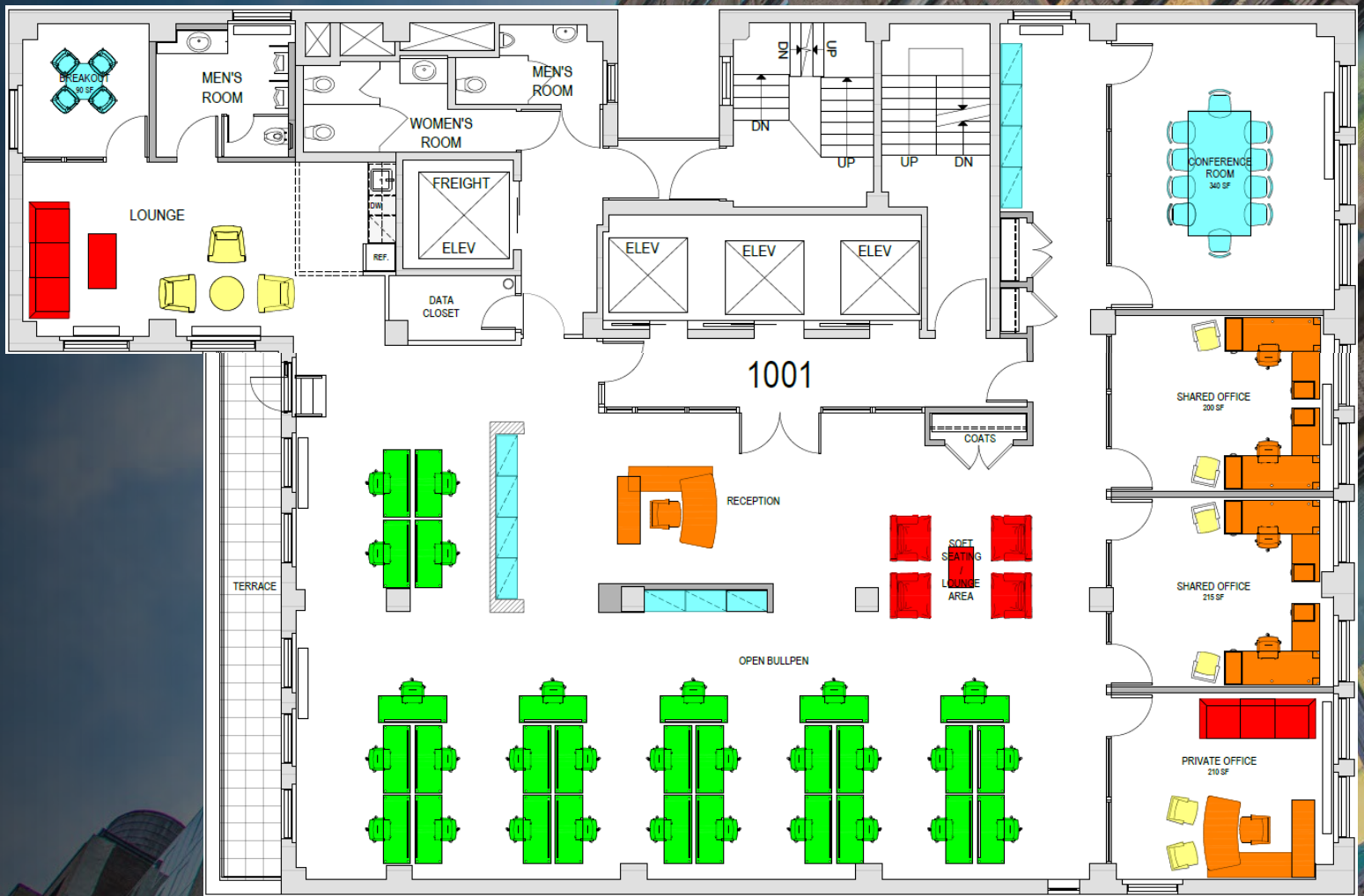


264 WEST 40

PRE-BUILT FULL FLOOR AVAILABLE

EXECUTIVE OFFICE	1
SHARED OFFICE	2
WORKSTATION	29
CONFERENCE ROOM	1
BREAKOUT ROOM	1
PANTRY	1
DATA CLOSET	1





PREMISE

Entire 10th Floor: 6,390 RSF

TERM

Negotiable

AVAILABILITY

4/1/2026

CAM CHARGES

\$150 & \$50

COMMENTS

- Modern pre-built Full Floor
- Move in ready with a wet pantry, three offices, one meeting room, one large conference room, and an open collaboration area.
- New high-gloss white, high-end pantry with stainless steel appliances.
- Polished concrete 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.
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