

# Grand Central—Prices Under **\$40 psf\***



Entire 19th Floor - Existing Conditions

## **6 East 45th Street**

Between 5th & Madison Avenues

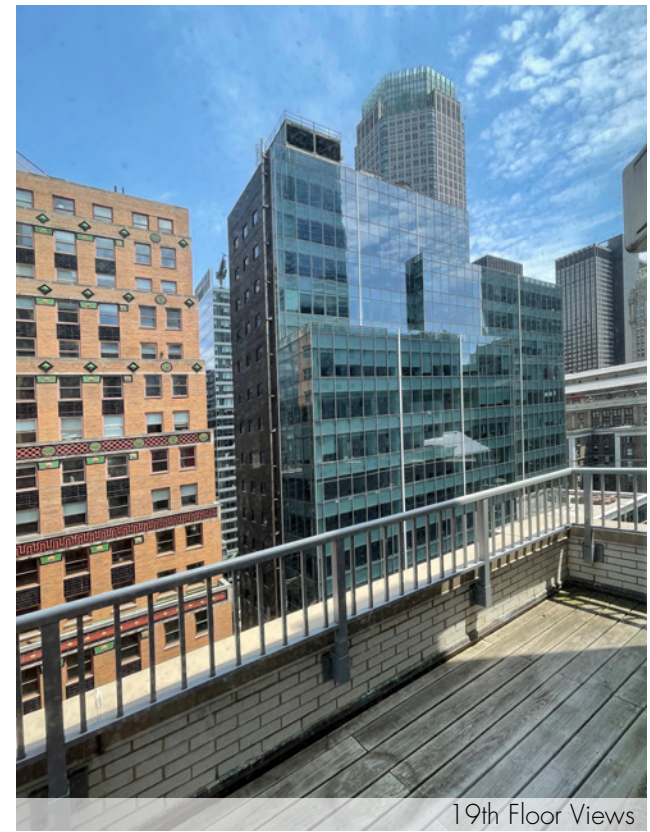
Flexible Office Space

Great Transportation Access

Ideal Central Midtown Location







19th Floor Views

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Available Space	Occupancy	Rent
Entire 19th Fl: 3,000 rsf	Immediate	<del>\$57.50</del> \$49.50 psf <b>REDUCED</b>
<ul style="list-style-type: none"> <li>- Tower floor with exceptional light and views; hardwood floors, exposed ceiling</li> <li>- Outdoor terrace, full wet pantry with eating area, large open area</li> <li>- Offering new building standard installation</li> </ul>		
Suite 1502/1503: 1,500 rsf ( <b>Lease Out</b> )	Immediate	Upon Request
<ul style="list-style-type: none"> <li>- (2) windowed offices, open area with 2-sides of windows offering good light, small reception area, storage room</li> </ul>		
Suite 1201: 965 rsf ( <b>Deal Pend.</b> )	Immediate	\$39.50 psf
<ul style="list-style-type: none"> <li>- (1) windowed office plus (2) additional interior offices</li> </ul>		
Entire 10th Fl: 4,600 rsf	Immediate	\$49.50 psf
<ul style="list-style-type: none"> <li>- Good northerly light, multiple windowed offices, conference/meeting room, open bullpen area, reception area, wet pantry with eating area</li> </ul>		

Available Space	Occupancy	Rent
Entire 9th Fl: 4,600 rsf	Immediate	<del>\$57.50</del> \$49.50 psf <b>REDUCED</b>
<ul style="list-style-type: none"> <li>- (7) perimeter offices, (1) glass conference room, (3) private bathrooms, and multiple bullpen areas</li> <li>- Good northerly light</li> </ul>		
Suite 405: 1,500 rsf ( <b>Lease Out</b> )	Immediate	<del>\$49.50</del> \$39.50 psf <b>REDUCED</b>
<ul style="list-style-type: none"> <li>- (3) windowed offices and (1) large windowed office/meeting room</li> </ul>		
Entire 2nd Fl: 4,623 rsf	Immediate	<del>\$42.50</del> \$39.50 psf <b>REDUCED</b>
<ul style="list-style-type: none"> <li>- (3) windowed offices plus (3) additional interior offices, windowed open/bullpen area, wet pantry, small conference/meeting room</li> </ul>		

**Term: 3-5 Years**

### Highlights

- Boutique office building in the heart of Midtown - Close proximity to Grand Central Terminal and Bryant Park transportation hubs - 24/7 Access, Attended lobby

\*Majority of spaces

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.



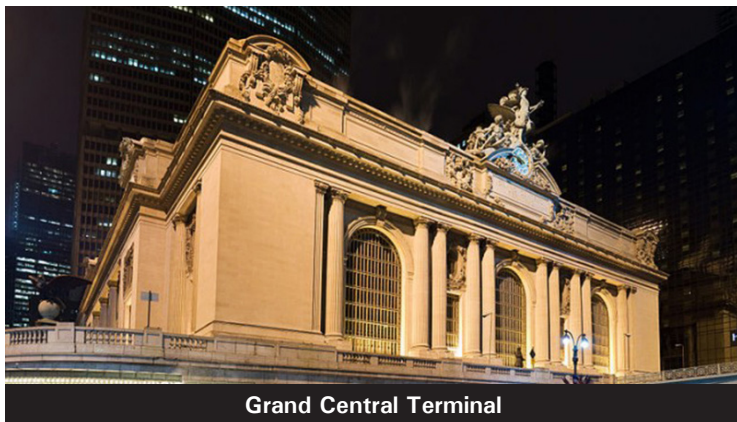
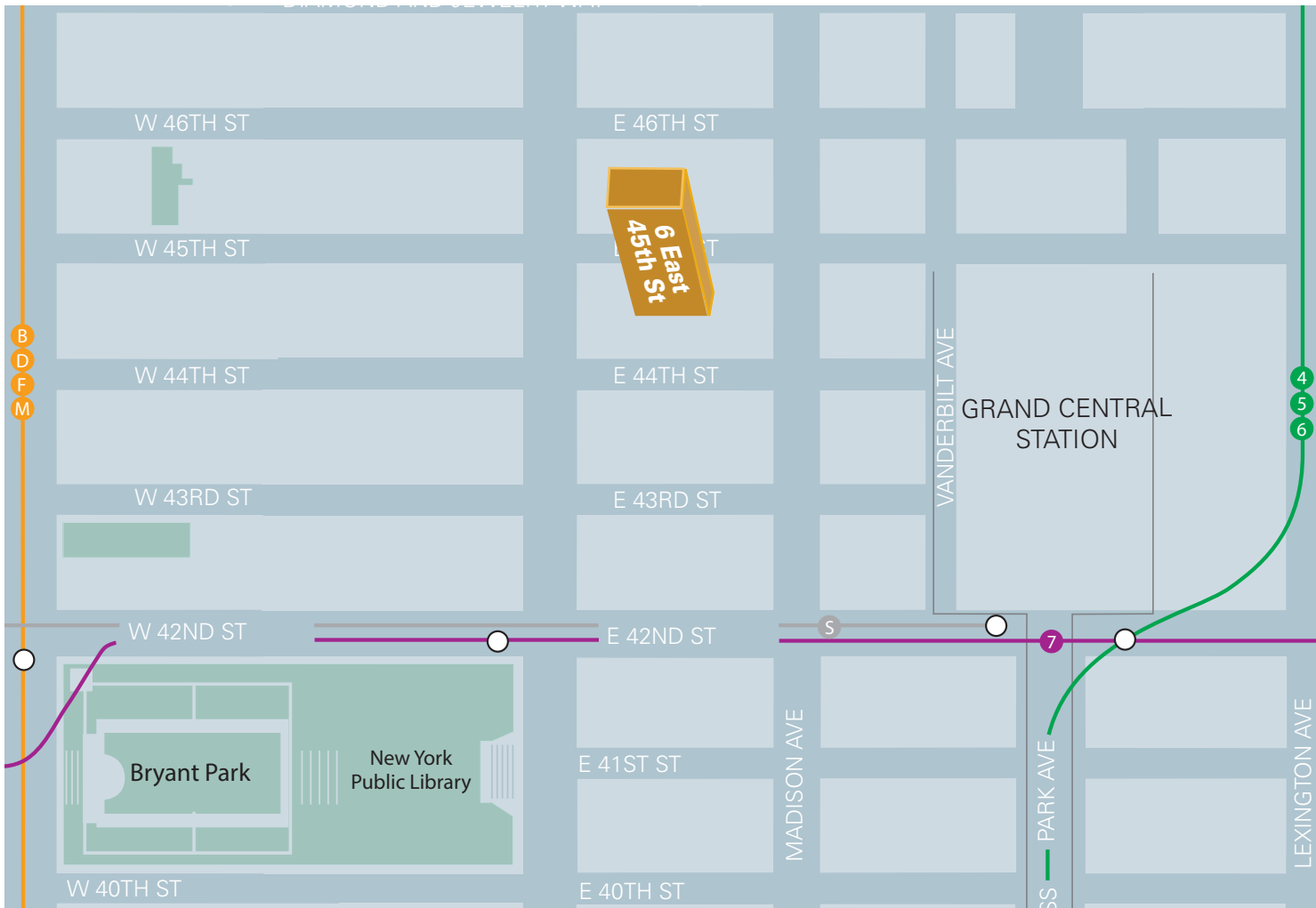
ENTIRE 10TH FLOOR - 4,600 RSF  
(EXISTING CONDITIONS)





ENTIRE 10TH FLOOR - 4,600 RSF  
(EXISTING CONDITIONS)





Grand Central Terminal



Bryant Park