

THE
MALT HOUSE
461 W. 126TH ST.



DEFINING THE
FUTURE

CELEBRATING THE
PAST



MANHATTANVILLE FACTORY DISTRICT — WEST HARLEM — MALTHOUSENYC.COM





NEW CONSTRUCTION ABOVE

The Janus Property Company is excited to announce the construction of the 200,000 rsf Malt House—the newest addition to the 1.1 million rsf master-planned Manhattanville Factory District taking shape between West 125th and 128th Streets adjacent to both Columbia University and City College. The Malt House is but the newest in what has been a steady flow of significant new additions to this striking West Harlem neighborhood.

RENOVATED BREWERY BELOW

We're proud to be joining our world-renowned neighbors at Jerome Greene Science Center, Lenfest Center for the Arts, Gavin Brown's Enterprise, New York Structural Biology Center and CCNY Center for Innovation and Discovery. The Malt House offers a wide range of potential users 125,000 rsf of new construction Class A space on top of 75,000 rsf of completely renovated old brewery interiors that feature cast iron columns, brick vaulted ceilings and dramatic steel structure.



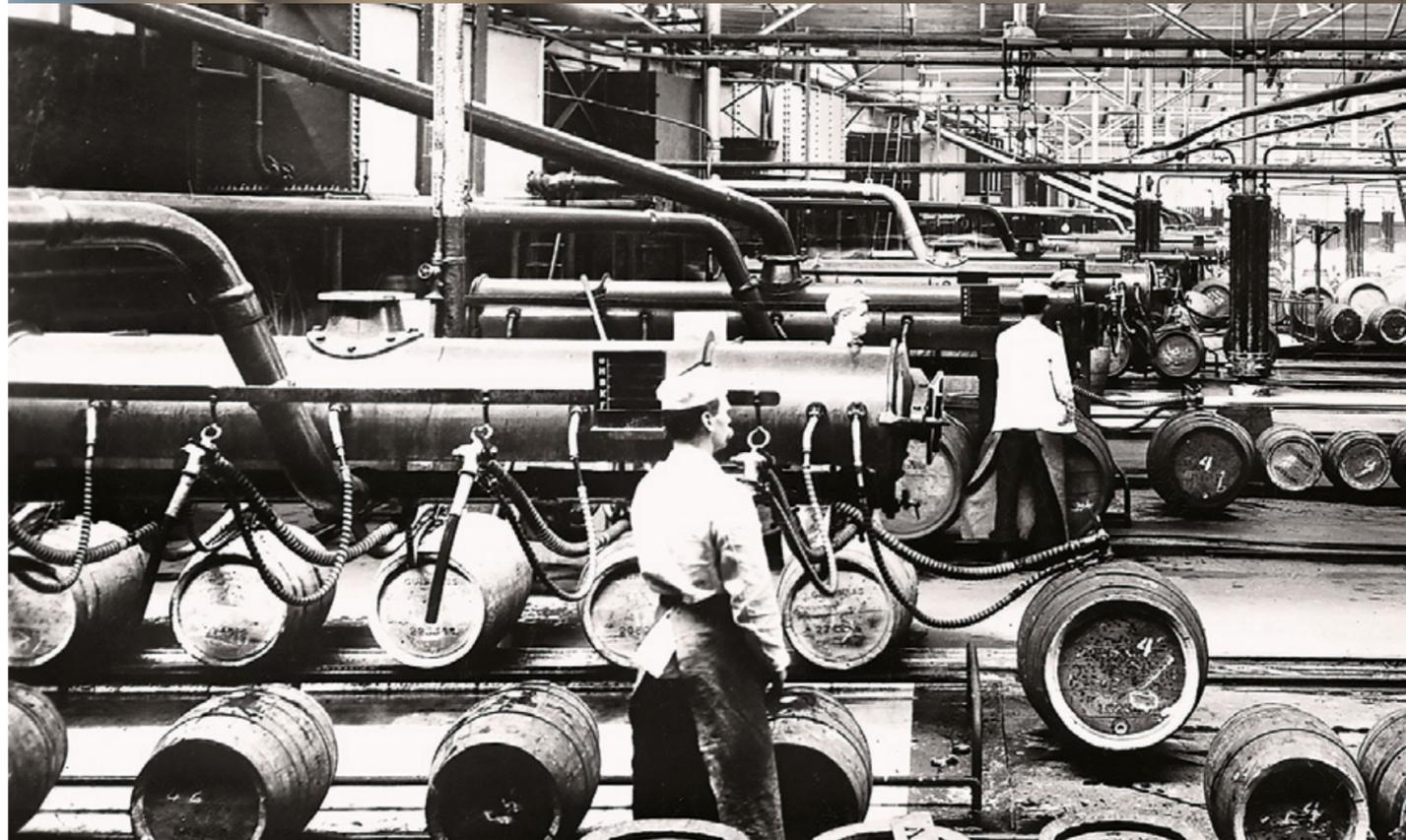


TODAY

MODERN SPACE
DESIGNED BY GLUCK+

"We've brought a state-of-the-art workplace for a 21st Century economy to what is clearly becoming one of the most substantial new neighborhoods of 21st Century New York City."

—Tom Gluck/Principal, Gluck+
2017



YESTERDAY

MODERN BREWERY
DESIGNED BY BERNHEIMER & SCHWARTZ

"At the dawn of a new century, our high ceilings and large expanses of airy light will make the production of our golden nectar the envy of industry everywhere."

—Max E. Bernheimer/President and Treasurer, Bernheimer & Schwartz Pilsner Brewing Company
1917



The spacious and inviting main lobby is serviced by four high-speed elevators and doubles as passage to a landscaped courtyard linking 126th Street to 128th Street.



INTERIORS

FLOOR 10
GLASS
 12,553 RSF

Floor-to-ceiling glass and efficient column grids on new upper floors provide tenants extremely flexible layout options. Upper level floorplates range from 9,500 rsf to 13,000 rsf, with several floors featuring private outdoor space.

MANHATTANVILLE FACTORY DISTRICT – WEST HARLEM

HOT
 NEIGHBORHOOD

Welcome to the Manhattanville Factory District of West Harlem, situated on New York's beautiful Hudson River. Our neighborhood is full of culture, energy and an unmatched collection of the finest educational and research institutions in the world. Enjoy biking to work on the Greenway, strolling through Riverside Park or catching a show at old legends like the Apollo Theater or newer legends like Harlem Stage. In minutes, you can be in midtown via the #1, A, B, C, D trains, or at the airports by the West Side Highway or FDR Drive.

FLOOR 2W
BRICK
 6,117 RSF

Cast iron columns lend irreplaceable texture and scale. Lower level floorplates range from 6,000 rsf to 23,000 rsf and offer a work environment that will complement any tenant's brand.



COOL
 VIBE

We're in the heart of the famous 125th Street corridor, where the Studio Museum has begun a \$120 million expansion, and so many new cafes, art galleries, lounges, wine bars and restaurants have opened that they can't all be named. If you haven't been to Gavin Brown's Enterprise, Minton's Playhouse, Dinosaur BBQ, Red Rooster, Jin Ramen, Pisticci, ROKC or Sushi Inoue, you'll go soon.



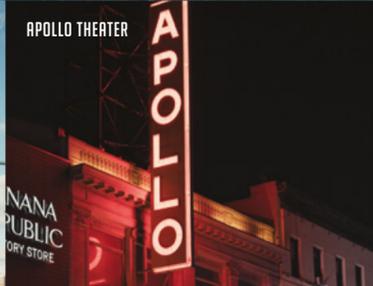
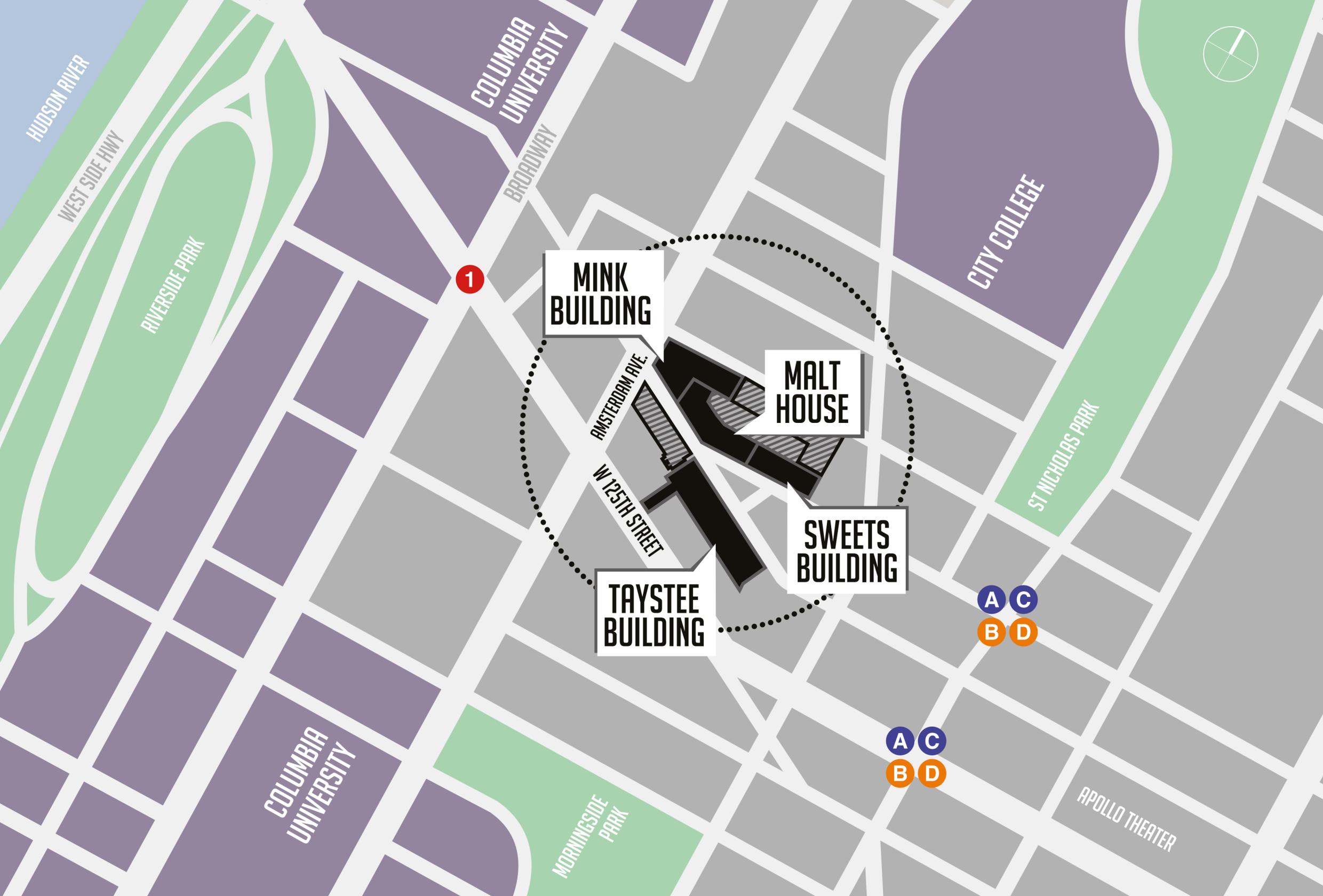
MANHATTANVILLE FACTORY DISTRICT

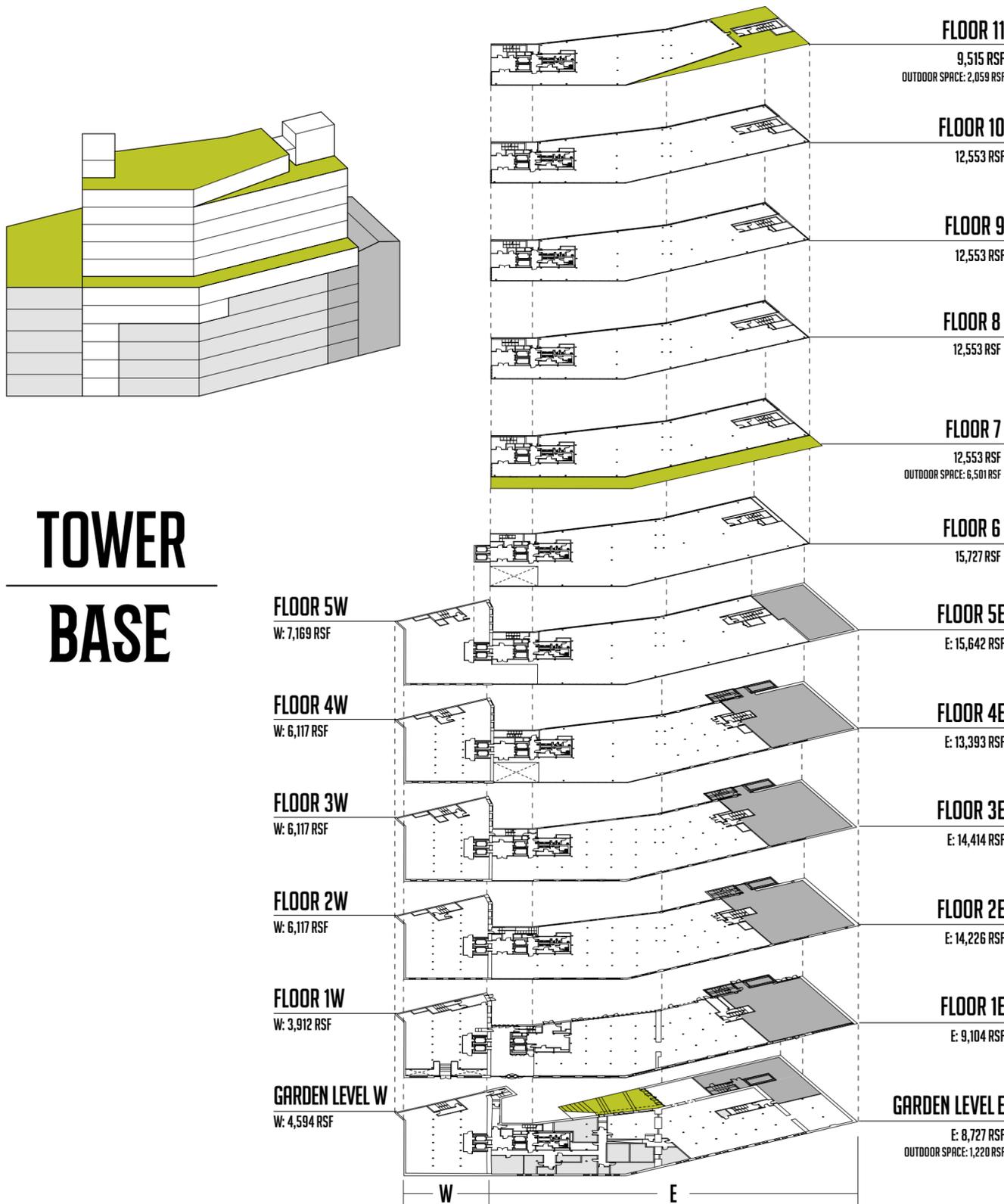
WEST HARLEM

From the mid-19th to early-20th century, the historic village of Manhattanville was an energetic industrial neighborhood, bursting with breweries and factories. One hundred years later, the Manhattanville Factory District is once again becoming one of the most exciting places in New York and we're located right at its center. More and more, the District is becoming home to growing commercial businesses, not-for-profits, and the students and researchers of the adjacent Columbia University \$7 billion 17-acre expansion and CUNY's flagship City College.

The District starts with the natural urban beauty of the area, with its unique intersection at 126th and 127th Streets and its striking brick and bluestone buildings. The Janus master-plan overlays an independent series of mid-block landscaped passageways and plazas beginning at West 125th Street and extending to 128th Street. This unique amenity will connect the main entrances of the 350,000 rsf Taystee Building with the 200,000 rsf Malt House, 50,000 rsf Sweets Building and 150,000 rsf Mink Building. These broad light-filled green spaces will feature beautiful landscaping and numerous places to gather, hold an outdoor meeting or just enjoy an Autumn day.







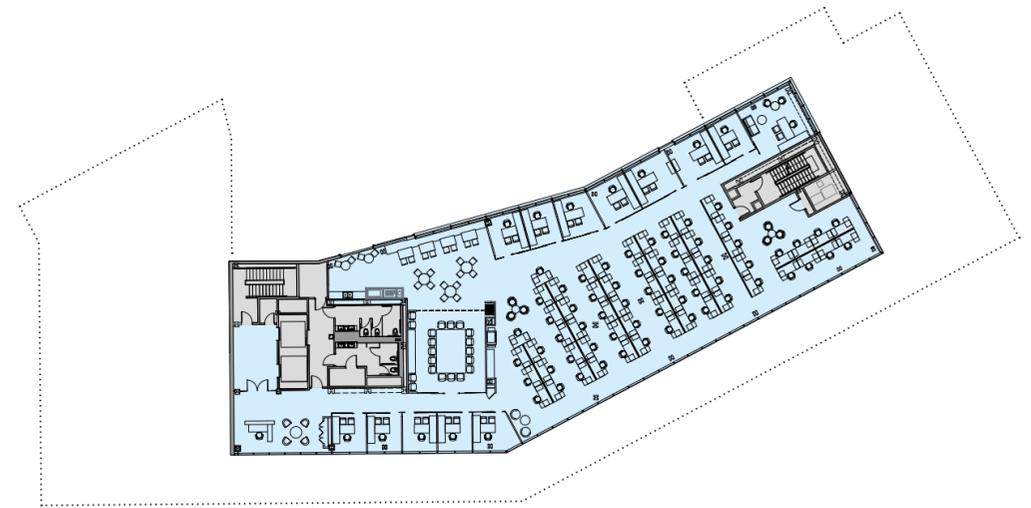
TOWER BASE



FLOOR 10

12,553 RSF

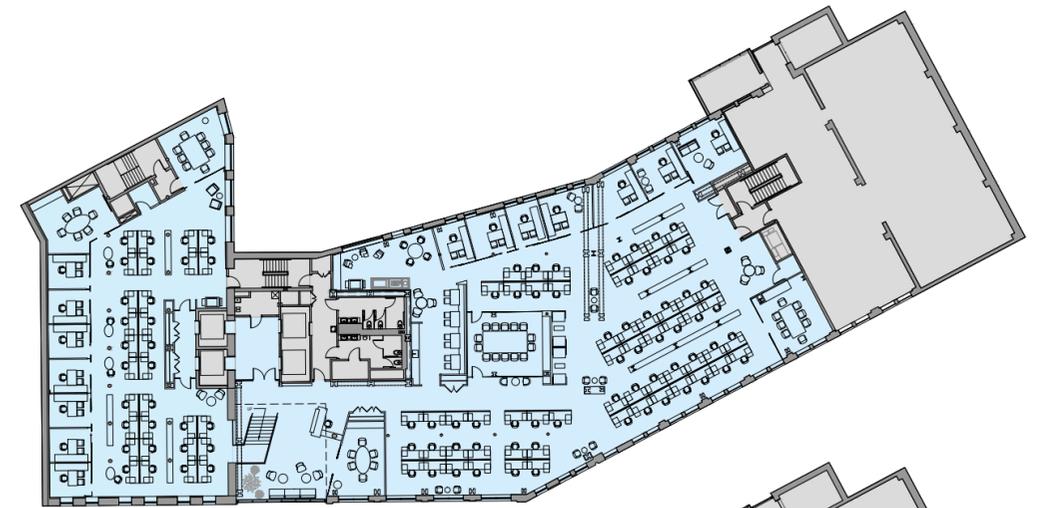
WORKSTATIONS	61
OFFICES	13
RECEPTION	1
CONFERENCE	1
MEETING	3
CAFE	1
COPY/PRINT	1



FLOOR 3

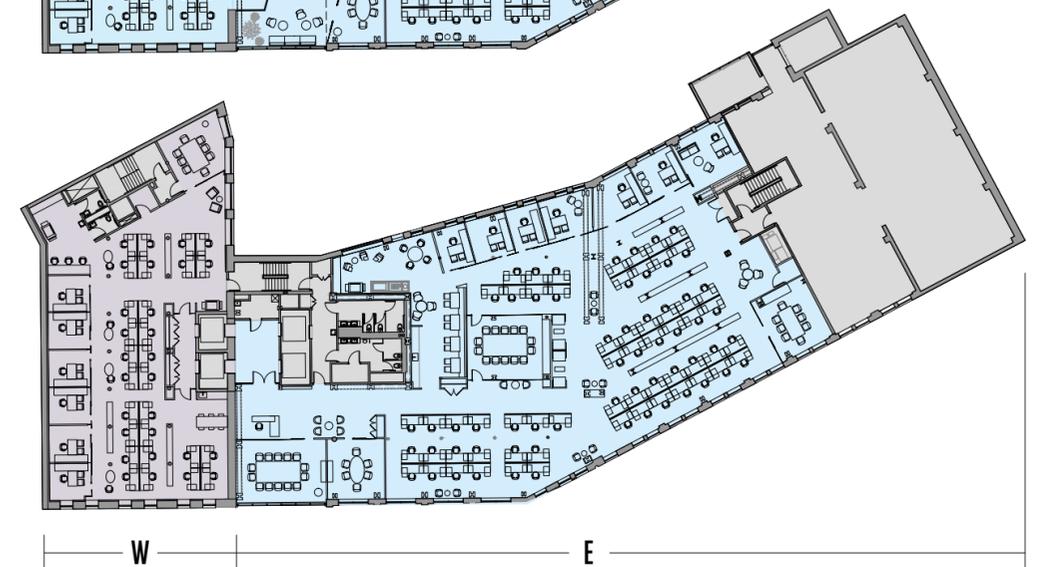
SINGLE TENANT
20,531 RSF

WORKSTATIONS	90
OFFICES	14
RECEPTION	1
CONFERENCE	5
MEETING	15
CAFE	1
COPY/PRINT	2



MULTI-TENANT
SUITE W—6,117 RSF
SUITE E—14,414 RSF

SUITE		
W	E	
WORKSTATIONS	28	60
OFFICES	6	7
RECEPTION	0	1
CONFERENCE	1	4
MEETING	5	10
CAFE	1	1
COPY/PRINT	2	1



FACTS FIGURES

GROSS BUILDING AREA

200,000 rsf

BUILDING FEATURES

Lobby
Central lobby with shared access to ground level courtyard

Outdoor Space
Garden level, Floors 1, 7, 11, 12

Bike Room

Subways
A, B, C, D and #1 trains

DESIGN PARAMETERS

Floor-to-Floor Heights
Base: 12'-3" to 14'-0" typ; 17'-0" max.

Tower: 13'-4" to 13'-6" typ; 15'-0" max.

Finished Ceiling Heights
Base: 9'-0" to 10'-6" typ; 13'-6" max.

Tower: 10'-0" to 10'-2" typ; 11'-8" max.

Exterior Wall
Base: Windowed masonry
Tower: Glass curtain wall

Column Spacing
Base: East to West: 13'-0" to 16'-0"
North to South: 10'-0" to 16'-3"
Tower: East to West: 26'-0"
North to South: 17'-0"

BUILDING SYSTEMS

Structure
Base: Cast iron columns, steel frame, concrete slab
Tower: Steel frame, concrete slab

Floor Load
50 lbs. live load

Elevators
Three passenger, one swing [freight/passenger]

Heating and Cooling
Base: Air-cooled variable refrigerant flow
Tower: Air-cooled variable refrigerant flow; floor-mounted fin-tube perimeter radiation

Tenant Electrical Load Capacity
6 watts per usable square foot demand load

Telecommunications
Two telecom closets per floor



Our landscaped courtyards and activated rooftops provide a relaxing escape.

TENANT ECONOMIC INCENTIVE BENEFITS

REAL ESTATE TAX EXEMPTION

The Malt House will qualify for an enhanced 25 year Industrial and Commercial Abatement Program (ICAP) real estate tax benefit that will significantly reduce tenants' exposure to real estate tax increases.

COMMERCIAL RENT TAX EXEMPTION

Malt House tenants are exempt from the occupancy tax that companies pay south of 96th Street. This exempts users from an annual tax of 3.9% of the rent, representing savings of over \$2 per square foot per year.

ENERGY COST-SAVINGS PROGRAM AND BUSINESS INCENTIVE RATE

Qualifying Malt House tenants will benefit from reduced electric rates from two programs: ECSP and BIR. The ECSP

program will reduce the entire electric bill by approximately 15% to 20% annually for twelve years; the BIR program will reduce the entire electric bill by an additional 12% to 15% for fifteen years. Combined savings range from approximately 27% to 35% of total electric costs. Tech, life science and other manufacturers may also benefit from savings on gas charges.

RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM

Malt House tenants that relocate jobs from outside New York City or from below 96th Street in Manhattan are eligible to receive REAP business income tax credits equal to \$3,000 per employee per year for twelve years. A company relocating 200 employees would receive a \$600,000 per year income tax credit under REAP representing savings of between \$15 and \$20 per square foot per year.



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JANUS



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