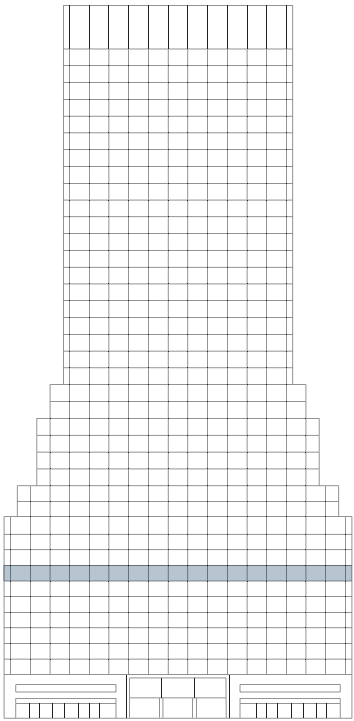
43,573 SQ. FT.
8th Floor



80 Pine



REBNY



Rudín



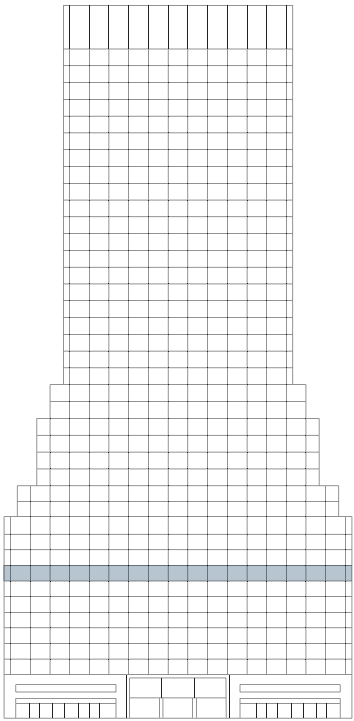
Typical Base Floor Office Intensive Layout

43,573 SQ. FT.
8th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



80 Pine



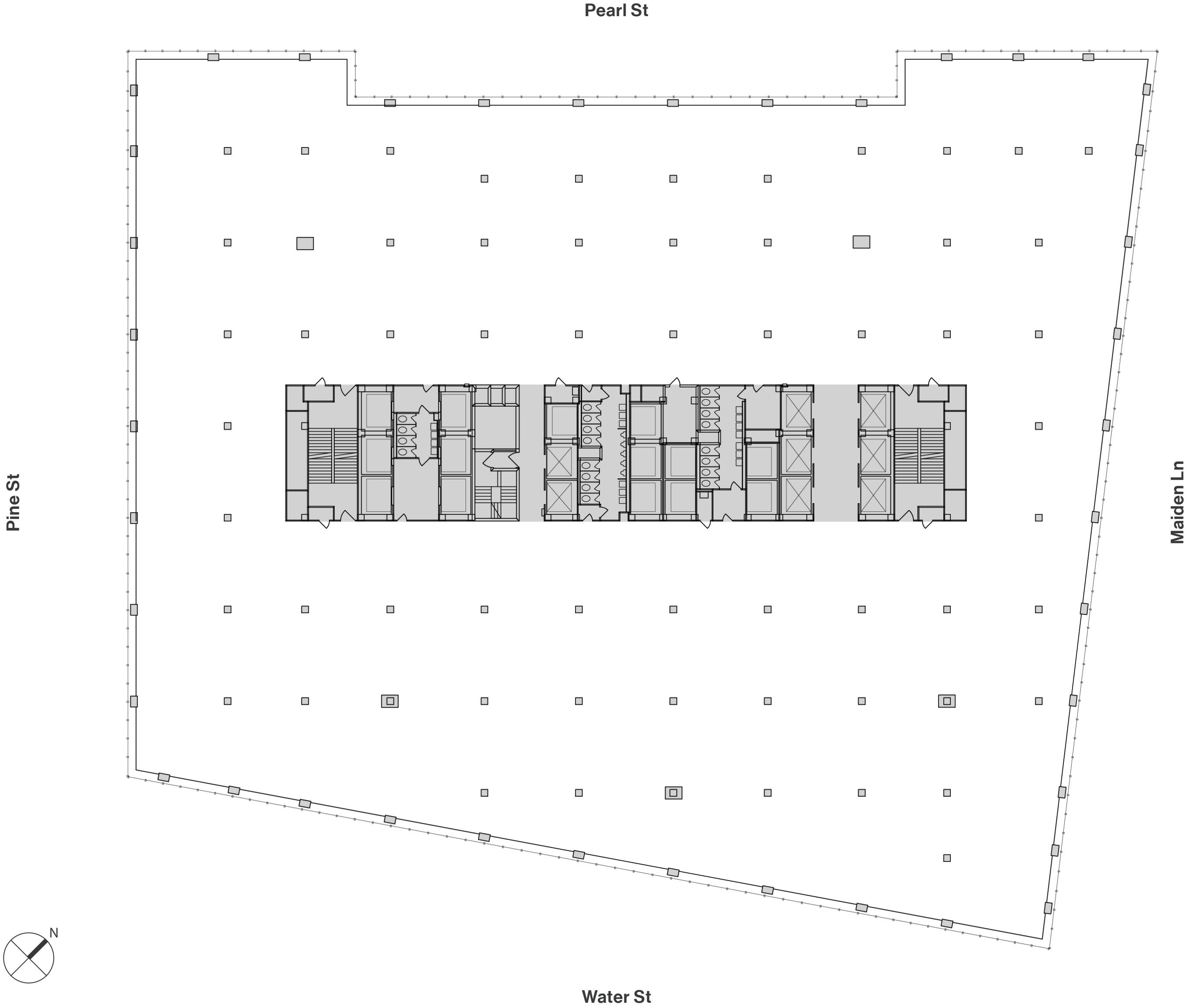
REBNY

Rudín



Typical Base Floor Core & Shell

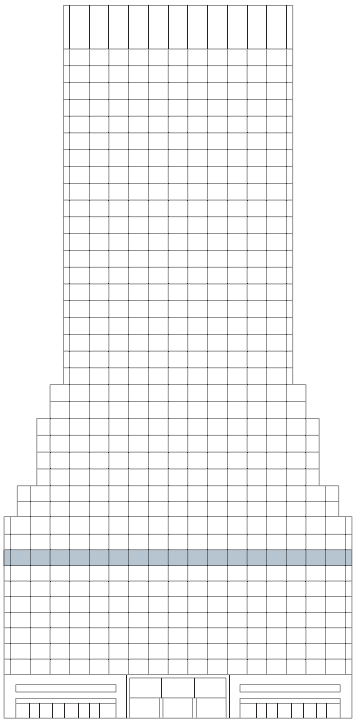
58,814 SQ. FT.
9th Floor



80 Pine



REBNY



Rudín



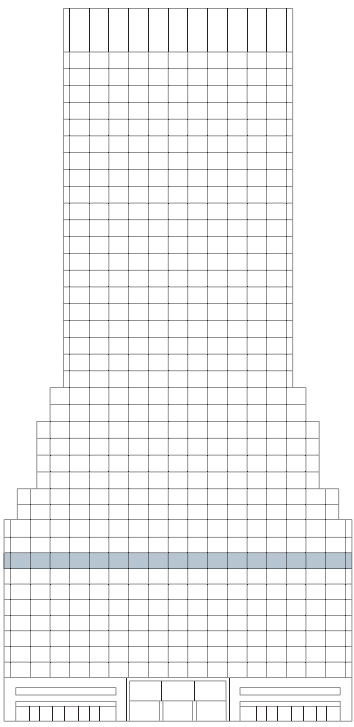
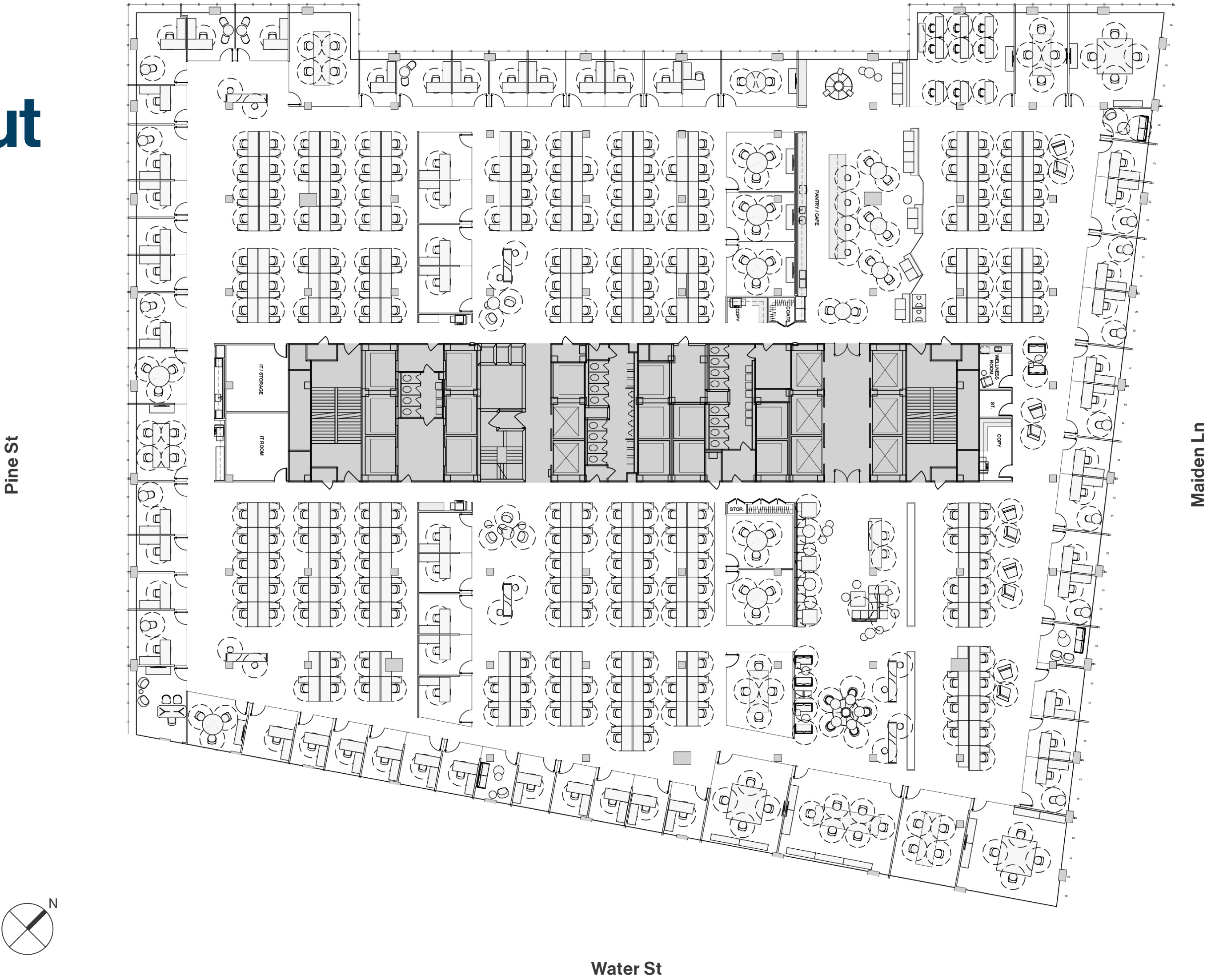
Typical Base Floor Office Intensive Layout

58,814 SQ. FT.
9th Floor

WORKSPACE	SEATS
Executive Office	1
Private Office	54
Benching (6'0" x 2'6")	208
Reception	1
Total Headcount	264

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	16
Informal Meeting	3
Training Room	1
Phone Room	2

SUPPORT	
Café	1
Pantry	1
Coat Closet	2
Copy	3
IT Room	1
Storage Room	3
Wellness Room	1



80 Pine



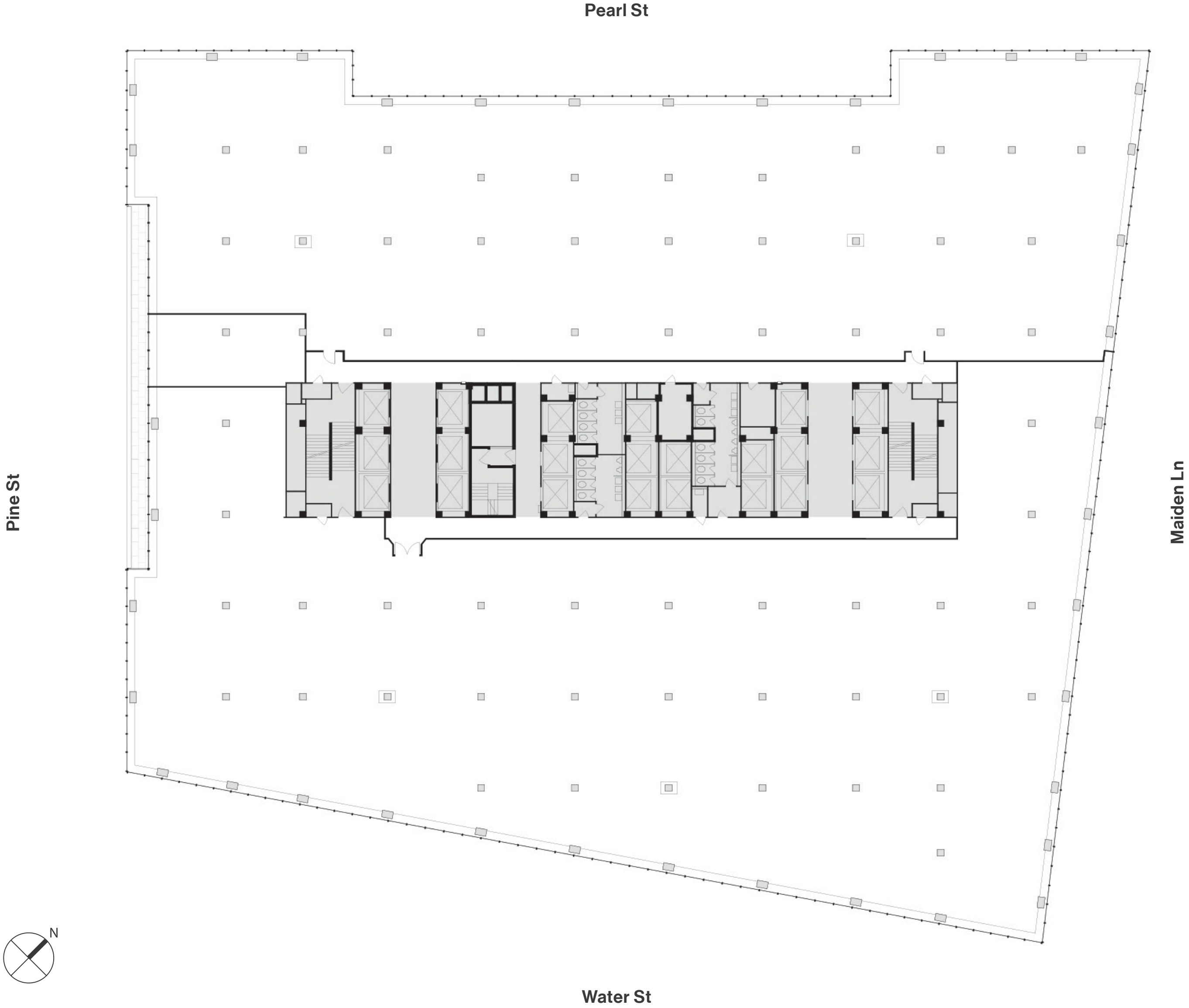
REBNY

Rudín



Typical Base Floor Core & Shell

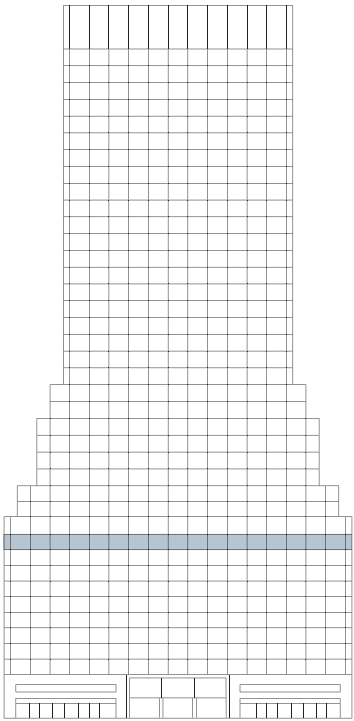
31,623 SQ. FT.
10th Floor



80 Pine



REBNY

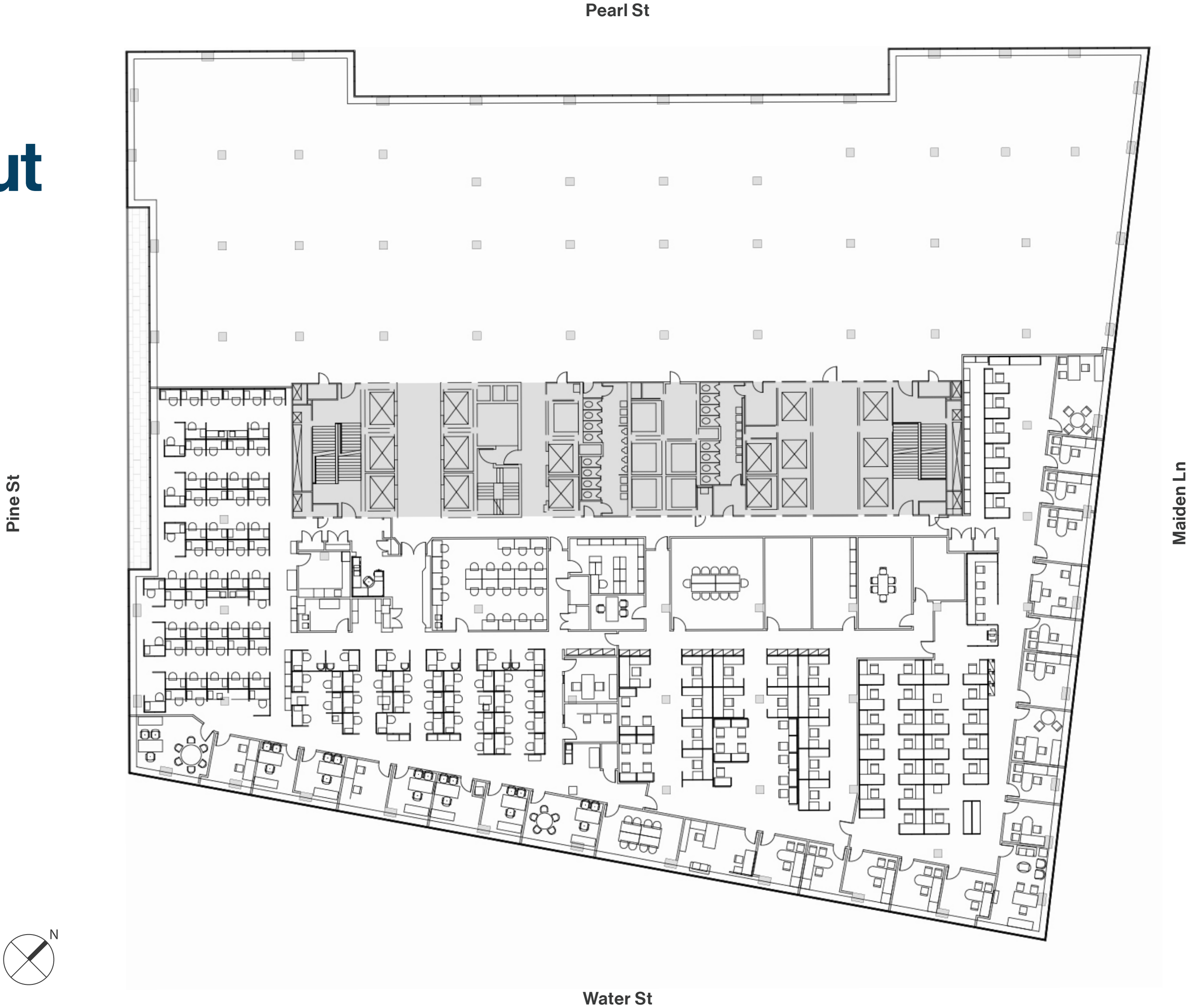


Rudín



Typical Base Floor Office Intensive Layout

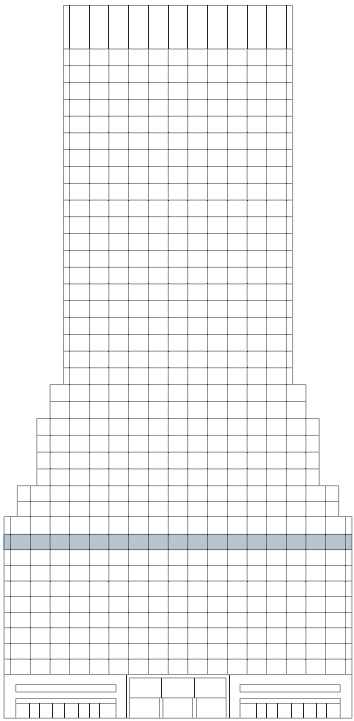
31,623 SQ. FT.
10th Floor



80 Pine



REBNY

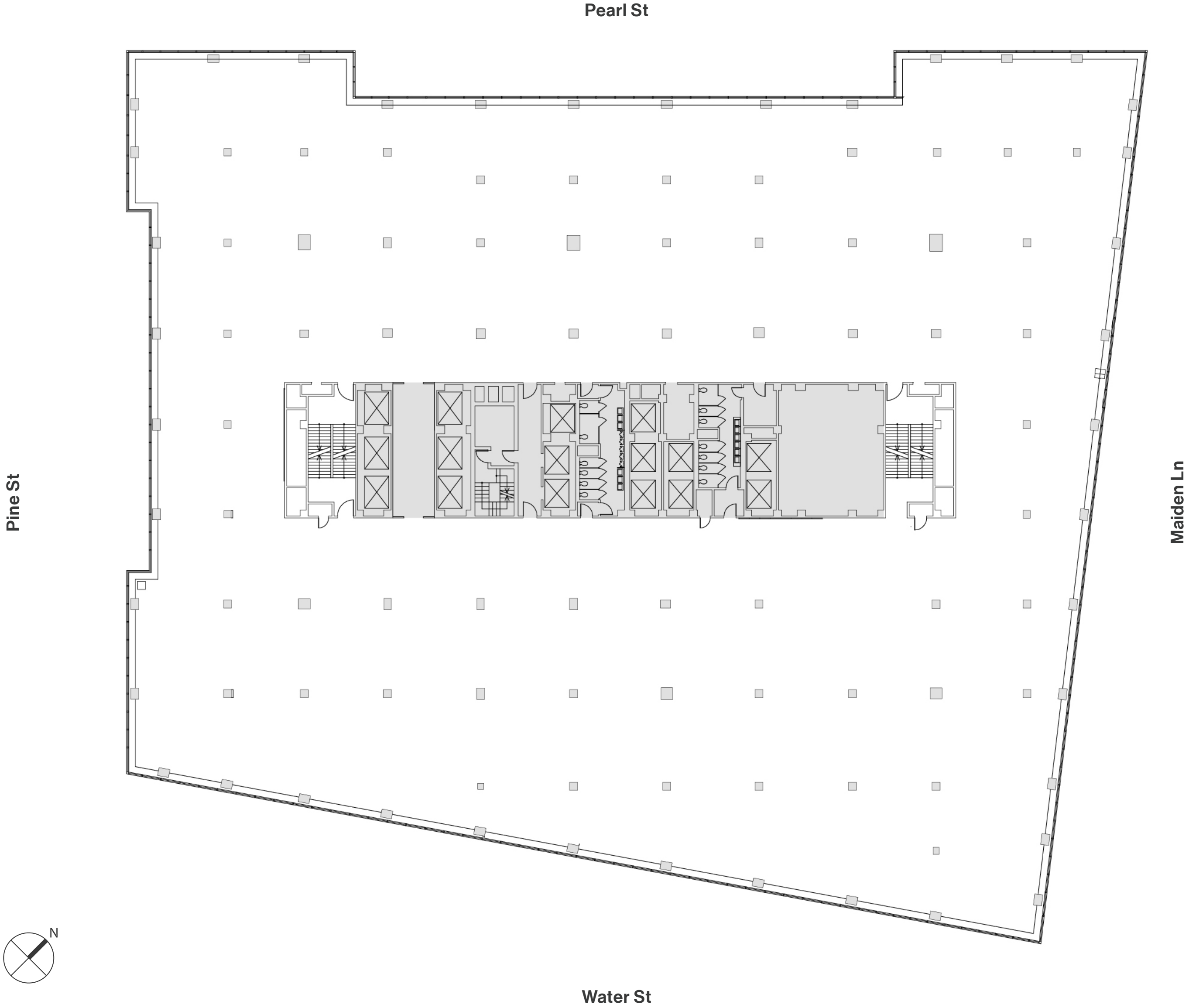


Rudín



Typical Base Floor Core & Shell

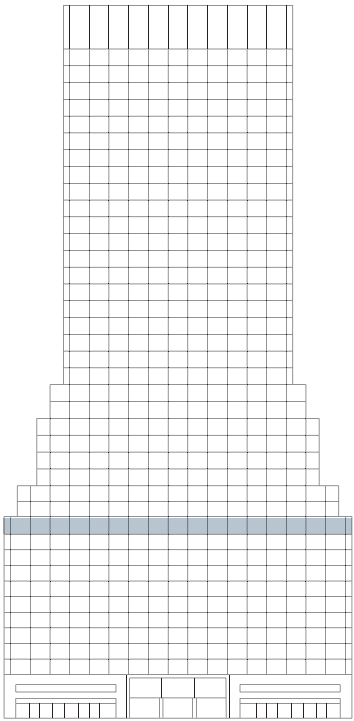
57,265 SQ. FT.
11th Floor



80 Pine



REBNY

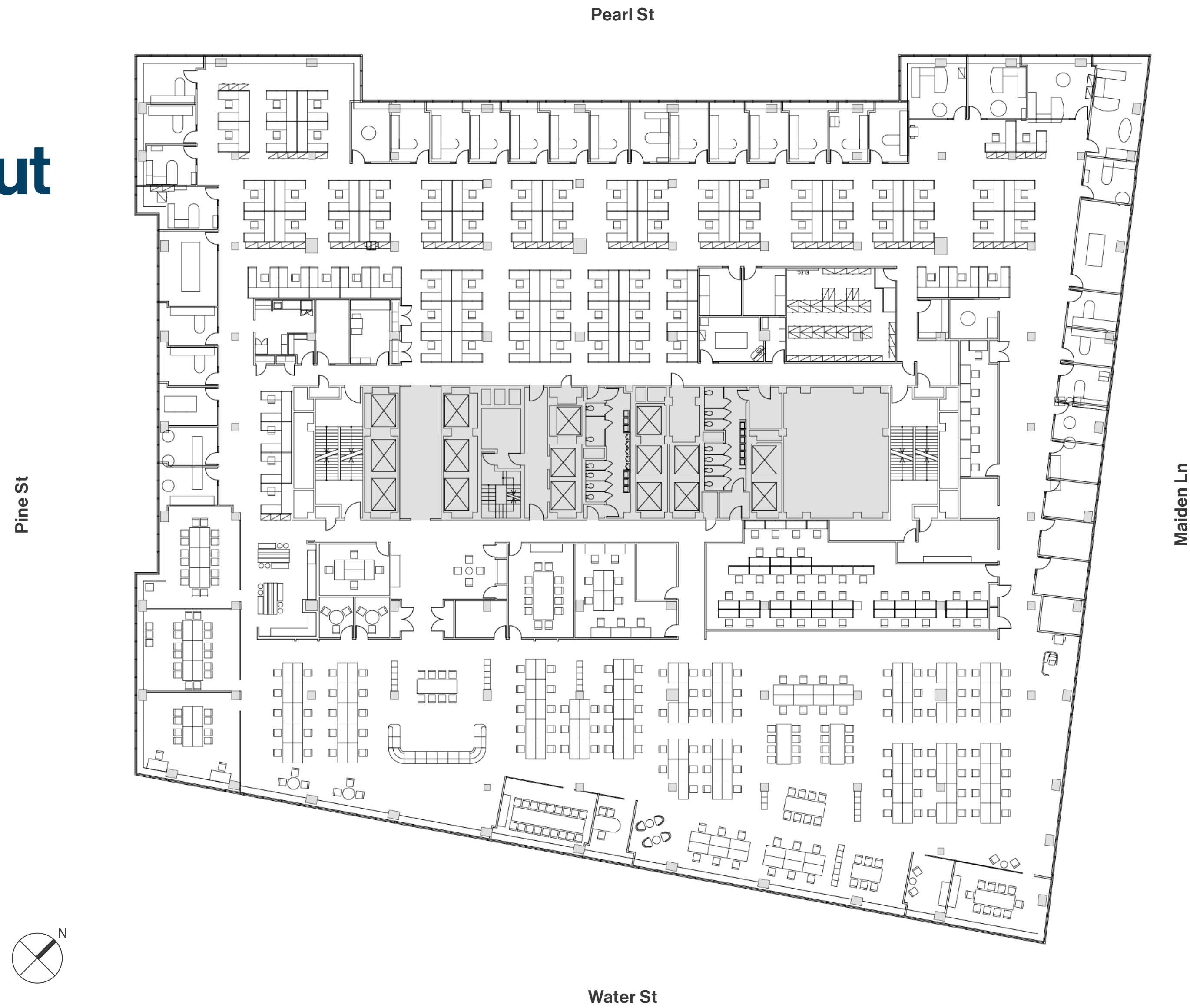


Rudín



Typical Base Floor Office Intensive Layout

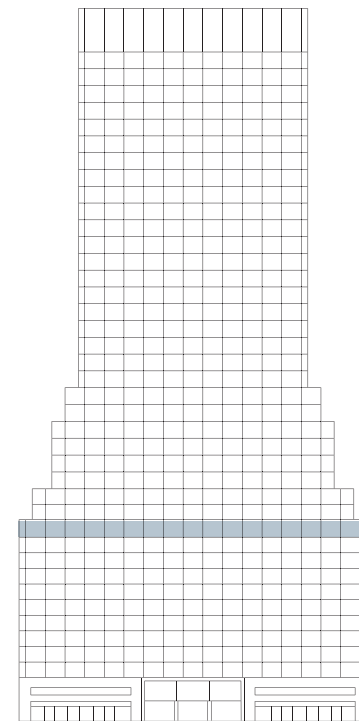
57,265 SQ. FT.
11th Floor



80 Pine



REBNY

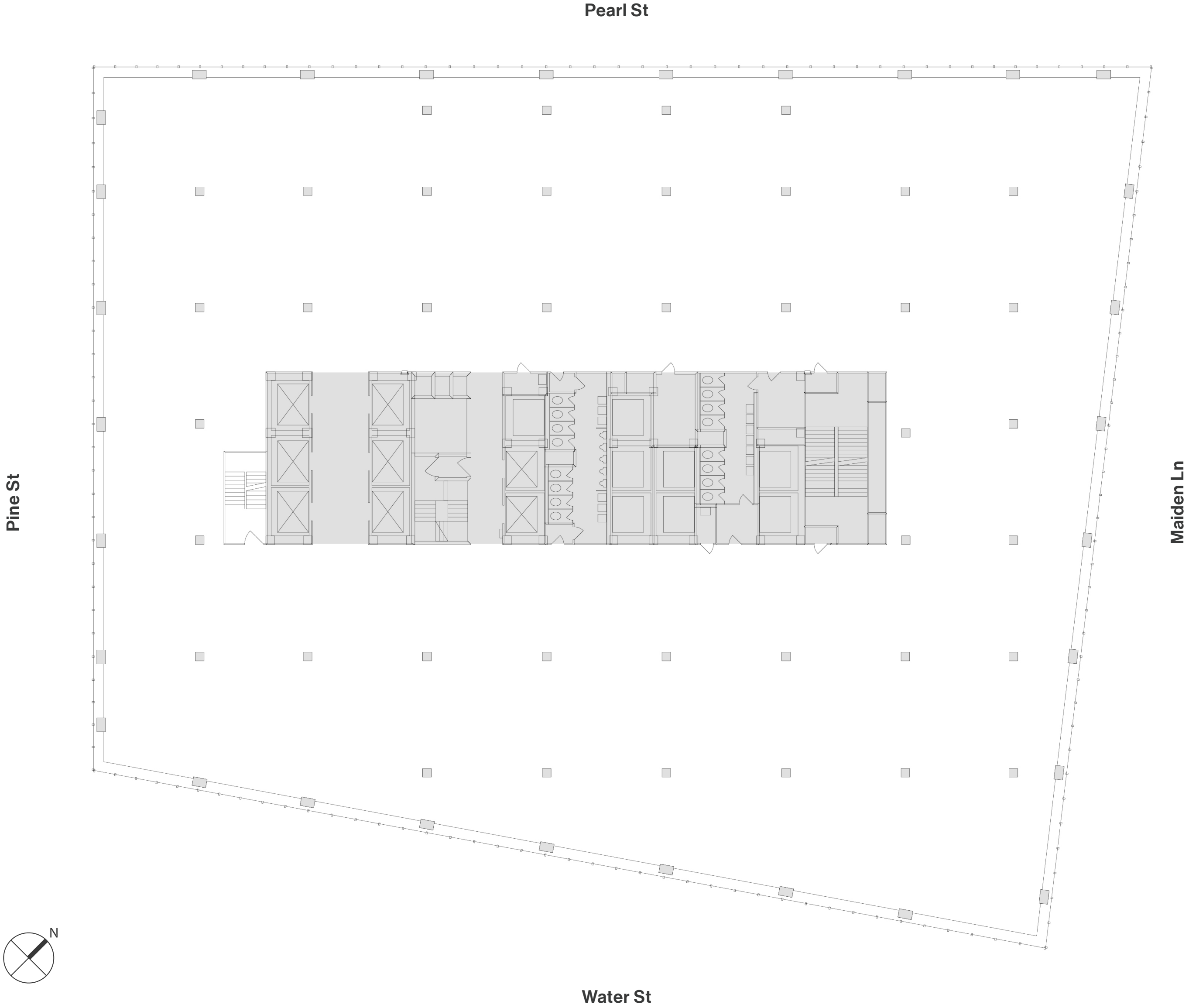


Rudín



Typical Mid-Rise Core & Shell

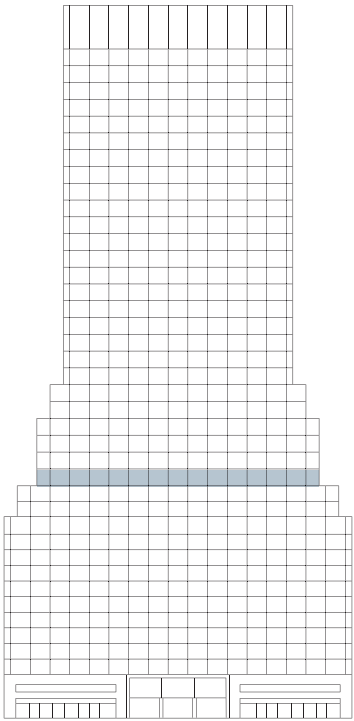
37,630 RSF
14th Floor



80 Pine



REBNY



Rudín



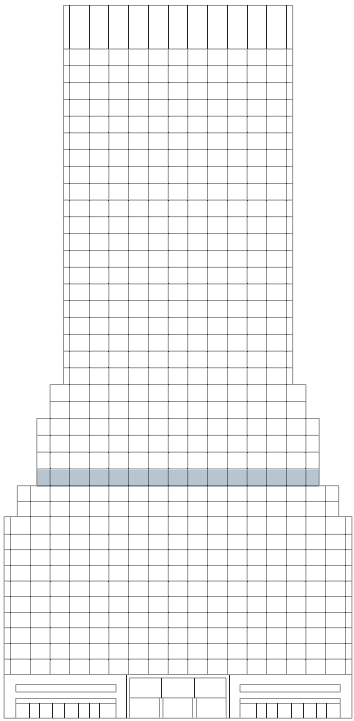
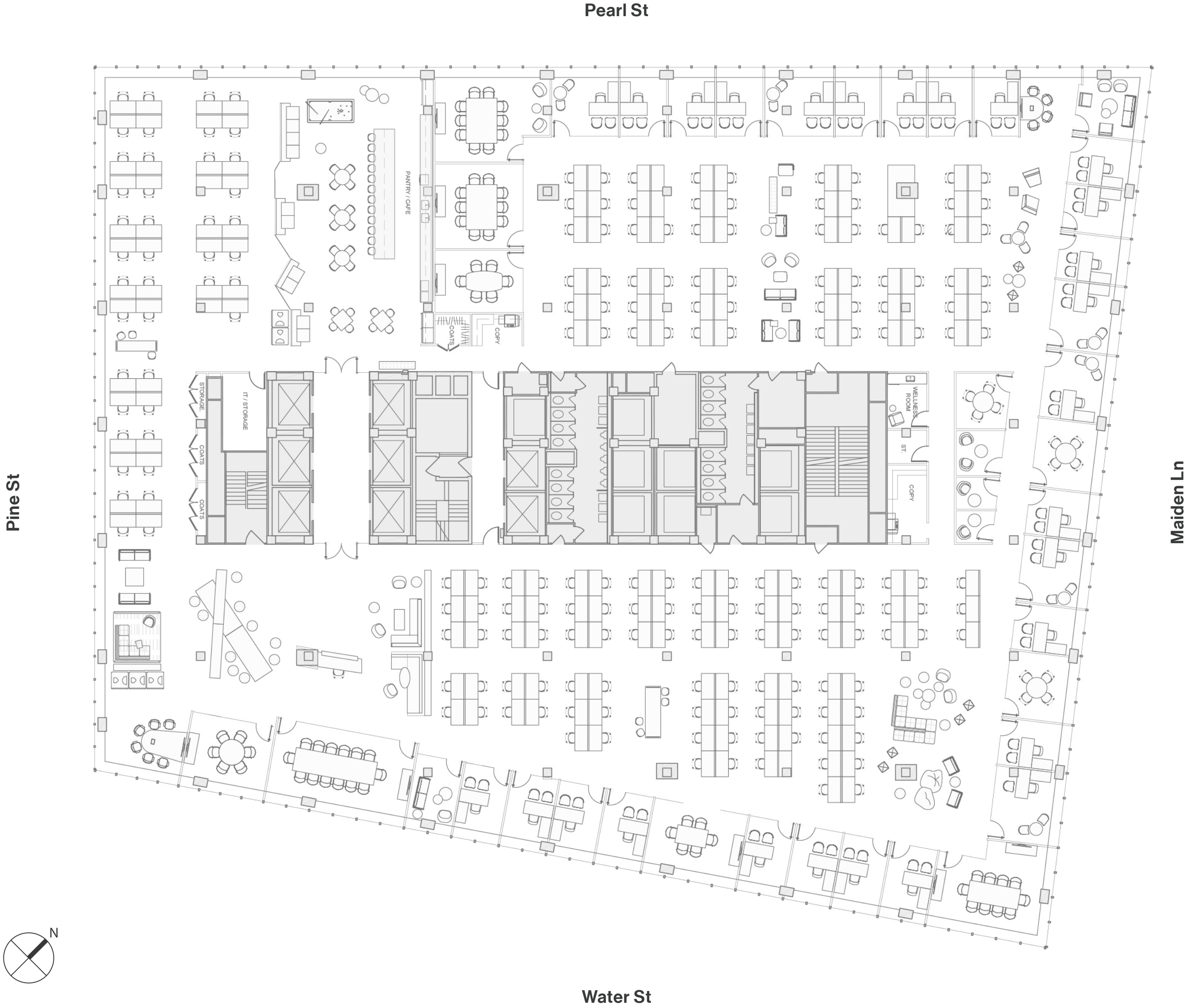
Typical Mid-Rise Office Intensive

37,630 RSF
14th Floor

WORKSPACE	SEATS
Offices	27
Benching (5'0" x 2'6")	196
Reception	1
Total Headcount	226

COLLABORATIVE SPACE	
Conference Room (14 PPL)	1
Conference Room (10 PPL)	3
Conference Room (6 PPL)	3
Conference Room (4 PPL)	3
Informal Meeting	5
Phone Room	3

SUPPORT	
Café	1
Coat Closet	3
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine



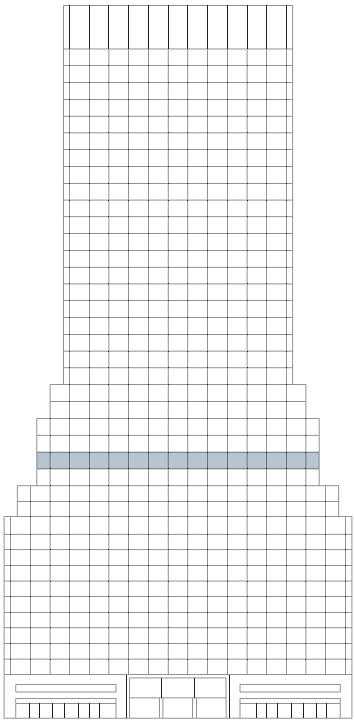
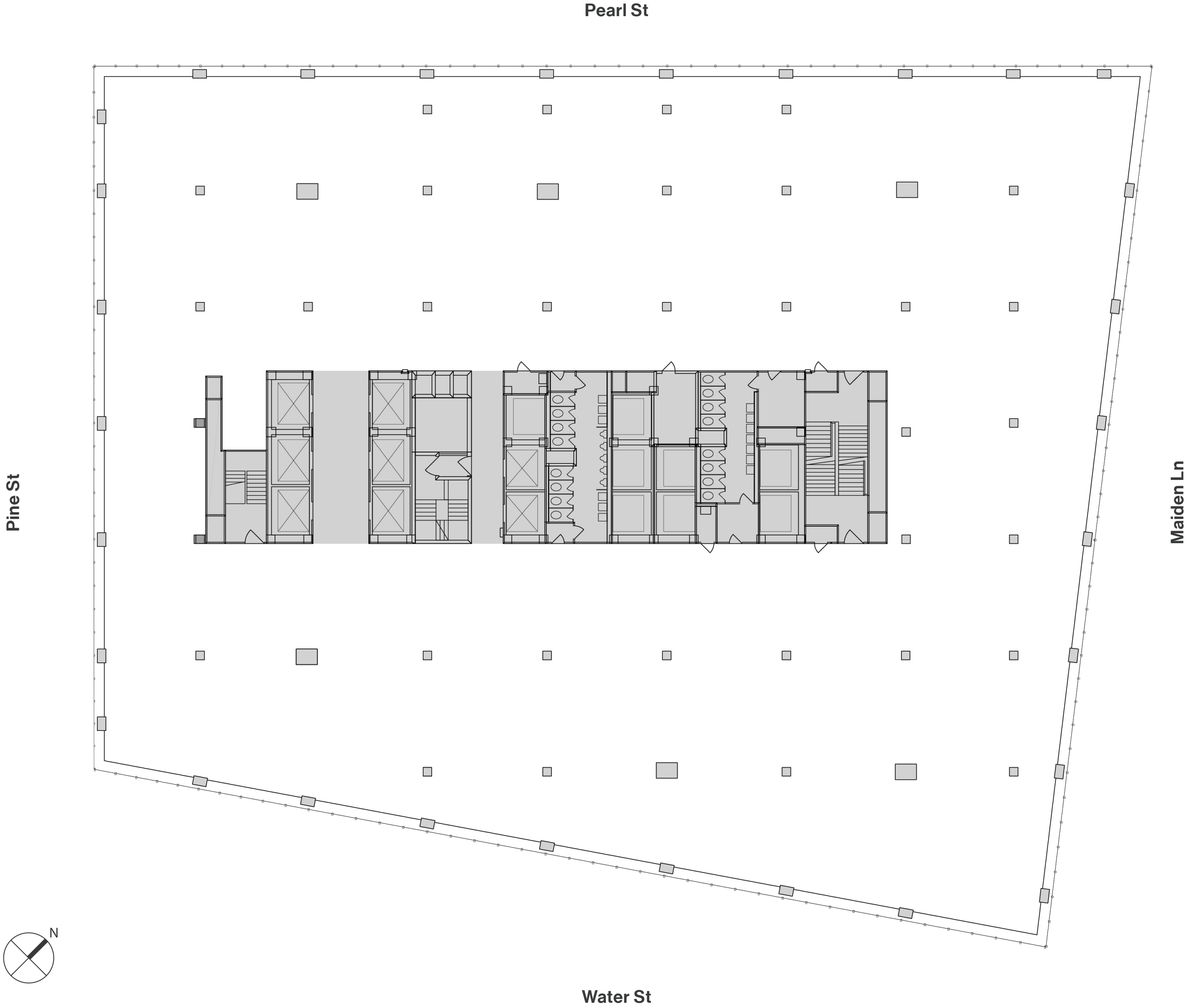
REBNY

Rudín



Typical Mid-Rise Core & Shell

37,479 RSF
15th Floor



80 Pine



REBNY

Rudín



Typical Mid-Rise Office Intensive

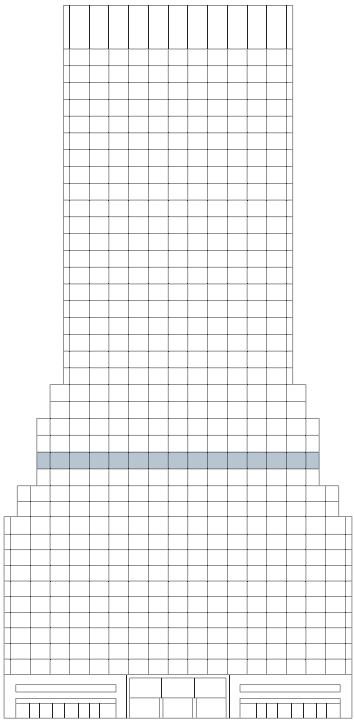
37,479 RSF
15th Floor

Socially Distanced Layout

WORKSPACE	SEATS
Executive Office	1
Private Office	40
Benching (6'0" x 2'6")	128
Reception	1
Total Headcount	170

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	9
Phone Room	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine



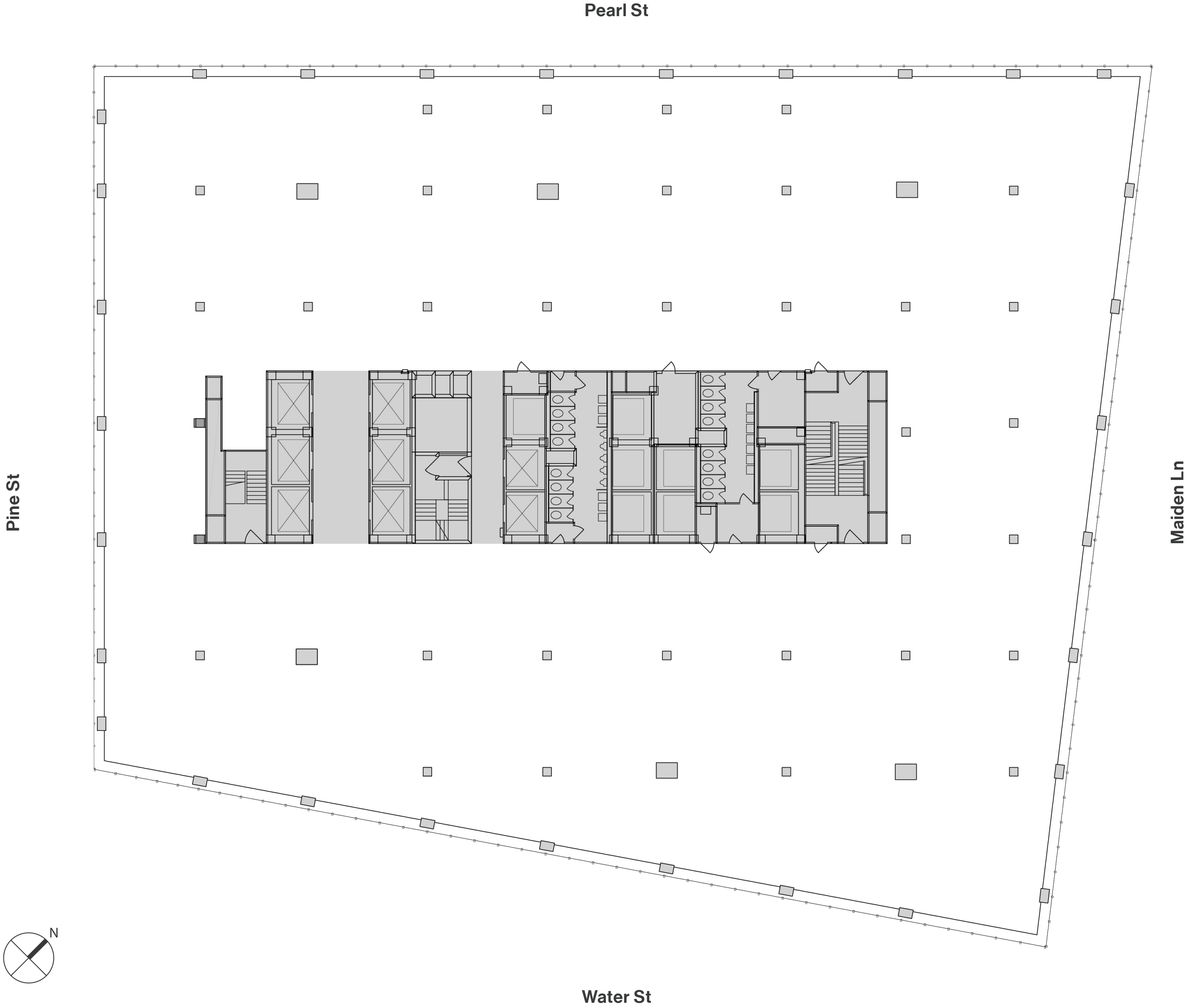
REBNY

Rudín



Typical Mid-Rise Core & Shell

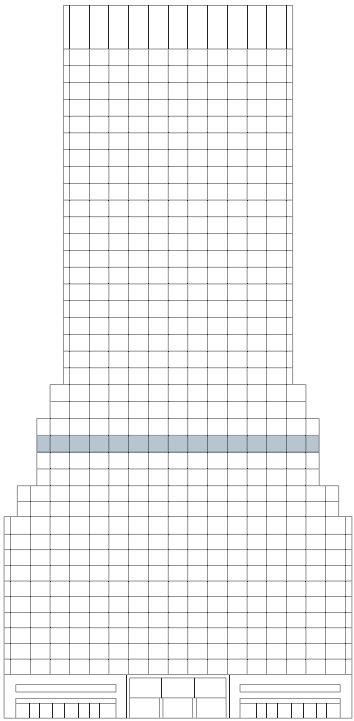
37,479 RSF
16th Floor



80 Pine



REBNY



Rudín



Typical Mid-Rise Office Intensive

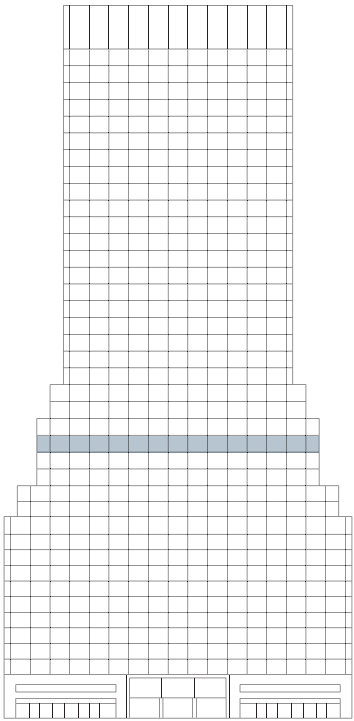
37,479 RSF
16th Floor

Socially Distanced Layout

WORKSPACE	SEATS
Executive Office	1
Private Office	40
Benching (6'0" x 2'6")	128
Reception	1
Total Headcount	170

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	9
Phone Room	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine



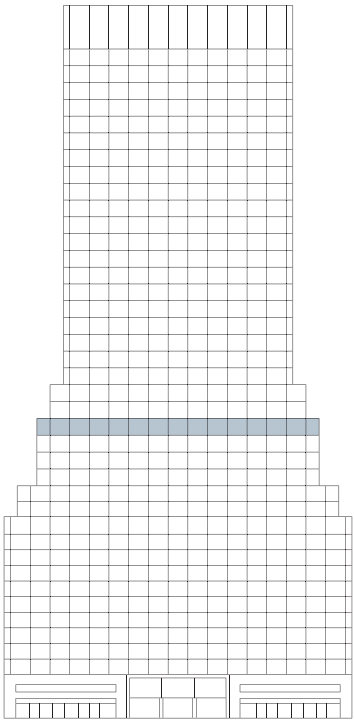
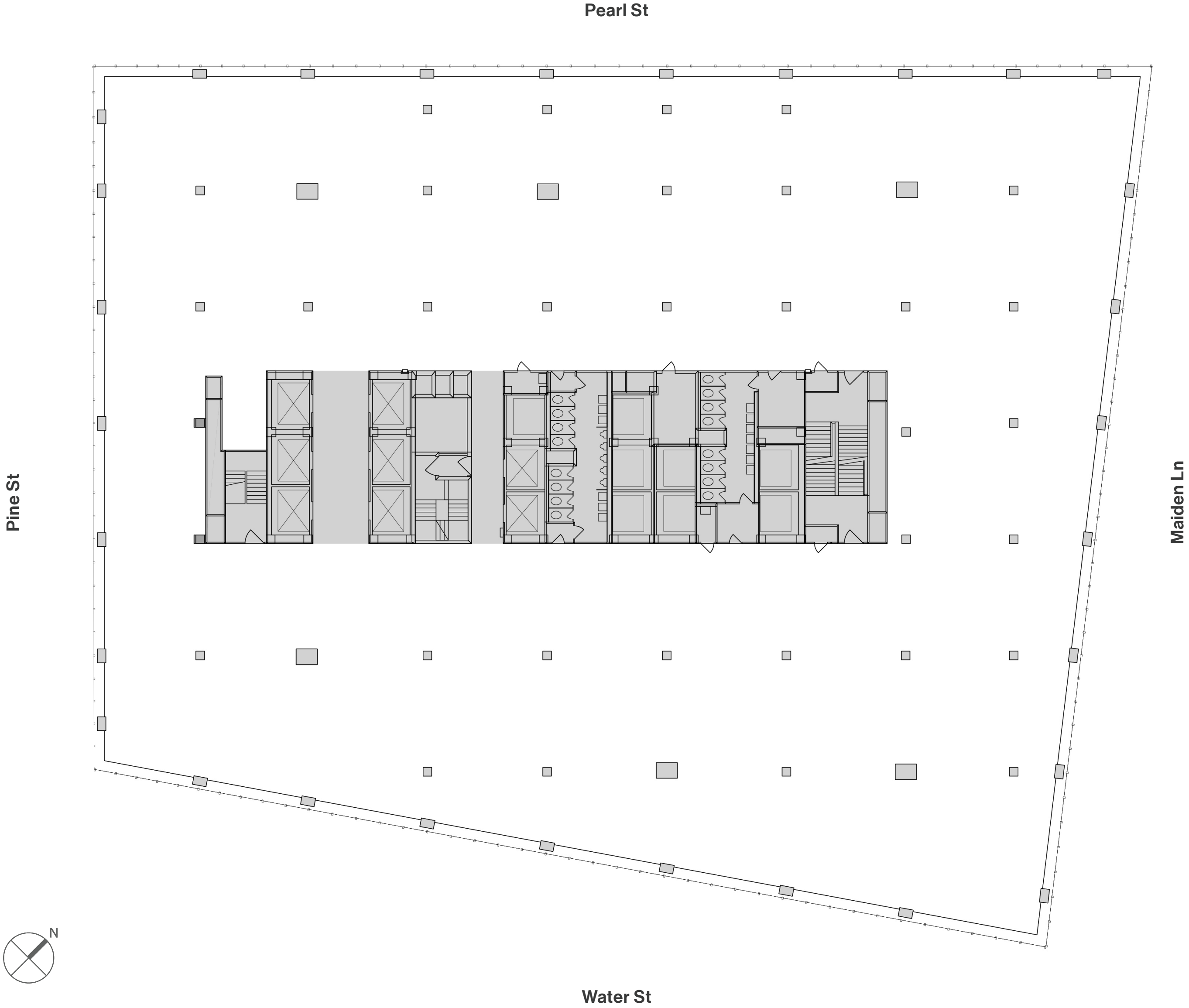
REBNY

Rudín



Typical Mid-Rise Core & Shell

37,479 RSF
17th Floor



80 Pine



REBNY

Rudín



Typical Mid-Rise Office Intensive

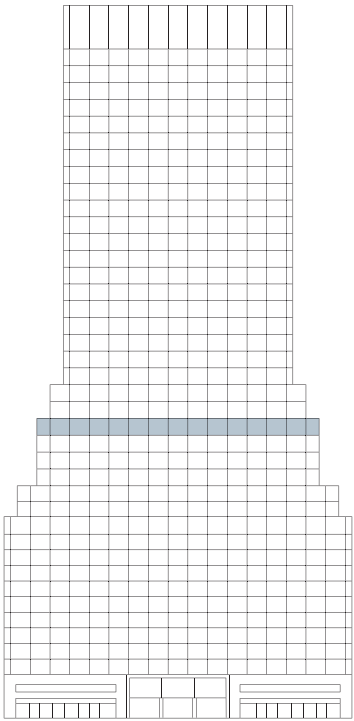
37,479 RSF
17th Floor

Socially Distanced Layout

WORKSPACE	SEATS
Executive Office	1
Private Office	40
Benching (6'0" x 2'6")	128
Reception	1
Total Headcount	170

COLLABORATIVE SPACE	
Boardroom	1
Conference Room	9
Phone Room	3

SUPPORT	
Café	1
Coat Closet	2
Copy Room	2
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine



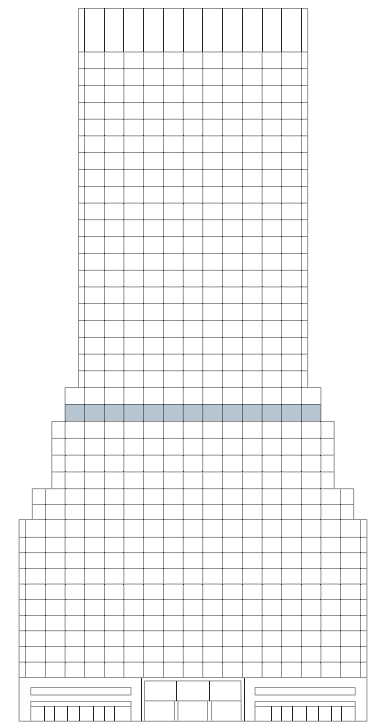
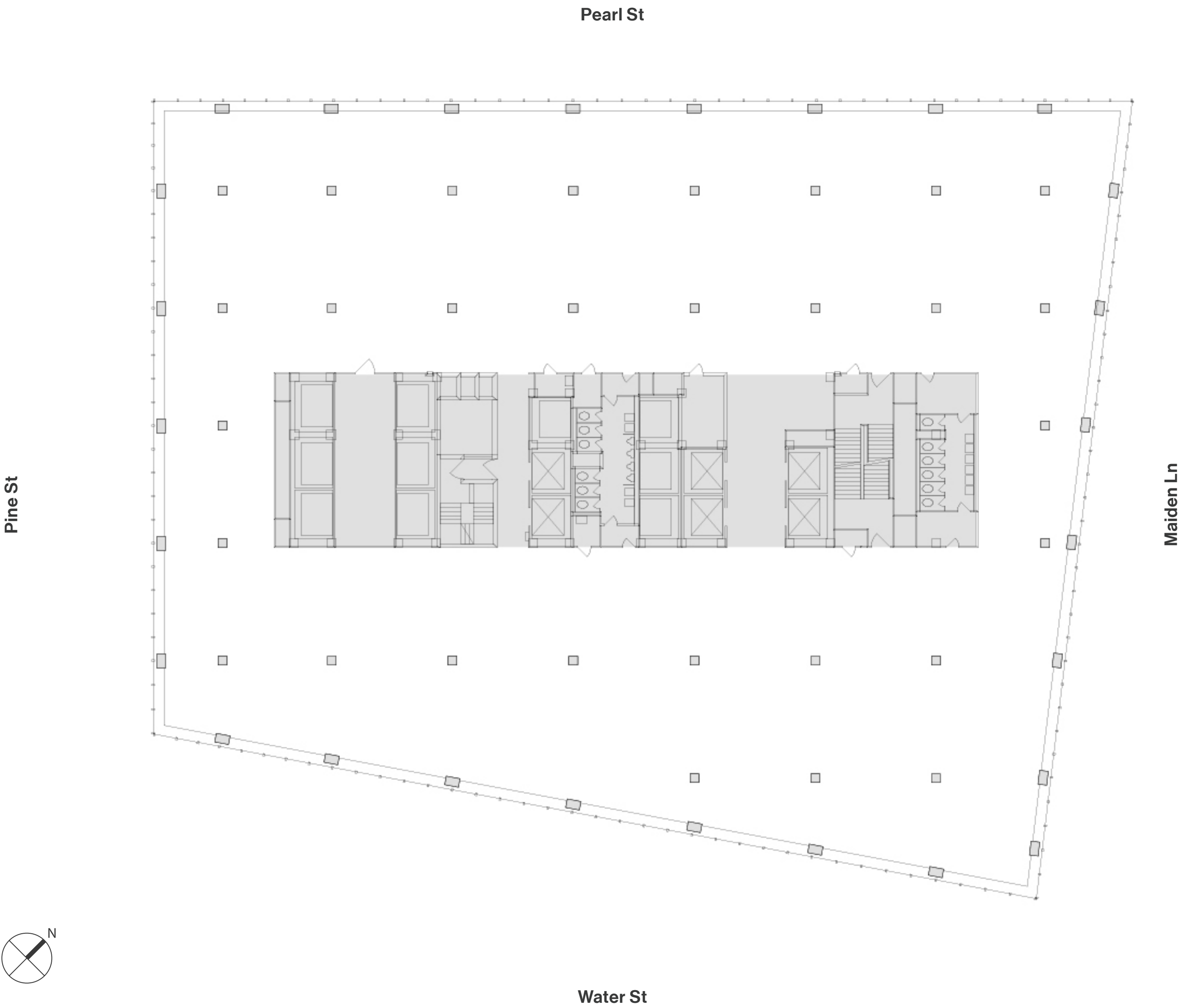
REBNY

Rudín



18th Floor Core & Shell

29,775 RSF
18th Floor



80 Pine



REBNY

Rudín



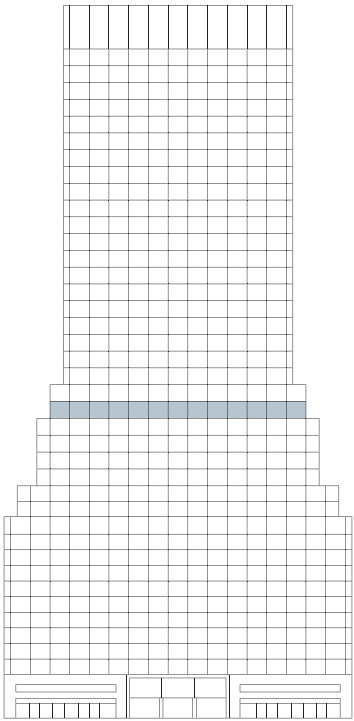
18th Floor Open Layout

29,775 RSF
18th Floor

WORKSPACE	SEATS
Benching	209
Reception	1
Total Headcount	210

COLLABORATIVE SPACE	
Conference Room (18 PPL)	1
Conference Room (10 PPL)	2
Conference Room (6-8 PPL)	4
Conference Room (4 PPL)	0
Phone Room	8

SUPPORT	
Pantry/Café	1
Coat Closet	2
Copy Area	2
IT Closet	1
Storage Room	1
Wellness Room	1



80 Pine



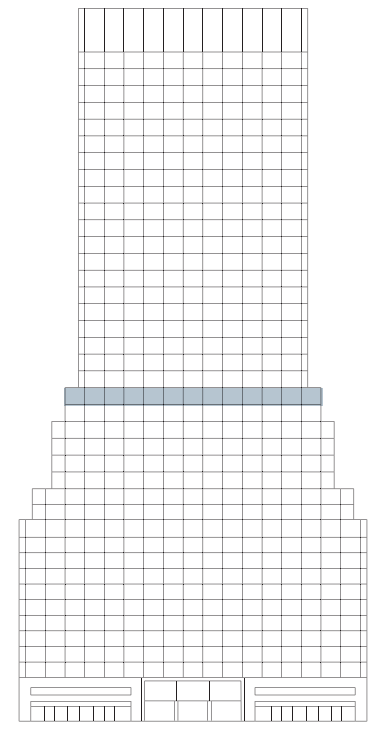
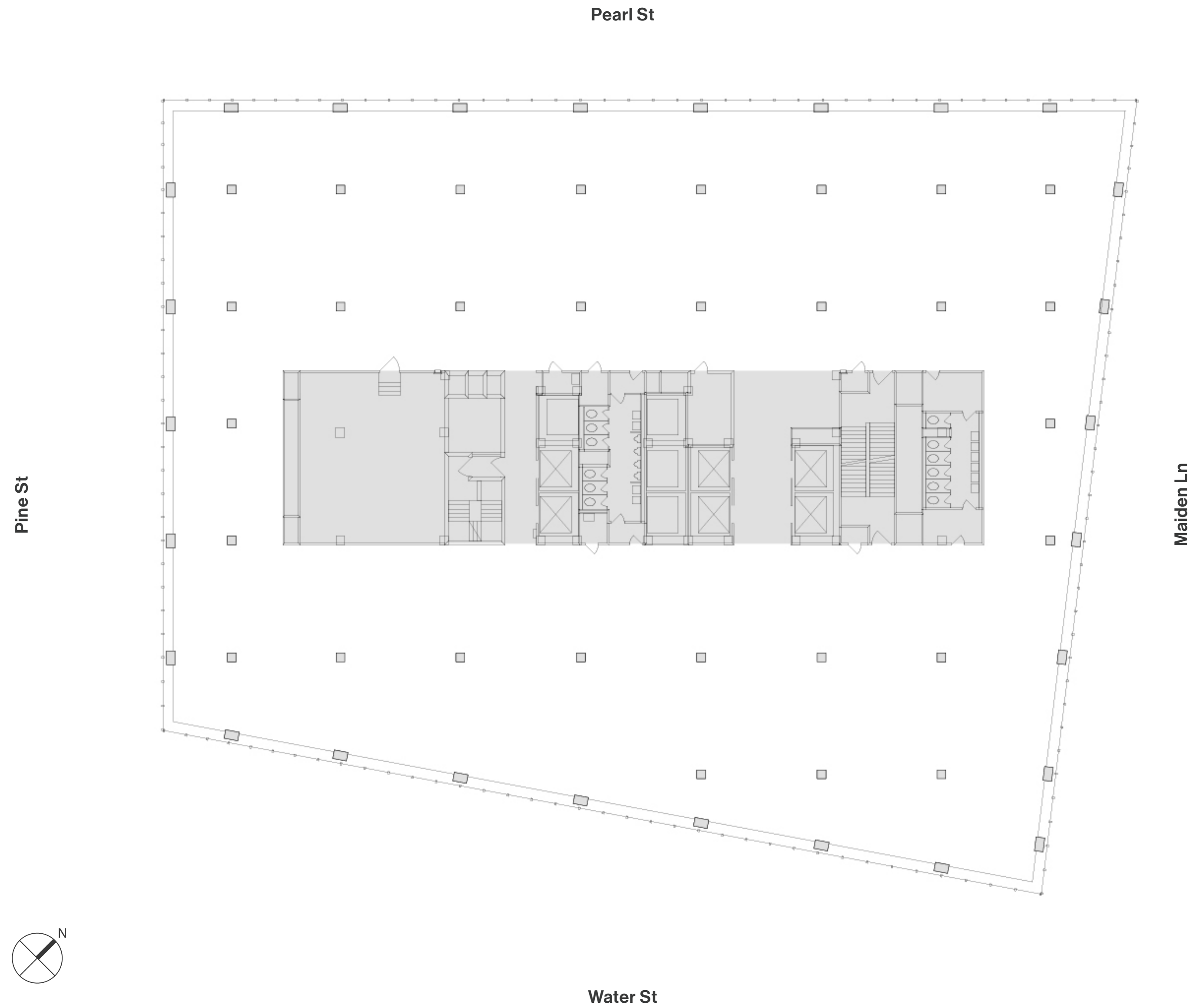
REBNY

Rudín



19th Floor Core & Shell

29,735 RSF
19th Floor



80 Pine



REBNY

Rudín



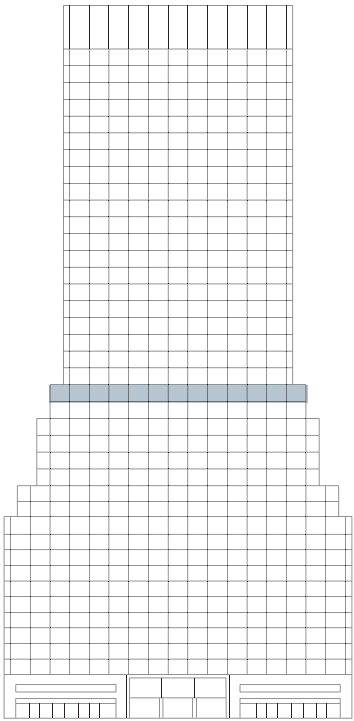
19th Floor Open Layout

29,735 RSF
19th Floor

WORKSPACE	SEATS
Benching	209
Reception	1
Total Headcount	210

COLLABORATIVE SPACE	
Conference Room (18 PPL)	1
Conference Room (10 PPL)	2
Conference Room (6-8 PPL)	4
Conference Room (4 PPL)	0
Phone Room	8

SUPPORT	
Pantry/Café	1
Coat Closet	2
Copy Area	2
IT Closet	1
Storage Room	1
Wellness Room	1



80 Pine



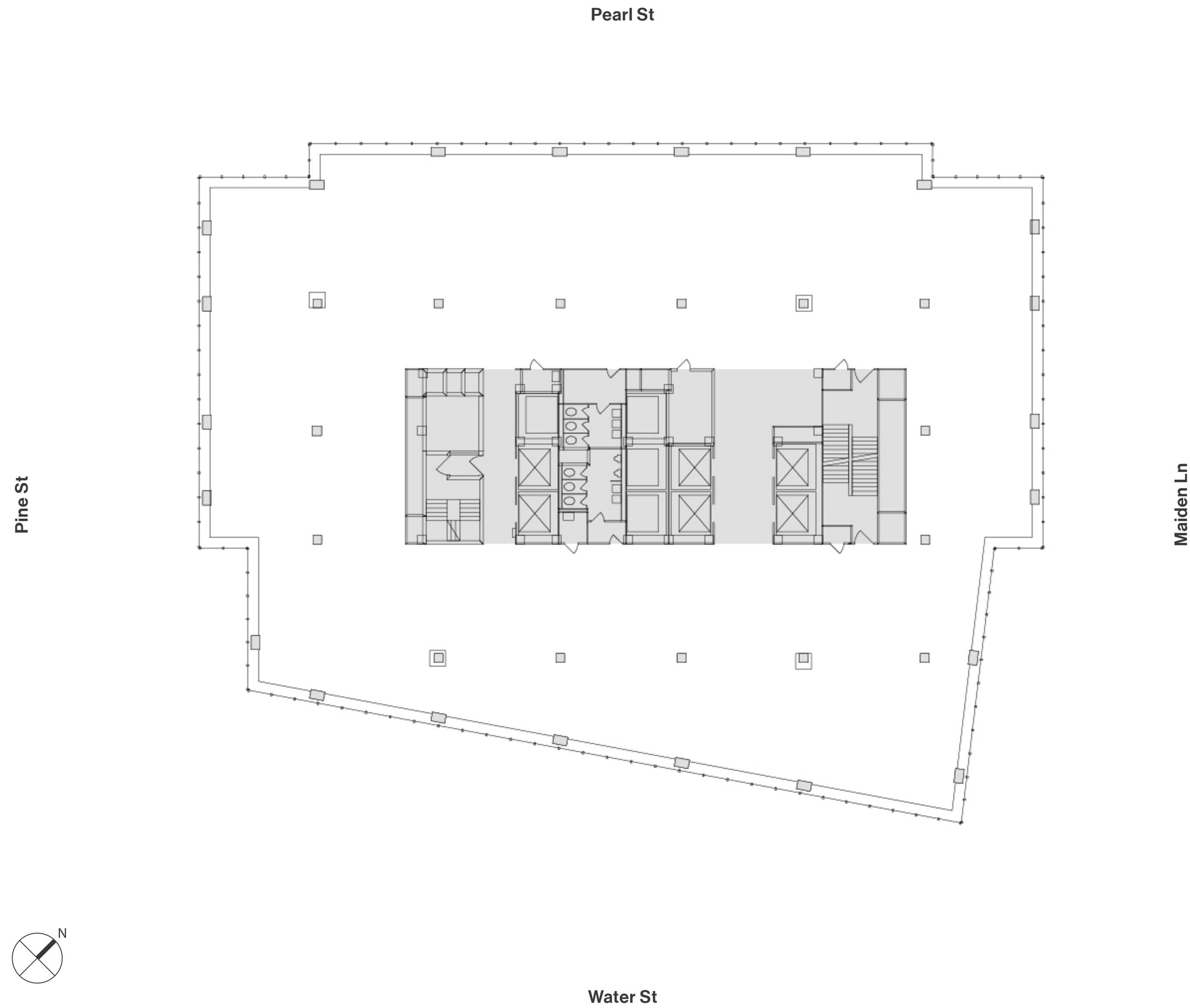
REBNY

Rudín

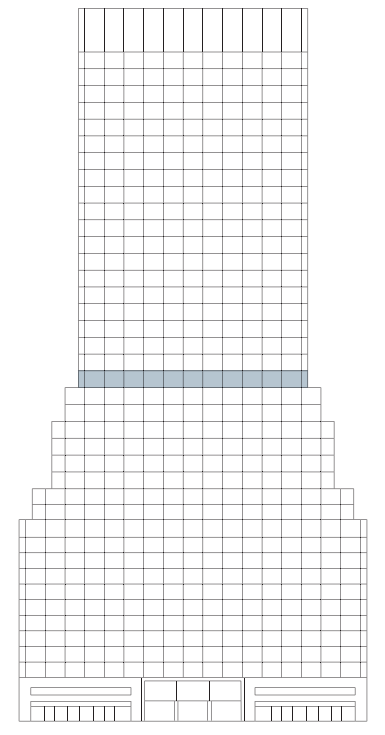


20th Floor Core & Shell

21,561 RSF
20th Floor



80 Pine



Rudín



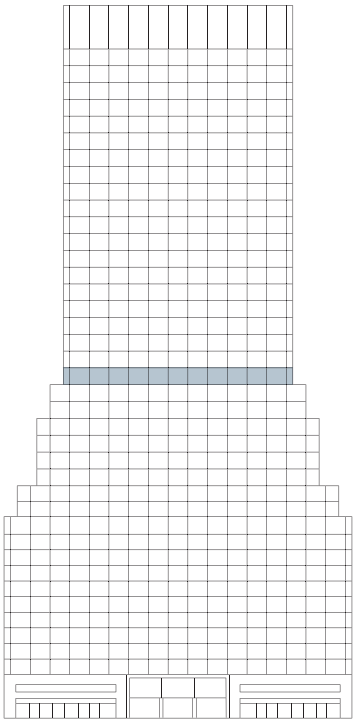
20th Floor Open Layout

21,561 RSF
20th Floor

WORKSPACE	SEATS
Benching	166
Reception	1
Total Headcount	167

COLLABORATIVE SPACE	
Conference Room (12 PPL)	2
Conference Room (6 PPL)	2
Conference Room (4 PPL)	3
Informal Conference	2
Phone Room	10

SUPPORT	
Café	1
Coat Closet	2
Copy Area	3
IT Closet	1
Storage Room	1
Wellness Room	1



80 Pine



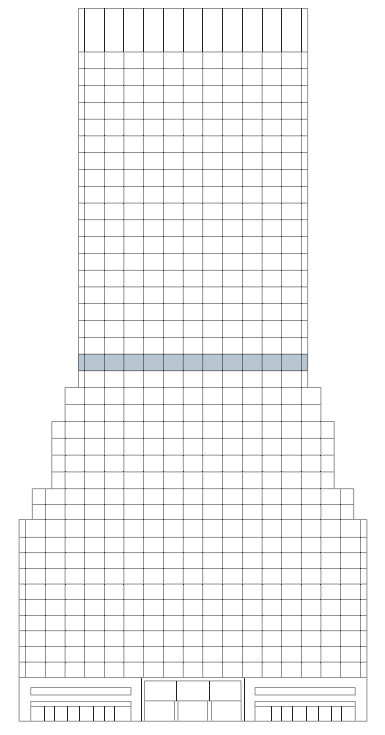
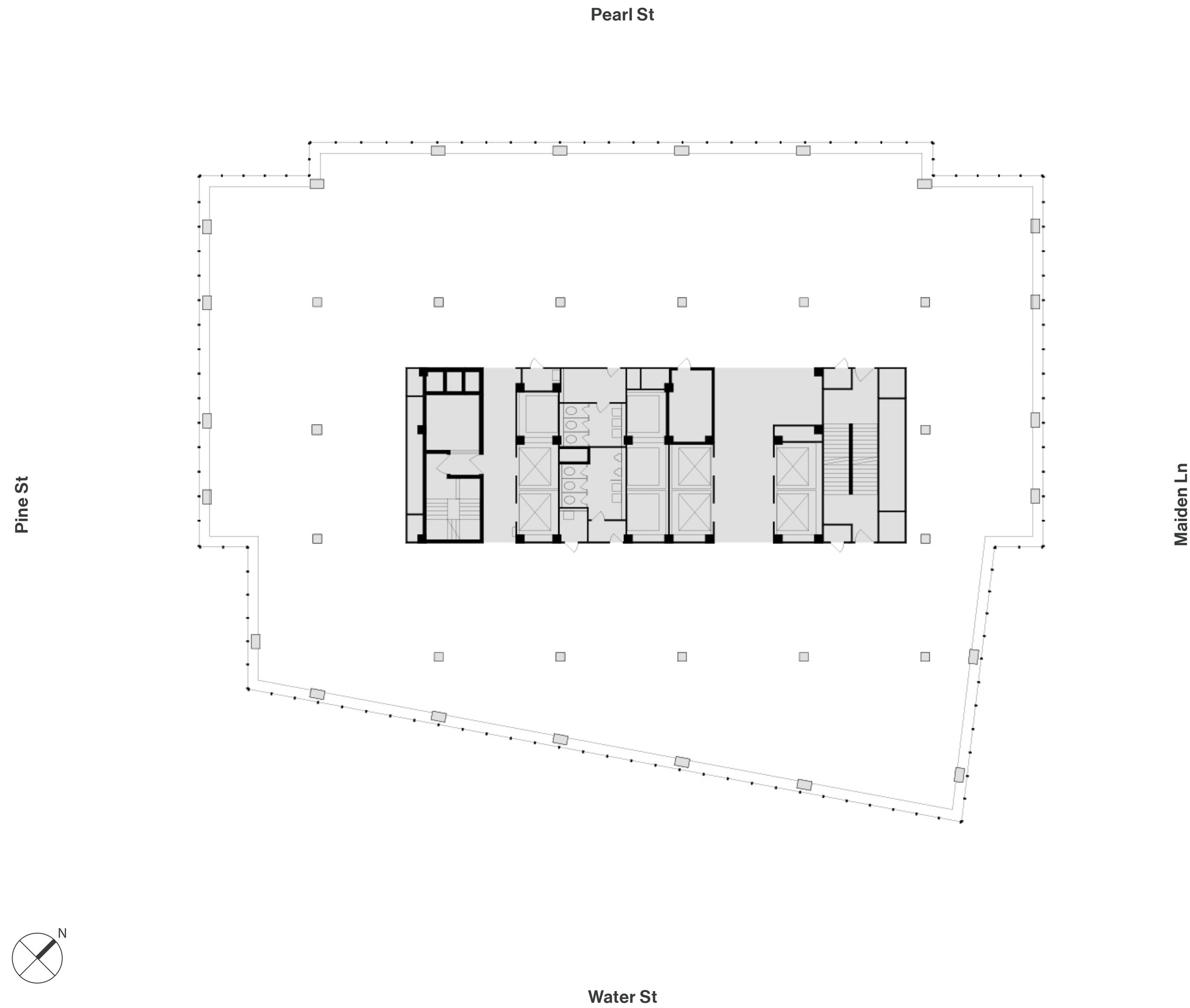
REBNY

Rudín



21st Floor Core & Shell

21,561 RSF
21st Floor



80 Pine



Rudín



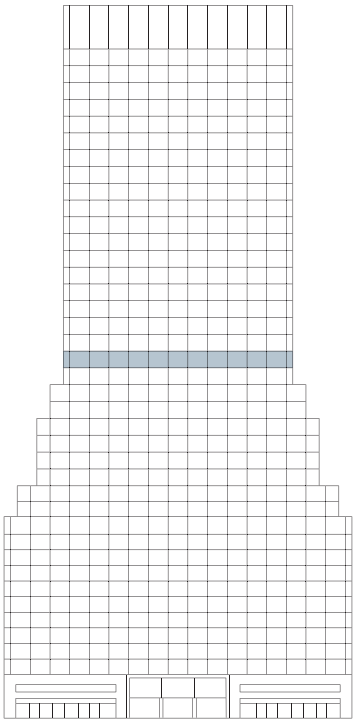
21st Floor Open Layout

21,561 RSF
21st Floor

WORKSPACE	SEATS
Benching	166
Reception	1
Total Headcount	167

COLLABORATIVE SPACE	
Conference Room (12 PPL)	2
Conference Room (6 PPL)	2
Conference Room (4 PPL)	3
Informal Conference	2
Phone Room	10

SUPPORT	
Café	1
Coat Closet	2
Copy Area	3
IT Closet	1
Storage Room	1
Wellness Room	1



80 Pine



REBNY

Rudín



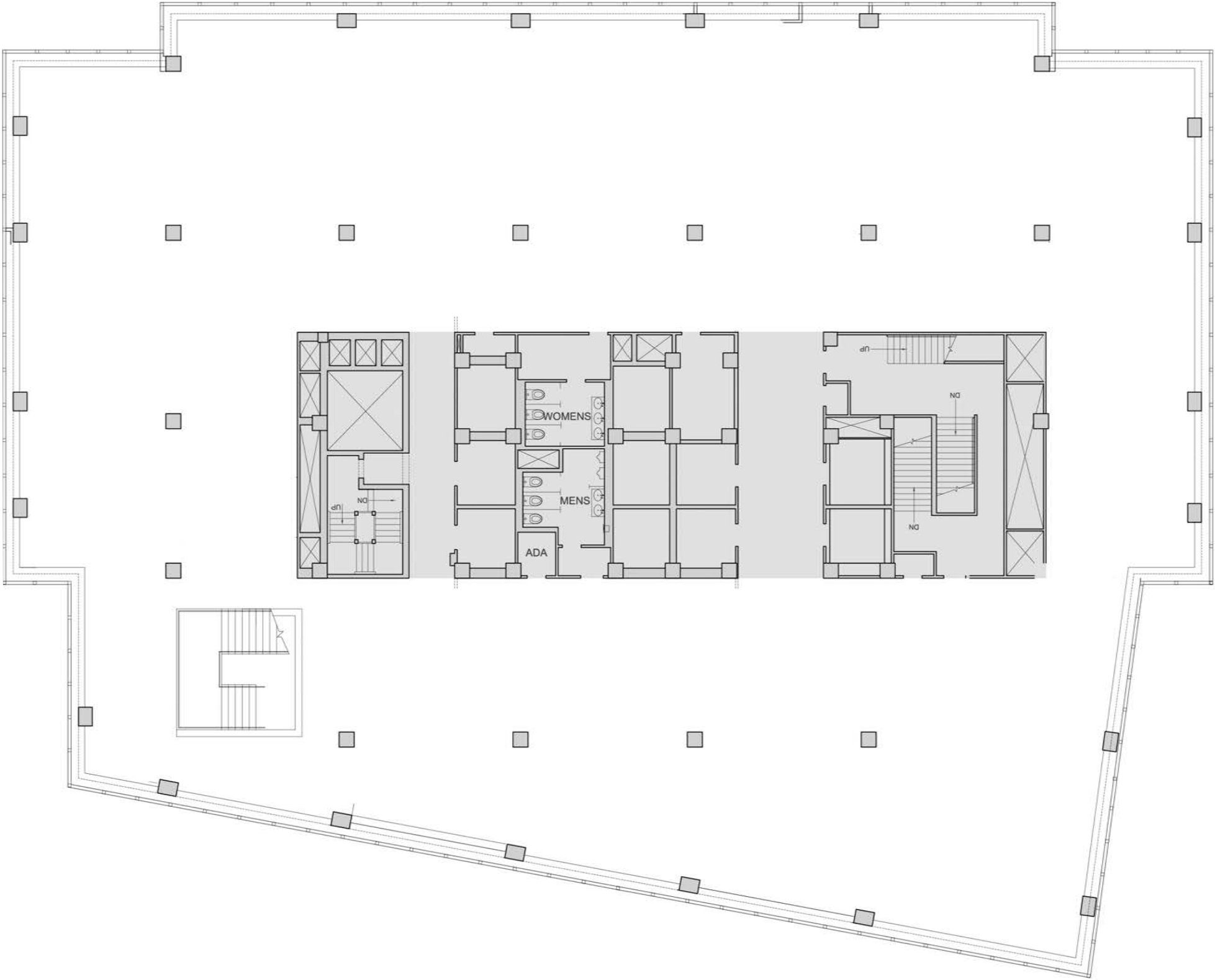
22nd Floor Core & Shell

21,190 RSF
22nd Floor

Pine St

Pearl St

Maiden Ln

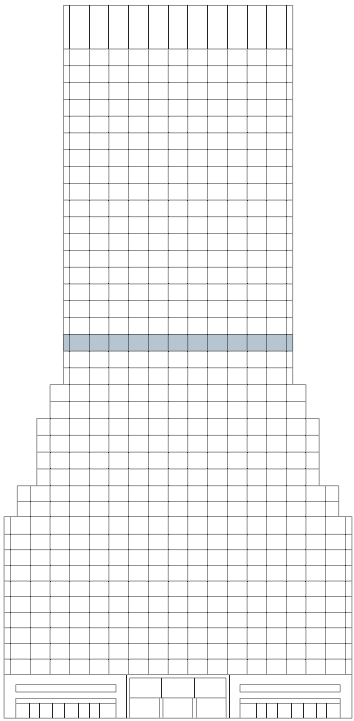


Water St



REBNY

80 Pine



Rudín



22nd Floor Amenity Spaces

21,190 RSF
22nd Floor

Pine St

Pearl St

Maiden Ln



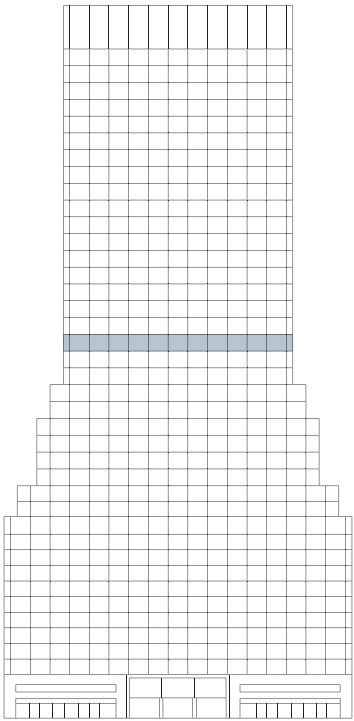
Water St



80 Pine



REBNY

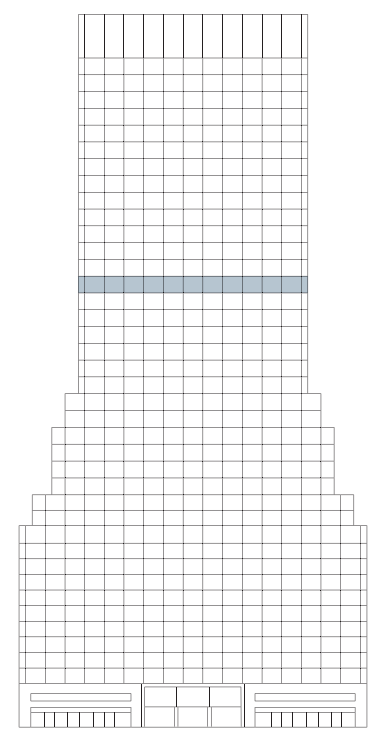


Rudin



Typical Tower Floor Core & Shell

14,311 RSF
26th Floor



80 Pine



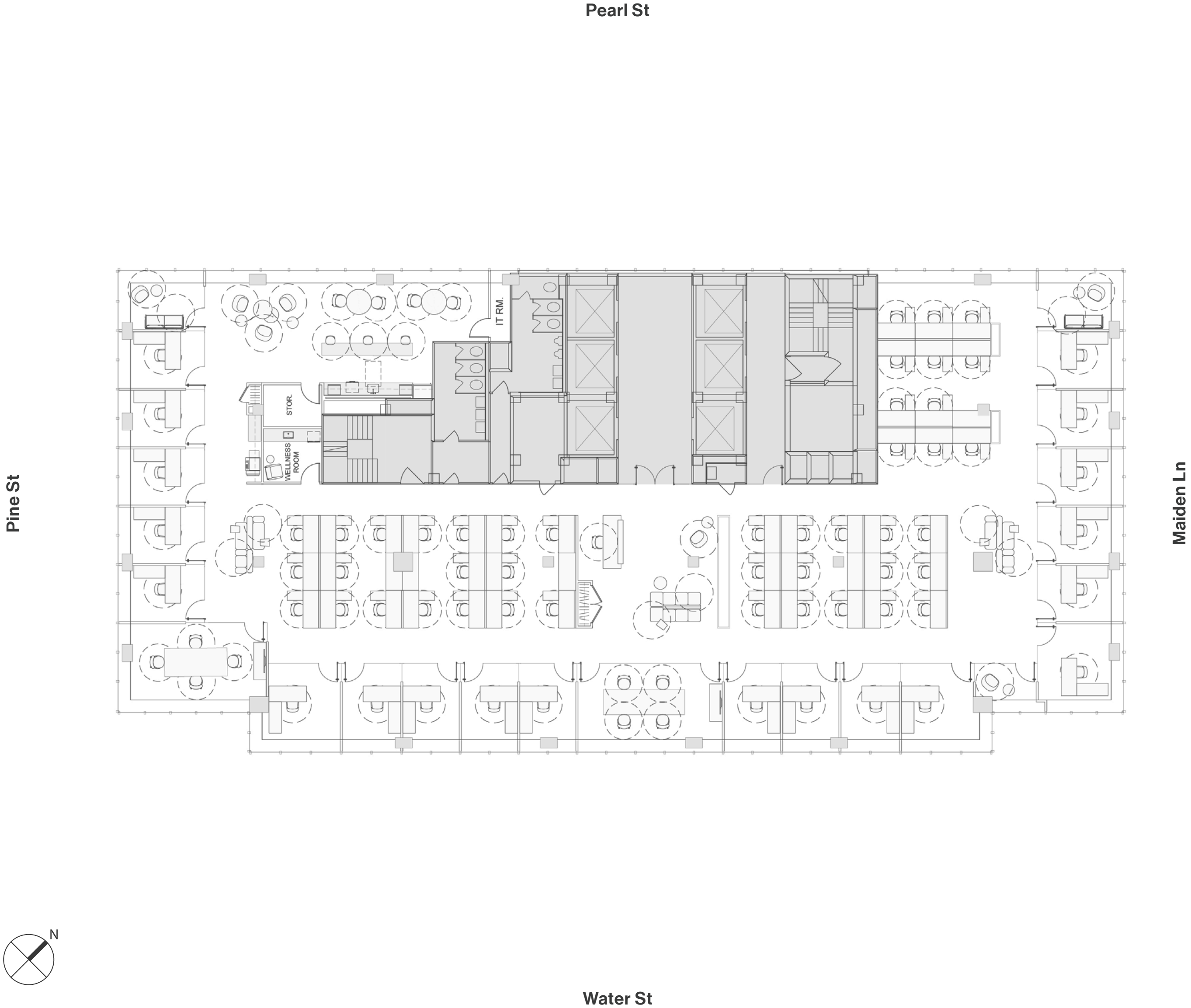
REBNY

Rudín



Typical Tower Floor Office Intensive

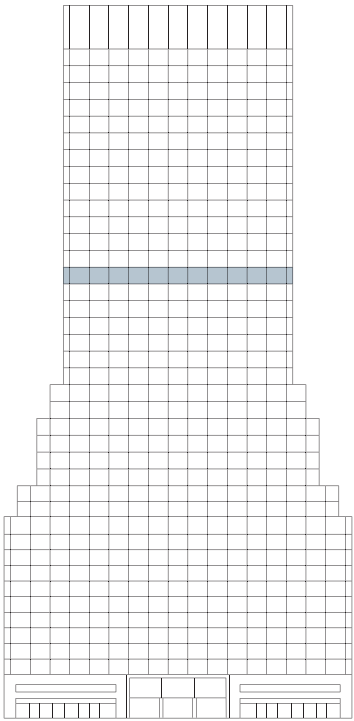
14,311 RSF
26th Floor



80 Pine



REBNY

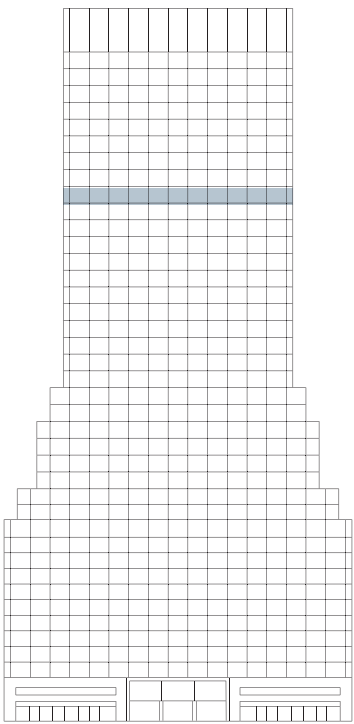
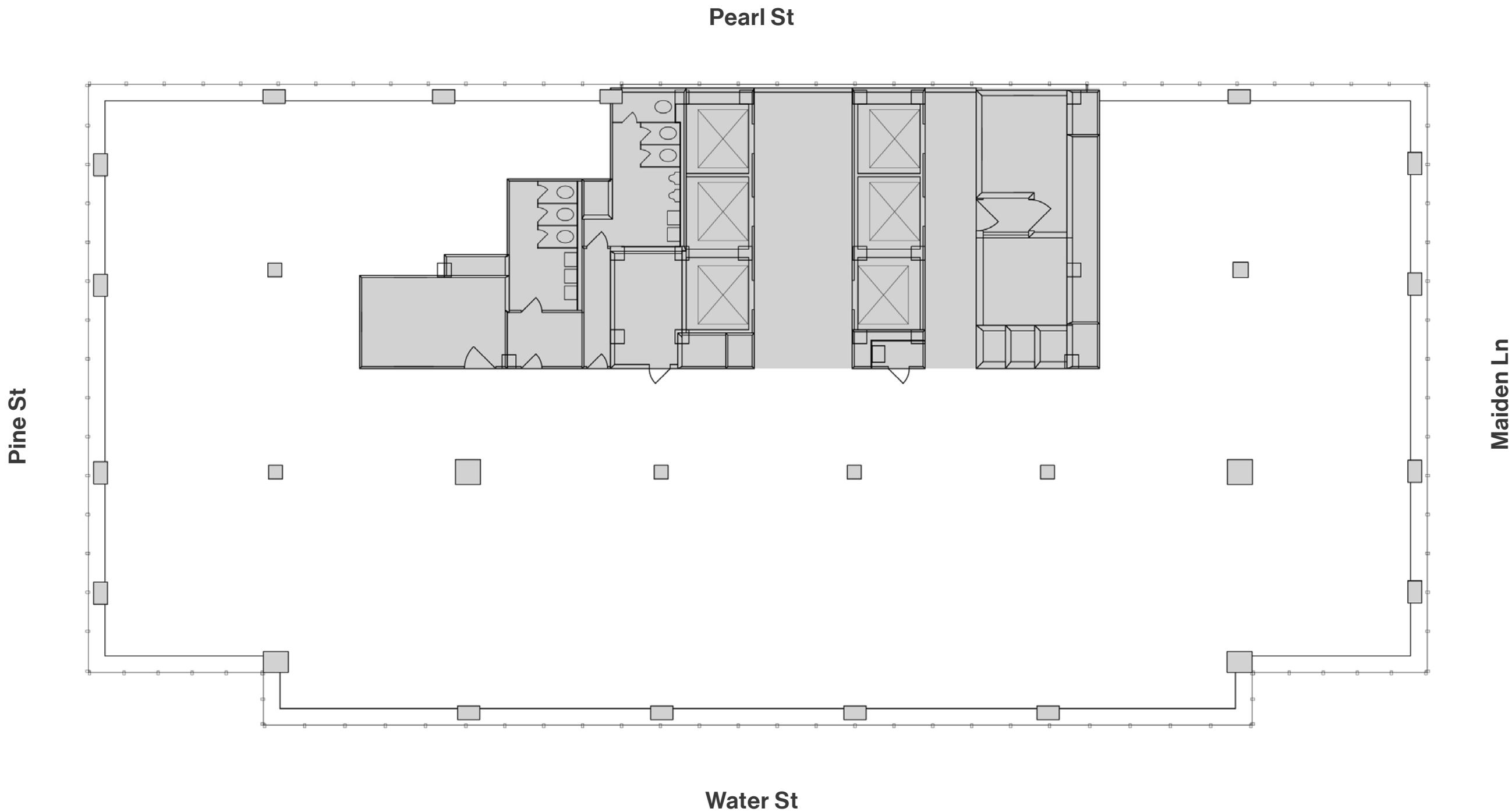


Rudín



Typical Tower Floor Core & Shell

14,752 RSF
31st Floor



80 Pine



REBNY

Rudín



Typical Tower Floor Office Intensive

14,752 RSF
31st Floor

WORKSPACE	SEATS
Private Office	20
Benching (6'0" x 2'6")	43
Reception	1
Total Headcount	64

COLLABORATIVE SPACE	
Conference Room	2
Informal Meeting	3

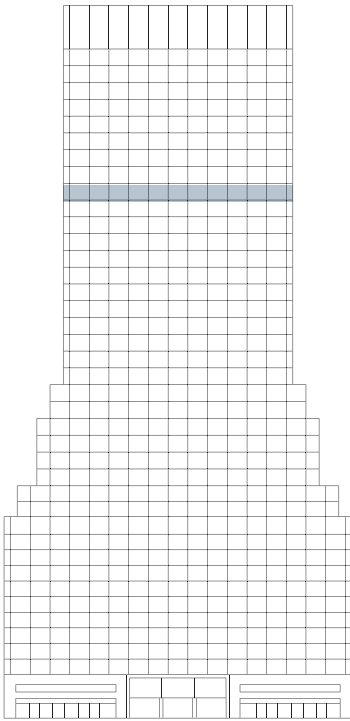
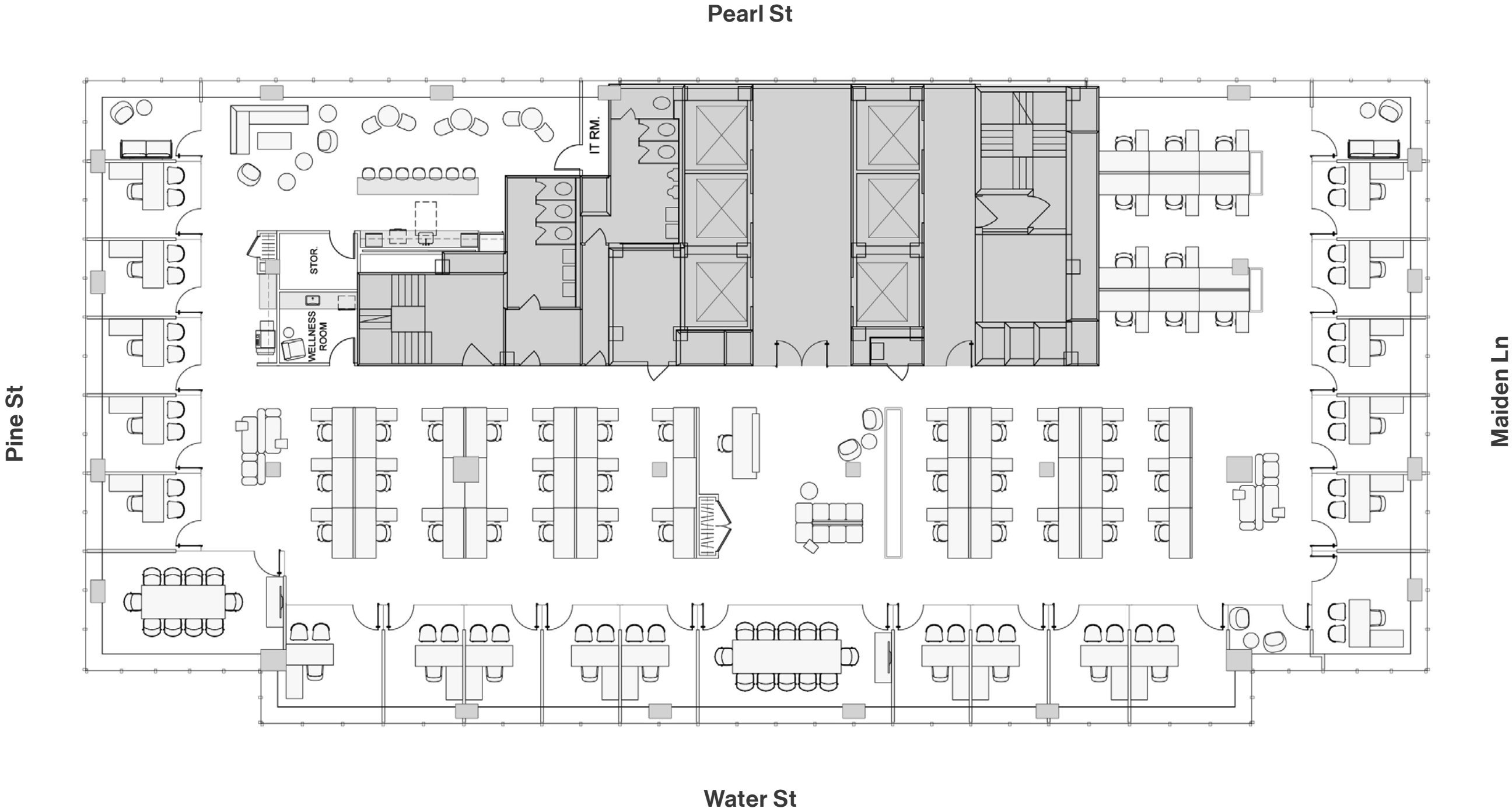
SUPPORT	
Café	1
Coat Closet	2
Copy Room	1
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine



REBNY

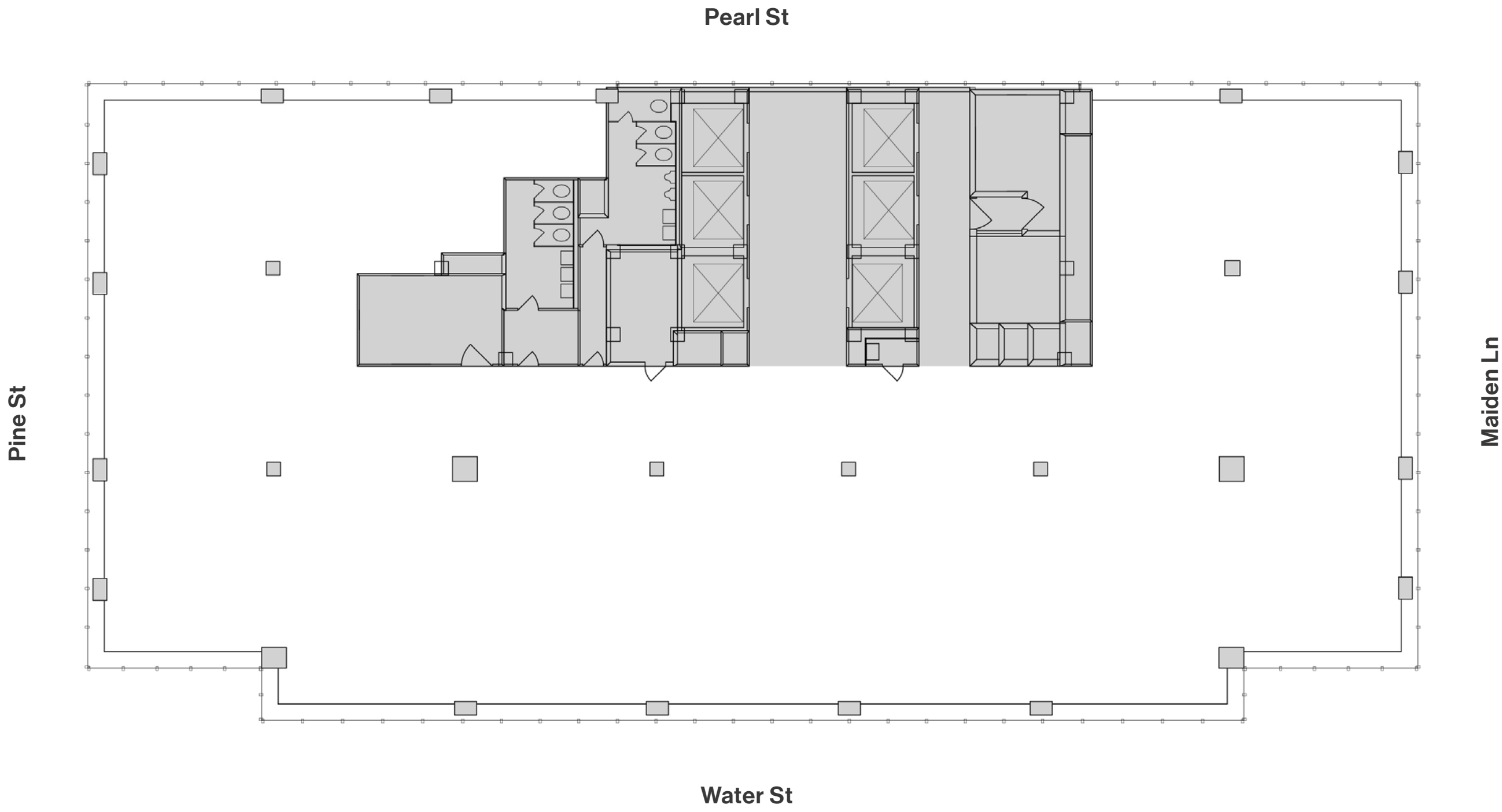


Rudín



Typical Tower Core & Shell

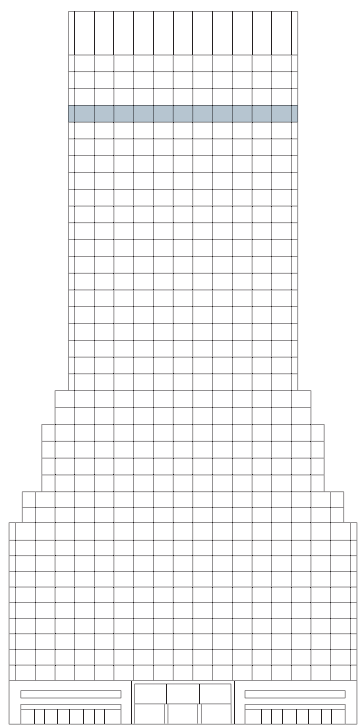
14,752 RSF
36th Floor



80 Pine



REBNY



Rudín



Typical Tower Office Intensive

14,752 RSF
36th Floor

WORKSPACE	SEATS
Private Office	20
Benching (6'0" x 2'6")	43
Reception	1
Total Headcount	64

COLLABORATIVE SPACE	
Conference Room	2
Informal Meeting	3

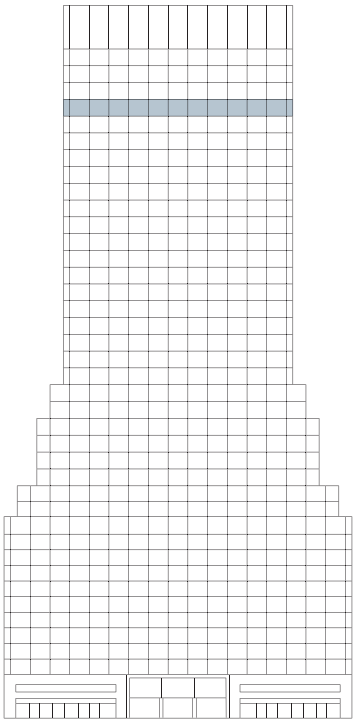
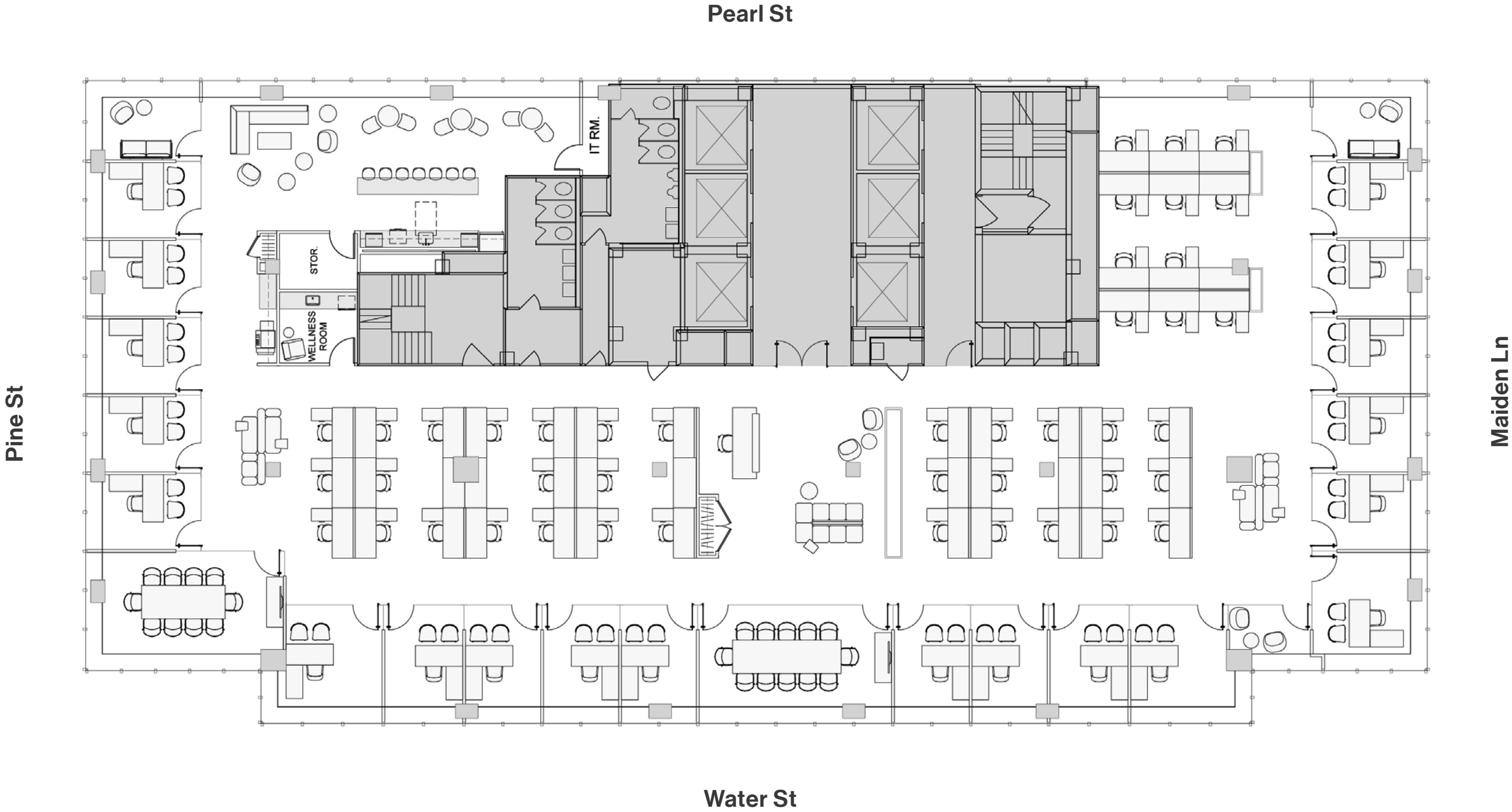
SUPPORT	
Café	1
Coat Closet	2
Copy Room	1
IT Room	1
Storage Room	2
Wellness Room	1



80 Pine



REBNY



Rudín