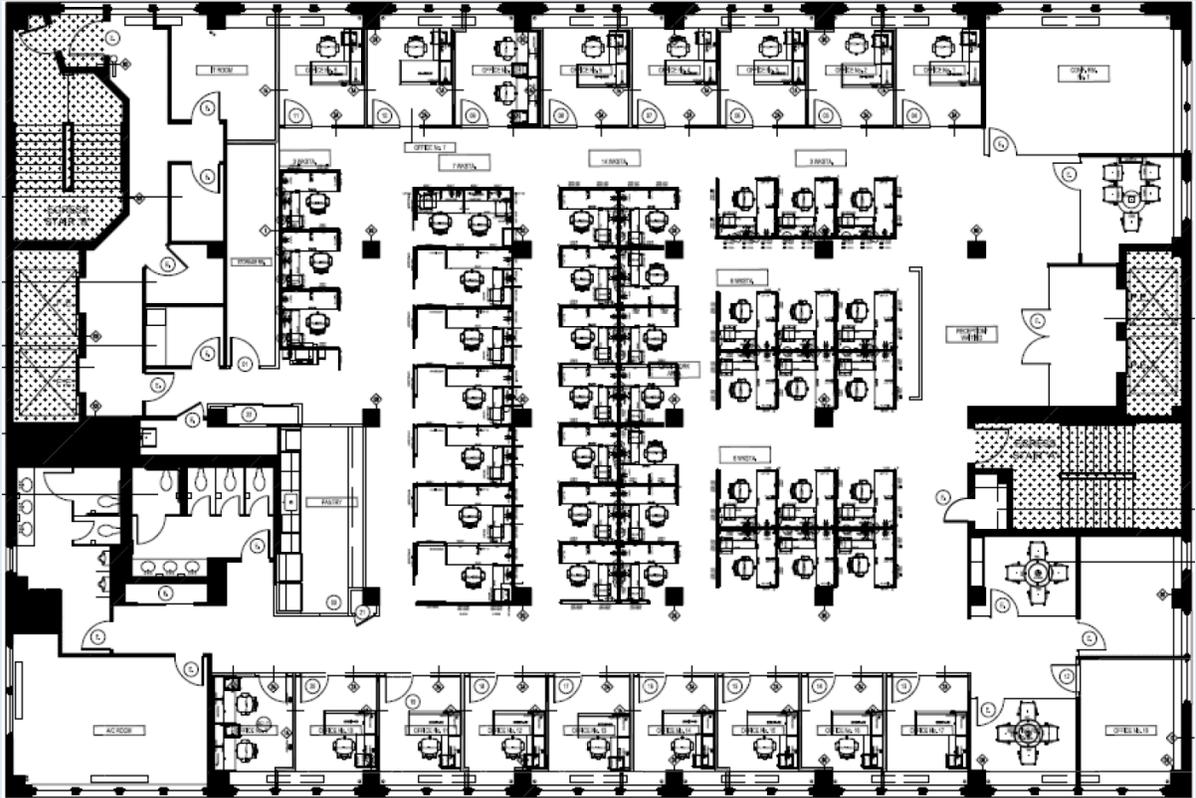
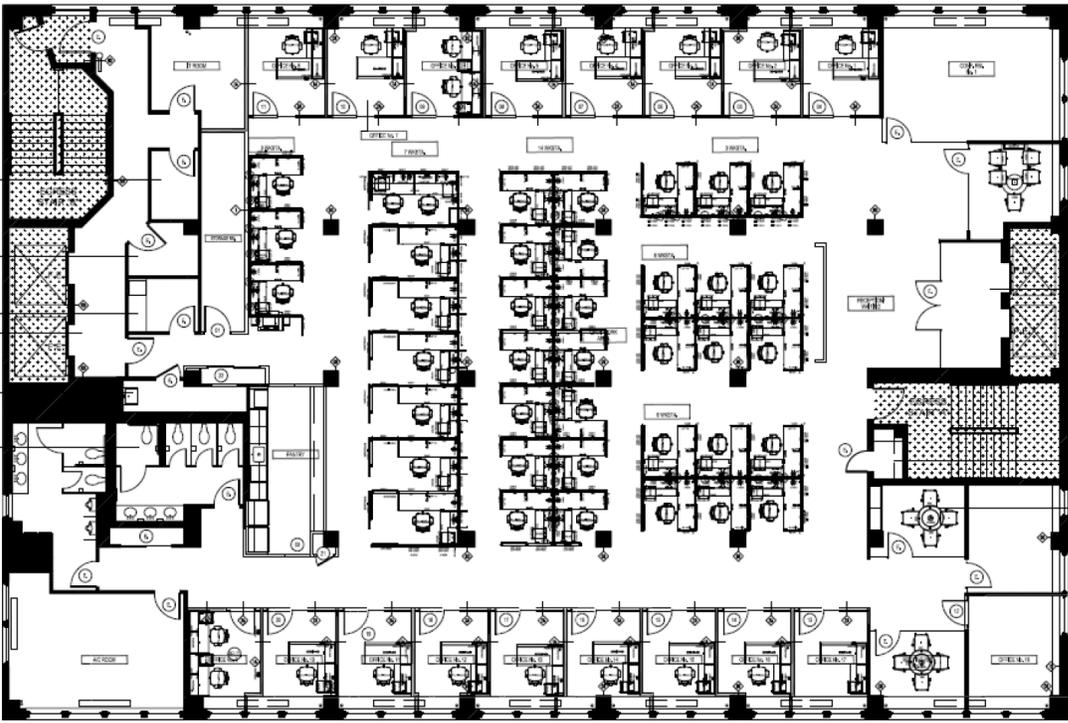


# 218 West 40<sup>th</sup> Street

Plug & Play Opportunity

As Built Plan – 13,100 RSF





**As Built Plan:**

- 1 large conference room
- 2 smaller conference spaces
- Reception & waiting
- Wet pantry with stainless steel appliances
- 40 workstations with room to densify
- 17 private offices

**Space Notes:**

- Brand new glass-fronted offices and conference rooms
- Open bullpen area with 40 workstations in place
- High-end wet pantry & kitchen with stainless steel appliances
- Fully furnished with above standard furniture
- Tenant controlled central A/C
- LED strip light fixtures
- Upgraded passenger elevators
- Two freight elevators
- Newly renovated lobby
- Attended lobby 24/7/365

**Floor** Entire 7<sup>th</sup> Floor  
**Size** 13,100 RSF  
**Possession** Arranged  
**Term** Through July 2032 (Negotiable)

