



IPPERS

SCHNIPPER'S QUALITY KITCHEN

The New York Times



3 FULL FLOORS AVAILABLE | 30,917 EACH | TOTAL: 92,751 RSF

620 Eighth Avenue

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Entire 23rd	30,917 RSF
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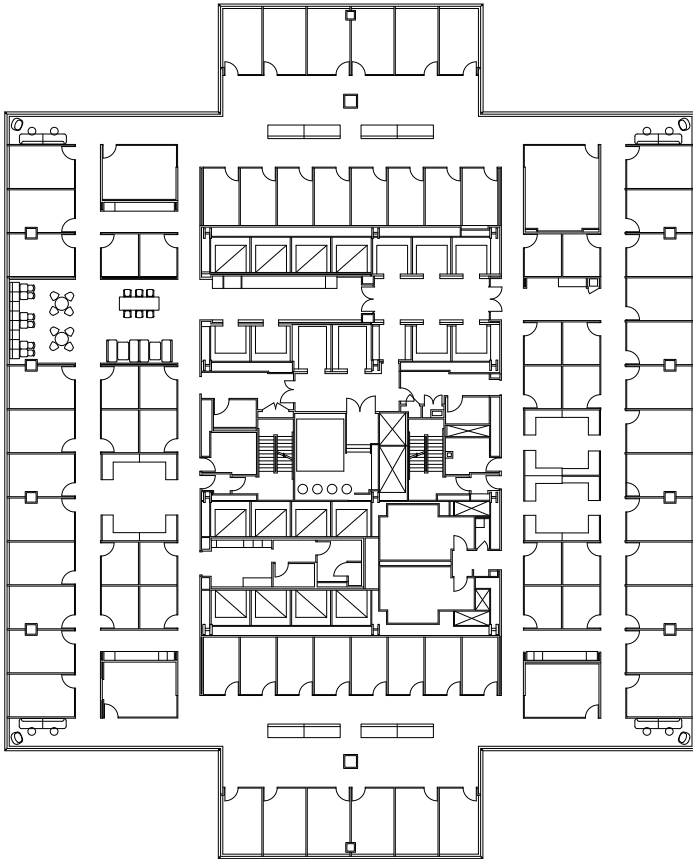
Entire 22nd	30,917 RSF
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BUILDING COMMENTS

- 21st Floor: 36 perimeter offices, 20 interior offices, 4 conference rooms, pantry, lounge area
- 22nd Floor: 36 perimeter offices, 38 interior offices, 3 conference rooms, pantry, lounge area
- 23rd Floor: 42 perimeter offices, 7 interior offices, 4 conference rooms, pantry, lounge area
- Floors can be leased individually or together
- Existing Law Firm buildout and furniture can be made available
- New construction featuring state of-the-art infrastructure and design
- Located within commuter triangle with immediate proximity to Port Authority, Penn Station and Grand Central Terminal
- Highly efficient floor plates
- Underfloor HVAC allows for efficient and flexible HVAC design that can accommodate both office-intensive and open plan users
- Designed by Renzo Piano, The New York Times cafeteria has a seating capacity of 280 persons The cafeteria features a double-height ceiling with approximately 22’ windows and panoramic views
- TheTimesCenter, located on West 41st Street is a ground-floor conference center that includes a 378-seat auditorium, a 5,000 SF function space to accommodate a sit-down dinner for approximately 400 people and state-of-the-art, theater-quality screening room

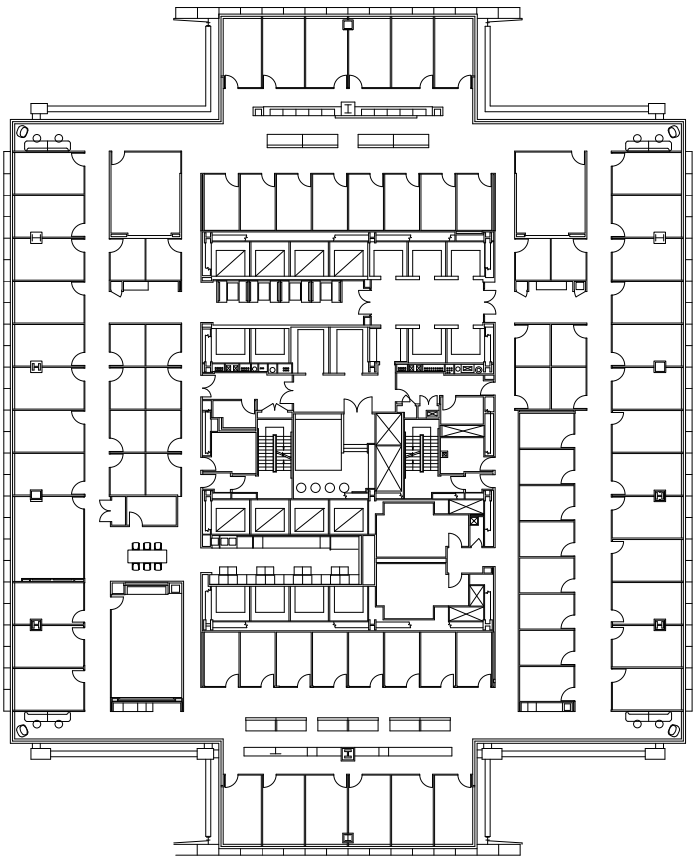


Entire 21st Floor: 30,917 RSF



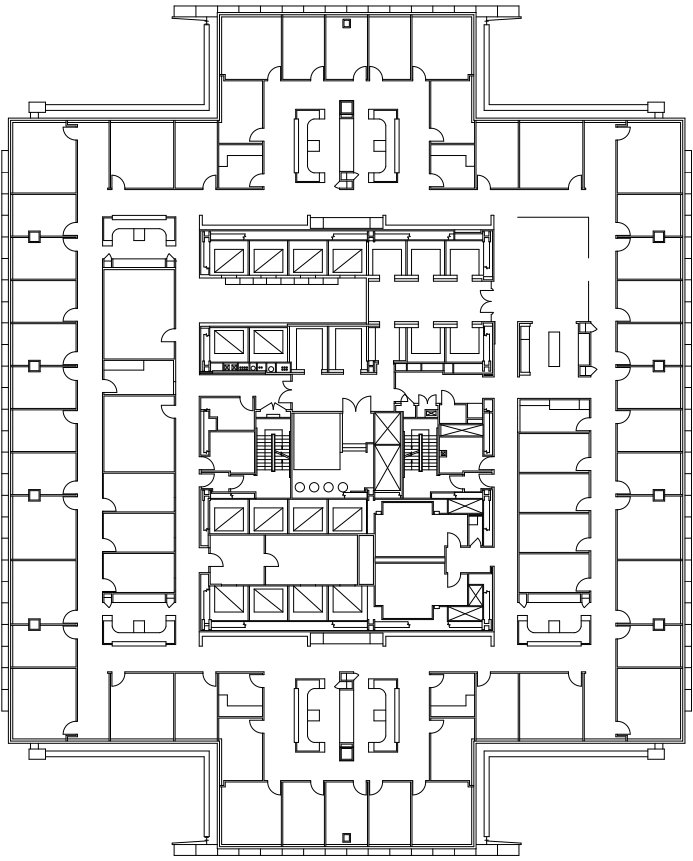
- 36 Perimeter offices
- 20 Interior offices
- 4 Conference rooms
- Pantry
- Lounge area

Entire 22nd Floor: 30,917 RSF



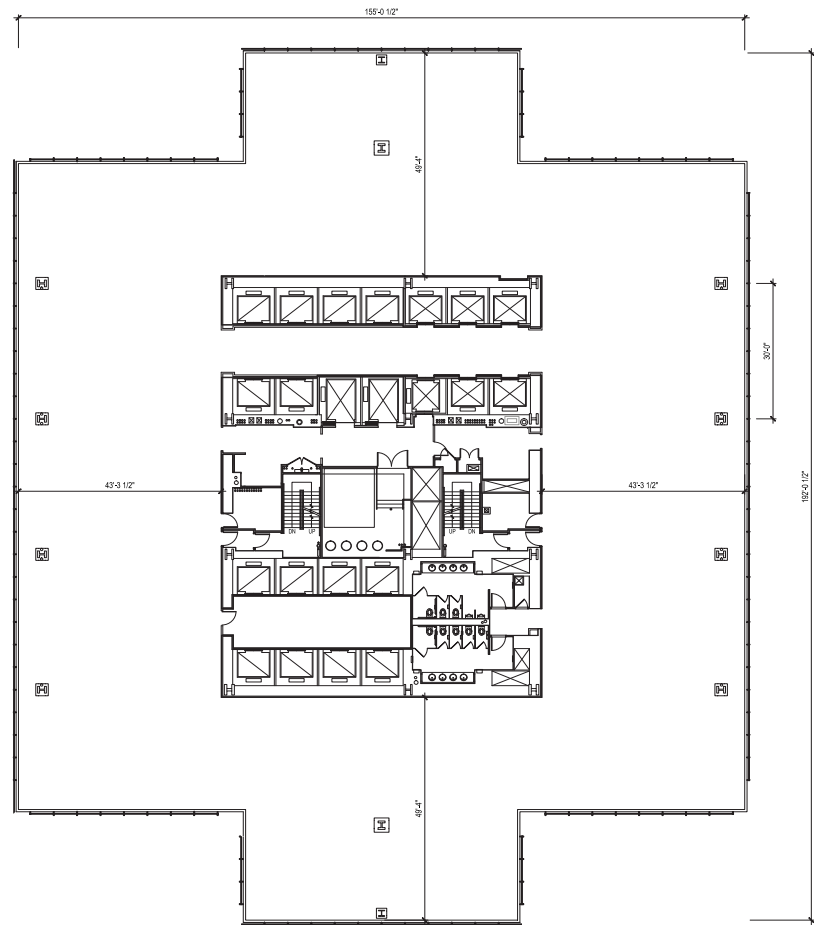
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Entire 23rd Floor: 30,917 RSF

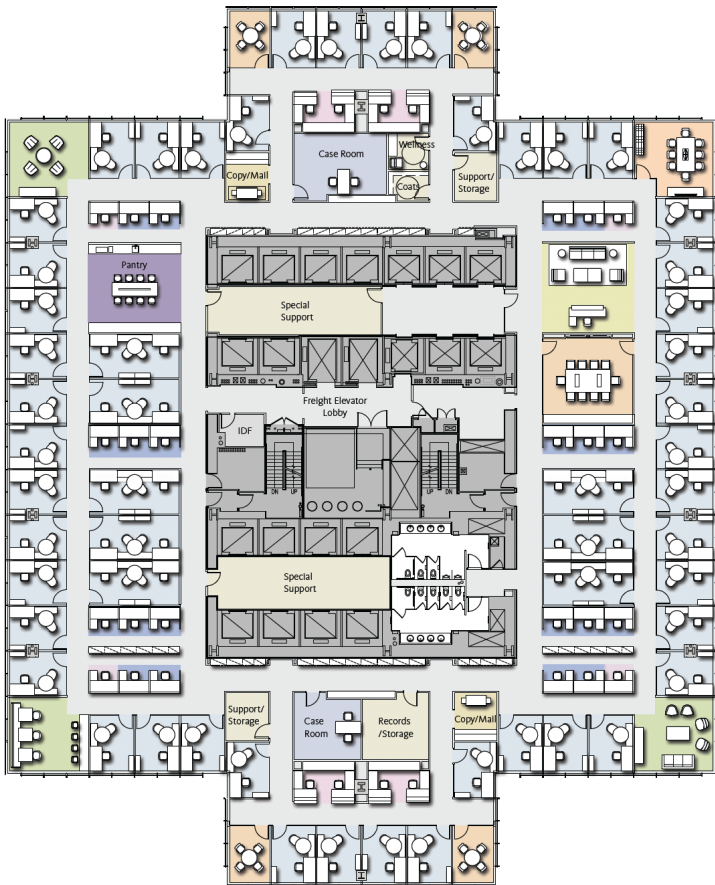


- 42 Perimeter offices
- 7 Interior offices
- 4 Conference rooms
- Pantry
- Lounge area

Typical Full Floor Core and Shell Plan



Law Firm Test-Fit



Open Plan Benching Test-Fit

