

Metro Center

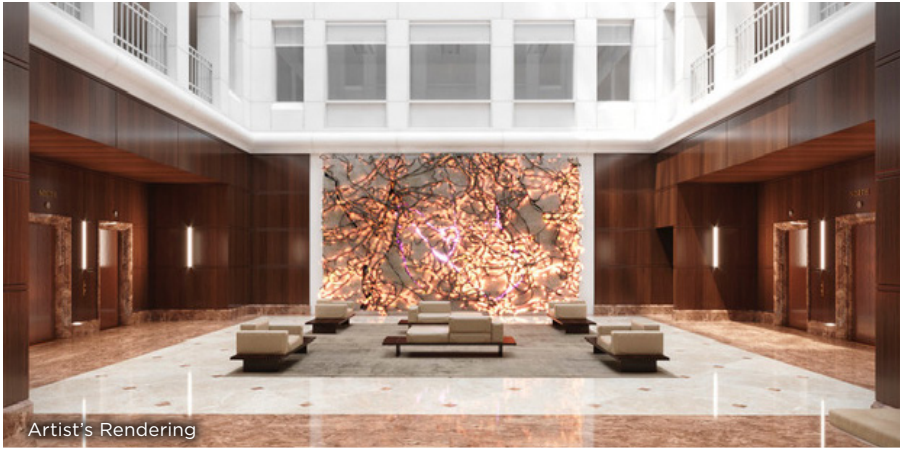
ONE STATION PLACE
STAMFORD, CT 06902

Highlights

Facts & Figures

Floor Plan & Area Map





Artist's Rendering



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Metro Center

■ **Superior Building:**

Building offers first-class amenities and 21st century technology.

■ **Responsive Management:**

24/7 tenant-focused, on-site management.

■ **Outstanding Location:**

Unsurpassed convenience with exceptional access to transportation.

■ **Superior Space Options:**

Boutique suites to large blocks and industry leading pre-builts.

■ **Broker-Friendly:**

No appointment necessary. Commissions paid 100% on lease signing.

■ **Sustainability:**

Leader in energy efficiency innovation.

DESIGN

Distinctive neo-classical architecture with an eight-story landscaped atrium.

DINING FACILITY

The Metro Grille offers a wide variety of items from its grill, deli and salad bar from 7:00 a.m. through 2:30 p.m. Monday through Friday, and provides full catering services. An outdoor, landscaped seating area is also on the premises.

COFFEE/COMMUNITY LOUNGE:

New coffee/community lounge is open from 7:00 a.m. to 6:00 p.m. Monday through Friday and provides tenants with a variety of Starbucks products, smoothie bar and grab-and-go food prepared by The Metro Grille, including salads, sandwiches, fruit and veggie snacks. The space includes indoor and outdoor seating.

CONFERENCE CENTER

Fully equipped, recently renovated, tenant-only multi-media conference center with pantry and free wireless internet; accommodates seating for up to 50 people classroom style; catering available through the Metro Grille.

FITNESS CENTER

Newly renovated tenant-only fitness center, providing state-of-the-art exercise equipment with full locker rooms and shower facilities and offering daytime and evening classes.

ATM

An ATM is located on the lower lobby level.

SHUTTLE SERVICE

Tenant-only shuttle service to the Stamford Town Center retail shopping mall/downtown daily from 11:35 a.m. to 2:15 p.m.

WEB-BASED TENANT SERVICES

Web-based service request system for online tenant service requests. Electronic tenant handbook provides tenants with emergency procedures and property information.



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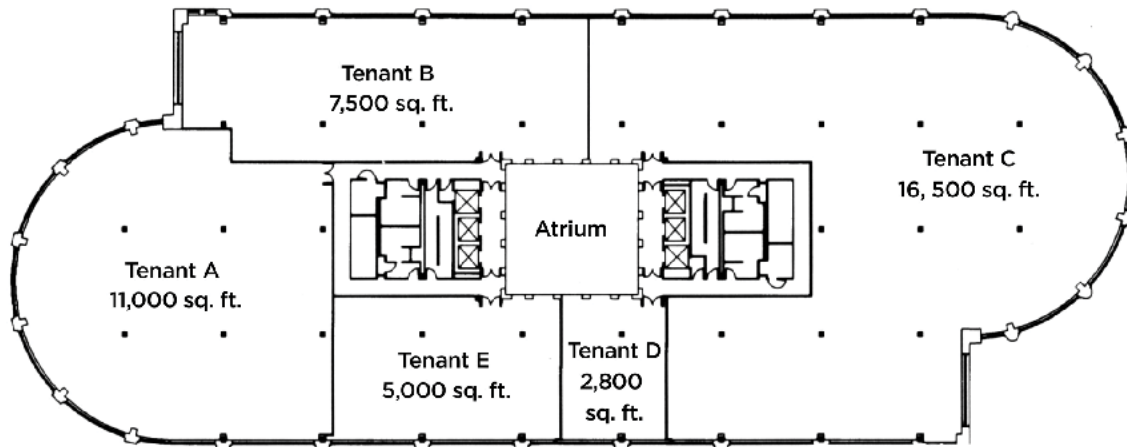
FACTS & FIGURES

| | |
|---------------------------|--|
| LOCATION | Located in southern Fairfield County, Connecticut at the Stamford Transportation Center with immediate north/south access on/off I-95 at Exit 7. 10 minutes to the Merritt Parkway/Hutchinson River Parkway and I-287. 15 minutes to White Plains and 5 minutes to Greenwich. La Guardia, JFK and Newark airports are within 45 miles, and Westchester County Airport is within 15 minutes. |
| COMPLETED | 1987 |
| ARCHITECT | Skidmore, Owings & Merrill and SMS Architects. |
| BUILDING SIZE | 281,928 rentable square feet*, 8 floors, plus two lower levels. |
| ELECTRIC SERVICE | Current: 5,000 amps (two services 2500 each); Voltage: 110/227/480 (3 phases). |
| TELECOMMUNICATION | A diverse range of telecommunications services are available through leading providers including fiber optic high-speed internet access and cable connection. |
| HVAC | Perimeter baseboard hot water system; two microprocessor controlled boilers. Two main variable speed drive fans. V.A.V. system, with two central chiller units. 24-hour service available. |
| SECURITY | 24/7 on-site security personnel, security cameras and card access at all entrances and parking levels. |
| FIRE SAFETY | State-of-the-art fire detection/fire suppression system provided throughout. Generator for life safety systems. |
| ELEVATORS | Seven elevators (state-of-the-art microprocessor controlled). |
| FLOOR LOAD | 100 lbs. per sq. ft. (live load). |
| WINDOW MULLION | 5'0" |
| CEILING HEIGHT | 9'0" finished. |
| OPERATING HOURS | 8:00 a.m. to 6:00 p.m.; card controlled access after hours. |
| LOADING FACILITIES | Tailgate loading dock and two freight elevators. |
| COMMUTER TRANSIT | The Stamford Transportation Center provides train service (Acela Express: Boston, 2 hours 48 minutes; Philadelphia, 2 hours 10 minutes; Washington D.C., 3 hours 52 minutes; Amtrak: Boston, 3 hours 15 minutes; Philadelphia, 2 hours 26 minutes; Washington D.C., 4 hours 20 minutes; Metro North: Grand Central Terminal, Manhattan, 42 minutes), Connecticut transit buses with local and inter-county service to Westchester County, NY, and taxis and van pool transportation options. |
| ENCLOSED PARKING | Secured structured parking garage within the building with 2.5 spaces per 1,000 square feet at no additional charge. |
| MANAGING AGENT | ESRT Management, L.L.C., an affiliate of Empire State Realty Trust which operates office and retail properties in New York and Connecticut provides full-time, on-site, attentive and quality service. |
| OWNERSHIP | ESRT Metro Center, L.L.C., which is owned by Empire State Realty OP L.P. |

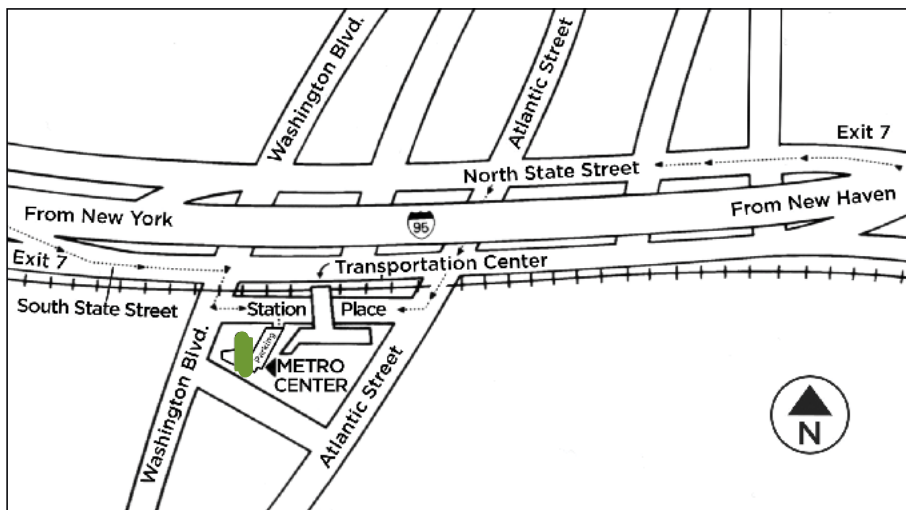
* As of 12/31/18

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SAMPLE FLOOR PLAN



MAP



By Train.

Grand Central Terminal:

Metro North New Haven line to Stamford station. Metro Center is located at the Stamford Transportation Center.

From South:

I-95 (N) to Exit 7. Take right at 2nd light onto Washington Blvd. Take left at light immediately after passing under train trestle, onto Station Place. Metro Center Garage on the right, just past the building.

From North:

I-95 (S) to Exit 7. Take left at 2nd light onto Atlantic Street. Take right at light immediately after passing under train trestle, onto Station Place. Metro Center Garage on the left, just before the building.

SUSTAINABILITY INITIATIVES

Empire State Realty Trust is committed to sustainable property operations and development. Our business practices not only are environmentally responsible, but save energy, and are an investment in the health and well-being of our tenants. These investments translate to more energy efficient and productive work spaces, providing cost savings for all over the long-term. Leading by example with our leadership in a new, innovative model for energy efficiency retrofitting of existing buildings, our portfolio-wide initiatives also include:

ENERGY EFFICIENCY

- Lead role in team effort including Clinton Climate Initiative, Johnson Controls Inc., JLL, and Rocky Mountain Institute in designing and implementing a new process for evaluating and effecting energy efficiency retrofits of existing buildings (www.esbsustainability.com)
- Energy Star Partner
- Expand implementation of energy conservation strategies

WATER USE REDUCTION

- Reduce water usage and promote conservation efforts

WASTE AND RECYCLING

- Increase recycling diversion rates and the types of materials recycled, both in daily waste and in renovation/new construction, with a target of recycling 90% of cartable waste
- Tenant education programs to separate hazardous materials such as lamps, ballasts, batteries and computer components from general waste for proper disposal or recycling

INDOOR ENVIRONMENTAL QUALITY

- Upgrade of systems to improve efficiencies and tenant comfort levels
- Improve indoor air quality through increased ventilation and installing more efficient air filters
- Implement energy efficiency strategies in common area upgrades and pre-built suite construction
- Use of low VOC (Volatile Organic Compound) paints, wall covering, carpet, base and adhesives
- Implement best practices in cleaning procedures, including the use of Green Seal Certified products
- Implement best practices in IPM (Integrated Pest Management) procedures, including the use of Green Shield Certified products and vendors

