

9 TIMES SQUARE

ON THE CORNER OF W 41ST STREET & 7TH AVENUE
MIDTOWN | NEW YORK 10036

THE NEXT-GENERATION
WORKPLACE AT THE
EPICENTER OF
MANHATTAN



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NEW YORK, NY 10022 | MIDTOWN MANHATTAN

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Kassin Sabbagh Realty (KSR) is pleased to offer an exceptional full-floor office leasing opportunity at **9 Times Square**, a premier commercial building in the heart of Midtown Manhattan. Positioned at the highly visible intersection of West 41st Street and Seventh Avenue, the property combines modern office accommodations with one of the city's most recognizable business addresses. The available floor features high ceilings, efficient and flexible layouts, abundant natural light, and contemporary building amenities designed to accommodate a wide range of office users.

Landlord will build to suit and deliver fully furnished spaces.



Frontage: 180' Wraparound

Ceiling Height: 11'

Possession: Immediate

HIGHLIGHTS

- 9 Times Square places tenants in one of Manhattan's most connected office locations.
- Landlord will build to suit and deliver fully furnished office suites tailored to tenant requirements.
- 24/7 access, attended lobby, elevator service, and steps from major transit, dining, and retail.
- A modern office destination designed for today's businesses in the heart of Midtown.

SURROUNDING TENANTS



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With its neon lights and billboards, Times Square is New York's most famous landmark and is the liveliest area in the city, located at the intersection of Broadway and 7th Avenue.

In Times Square you will find bars, restaurants, theatres, museums and a great atmosphere. When night falls, the lights of Times Square illuminate the city, and locals and tourists alike are totally enchanted by the city's most famous square.

As a top attraction for tourists, Times Square offers a prime opportunity to expand and enhance tenant visibility with roughly 330,000 daily visitors

Wherever you look, a show made of colour and light, brought to life by the over-the-top billboards and advertising signage that line the streets of Times Square making it arguably the liveliest part of Manhattan.

DEMOGRAPHICS

300,000
PEDESTRIANS
1 mi radius

10,817
HOUSEHOLDS
1 mi radius

\$155,628
AVG INCOME
1 mi radius

365,000
DAYTIME POP.
1 mi radius

TIMES SQUARE LOCATION



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Penn Station:

Just a short subway ride away, Penn Station connects you to Amtrak, Long Island Rail Road (LIRR), and New Jersey Transit. Hop on the A, C, or E trains, and you'll be there in minutes.

Bryant Park:

A leisurely stroll from 9 Times Square, Bryant Park offers greenery, events, and a serene escape from the city buzz.

Grand Central Terminal:

A mere 6-minute subway ride (via the 7 train) takes you to Grand Central, an architectural marvel and transportation hub.

Port Authority Bus Terminal:

Conveniently accessible, the bus terminal is approximately 2 miles away, offering regional and long-distance bus services.

Subway Stations:

The N, Q, R, W, 1, 2, 3, 7, A, C, E, S, and B subway lines crisscross the area, ensuring seamless connectivity to every corner of NYC.

AVERAGE DAILY RIDERSHIP

340,089+	80,000
Times Square Subway	Grand Central Terminal
225,000	601,300
Port Authority Bus Terminal	NY Penn Station

TRANSPORTATION

