

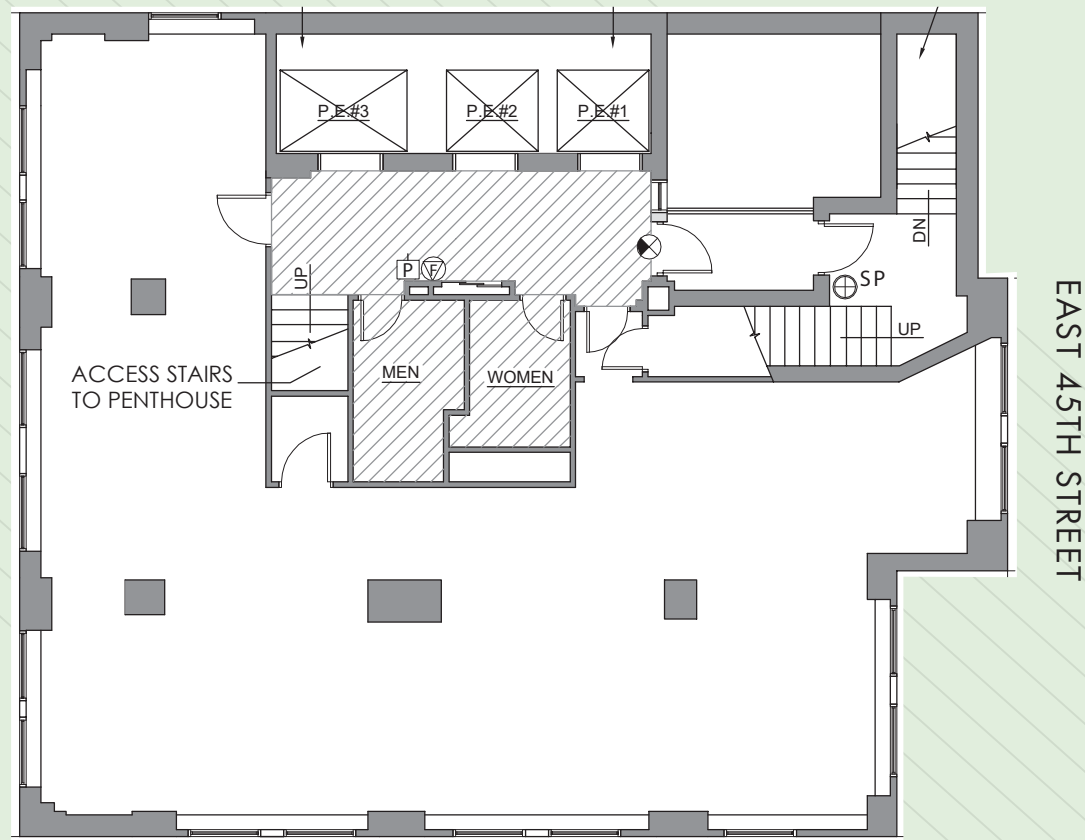


6 East 45th Street

Located between 5th & Madison Avenues

Flexible Office Space.
Great Transportation.
Central Midtown Location.

ENTIRE 19TH TOWER FLOOR - 3,000 RSF



Available Space	Occupancy	Rent
Entire 19th Fl: 3,000 rsf	Immediate	\$57.50
<ul style="list-style-type: none"> - Tower floor with exceptional light and views; hardwood floors, exposed ceiling - Offering new building standard installation 		
Suite 1501: 450 rsf	Immediate	Upon Request
<ul style="list-style-type: none"> - Open space with abundant natural light 		
Suite 1201: 965 rsf	Nov. 1, 2020	Upon Request

Available Space	Occupancy	Rent
Entire 9th Fl: 4,600 rsf	Immediate	\$57.50 psf
<ul style="list-style-type: none"> - Built with (7) perimeter offices, (1) glass conference room, (3) private bathrooms - Good northerly light 		
Suite 405: 1,500 rsf	Immediate	\$49.50 psf
<ul style="list-style-type: none"> - Built with (3) offices 		
Entire 2nd Fl: 4,623 rsf	Immediate	Upon Request
<ul style="list-style-type: none"> - Negotiable term 		

Highlights

- Boutique office building in the heart of Midtown - Close proximity to Grand Central Terminal and Bryant Park transportation hubs - 24/7 Attended lobby

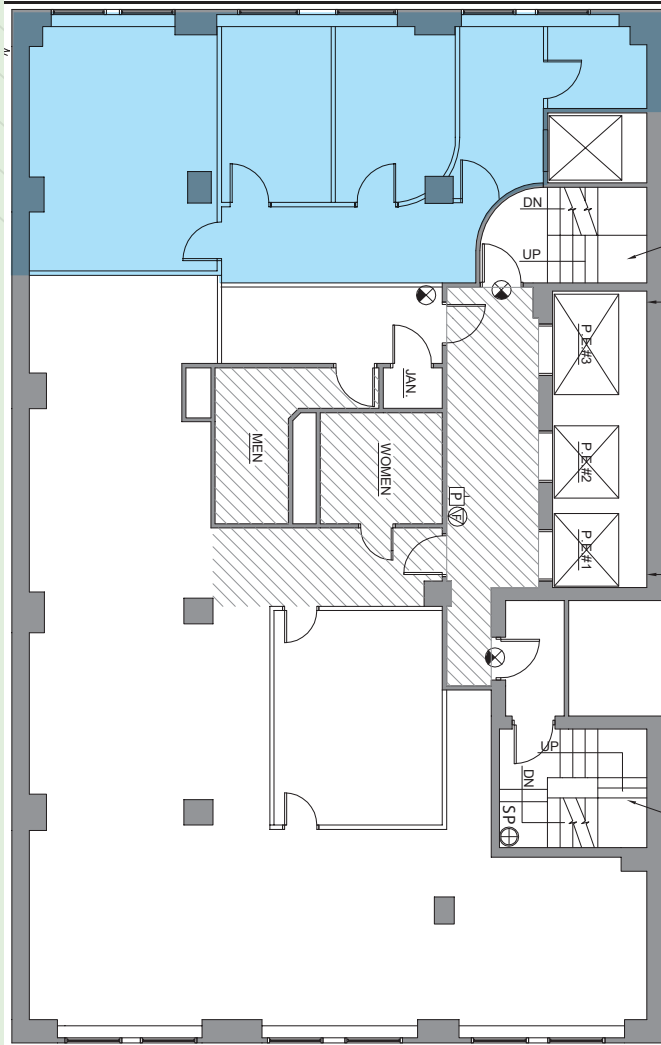
The floor plan of the 9th floor includes the following labeled areas and features:

- Top Section:** Three rooms labeled **P.E.#3**, **P.E.#2**, and **P.E.#1** are located at the top center. To their right is a staircase with **UP** and **DOWN** directions. Further right is another staircase with **UP** and **DOWN** directions, and a room labeled **SP** with a circular symbol.
- Central Section:** A large shaded area contains a room labeled **WOMEN** and another labeled **MEN**. Above the **WOMEN** room is a small area with labels **S**, **P**, and **F**. To the right of the restrooms is an **ADA RESTROOM**.
- Bottom Section:** At the bottom center is a staircase labeled **ACCESS STAIRS TO 10TH FLOOR** with **UP** and **STAIR** directions. To the left of this staircase is a room labeled **S**. To the right are two more rooms labeled **S**.
- Other Features:** Several circular symbols with an 'X' are placed throughout the plan, likely representing fire extinguishers or other safety equipment. A shaded area also runs horizontally across the middle of the plan, connecting the top and bottom sections.

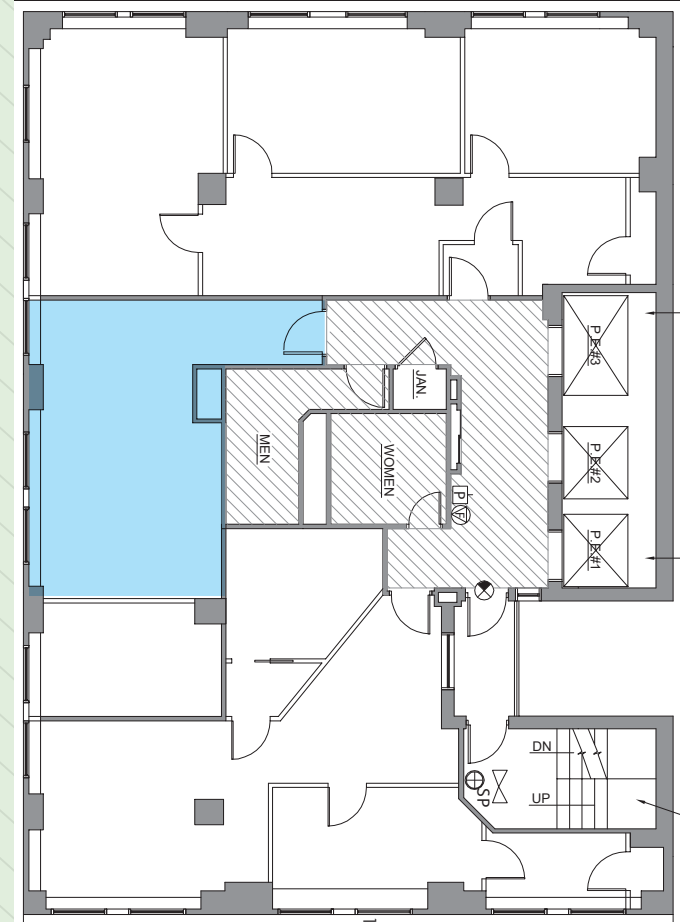
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SUITE 405 - 1,500 RSF



SUITE 1501 - 450 RSF



EAST 45TH STREET

