



RKF's Krieger, Strauss and Zinovoy arrange 2,500 s/f lease to Blustone Lane at SJP's Eleven | X

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Eleven | X - New York, NY

New York, NY SJP Properties will welcome fast-growing artisanal coffee shop Bluestone Lane as the newest retail tenant of Eleven | X. Situated at the gateway to Manhattan's new West Side, 1.1 million-s/f LEED Gold-certified office and retail tower is owned by SJP Properties in partnership with PGIM and Norges Bank.

With locations throughout New York City, New Jersey and Philadelphia, Bluestone Lane will take occupancy of its new, 2,500 s/f space at Eleven | X this summer. An Australian-style café inspired by Melbourne's renowned coffee culture, Bluestone Lane was represented in its lease by John Krieger of RKF, while building ownership was represented by Josh Strauss and Scott Zinovoy of RKF, the exclusive retail leasing agent of Eleven | X.

Located in a transportation hub at the intersection of Eighth Ave. and 42nd St, Eleven | X is among the most technologically advanced buildings ever built in Manhattan. The building is anchored by Proskauer and Microsoft, in addition to housing an illustrious and diverse roster of tenants across the financial, technology, legal, and media industries, serving as a testament to its broad tenant appeal.

"Welcoming Bluestone Lane to Eleven | X is a continuation of our commitment to ensuring that this building offers tenants a world-class environment complete with the infrastructure and amenities that they need to attract talent and provide employees with a superior work-life experience," said Steve Pozycki, founder and CEO of SJP Properties. "Occupying a highly visible corner, Bluestone Lane will benefit from this neighborhood's established corporate base, strong foot traffic and unparalleled transit access."

From its LEED Platinum-level indoor air quality and highly efficient glass curtain wall to its innovative and precedent-setting concrete core construction that protects the building's critical infrastructure and provides enhanced safety, Eleven | X affords the latest in cutting-edge technology, security and energy-efficiency features.

The building's premier concierge-level services include a high-tech, elevator dispatch system that

minimizes tenant wait and is integrated with the building's security system; an advanced visitor check-in system; a large, secured, fully efficient loading dock; and a messenger/mail center and delivery area specifically designed to maximize ease of use by tenants. The building's highly efficient office space features floor-to-ceiling windows and column-free corner offices, as well as multiple private terraces.

Situated immediately north of The New York Times building, Eleven | X helps to define the western gateway to the 42nd Street/Times Square business corridor. Since the mid-'90s, the neighborhood has been the beneficiary of a significant migration in the tenant population in Midtown toward the West Side of Manhattan.

The building's location directly across from the Port Authority Bus Terminal, with direct access to numerous subway lines, places it squarely within the foremost transportation hub in Manhattan. The tower also offers convenient access to the numerous signature restaurants, world-class hotels and entertainment and shopping venues that characterize Times Sq. as an iconic neighborhood.

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