



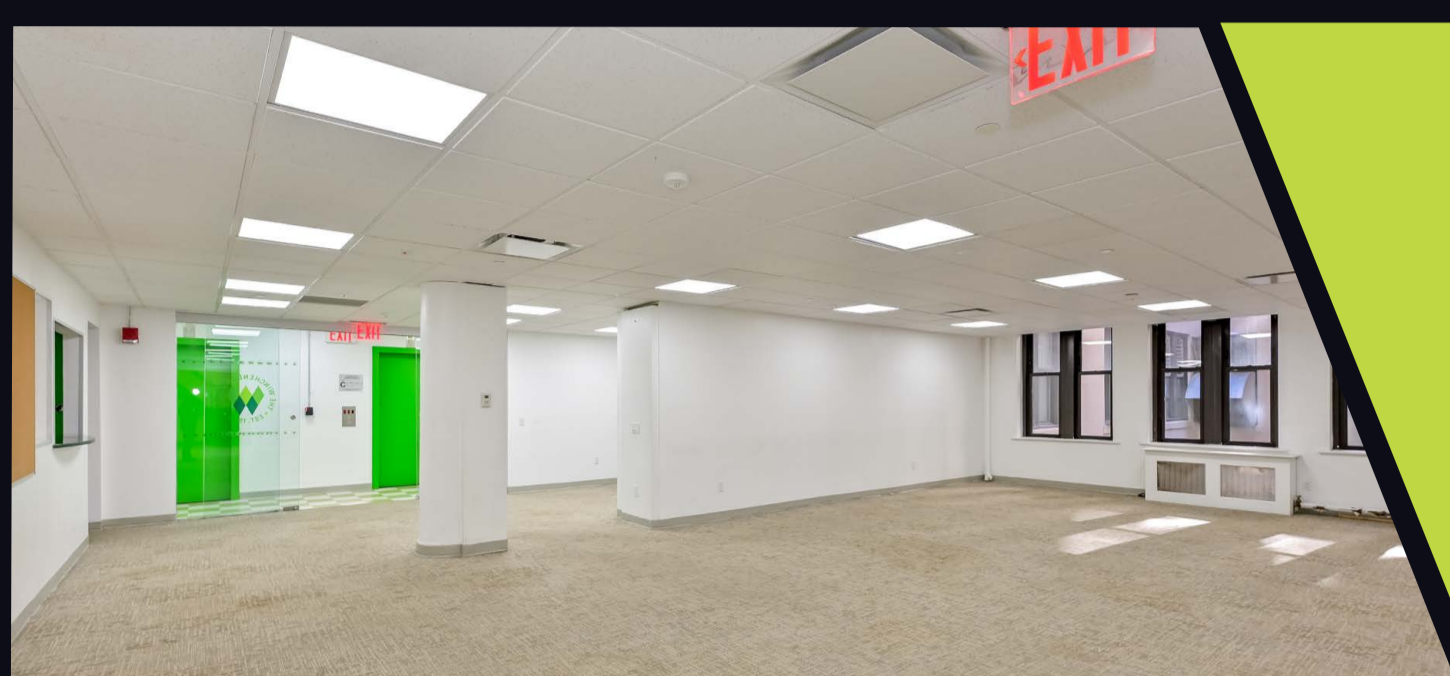
45

W 34 ST

Big Block of 24,000 SF School Space Opportunity

PRIME HERALD SQUARE LOCATION

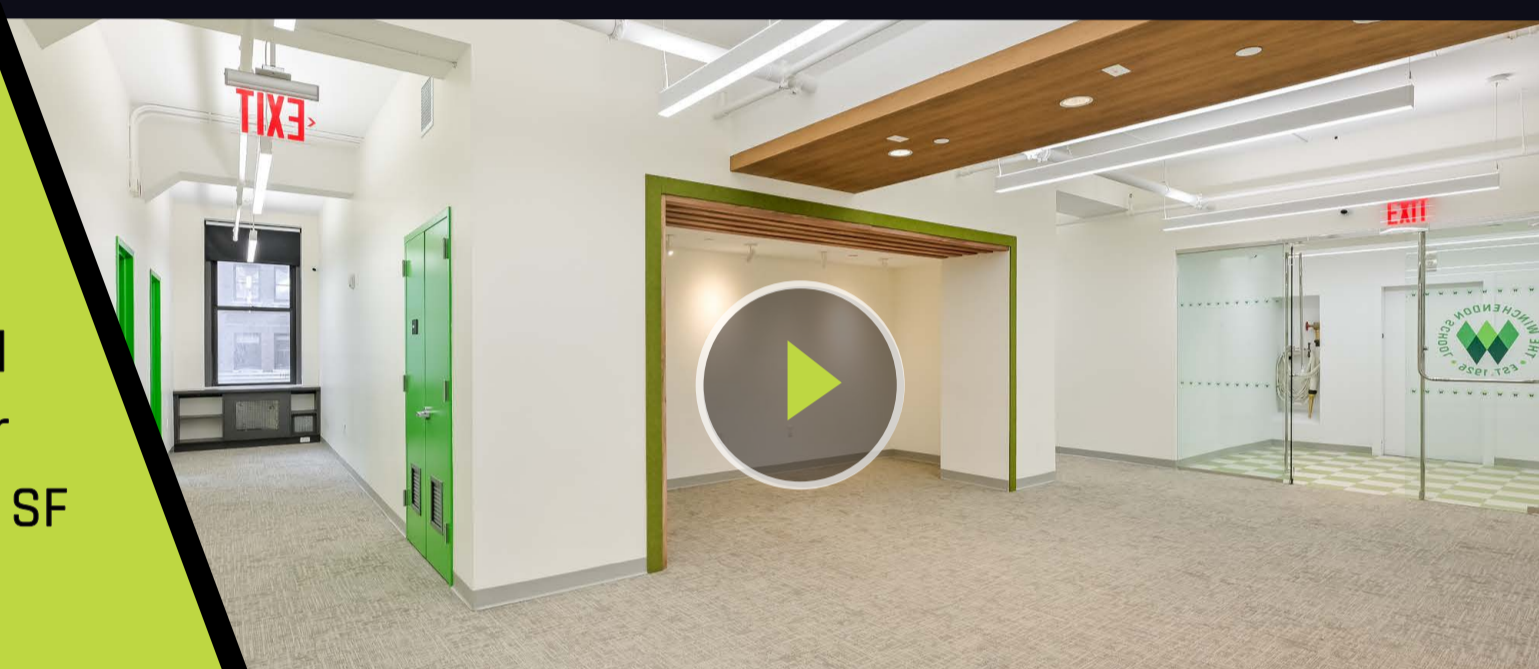
FEATURING new modern loft spaces, conveniently located near all major transportation **B D F M N Q R W** PATH **A C E**



FLOOR 5

FLOOR 6

Can be combined with 5th Floor for a total of 24,000 SF



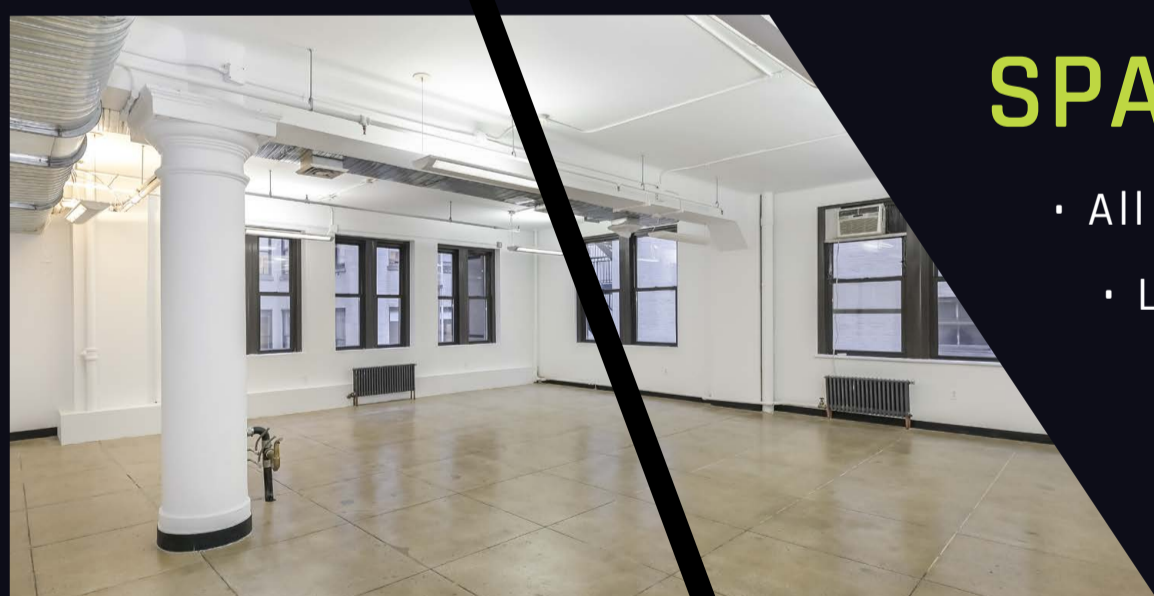
BUILDING FEATURES

- New bathrooms & common areas
- Fully modernized building
- Elegant attended lobby
- Brand new mechanical systems



SPACE FEATURES

- All suites in move-in condition
- Loft style spaces with polished concrete floors and open ceilings
- High-end finishes
- Flexible lease terms



6 * 12,000 RSF Full Floor, Educational space

5 * 12,000 RSF Full Floor, Educational space

* FLOORS 5 & 6 CAN BE COMBINED FOR A TOTAL OF 24,000 SF

