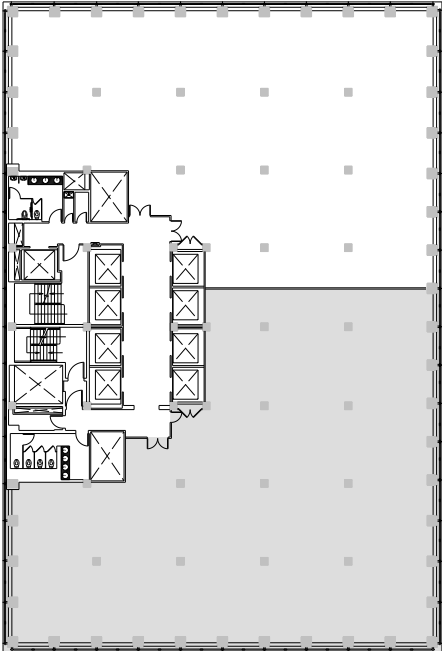


280 Park

W38th Floor



Leasing Contacts:

Edward Riguardi Alex Bedell
212.894.7923 212.894.7407
eriguardi@vno.com abedell@vno.com