## An Evolution of the Workplace

### PRE-BUILTS

Powered By WorxVell<sup>TM</sup>



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The Future of the Workplace is going to be dynamic. Companies want to know their space can easily and quickly transform as their needs evolve over time. Customers will expect a high-degree of personal service (combining work, home and hospitality), digital tools to increase transparency about how their space is being utilized, and a sense of connection, purpose, and community in the workplace.

RXR's new series of pre-built suites powered by WorxWell<sup>™</sup>, epitomize The Future of the Workplace. **—Scott Rechler, CEO** 





Beautifully designed modular and flexible spaces that can be easily reconfigured as a company's needs evolve to meet their work habits.

### **DISCOVER WHAT** IT MEANS TO BE

Powered By

WorxWell



A purpose-built suite of technology tools for the new hybrid work environment, combining digital and physical data to increase transparency and improve how and where people work.



A high-degree of **personal service** that brings together the best of work, home and hospitality.



An enhanced workplace experience supported by our Resident Experience Officers (RXOs) who serve as the ultimate workplace concierge, cultivating a sense of purpose, connection and community. They ensure a safe, productive, and inspiring workplace where our tenants choose to go everyday. A true partnership/collaborative



approach between RXR's in-house design, space planning and construction experts and our tenants for developing a custom work environment.

## SPACES TO WORK



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### SPACES TO CONNECT



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## SPACES FOR INNOVATION





## SPACES TO COLLABORATE



### SPACES TO CREATE





### SPACES THAT DELIGHT



### INTRODUCING FLEX ZONE



Beautifully designed **modular** and flexible spaces that can be easily reconfigured as a company's needs evolve to meet their work habits.





### DISCOVER THE SERIES OF PRE-BUILT SUITES

Powered By Worxvel

WorxWell™ PREMIUM

WorxWell<sup>™</sup> ELEVATED

**WorxWell** 

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### WorxWell<sup>™</sup> ESSENTIALS



Dedicated Programming Add-ons

Full Flexible Design & Build with Modular Spaces

Demountable Wall Systems

DALI Lighting

High-speed Connectivity

Expanded Selection of Modern Finishes

Tech-Enabled

Curated Furniture Packages

**RXO** Community Program

Amenity Access (Dependent on Asset)

Traditional Construction including Design Assessment & Tailored Build Services

Upgrade Package Available





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**Premium Suites** feature a Zone of Flexibility for fully flexible and easily reconfigurable design to suit changing needs over time. Premium Suites also feature the premium finishes palette and WorxWell<sup>™</sup> level of functionality/technology.





### WorxWell PREMIUM

#### UPGRADE PACKAGE FEATURES





Dedicated Programming Add-Ons



Tech-Enabled



Security-Enabled



Curated Furniture Package





### WorxWell<sup>TM</sup> ELEVATED

**Elevated Suites** feature a Zone of Flexibility for fully flexible and easily reconfigurable design to suit changing needs over time. Elevated Suites feature the elevated finishes palette, and include the option to upgrade to the WorxWell<sup>™</sup> level of functionality/technology.





### **WorxWell**<sup>TM</sup> ESSENTIALS

**Essential Suites** feature the essential finishes palette, and a thoughtfully designed build-out, and include the option to upgrade to WorxWell<sup>™</sup> level of functionality/technology.



## 

RXR gives all tenants access to our proprietary tenant technology platform called WorxWell™. Developed in collaboration with Microsoft, the dynamic, data-driven platform comes to life through a user-friendly experience app tied to property security and enables access to on-site pertinent products and services.

Features include but are not limited to:



Mobile Access Control



Amenity Reservations



Digital Visitor Management



Food Outpost Ordering/Delivery





Building Wellness Index





### SPACE OCCUPANCY & UTILIZATION: Data derived from access controls, workspace occupancy sensors and air quality sensors provide real-time workplace analytics and insights delivered to the WorxWell™ app and command center dashboard.









#### CUSTOMIZE YOUR SPACE

Make a Prebuilt **Powered** by WorxWell<sup>TM</sup> your own with RXR Construction Services

RXR's in-house design and construction team is at your service to complement and enhance the WorxWell<sup>™</sup> experience. Our team consists of design, strategy, and construction experts.

RXR's WorxWell<sup>™</sup> platform is purpose built to be flexible and modular, enabling reconfigurations and customizations to be executed with ease. RXR Construction Services will provide

turnkey projects with full end to end service.

At initial possession, during your lease, or at renewal, our team is poised to assist with design and execution of modifications at any scope and scale. We will work with you to tailor the space to your organization's foundational and evolving needs.



Plan and design modifications to your space



Implement custom design elements



Procure and install furniture, low voltage, audio visual, and security systems



Execute reconfigurations of all scales

### WELCOME TO THE WORLD OF RXOs

RXR Experience Officers serve as the **Ultimate** Workplace Concierge

All RXR tenants are invited to enjoy the benefits of the RXR Experience Officers "RXOs" - a team of customer-focused specialists committed to creating a remarkable workplace experience for our tenants.

RXOs serve as the ultimate workplace concierge, cultivating a sense of purpose, connection and community, and helping to ensure a safe, productive, and inspiring workplace where our tenants choose to go to every day.

The RXOs develop a yearly curriculum rooted in diversity, education, entertainment, innovation, social responsibility, wellness, professional development, networking and more.



 $\checkmark$  Wellness

Clubs & Special Interests

Art & Cultural Programming



#### Brooklyn Grange Workshops

April 6 | 6:00PM-7:00PM Planning an Urban Vegetable Garden

April 27 | 6:00PM-7:00PM Not-So-Basic Indoor Plant 101





RXR RXO

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FLOOR 19	14,116 RSF
FLOOR 21 - SUITE B	7,403 RSF
FLOOR 22 - SUITE B	5,503 RSF
FLOOR 22 - SUITE C	4,670 RSF
FLOOR 23 - SUITE A	4,701 RSF
FLOOR 23 - SUITE B	9,415 RSF

FLOOR 12 - SUITE A	3,121 RSF
FLOOR 12 - SUITE B	4,507 RSF
FLOOR 12 - SUITE C	8,672 RSF
FLOOR 24 - SUITE B	5,875 RSF
FLOOR 27 - SUITE B	4,669 RSF
FLOOR 30 - SUITE A	4,563 RSF
FLOOR 30 - SUITE B	5,836 RSF
FLOOR 34 - SUITE A	3,445 RSF
FLOOR 34 - SUITE C	41,118 RSF







WorxWell<sup>™</sup> PREMIUM

FLOOR 17 - SUITE 1705

13,239 RSF

### 230 PARK

#### **530 FIFTH**

FLOOR 9 - SUITE 900	6,556 RSF
FLOOR 9 - SUITE 920	7,156 RSF
FLOOR 9 - SUITE 960	7,064 RSF
FLOOR 22 - SUITE 2250	10,401 RSF
FLOOR 28 - SUITE 2830	4,819 RSF
FLOOR 28 - SUITE 2840	3,396 RSF

FLOOR 3 - SUITE A	7,692 RS
FLOOR 19 - SUITE A	5,184 RS
FLOOR 21 - SUITE A	7,803 RS

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FLOOR 6 - SUITE A	9,806 RS
FLOOR 6 - SUITE C	14,435 RS
FLOOR 10 - SUITE B	5,542 RS
FLOOR 22 - SUITE D	5,834 RS

### **61 BROADWAY**

FLOOR 20 - SUITE 2010

10,149 RSF

#### STARRETT \_\_\_\_\_ LEHIGH

FLOOR 12 - SUITE 1235	5,240 RS
FLOOR 13 - SUITE 1350	7,234 RS
FLOOR 14 - SUITE 1420	7,187 RS











#### **ALEXANDRA BUDD**

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### STARRETT \_\_\_\_\_ LEHIGH

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#### PARK 2 3 0

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