

FOR LEASE

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PROPERTY FEATURES

- » **VALERIE & FOURNES** Theophilus 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

AVAILABILITY

FLOOR	SIZE	OCCUPANCY
Entire 11th	7,863 RSF	Immediate



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BRAND NEW
EVERYTHING



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
PANTRY	1
MAIL ROOM	1
WELLNESS ROOM	1
IT ROOM	1

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NEIGHBORHOOD MAP

