

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



Entire 19th Floor - Existing Conditions

6 East 45th Street

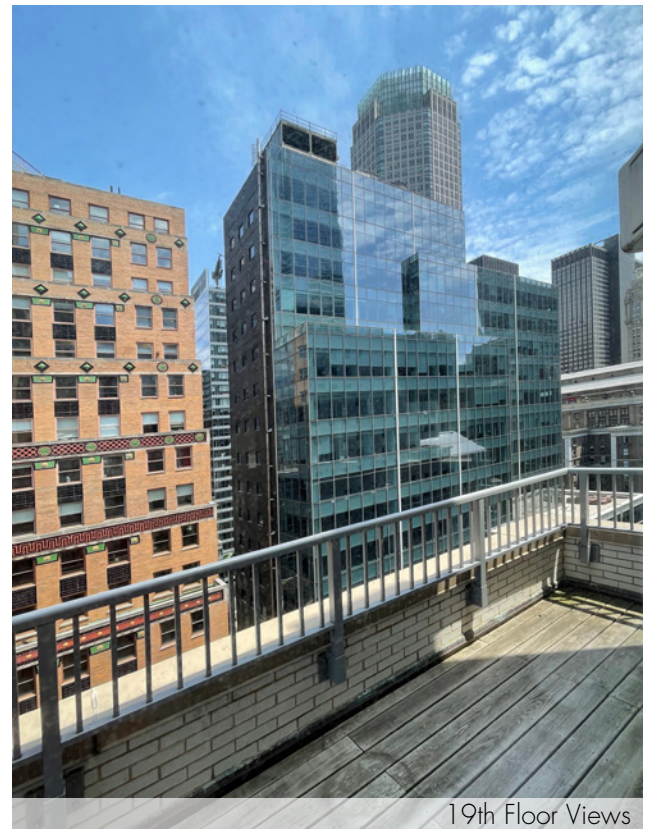
Between 5th & Madison Avenues

Flexible Office Space

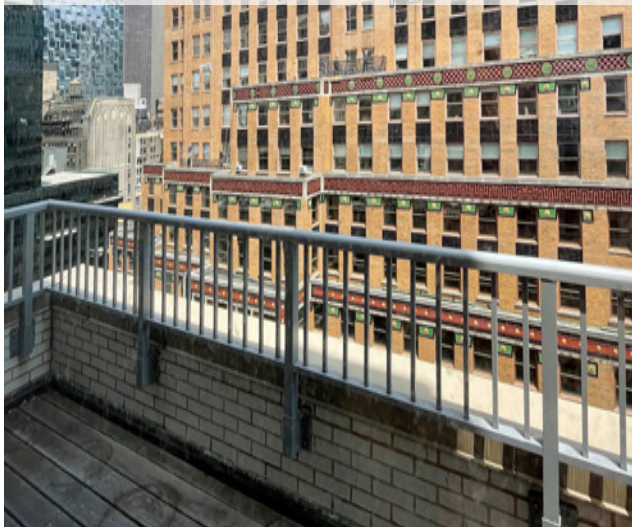
Great Transportation Access

Ideal Central Midtown Location





19th Floor Views



Available Space

Entire 2nd Fl:

- (3) windowed offices and (1) large windowed office/meeting room

4,623 rsf

Occupancy

Immediate

Rent

\$42.50 \$39.50 psf **REDUCED**

Term: 3-5 Years

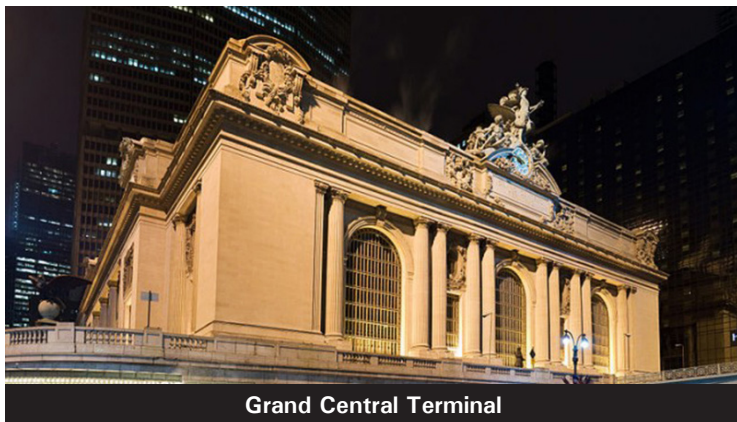
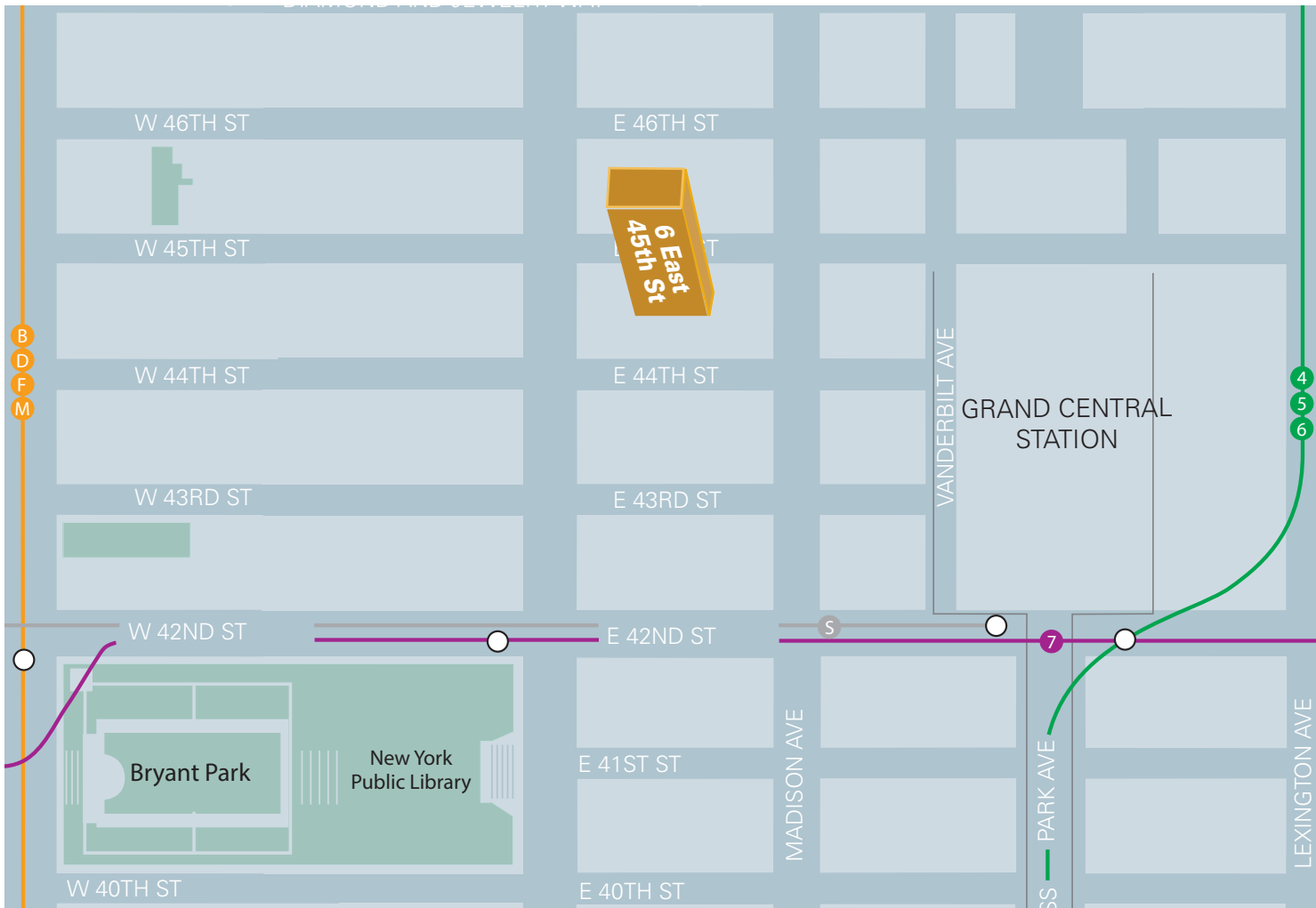
Highlights

- 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

ENTIRE 2ND FLOOR - 4,623 RSF
(EXISTING CONDITIONS)





Grand Central Terminal



Bryant Park