

9E40TH STREET



DIRECT LEASE

SINGLE FLOOR OPPORTUNITIES

RANGING IN SIZE FROM **4,100 SF** TO **5,650 SF**

1 BLOCK FROM BRYANT PARK

AVAILABLE FLOORS

9E40TH
STREET

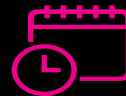
FLOOR	RSF	SPACE NOTES
* PH DUPLEX 17 + 18 Fls	4,775	Unique duplex PH comprised of the 17th & 18th floors. Brand new prebuilt featuring soaring 20' ceiling heights, dedicated private terrace, full high-end pantry, private restrooms & spiral staircase connecting the two floors. Floors must be leased together

BUILDING FEATURES

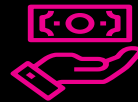
- Renovated lobby & elevators
- One block from NY Public Library & Bryant Park
- Two blocks from Grand Central Terminal



POSSESSION:
Immediate



TERM:
Negotiable



RENT:
Upon Request

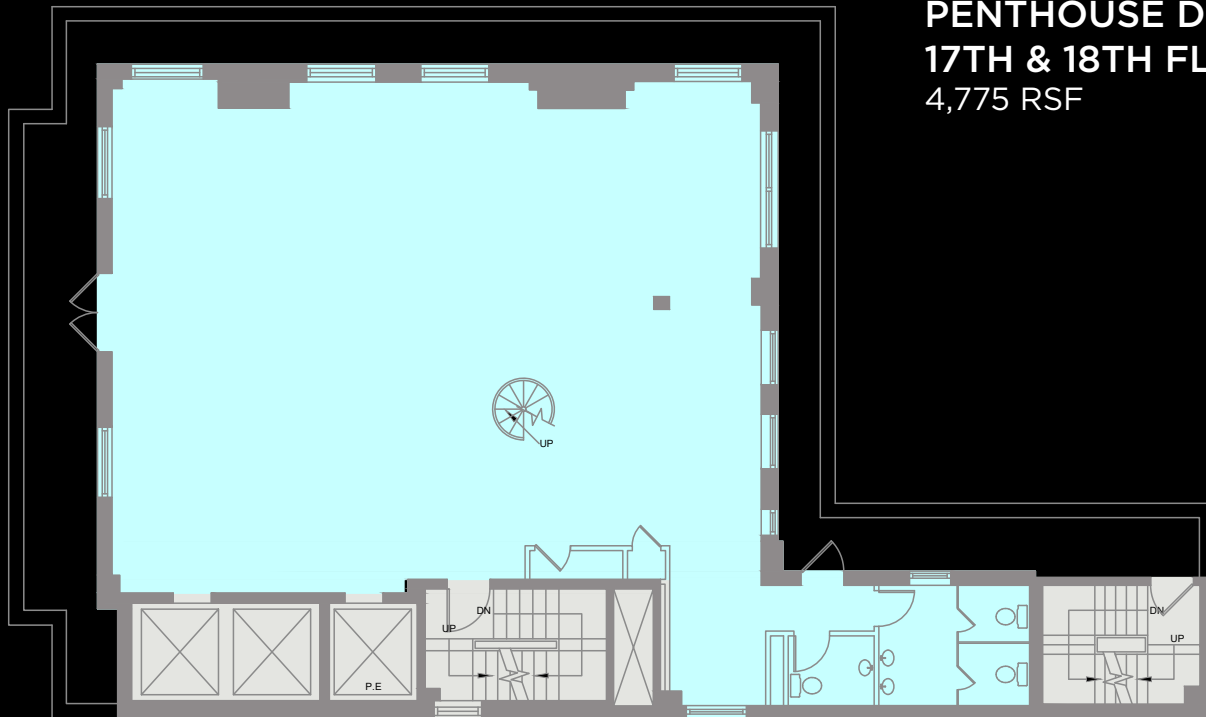


WELLNESS PROTOCOLS

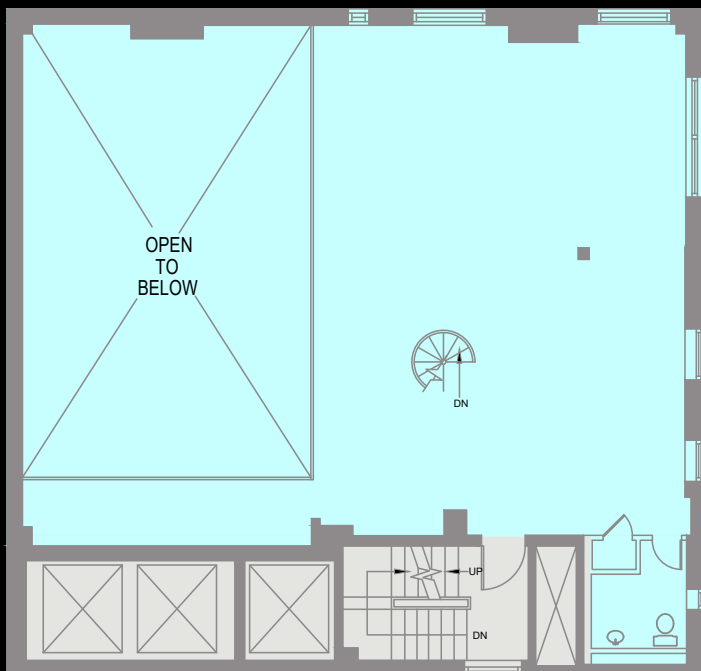


FLOOR PLANS

9E40TH
STREET



PENTHOUSE DUPLEX
17TH & 18TH FLOORS
4,775 RSF



4,775 RSF