

COMMUTE REPORT

Prepared for Northlight

Commutro

August 10, 2026 · 397 employees across 235 ZIP codes · measured against today's office · Ref SKTVBGKE

Your office today: the benchmark. Every figure below is measured against it; it carries no rank. Times are door-to-door by the faster of driving and transit per employee.

120 Broadway, New York, NY 10271 transit is faster for 60.2% of staff

12 lines within a 5-min walk: 1 2 3 4 5 A C J N R W Z

47.0 min

Half under median

48.6 min

Average one-way mean

82.7 min

9 of 10 under 90th percentile

141,349 hrs/yr

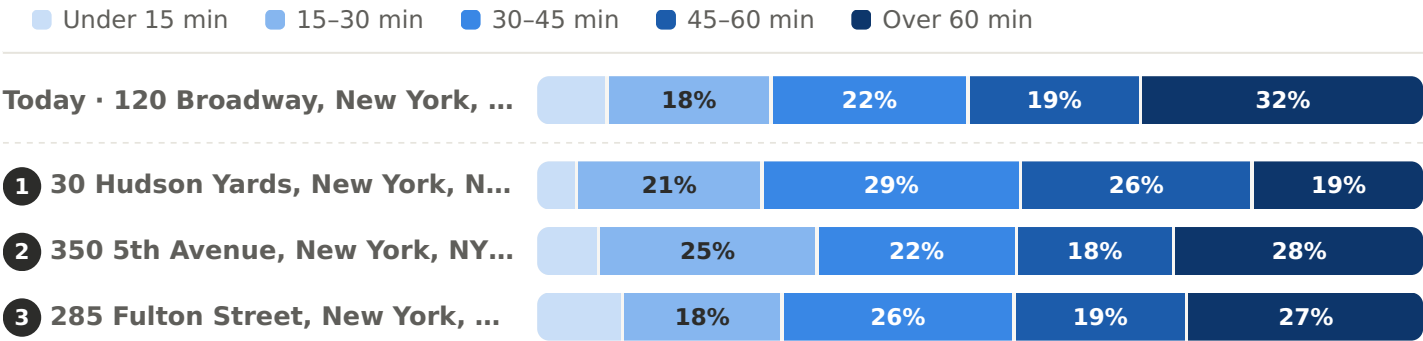
Team hours per year person-hours

01 Ranked candidates

	BUILDING	HALF UNDER min	AVERAGE min	9 OF 10 UNDER min	TEAM HOURS per yr
1	30 Hudson Yards, New York, NY 10001 transit is faster for 39.0% of staff 1 line within a 5-min walk: 7	42.0 -5	44.3 -4.3	70.8 -11.9	128,958 -12391.5
2	350 5th Avenue, New York, NY 10001 transit is faster for 54.2% of staff 10 lines within a 5-min walk: 6 B D F M N Q R W PATH	43.0 -4	45.7 -2.9	78.0 -4.7	133,133 -8216.1
3	285 Fulton Street, New York, NY 10007 transit is faster for 42.6% of staff 13 lines within a 5-min walk: 1 2 3 4 5 A C E N R W PATH Ferry	43.0 -4	46.1 -2.5	77.8 -4.9	134,226 -7123.2

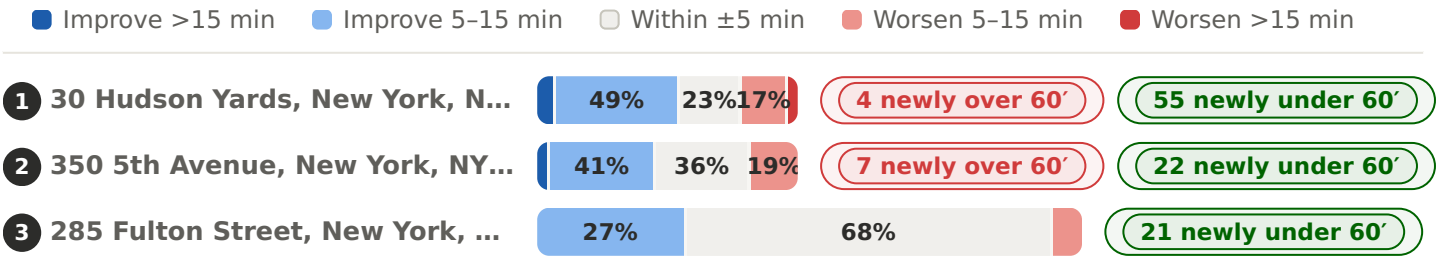
#1 is the building that costs your team the least total commute time per year. The ranking compares the candidates with each other; the deltas compare each one with your office today: + red means more than today, - green less. Figures use the faster of driving and transit for each employee.

02 Commute bands

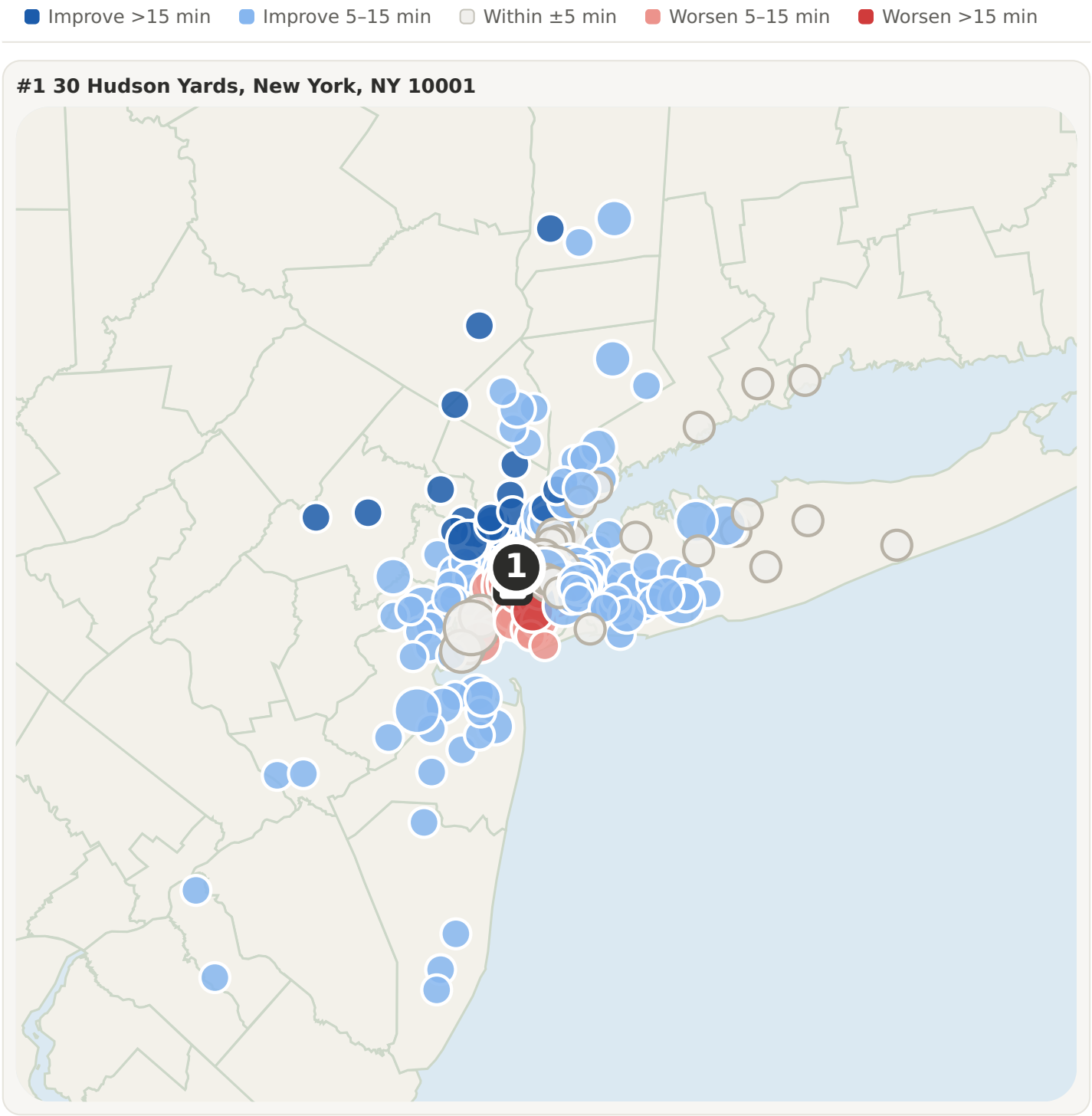


Share of employees per one-way commute band; darker means longer. Hover a segment for the employee count.

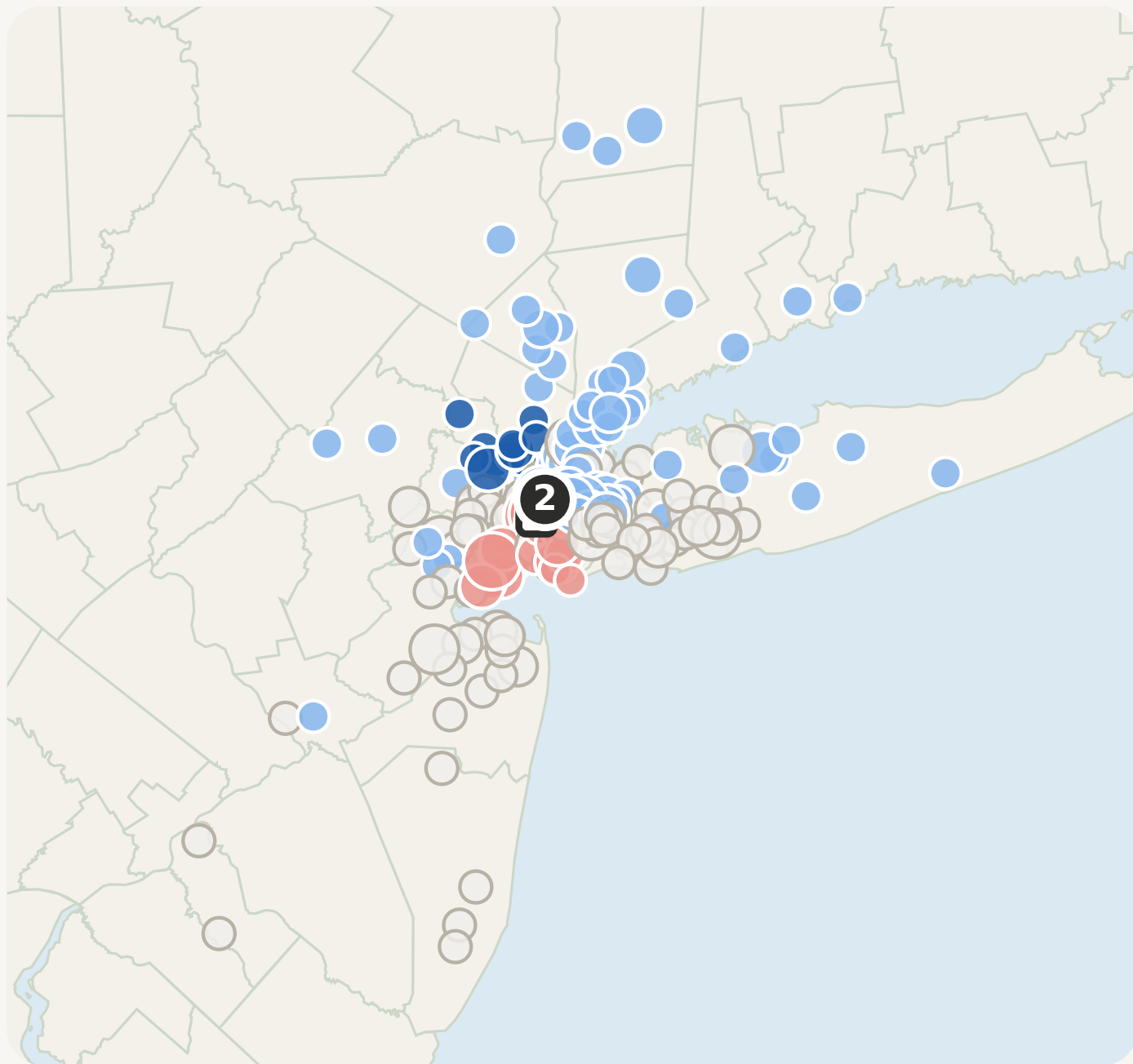
03 Movement vs. today



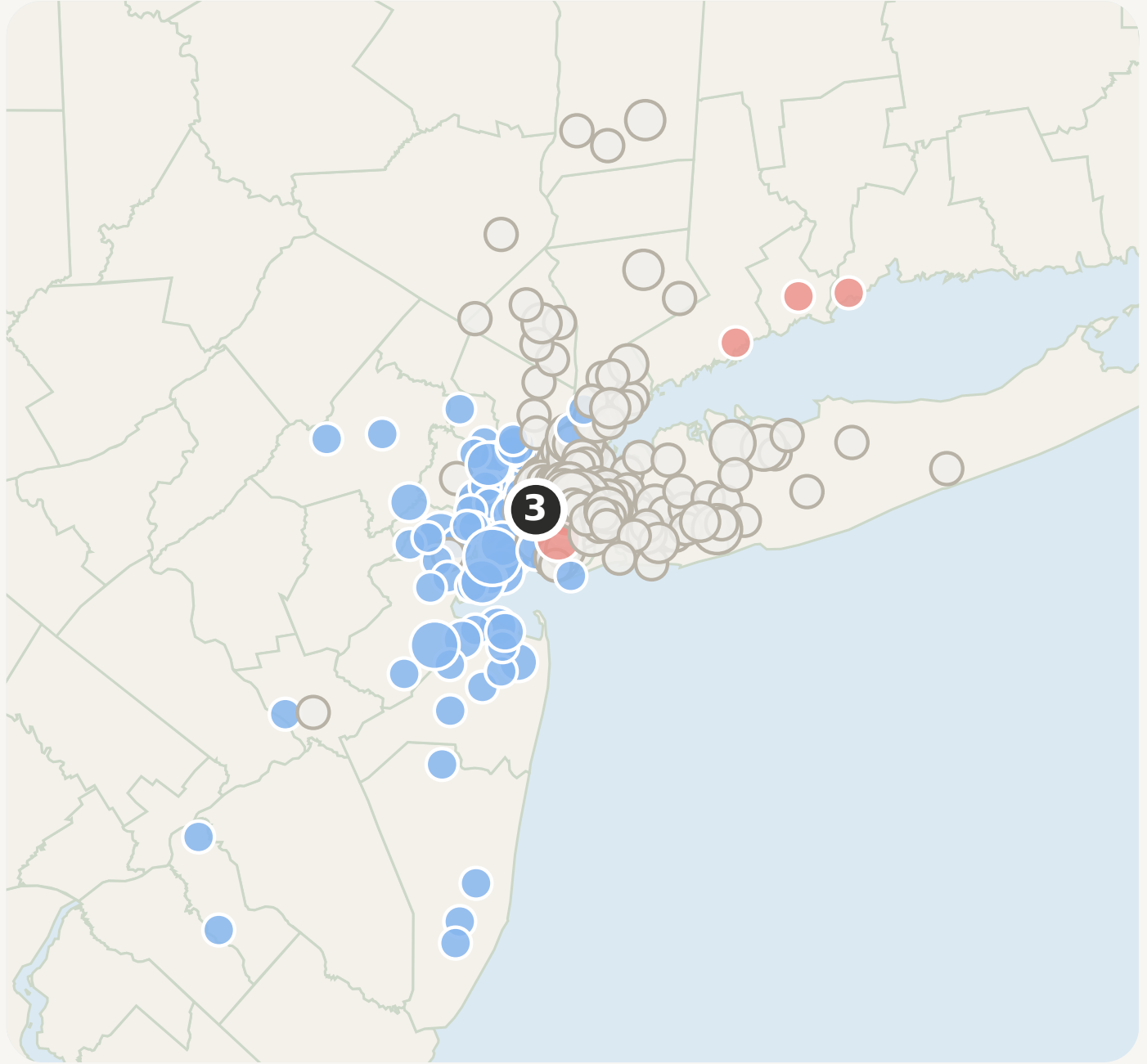
04 Who gains and who loses



#2 350 5th Avenue, New York, NY 10001



#3 285 Fulton Street, New York, NY 10007



Each dot is a ZIP where your team lives, sized by headcount and colored by how much the rush-hour commute to this building changes versus today's office, using the same bands as the legend. The square is today's office; the circle is this candidate. Positions are geographic, but this is not a road map.

05 What's a short walk away

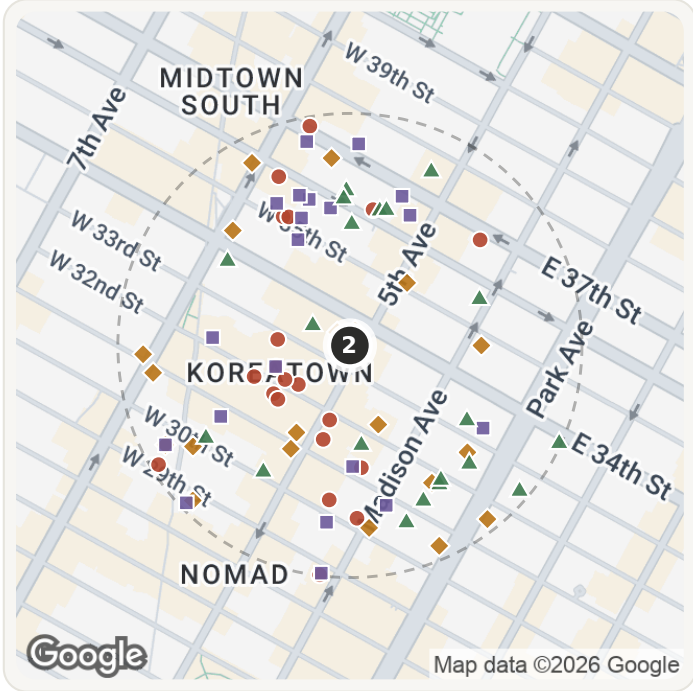
● Restaurants ◆ Coffee shops ■ Hotels ▲ Gyms

Today 120 Broadway, New York, NY 10271



Within a 5 min walk: ● Restaurants 18 ·
◆ Coffee shops 20+ · ■ Hotels 20+ · ▲ Gyms 20+

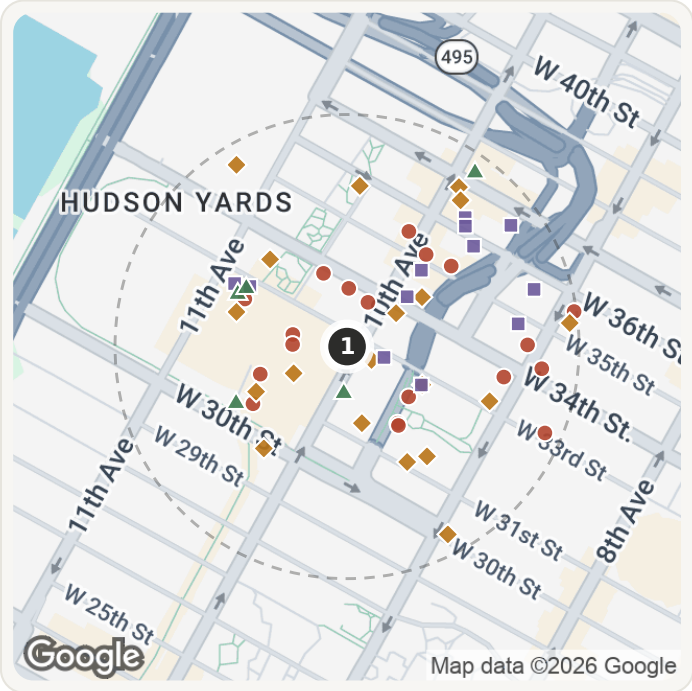
#2 350 5th Avenue, New York, NY 10001



Within a 5 min walk: ● Restaurants 20+ ·
◆ Coffee shops 20+ · ■ Hotels 20+ · ▲ Gyms 20+

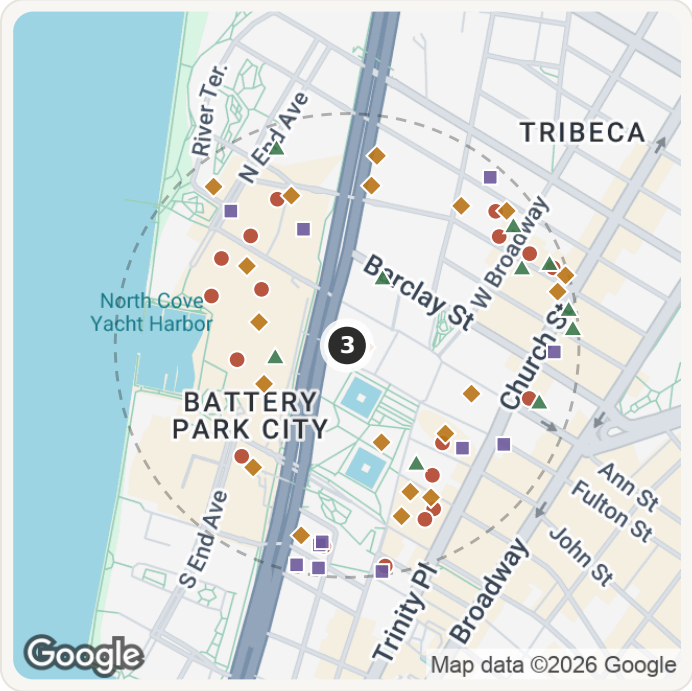
Place data and ratings from Google, as of the report date. Map imagery from Google.

#1 30 Hudson Yards, New York, NY 10001



Within a 5 min walk: ● Restaurants 20+ ·
◆ Coffee shops 20+ · ■ Hotels 12 · ▲ Gyms 5

#3 285 Fulton Street, New York, NY 10007



Within a 5 min walk: ● Restaurants 19 ·
◆ Coffee shops 20+ · ■ Hotels 11 · ▲ Gyms 10

Appendix: How these numbers were computed

Commute Times

Driving times model a typical weekday-morning rush-hour departure using historical traffic speeds, never live traffic, measured from ZIP-code centers to each building using licensed commercial routing data. Employee addresses are reduced to ZIP codes and never stored.

Transit

Transit times are door-to-door estimates built from published rail, subway, light rail, and ferry timetables, including getting to the station, typical waiting, and transfers. Getting to the station can mean a drive to a commuter rail station or ferry terminal where that is the realistic way in. Each employee is assigned the faster of driving and transit. Nearby lines count the distinct scheduled routes with a stop within roughly a 5 minute walk of the building, measured in a straight line. Express variants of a line count once, ferry routes count together as one, and buses are not included.

Consistency

The free preview shows each building's team average no-traffic drive time, rounded to the nearest minute. Traffic reflects a fixed reference week, so re-running the same inputs gives the same results.

Statistics

Half under is the median one-way commute: half the team is at or under it. 9 of 10 under is the 90th percentile. Average is the mean; a few long commutes can pull it well above Half under, which is why the two can differ. All figures are weighted by headcount per ZIP; quantiles use the weighted nearest-rank method.

Bands

Commute bands count employees in under 15, 15-30, 30-45, 45-60, and over 60 minutes one-way.

Annual Person Hours

Team hours per year (person-hours): one-way minutes x 2 trips x 220 working days / 60, summed over all included employees.

Movement

Movement vs today compares each ZIP's time under the candidate against the current office, bucketed by size of change: within ± 5 minutes, a minor change of 5–15 minutes, or a major change of more than 15 minutes, in either direction.

Ranking

Candidates are ranked by total team commute hours per year (annual person-hours; lower is better). The current office is the benchmark and is never ranked.

Workforce Map

On the workforce maps, dot area is proportional to headcount per ZIP. With a current office as the benchmark, there is one map per candidate and each ZIP is colored by whether the rush-hour commute to that building is faster, about the same (within 5 minutes), or slower than today, using the same bands as the movement table. The square is today's office and the circle is the candidate. Land and water outlines are US Census county boundaries. Positions are geographic, but it is not a road map.

Out Of Scope

ZIPs more than 100 miles from every entered building are excluded from all averages and listed separately.

Deltas

Deltas are candidate minus benchmark: positive means worse than today.

Nearby Places

Nearby amenity maps show the most popular restaurants, coffee shops, hotels, and gyms around each building, up to 20 per category (20+ means the cap was reached). The dashed ring is about a quarter mile, roughly a 5 minute walk; where fewer places are nearby it widens to about half a mile, roughly 10 minutes. The square marks today's office and numbered circles are the candidates. Distances and walking times are straight-line estimates. Place names, ratings, and price levels come from Google as of the report date.

Prepared with the commute analysis tool hosted by Commutro. Every figure is reproducible; methodology above.

