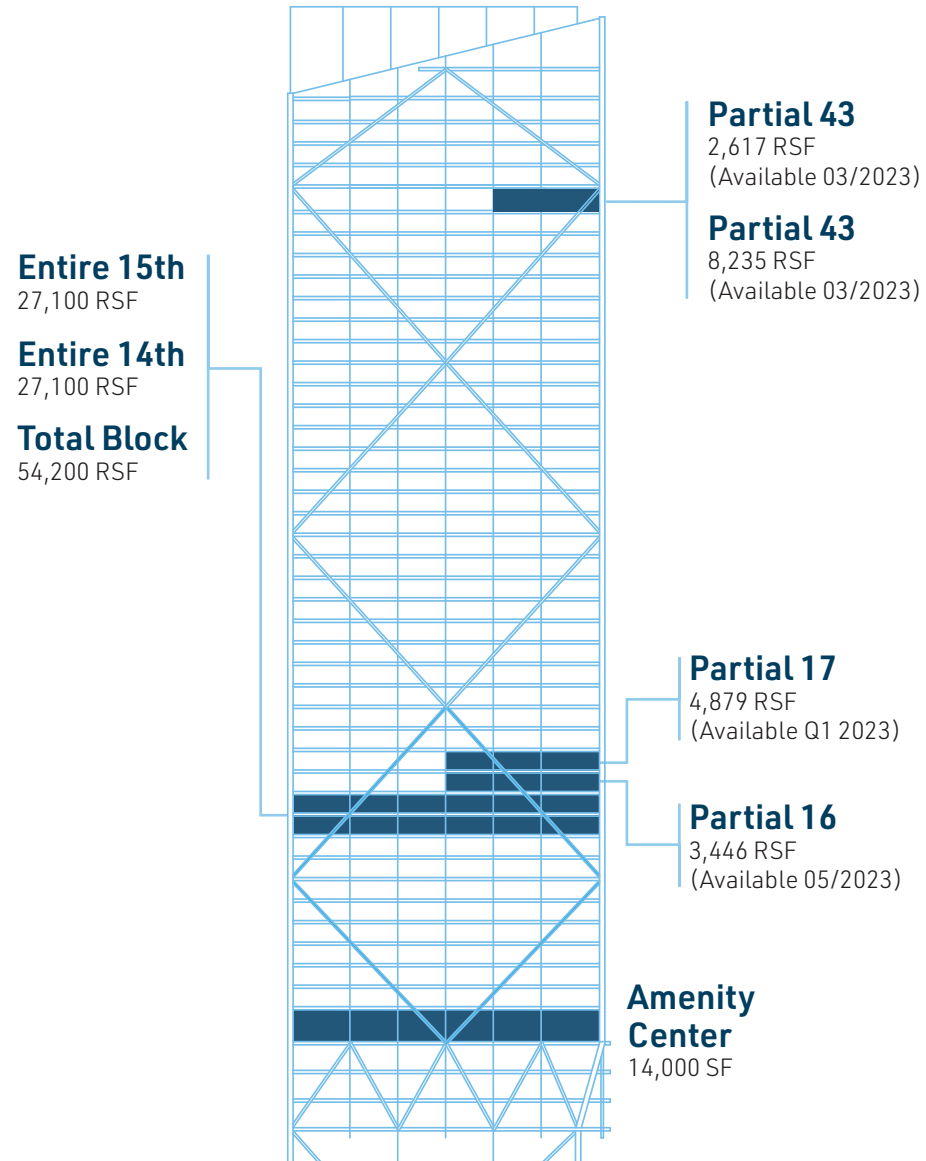


7 TIMES SQUARE TOWER



AVAILABILITY

- All size ranges considered
- Total contiguous block of 54,200 RSF available immediately



AMENITIES

- 14,000 SF of enhanced amenities under construction, with an expected delivery of Q4 2022
- Amenities include state of the art conference facilities, flexible meeting rooms, collaborative areas, coffee bar, and dining
- Common spaces are designed to enhance the workplace experience, with greenery, serene lighting, and highly functional with mixed-use spaces

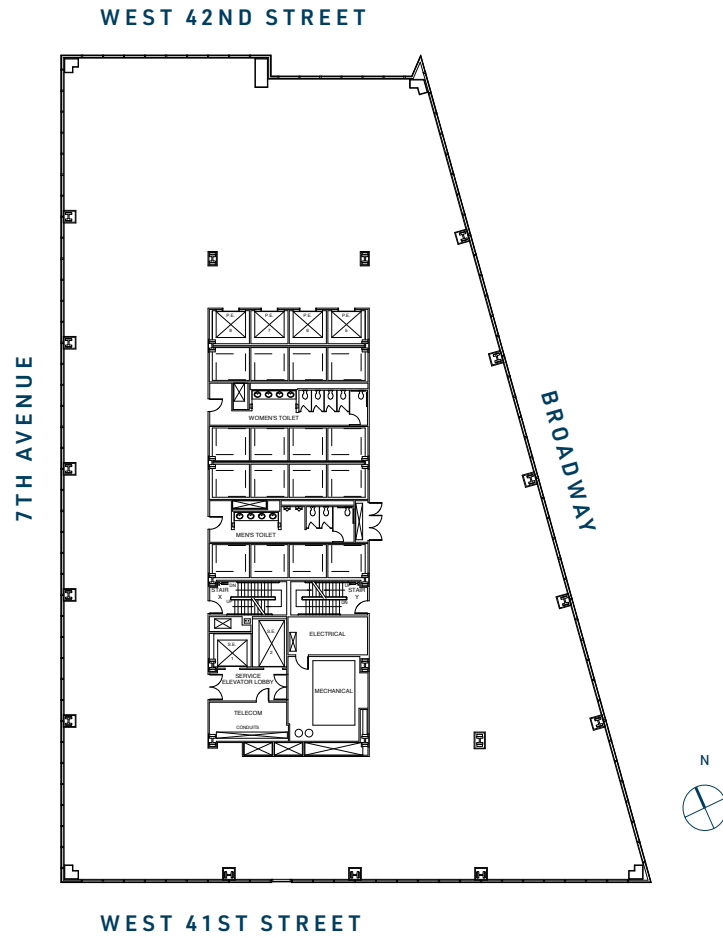
BUILDING FEATURES

- Modern, institutional-quality trophy asset built post-2000
- Owned & operated by Boston Properties with an exceptional roster of tenants
- Great proximity to Grand Central Terminal, Penn Station, the Port Authority Bus Terminal, and multiple subway lines
- Daily bike storage available

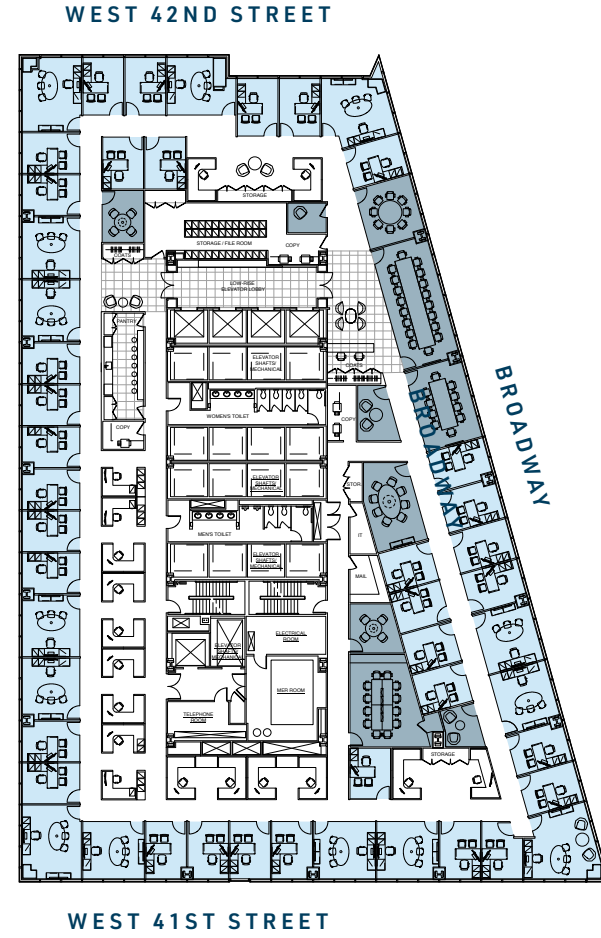
SPACE FEATURES

- 13'6" slab-to-slab height with 9'6" finished ceilings
- Column-free space and efficient floor plates
- Floor-by-floor, DX units
- Efficient space utilization, convector-free
- Floor to ceiling windows



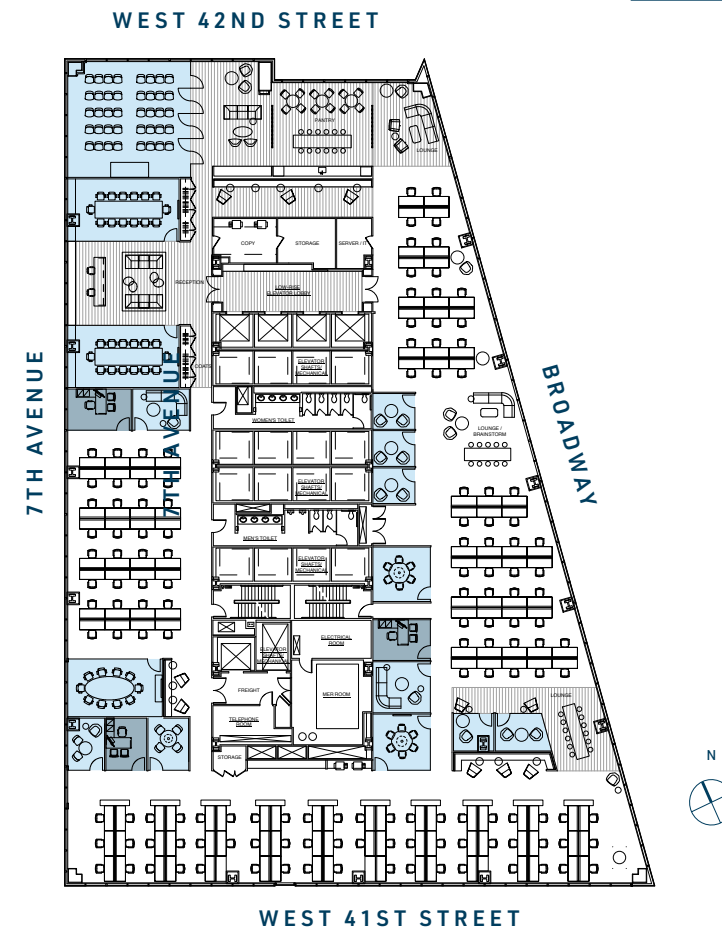


Core & Shell Plan
27,100 RSF



Standard Law Firm Plan
27,100 RSF

Partner Perimeter Offices	14
Associate Perimeter Offices	27
Associate Interior Offices	7
Admin Workstations	14
Paralegal Workstations	3
Total Office Count	48



Creative Open Plan
27,100 RSF

Perimeter Private Offices	3
Open Workstations	144
Receptionist	2
Total Headcount	149

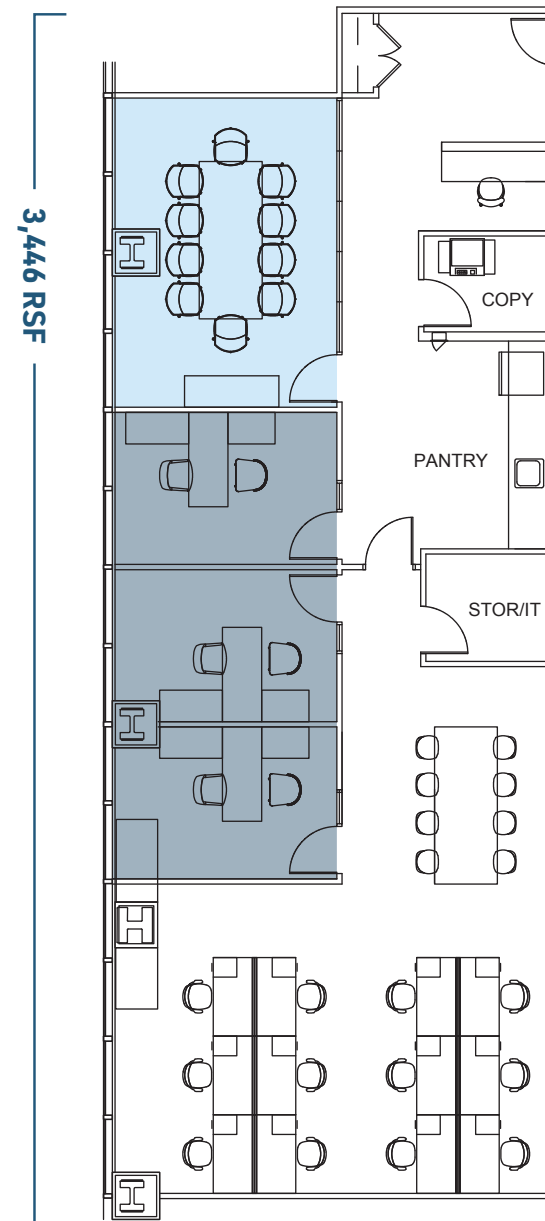
Partial 16th Floor
3,446 RSF

Available
May 2023

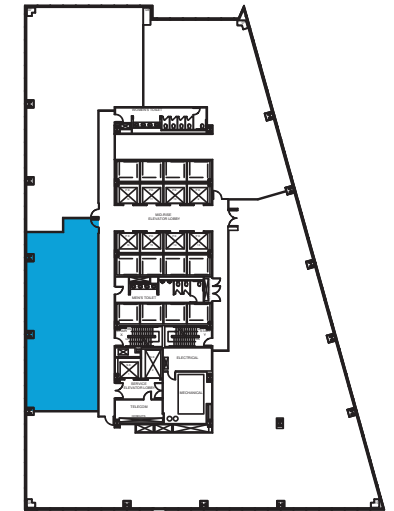
Term
5+ Years

Condition
Space is recently built per the plan using high-end finishes

AS BUILT PLAN



WEST 41ST STREET











SAMPLE TENANT INSTALLATIONS

Reception



SAMPLE TENANT INSTALLATIONS

Conference Room



SAMPLE TENANT INSTALLATIONS

Common Room



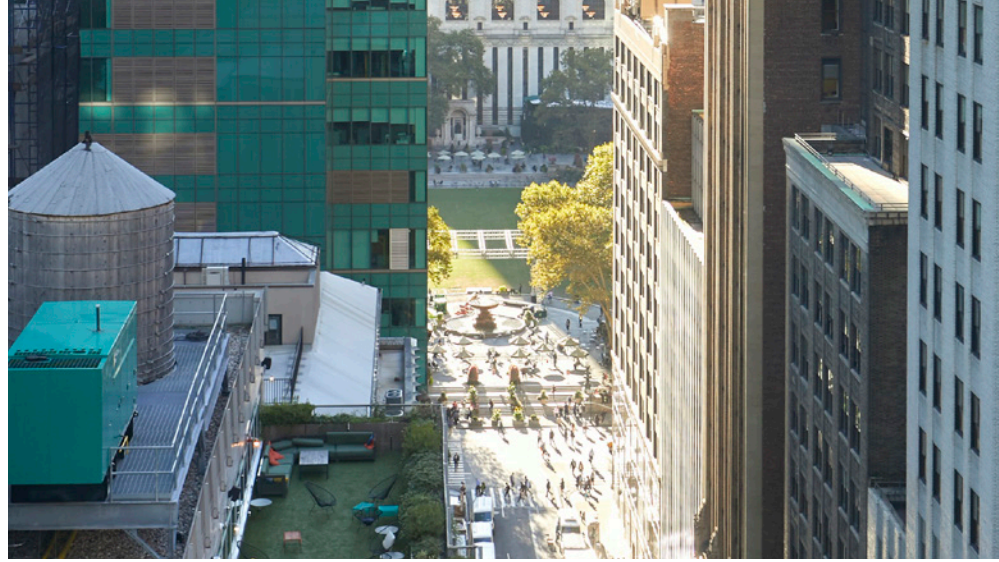




VIEWS

From floors 15 and 16

EAST



WEST



EAST



SOUTH





7 TIMES SQUARE TOWER

PORT AUTHORITY BUS TERMINAL

PENN STATION

GRAND CENTRAL

BRYANT PARK

5 MINUTE WALK

TRANSIT

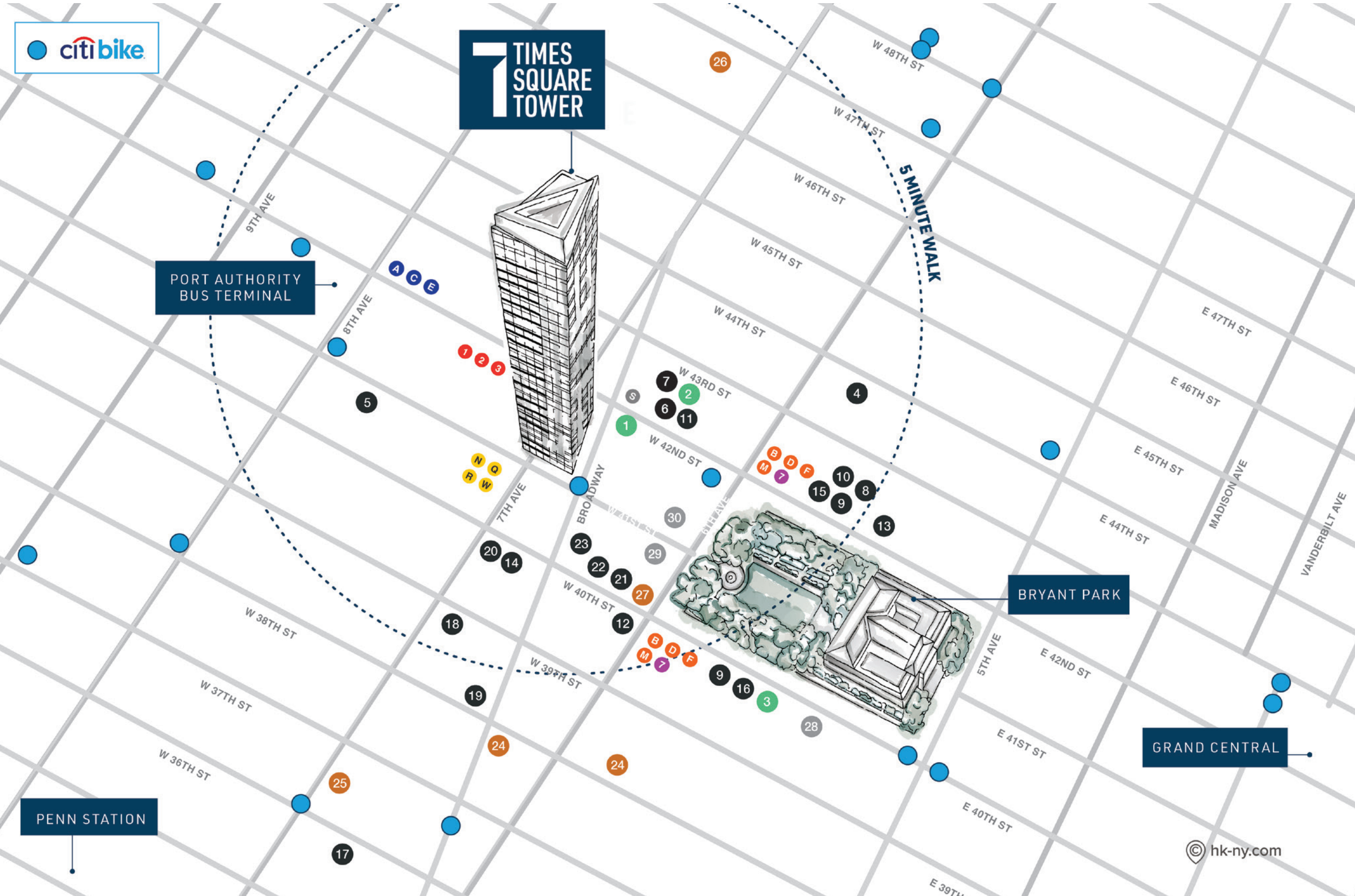
12 Min Walk or 1 Subway Stop to Grand Central & Penn Station

5 Min Walk to Port Authority Bus Terminal

35 Min Car Ride to JFK, Newark

KEY

- citi bike
- Hotels
- Restaurants
- Bars
- Fitness





● Hotels

- 1 The Knickerbocker
- 2 Millennium Times Square New York
- 3 Bryant Park Hotel

● Restaurants

- 4 Butter Midtown
- 5 Wolfgang's Steakhouse
- 6 Ootoya
- 7 Burger & Lobster
- 8 Gabriel Kreuther
- 9 Koi

- 10 STK Midtown
- 11 Charlie Palmer Steak New York
- 12 La Colombe Coffee Roasters
- 13 CAVA
- 14 by CHLOE.
- 15 Sweetgreen
- 16 Blue Bottle Coffee
- 17 Zen Ramen & Sushi
- 18 Juice Generation
- 19 Num Pang Kitchen
- 20 Gregorys Coffee
- 21 The Little Beet
- 22 Mexicue

● Bars

- 23 Elsie Rooftop
- 24 Refinery Rooftop
- 25 Magic Hour
- 26 Living Room

● Fitness

- 27 Blink Fitness
- 28 CorePower Yoga
- 29 SoulCycle
- 30 Equinox Bryant Park