



Entire 6th Floor - Existing Conditions

215 West 40th Street

Between 7th & 8th Avenues

Terrific Central Midtown West Location
Convenient Access to Transportation
Full Floor Build-to-Suit Opportunities

FULL FLOOR BUILD-TO-SUIT OPPORTUNITIES - DEMOLISHED SPACE - LANDLORD WILL PROVIDE NBI FOR QUALIFIED TENANT AND TERM



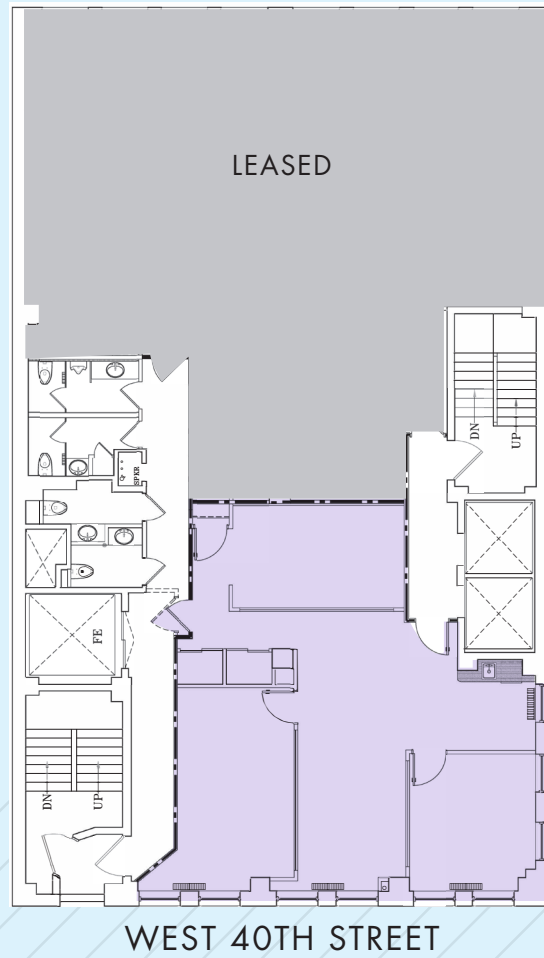
Entire 6th Floor - Existing Conditions

Partial 9th Fl: 1,764 RSF Immediate \$35 psf
(Front unit)
- (1) Conference room, (1) windowed corner office, multi-person workroom, wet pantry and (2) restrooms

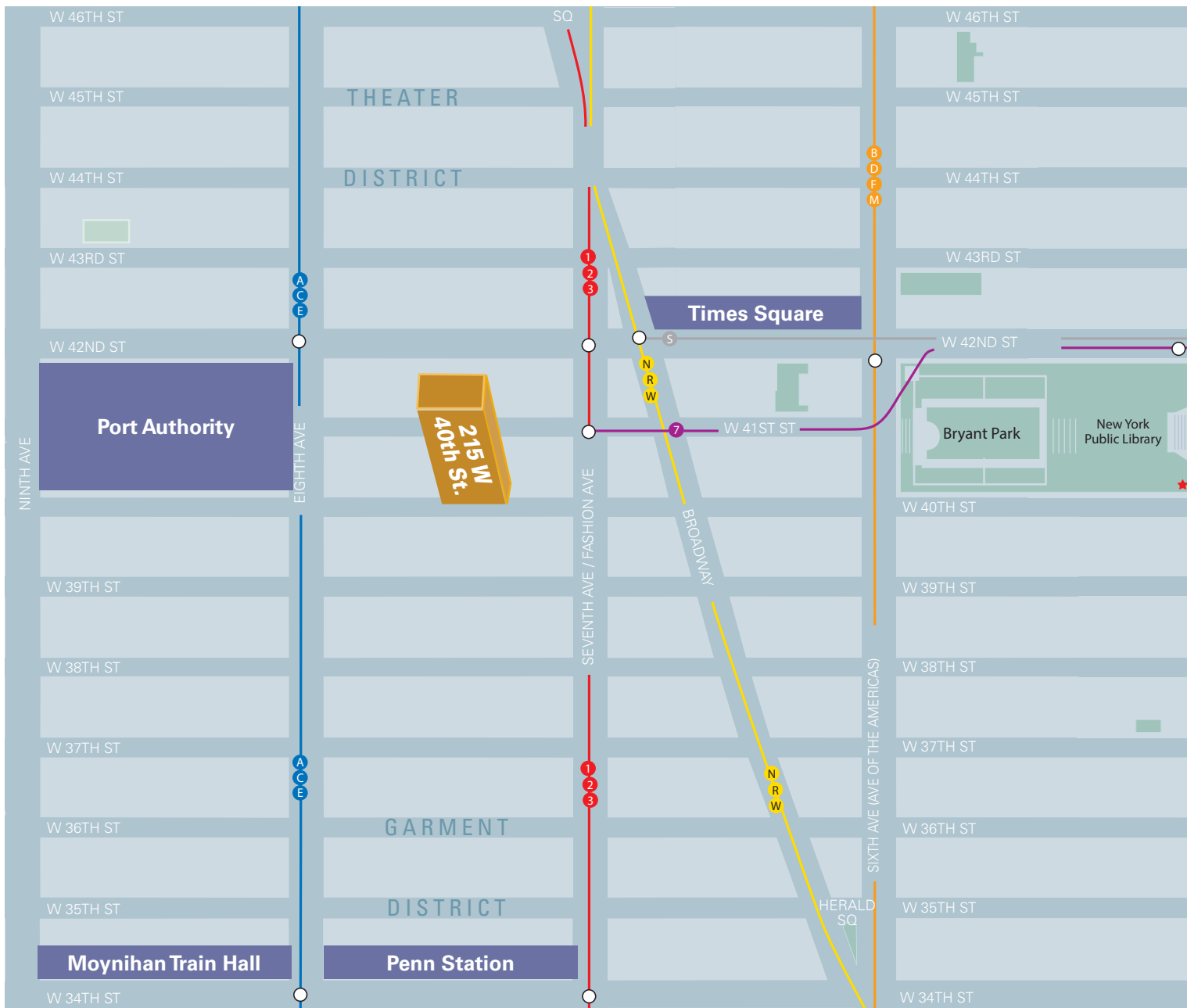


- Comments:**
- Short walk to Bryant Park and Times Square;
 - Convenient access to Port Authority, Grand Central, Grand Central Madison LIRR concourse, NJ PATH, Penn Station, and Moynihan Train Hall transportation hubs providing fantastic train service
 - Tenant controlled A/C, sub-metered electric, 24/7 Access and attended lobby
 - (2) Renovated passenger elevators; (1) manned freight elevator

PARTIAL 9TH FLOOR (FRONT) - 1,764 RSF
(EXISTING CONDITIONS)



Floor Plan not to scale, for display purposes only



Moynihan Train Hall



Times Square



Bryant Park



Port Authority Bus Terminal