

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

Suite 1201: 965 rsf (**Deal Pend.**) Immediate \$39.50 psf
 - (1) windowed office plus (2) additional interior offices

Highlights

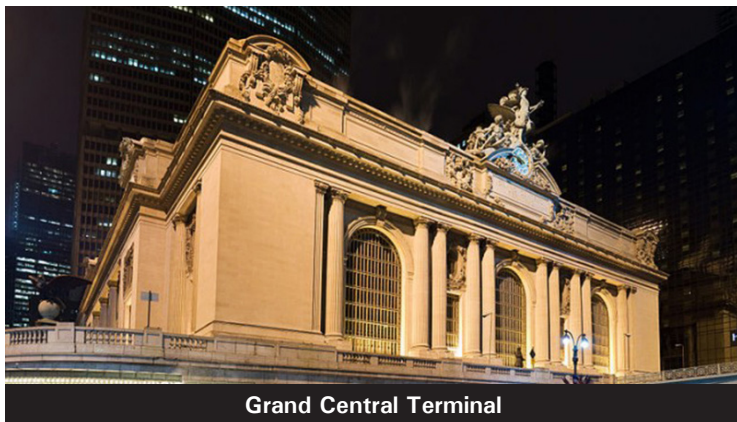
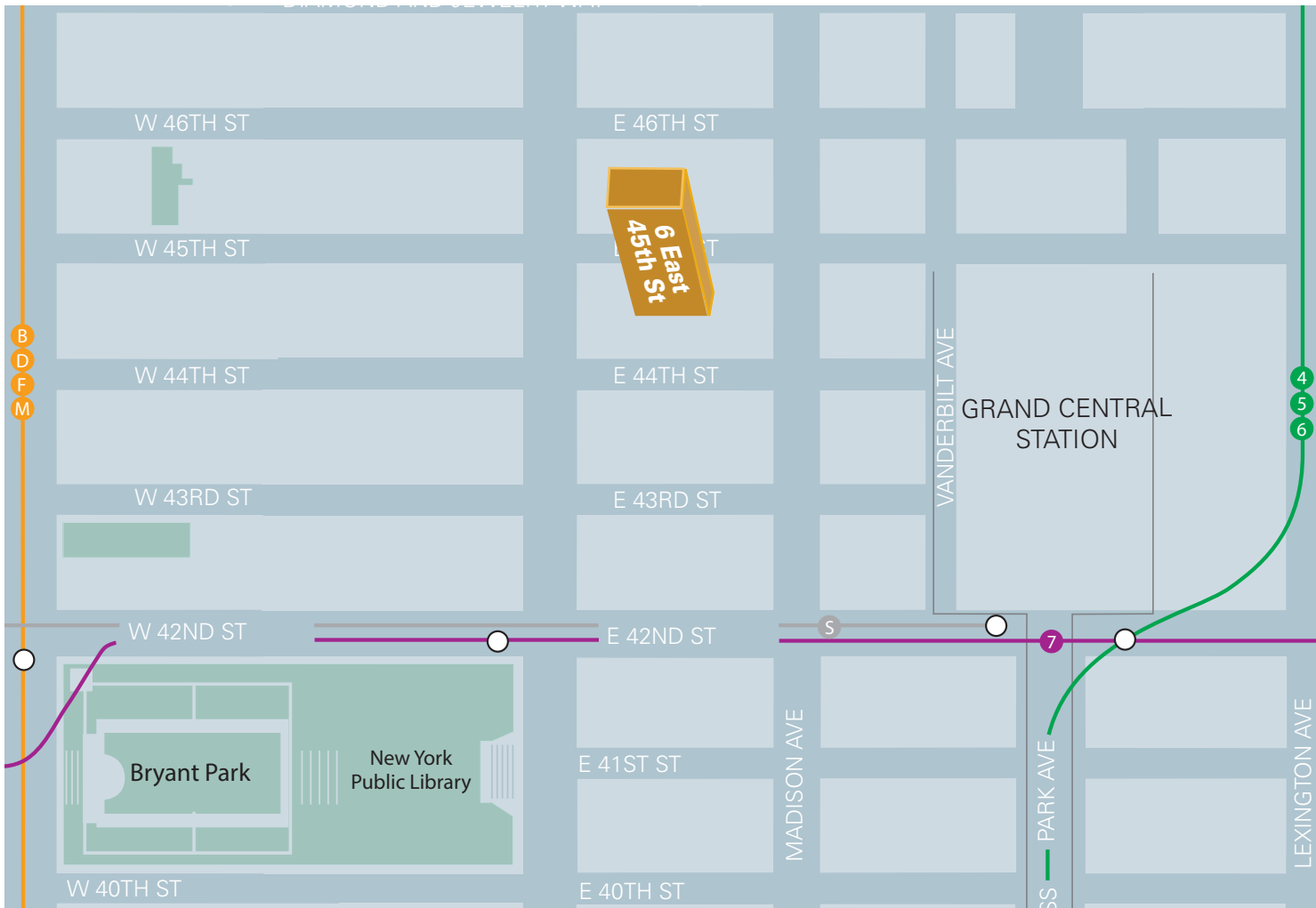
- Boutique office building in the heart of Midtown - Close proximity to Grand Central Terminal and Bryant Park transportation hubs - 24/7 Access, Attended lobby

*Majority of spaces

Term: 3-5 Years

SUITE 1201 - 965 RSF
(EXISTING CONDITIONS)





Grand Central Terminal



Bryant Park