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Eastdil Secured, as exclusive advisor, is pleased to present the extraordinary opportunity to acquire 837 Washington (the “Property” or “Building”), a brand-new, state-of-the-art, boutique six-story flagship retail and office building containing 63,131 rentable square feet (“RSF”). Currently 100% leased, the extraor°dinary mixed-use Property will serve as both a NYC headquarters office and marketing / event location for Samsung Eletrronics America, Inc. The Property also features unique rooftop and terrace space overlooking the High Line and 8,583 square feet of prime ground floor retail.

837 Washington is strategically located at the Meatpacking District’s most visible intersection at the southeast corner of West 13th Street and Washington Street, and features unmatched access to the numerous surrounding amenities. The Property is anchored through September 2025 (not including two 5-year renewal options) by Samsung Electronics America Inc. (Moody’s A1 / Major US subsidiary of Samsung Electronics Co. Ltd.), an established global leader in innovation and electronics, which will use the Property as both its NYC headquarters office and flagship branding location, solidifying the Property’s global presence. The Property is being offered to a select group of investors on an “As Is” basis only.

All inquiries should be directed to Eastdil Secured. 


INVESTMENT HIGHLIGHTS

“One-of-a-Kind” Asset

The Property’s lofty ceiling heights (12’0” on office floors), expansive floor-to-ceiling windows, incredible views overlooking the High Line and Hudson River, abundant light and air, and flexible and open floorplates provide an ideal office environment for the creative and media tenants that have come to define the Meatpacking District submarket. With only 807,000 square feet of office space in the Meatpacking District, 837 Washington is a rare opportunity for a tenant to have an anchor presence in a modern, state-of-the art facility in Midtown South’s strongest and fastest growing submarket. With few true comparable properties in the immediate area, 837 Washington is truly the most elite Meatpacking District asset. 


Secure Long-Term Contractual Cash Flow

The unique combination of a recently completed development and a new long-term lease creates a bond-like contractual revenue stream from the Property’s high-quality tenancy and credit. 837 Washington is


100% leased to Samsung Electronics America (Moody’s A1) through September 2025 (in addition to two 5-year renewal options with 15 months’ notice). With a brand new mixed-use asset and no near-term lease expiration in the next 10 years, there are no capital requirements from either a leasing or physical standpoint. The lack of a need for capital expenditures helps to enhance investor returns, making the Net Operating Income (“NOI”) virtually equal to the Net Cash Flow (“NCF”) and resulting in stable equity yields. With an expiration date of September 2025 (10.8 years), Samsung’s lease represents \$110 million of contractual base rental revenue through lease expiration. The critical NYC headquarters location for Samsung (their only location in the City) creates a structure which provides considerable credit protection, security and cash flow stability. 

Globally Recognized Anchor Tenant

The Property is 100% leased to Samsung Electronics America, Inc. (Moody’s A1), the major US subsidiary of Samsung Electronics Co. Ltd. With \$214.1 billion in global sales and \$153.4 billion in market capitalization, Samsung is one of the largest companies in the world and


enjoys leading global market positions in the memory semiconductor, handset, and flat panel display segments, through its leadership in product innovation, R&D capability, and product mix optimization. Through its unparalleled commitment to innovation, Samsung has become a Forbes Top 10 Global Brand, joining the ranks of companies such as Google, Microsoft, and Coca-Cola. With an A1 credit rating, this premier global tenant has strategically chosen 837 Washington as its NYC headquarters and product launch headquarters, supporting an extremely strong credit profile at the building well into the future. In addition to the \$28 million spent by ownership to develop the asset, Samsung is expected to spend approximately \$20 million or \$317 per square foot on their space. 

Robust Office Market Fundamentals

Google’s purchase of 111 Eighth Avenue (just two blocks northeast of 837 Washington) in December 2010 marked the largest commercial real estate acquisition by a tenant in U.S. history and served as a defining moment in which the Meatpacking District/Chelsea area became the new center for technology in the U.S. and a mission critical location for creative- and tech-oriented firms. As indicated by its 5.6% vacancy rate as of the 2nd quarter of 2014, the Meatpacking District office submarket is one of the tightest in Manhattan. Average asking rents in the submarket were \$96.51 in the second quarter of 2014, an incredible 89% year-over-year increase. 24/7 lifestyle neighborhoods such as the Meatpacking District have come to define and push the fundamentals of the Manhattan office market. 

Trend-Setting Location and Transformed Submarket

837 Washington sits at the epicenter of New York City’s most exciting, vibrant, and cutting edge “lifestyle” neigh-

borhood. The Meatpacking District, roughly defined as the area bounded by West 17th Street to the north, Horatio Street to the south, Eighth Avenue to the east, and West Side Highway to the west, has experienced a transformation unlike any other area in Manhattan over the past decade, and has become a top destination for culture, art, and high-end residential and hotel development. The High Line, a transformative aerial park just across from the Property, has received over \$190 million in investment since 2004 and draws over 5 million annual visitors. The area’s cutting-edge tenant base was pioneered by Google in 2006, which established its NYC headquarters location at 111 Eighth, followed by countless high-end fashion houses, restaurants, and hotels. In 2007, Apple solidified the transformation of the immediate area by establishing a multi-level retail destination at 401 West 14th Street. This momentum will continue with the completion of the Whitney Museum on Gansevoort Street, which is projected to draw an additional 1 million annual visitors. Both historic and cutting-edge, 837 Washington is incredibly well-positioned to benefit from future market gentrification, as it offers a chic office and retail environment in one of the most valuable neighborhoods in all of Manhattan. 

PROPERTY SUMMARY	
Location	SE Corner of Washington and W 13th St
Stories	6 + Basement
Architect	Morris Adjmi Architects
Total SF	63,131
Year Built	2014
LEED Certification	LEED Goldx
Office Floorplates	12,820 - 5,790 SF