

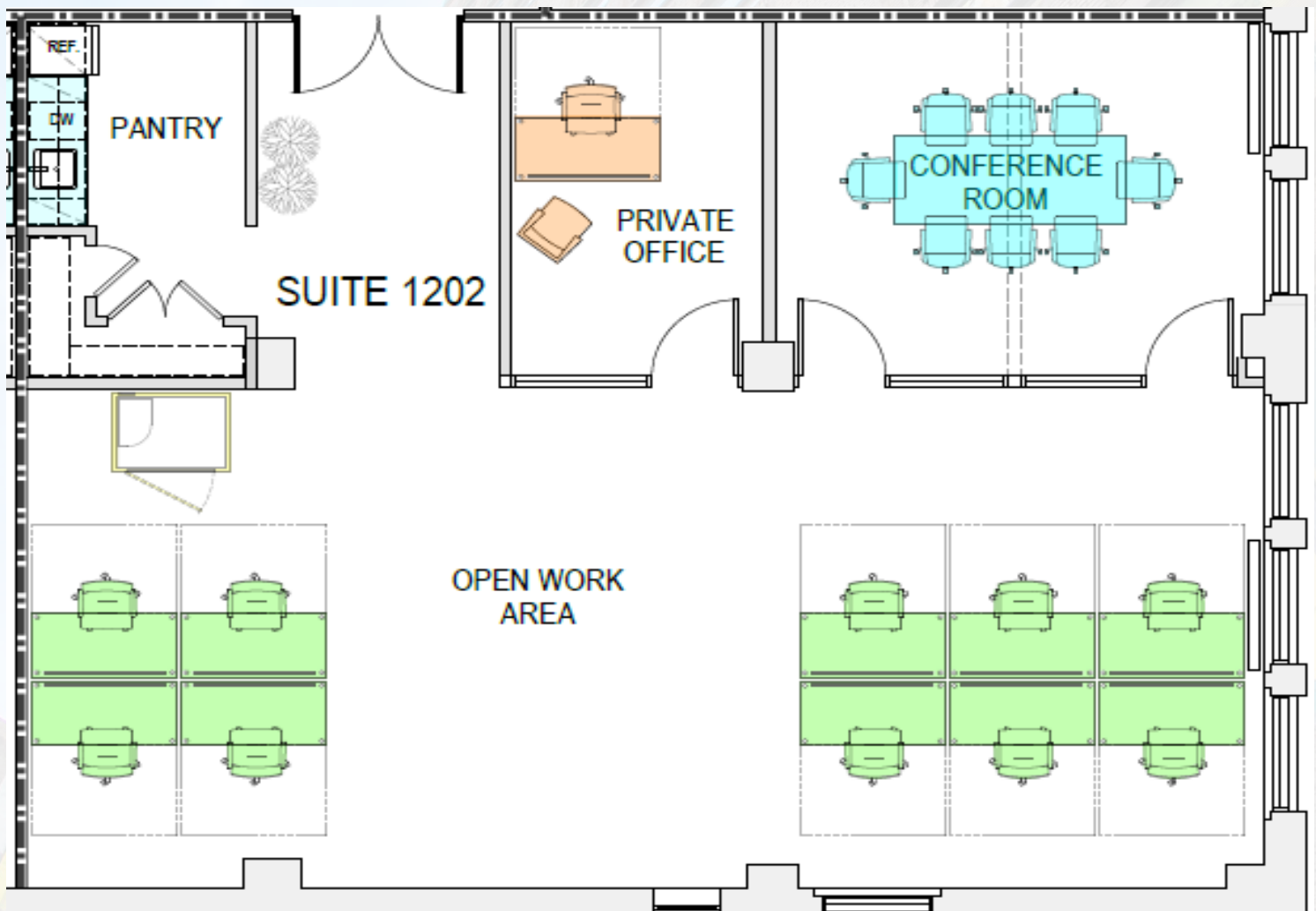
264 WEST40

PRE BUILT SUITE

SUITE 1202

2,058 RSF

WORKSTATION	10
PRIVATE OFFICE	1
TEAMING	1
PANTRY	1





PREMISE

Suite 1202: 2,058 RSF – \$45.00/RSF

TERM

Negotiable

AVAILABILITY

Immediate

CAM CHARGES

\$150 & \$50

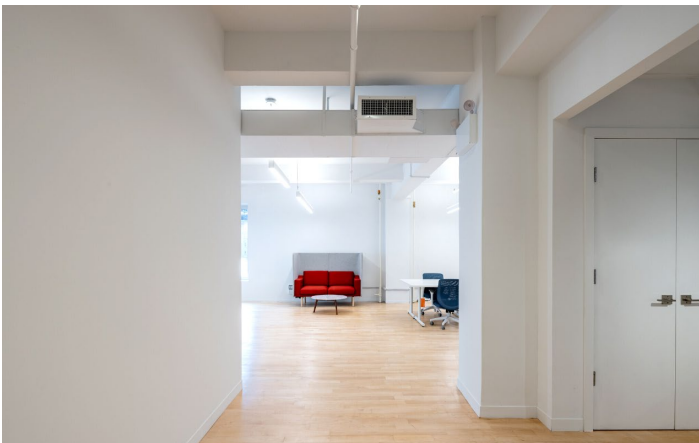
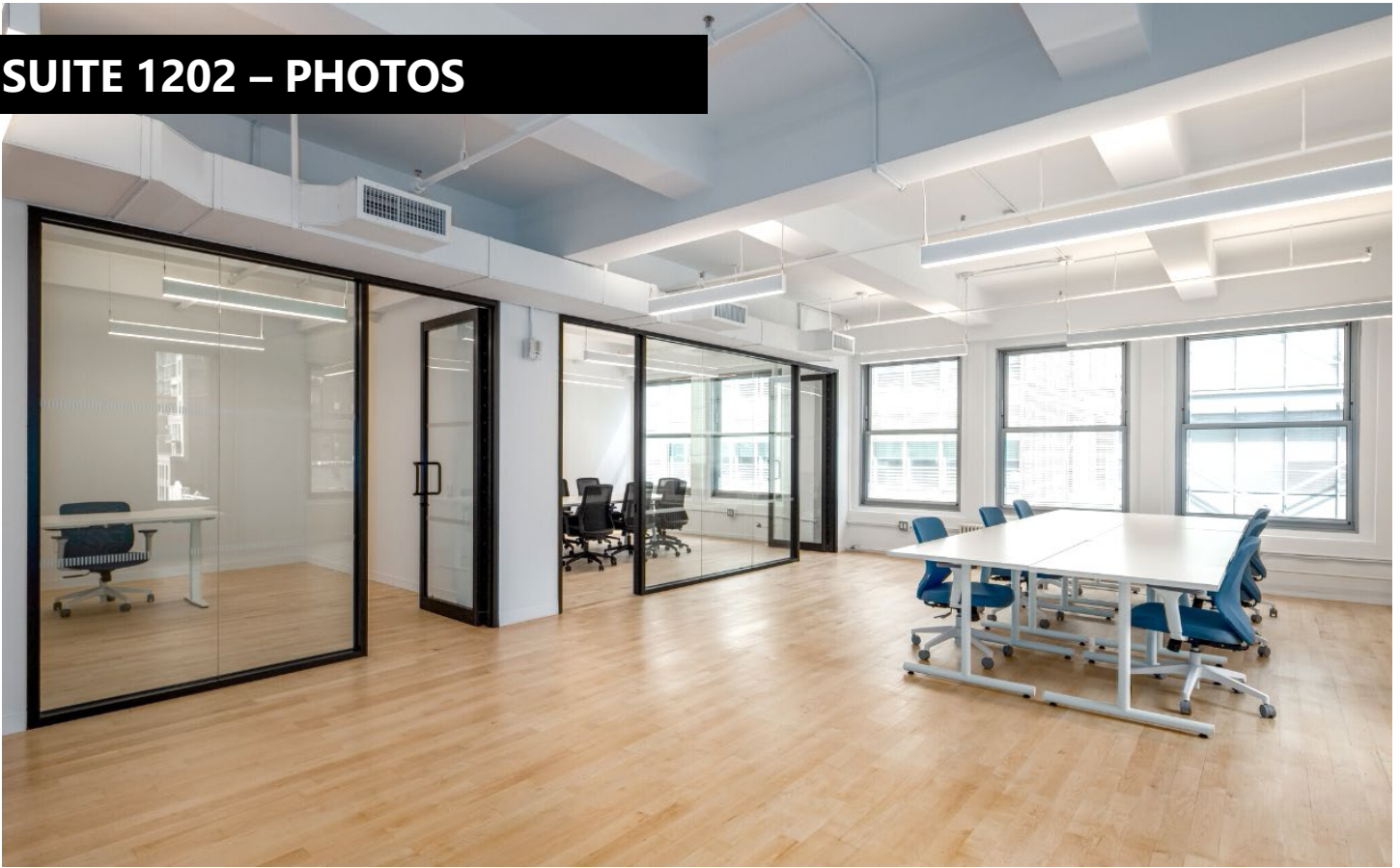
COMMENTS

- Modern pre-built move in ready with one (1) glass fronted office, one (1) glass fronted conference room, and a collaboration area.
- Fully furnished with modern furniture – including phone booth.
- New high-gloss white, high-end pantry with stainless steel appliances.
- Finely finished maple wood floors.
- Tenant-controlled air conditioning.
- Secure Key-fob access.

BUILDING FEATURES

- Direct Con Edison meter with high-efficiency LED lighting.
- Attended concierge lobby with 24/7 video intercom access.
- Blue-lite high speed glass elevators, unique to this property.
- Modern restrooms tastefully renovated.
- WiredScore Gold Certified connectivity.

SUITE 1202 – PHOTOS



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