

148 Lafayette Street

Location

148 Lafayette Street
New York, New York
Northwest Corner of Lafayette
and Howard Streets

Building Size

154,953 Rentable SF
12 Floors
Typical Floor 11,952 SF

Floor Plates

| | |
|-------------|-----------------|
| Floor 12 | 5,187 SF |
| Floor 11 | 11,952 SF |
| Floor 10 | 11,952 SF |
| Floor 9 | 11,952 SF |
| Floor 8 | 11,952 SF |
| Floor 7 | 11,952 SF |
| Floor 6 | 11,952 SF |
| Floor 5 | 11,952 SF |
| Floor 4 | 11,952 SF |
| Floor 3 | 11,952 SF |
| Floor 2 | 11,952 SF |
| Floor G | 8,156 SF Retail |
| Lower Level | 10,205 SF |

Column Spacing

Typical Column Bay Size 22' 0" by 18' 6"

Ceiling Heights

| | |
|-----------------|--------|
| Typical Floor | |
| Slab to Ceiling | 13' 0" |
| Floor 12 | 9' 6" |

Tenant Access

Lobby Attendant 24/7
Concierge Service

Hours of Operation

Monday to Friday 7:00 am to 11:00 pm
Sunday to Saturday 7:00 am to 11:00 pm

Role

Acquisition
Property Owner with Investment Group
Property Development
Property Management

Building Status

Completed 1913
Repositioned 2008

Overview

148 Lafayette Street, acquired in 2007, is a 154,953-square-foot building with typical floors of 11,952 square feet. Designed by McKenzie Vorhees and Gmelin Architects in 1913, it was extensively renovated in 2007 with new heating and air conditioning systems, windows, restrooms, elevators and hardwood floors.

Additions to the refurbished entrance lobby included a concierge desk and new elevator doors. A 5,187-square-foot glass penthouse with an accessible private green terrace was added to the roof. Located in Manhattan's SoHo district, the building is adjacent to Chinatown, Little Italy, the Lower East Side, TriBeCa and the world-class retail, dining and nightlife of these eclectic neighborhoods.

Investment

Property Group Partners applied its first-class style of management and operations to repositioning this office building purchased in 2007. The creation of additional space and a penthouse, upgrades and complete renovations to 148 Lafayette Street turned the building into the most exclusive loft office space in the city. An aggressive marketing program resulted in a fully leased building within 16 months. The Property Group is a responsive on-site owner and manager, and 148 Lafayette Street is meticulously maintained to insure its long-term investment value.

Building Amenities

Rooftop Terrace for 12th Floor Tenant
2 High-Speed Passenger Elevators
1 Freight Elevator

Developer

Property Group Partners, the developer of 148 Lafayette Street, has developed, acquired and managed first-class office buildings in North America and Europe for over 38 years. The company's portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London. Its current holdings are focused in New York City and Washington, DC, real estate markets.

Owner

148 Lafayette Street is owned by an investment group including Bruce E. Toll, founder and vice chairman of Toll Brothers, Inc., and affiliates of LDS Investment Group LLC/Louis Dreyfus.

Architect

Cook+Fox Architects is a New York firm driven by a passion for design and a transformative vision: beautiful architecture shaped by a strong connection to place, rigorous standards of sustainability and a commitment to excellence through the collaborative process. The company believes that design excellence implies sustainability – sophisticated buildings will inherently be wise stewards of their natural resources. As environmental concerns intensify, the firm believes that architectural excellence and the imperative of sustainability will unite to yield a new aesthetic.



Property Group Partners
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148 Lafayette Street



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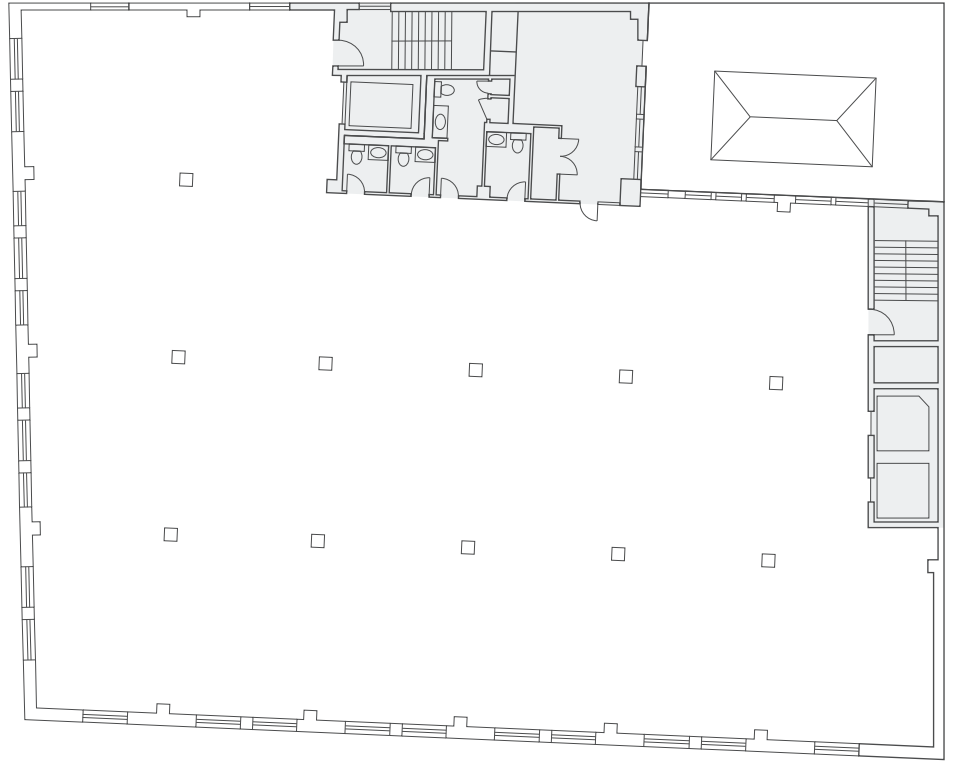
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148 Lafayette Street

Typical Floor

11,952 Square Feet



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Space Availability

| Office | Size | Rental | Possession |
|---------------|-------------|---------------|-------------------|
| PH | 5,187 SF | Leased | June 2009 |
| Floor 11 | 11,952 SF | Leased | June 2009 |
| Floor 11 | 11,952 SF | Leased | February 2009 |
| Floor 10 | 11,952 SF | Leased | February 2009 |
| Floor 09 | 11,952 SF | Leased | February 2009 |
| Floor 08 | 11,952 SF | Leased | February 2009 |
| Floor 07 | 11,952 SF | Leased | February 2009 |
| Floor 06 | 11,952 SF | Leased | February 2009 |
| Floor 05 | 11,952 SF | Leased | February 2009 |
| Floor 04 | 11,952 SF | Leased | February 2009 |
| Floor 03 | 11,952 SF | Leased | February 2009 |
| Floor 02 | 11,952 SF | Leased | February 2009 |
| Retail | Size | Rental | Possession |
| Floor G | 8,156 SF | Upon Request | Immediate |
| Floor L | 8,302 SF | Upon Request | Immediate |



Building Size

154,953 Square Feet
12 Floors
Typical Floor 11,952 Square Feet

Leasing Information

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Owner and Developer

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