



# 10

TIMES SQUARE  
A.K.A. 1441 BROADWAY

DIRECT | TERM: NEGOTIABLE

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## SPACE FEATURES

● 2nd Gen ● Test-Fit  
● Prebuilt ● White boxed

PARTIAL 17<sup>TH</sup> FLOOR  
LEASE TYPE  
TERM

15,950 SF  
Available 1/1/2023

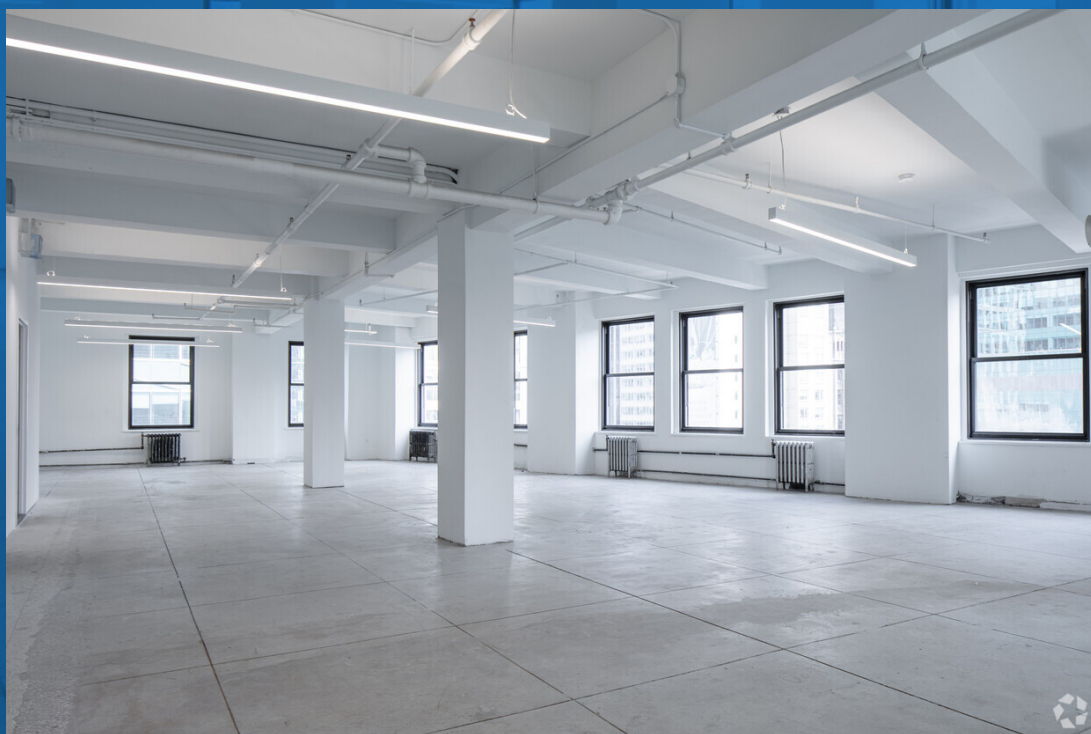
Direct  
Negotiable

- Tower floors with panoramic views and great natural light
- \$35 million dollars in capital improvements including a new lobby with two story glass facade and smart elevator systems
- Operable windows throughout
- Tenant controlled air conditioning
- Central location within walking distance of Bryant Park, Grand Central Terminal, Penn Station, Port Authority and Path Train
- Immediate access to the 1, 2, 3, 7, N, Q, R, W, A, C, E & S Subway lines

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## THE SPACE



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# FLOOR PLANS

PARTIAL 17<sup>TH</sup> FLOOR: 15,950 RSF  
CURRENT CONDITION: WHITE BOXED

41<sup>ST</sup> STREET

