



244-250
WEST 54TH STREET

Space Features:

- * Full Floor Presence
- * 11 foot ceiling heights
- * Polished Concrete
- * Exposed Brick Walls
- * Exposed Steel Columns
- * Magnificent Light & Air
- * 33 Brand New Windows
- * 4 Glass Offices & 1 Conference Room
- * State of the Art LED Lighting
- * Tenant Controlled HVAC – Brand New “V.R.F” System

Landlord will modify/build to suit with standard finishes for a qualified tenant.

Building Features:

Multi-Million dollar building wide infrastructure upgrade nearly complete

- * Attended Lobby
- * 24/7/365 Access
- * 2 Brand new renovated lobbies with 3 passenger elevators.
- * Oversized Freight Elevator
- * Wired for Verizon FIOS, Spectrum, & Pilot Fiber



- * Accessible to subway



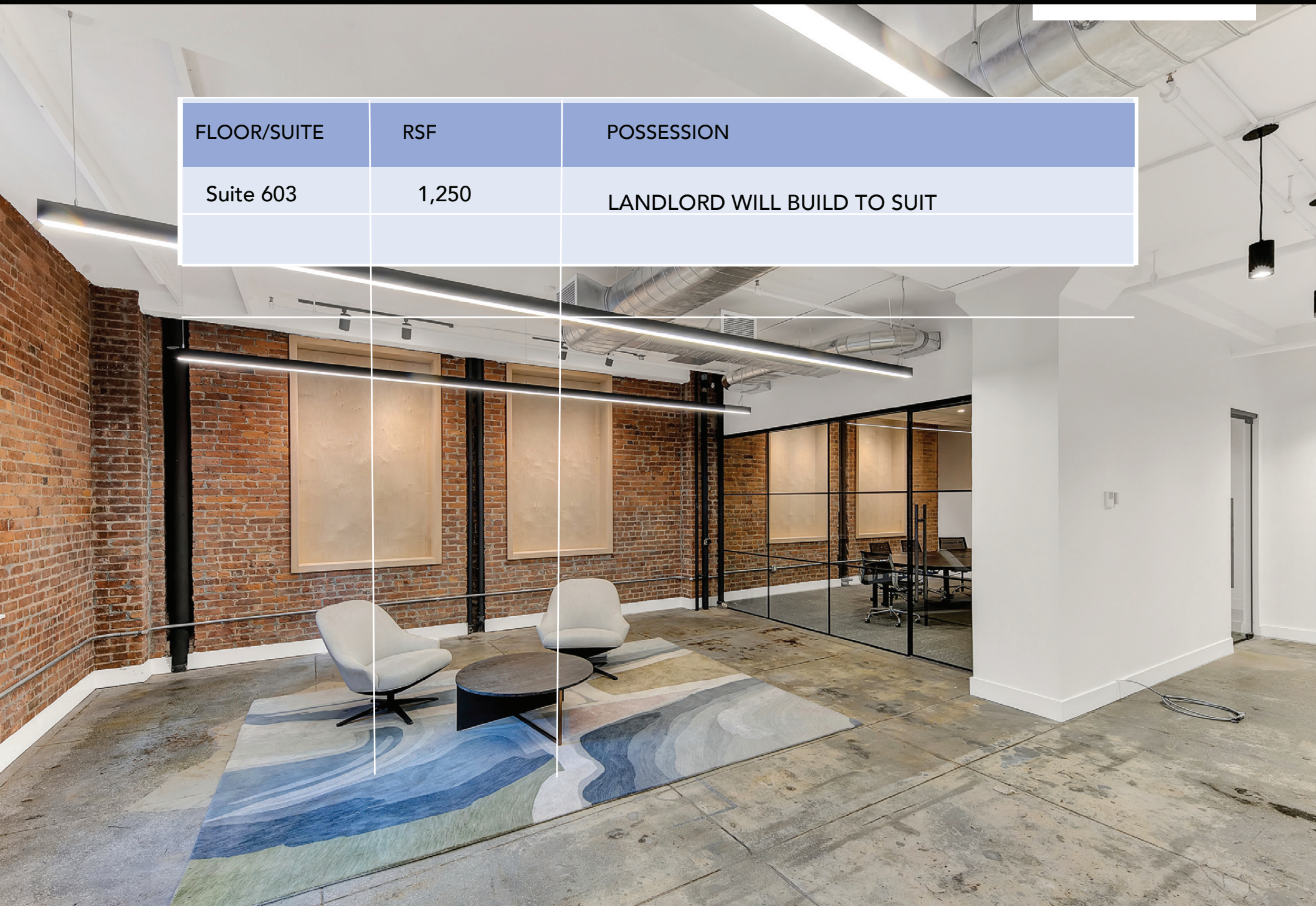
244 Lobby



250 Lobby

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FLOOR/SUITE	RSF	POSSESSION
Suite 603	1,250	LANDLORD WILL BUILD TO SUIT



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MARK ROYCE



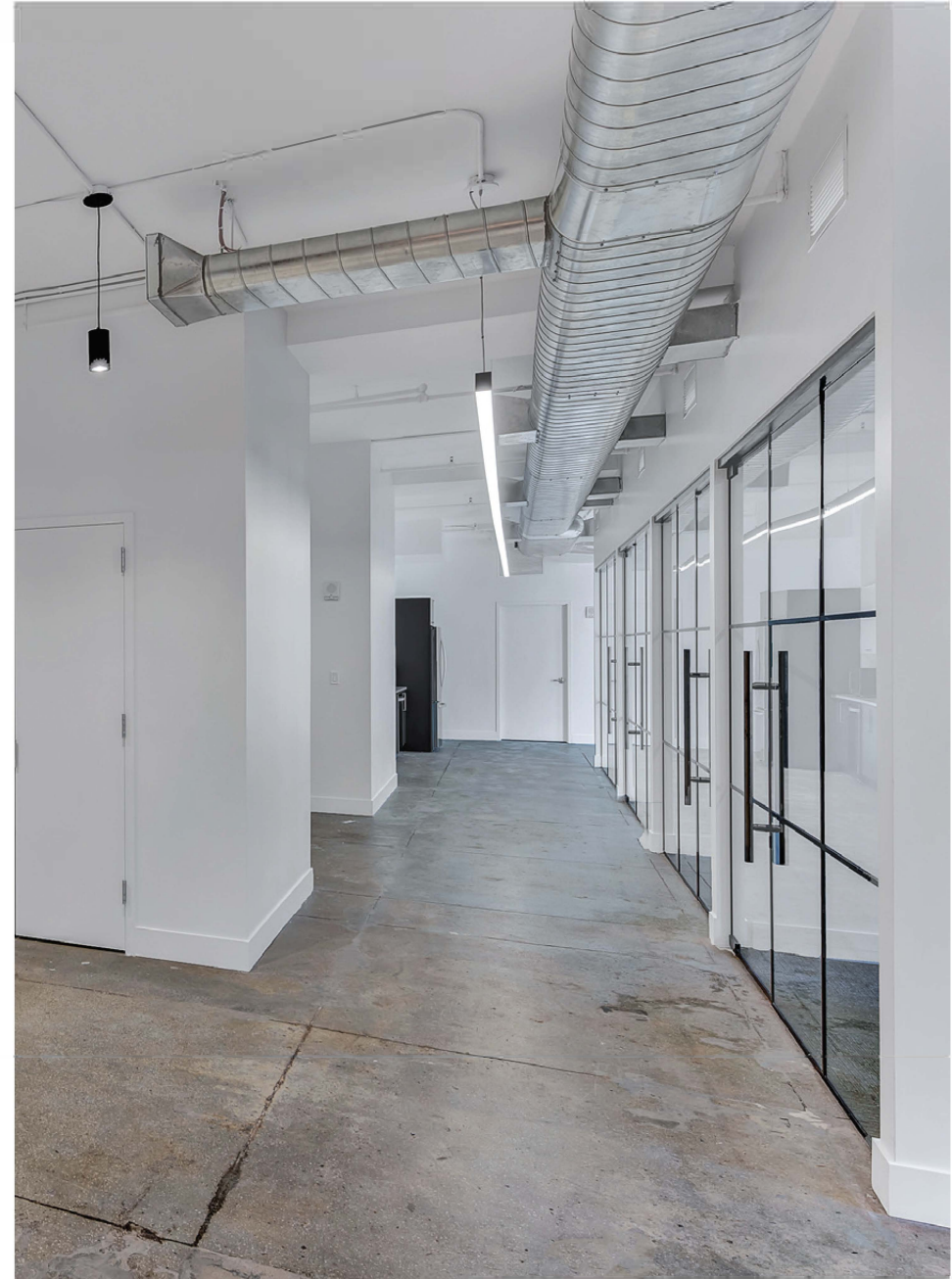
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WILLIS TOWERS WATSON
COMMERCIAL REAL ESTATE



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WALKER PARK



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BRAND
RESIDENTIAL



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BETWEEN BROADWAY & 8TH AVENUE

