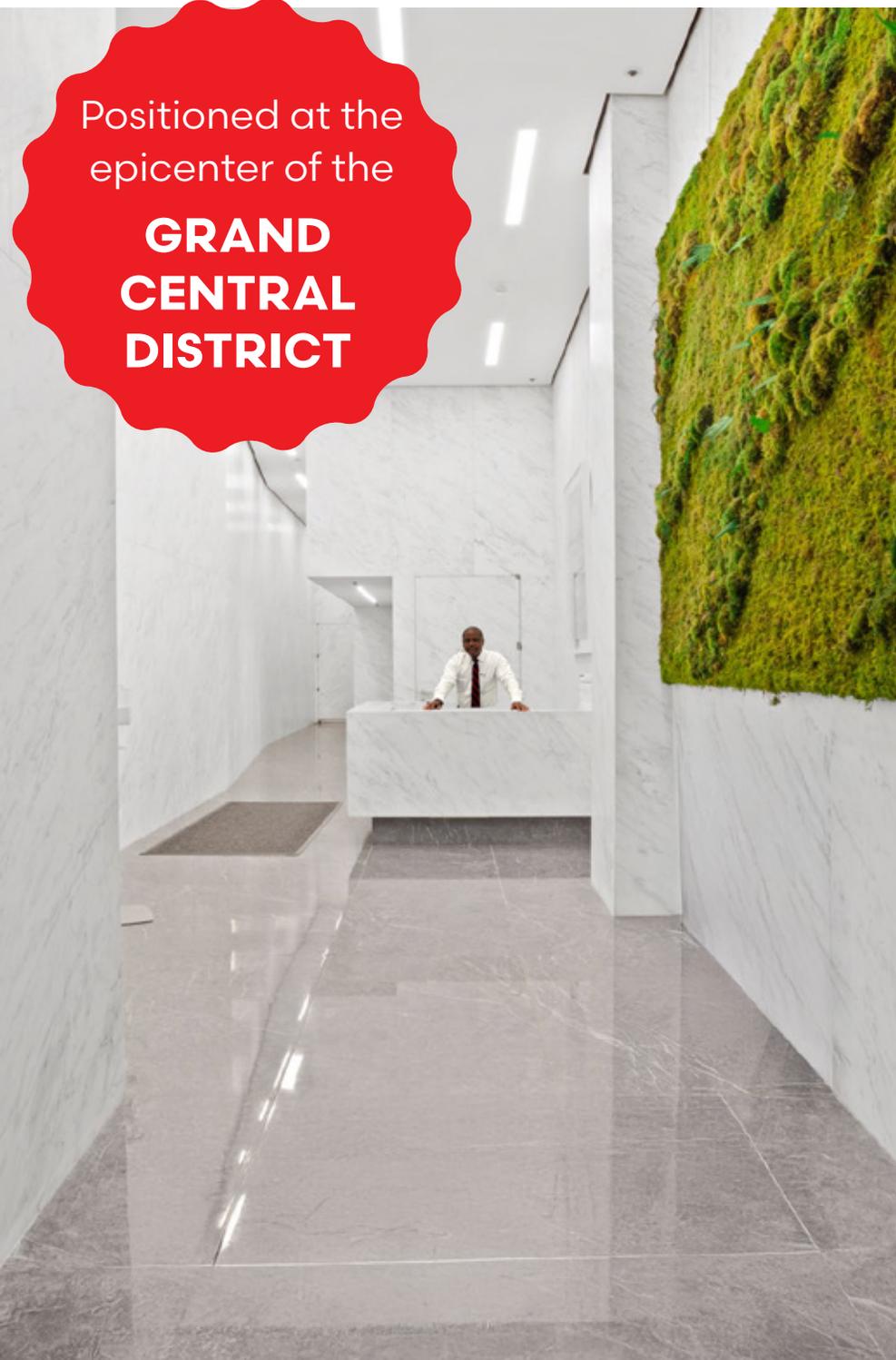


# 9e38

FULL FLOORS  
~5,200 SF

Positioned at the  
epicenter of the

**GRAND  
CENTRAL  
DISTRICT**



Bryant Park

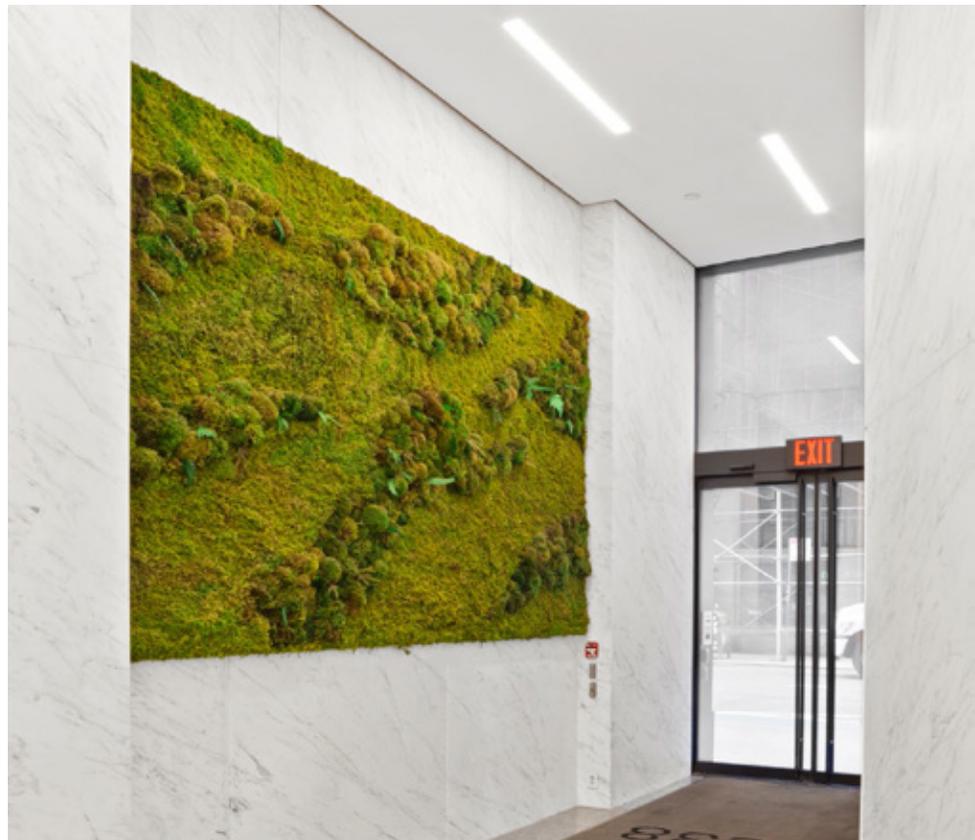


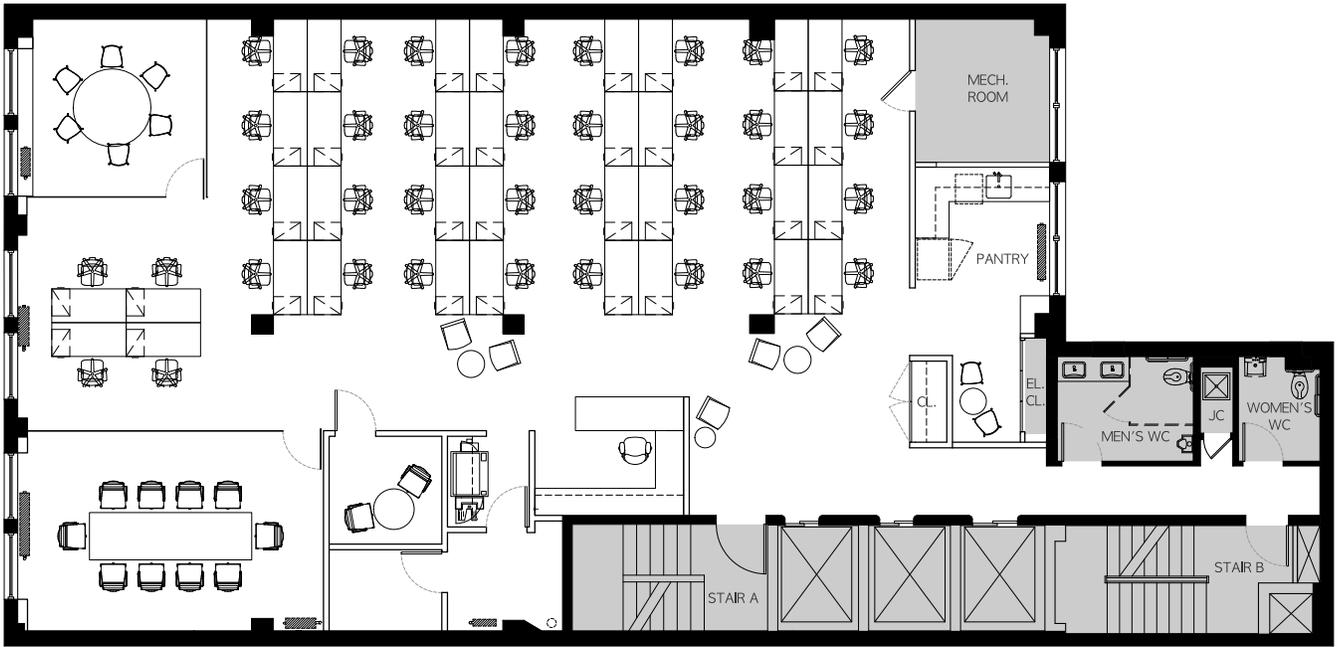
Grand Central

# 9e38

## Building Highlights

- Attended Lobby
- Fully Renovated Lobby + Corridors
- High End Finishes
- Recent major capital improvements include:
  - *Elevator cabs + mechanicals*
  - *Facade*
  - *AC systems*
  - *Fire & Life Safety*
  - *New Bathrooms (ADA on every floor)*
  - *New Windows*
- Stable Ownership
- 24/7/365 Access
- Tenant controlled A/C
- Attentive building staff
- CCTV monitoring
- All Floors can be **delivered furnished**





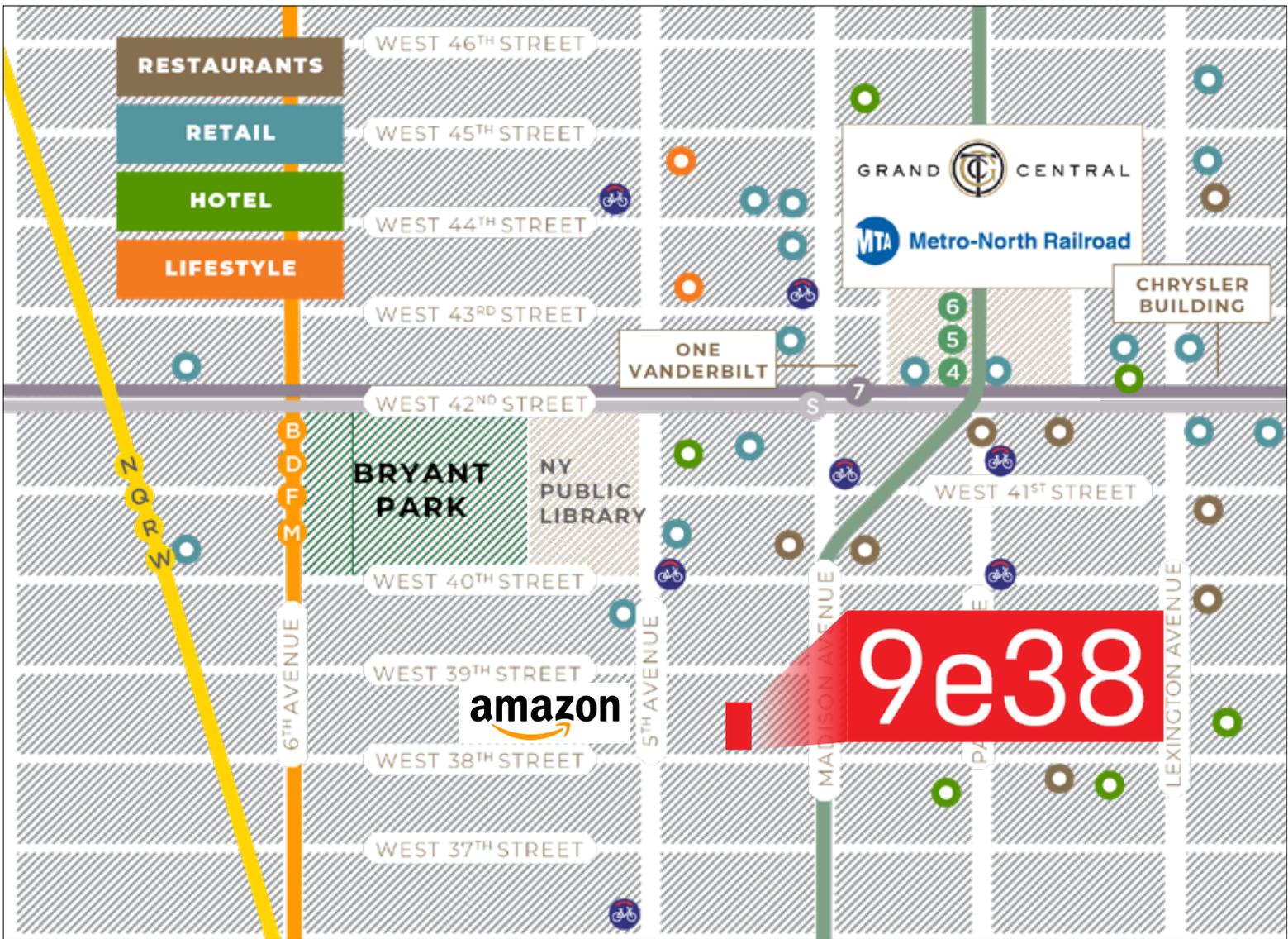
## 11<sup>TH</sup> FLOOR | 5,178 SF

- 2 conference rooms
- Semi-enclosed office
- Podcast / sound proof room
- Print/copy room
- IT room
- Large eat-in pantry
- 36 workstations
- Ability to easily add offices



### 11<sup>TH</sup> Floor





## NEIGHBORHOOD HIGHLIGHTS

- Across from Public Library and Bryant Park
- 2 blocks from Grand Central / Times Square
- Nearby Transportation

