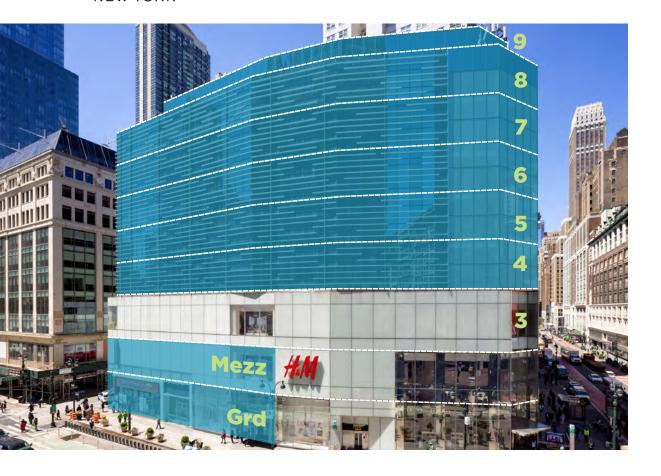


- BUILDING WITHIN A BUILDING
- EXCLUSIVE GROUND FLOOR ENTRANCE AND ELEVATORS
- 30 YEAR LEASEHOLD CONDO OPPORTUNITY
- 181,165 RSF CONTIGUOUS BLOCK



PREMISES



SPACE COMMENTS

- Full building opportunity
- Built classroom space and existing infrastructure
- Private terrace on the 9th Floor
- Interconnecting escalator in place between floors
- Private, exclusive ground lobby with branding on 33rd Street
- Drive-in loading dock with direct access to the freight elevator

Entire 8th Floor	30,028 RSF	13'10"
Entire 7th Floor	30,028 RSF	18'6"
Entire 6th Floor	30,028 RSF	13'
Entire 5th Floor	30,028 RSF	15'3"
Entire 4th Floor	30 028 BSE	15'3"

RSF

FLOOR

SLAB-TO-SLAB

CEILING HEIGHTS

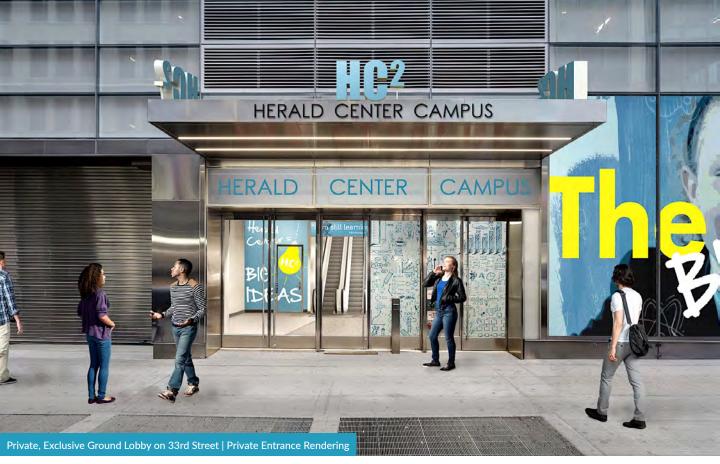
CONCEPTUAL RENDERING





CONCEPTUAL RENDERING



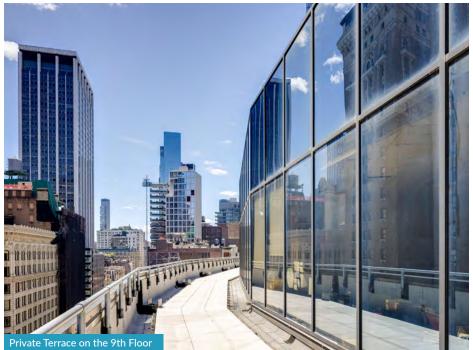


EXISTING CONDITIONS















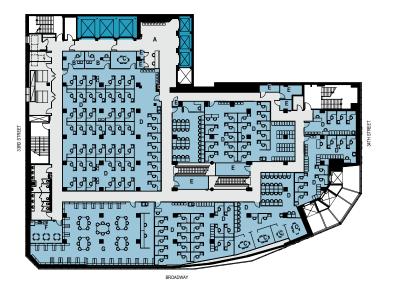
FLOOR PLANS

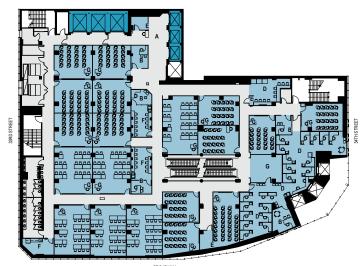
4TH FLOOR

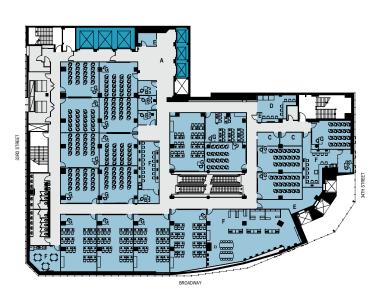
30,028 RSF

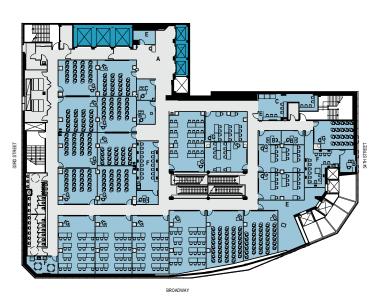
5TH FLOOR

30,028 RSF

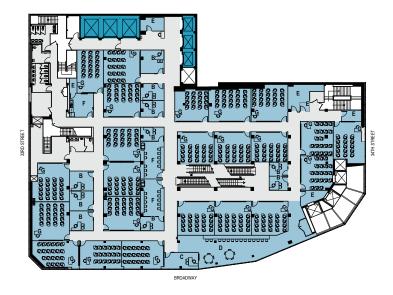








8TH FLOOR 30,028 RSF



BUILDING WITHIN A BUILDING 181,165 RSF CONTIGUOUS BLOCK



CONNECTIVITY

Busiest Transportation Hub in Western Hemisphere 209 MILLION PASSENGERS ANNUALLY

Through Nearby Herald Square / Penn Station

