

# 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







#### Available Space

Entire 9th Fl: 4,600 rsf  
 - (7) perimeter offices, (1) glass conference room, (3) private bathrooms,

#### Occupancy

Immediate

#### Rent

~~\$57.50~~ \$49.50 psf **REDUCED**

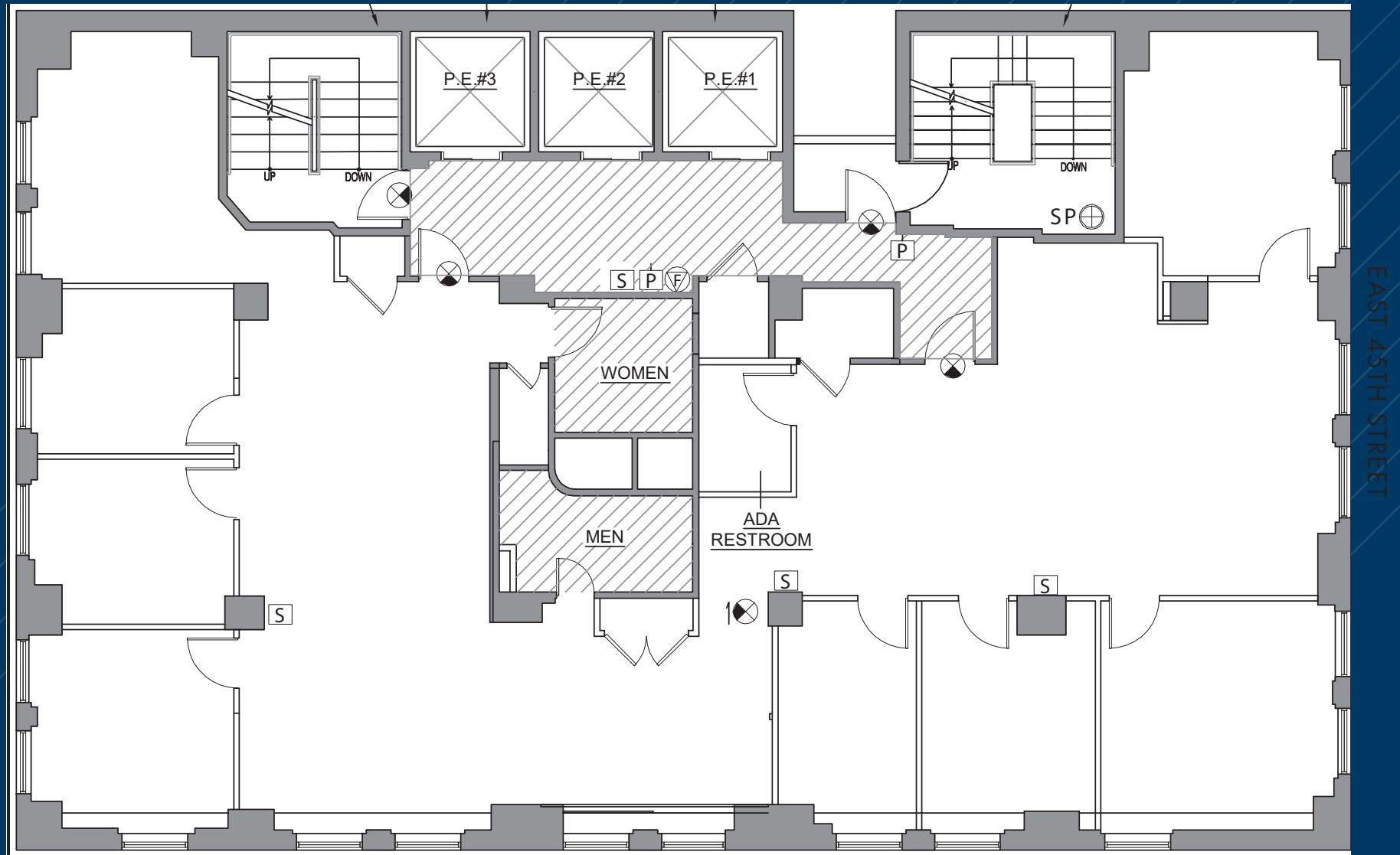
#### Highlights

- 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

**Term: 3-5 Years**

ENTIRE 9TH FLOOR - 4,600 RSF  
(AS-BUILT)



(for descriptive purposes only; not to scale.)



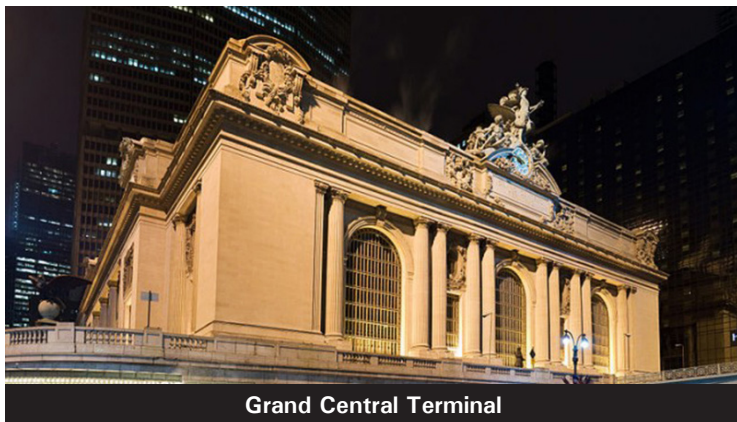
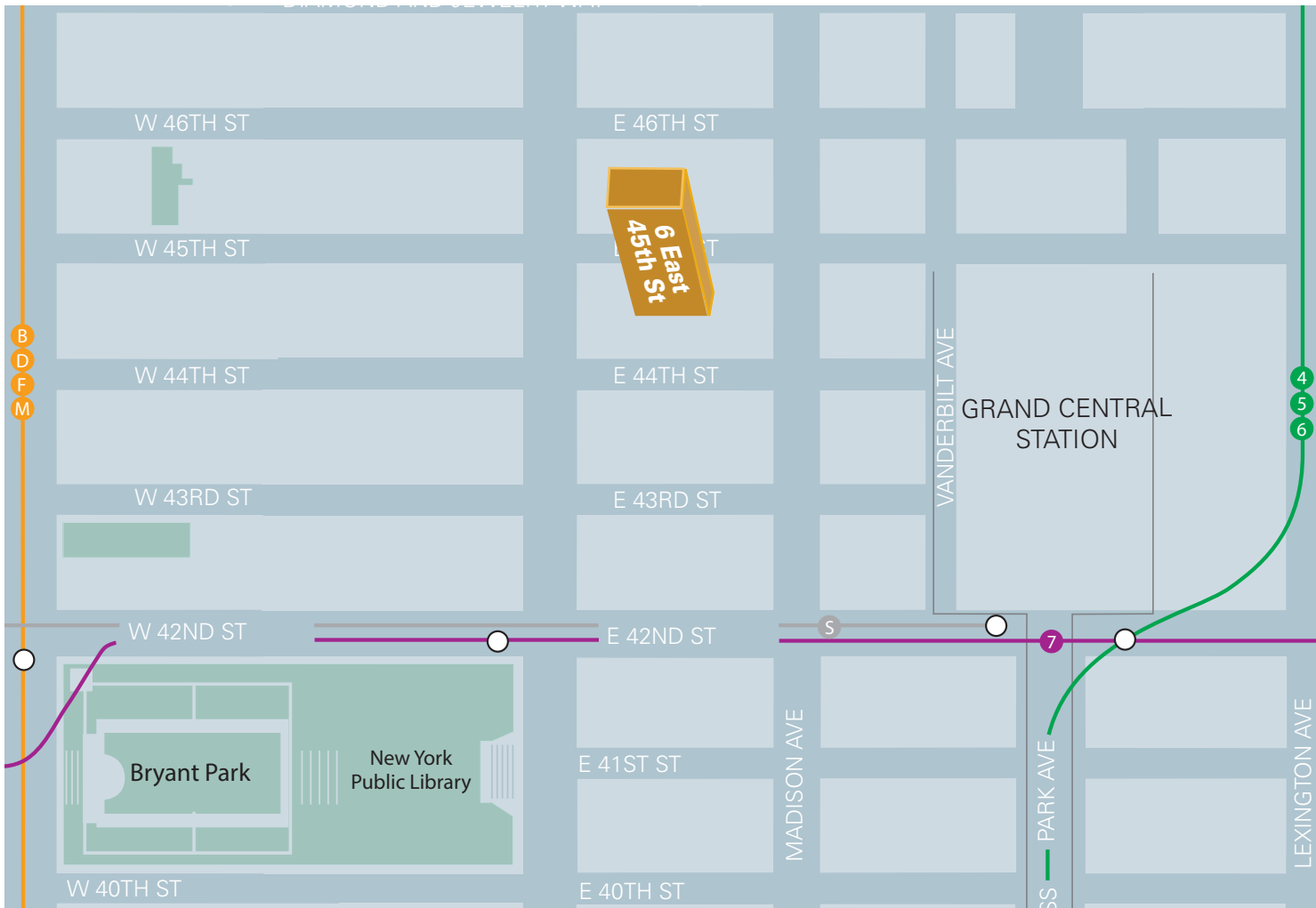
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Grand Central Terminal



Bryant Park