

- PROPERTY FEATURES

  » VALERIE & POUTTINGS retail amenities

  » Lobby redevelopment complete
- » Elevator cab upgrades complete
- » Shared roof deck complete
- » Façade upgrade complete
- » Close to Grand Central, Port Authority and Penn Station
- » Internet providers include Spectrum & Verizon

### SPACE FEATURES

- » High-end open plan pre-builts
- » Glass-front office & conference rooms
- » Concrete floors
- » 11' exposed ceilings
- » Efficient side-core floor plates
- » Abundant natural light
- » 11th floor is furnished

**FLOOR** 

**OCCUPANCY** 

Entire 11th

7,863 RSF Immediate

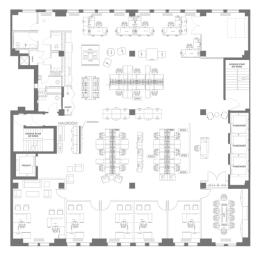




# 45w45

## **FLOORPLANS**

### 11TH FLOOR



WEST 45TH STREET

WORKSPACE	SEATS
EXECUTIVE OFFICE	1
PRIVATE OFFICE	4
BENCHING	23
RECEPTION	1
TOTAL HEADCOUNT	29
MAX HEADCOUNT	75
COLLABORATIVE SPACE	SEATS
CONFERENCE	1
SUPPORT	SEATS
CAFE	1
COAT CLOSET	1
COAT CLOSET PANTRY	1

WELLNESS ROOM
IT ROOM

# 45w45

## **NEIGHBORHOOD MAP**

