

# ONE

## MANHATTAN WEST

ENTIRE 49TH FLOOR  
32,584 RSF AVAILABLE

ONLY SUBLEASE OPPORTUNITY  
CURRENTLY IN BUILDING



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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)



## ENTIRE 49TH FLOOR

# 32,584 RSF

### SPACE FEATURES

**RENT:** Upon Request

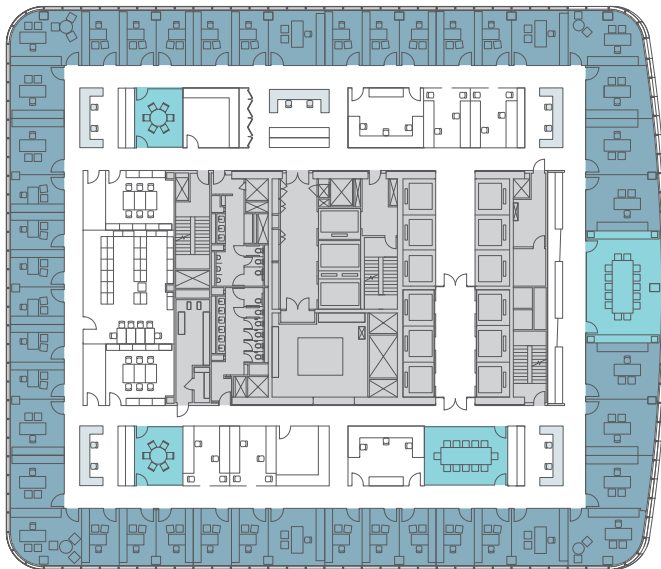
**POSSESSION:** 4Q 2019

**CONDITION:** Sublandlord will build to a high end standard.

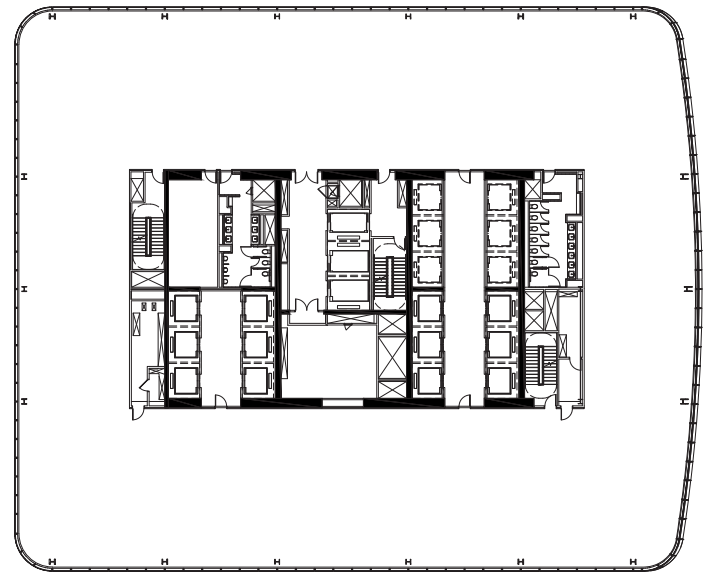
**TERM:** 5 TO 7 YEARS

- Full floor, build to suit opportunity in Manhattan West
- All reasonable divisions considered
- Four (4) sides of windows with breathtaking views in all directions
- Efficient, column-free center core floor plate
- 13'6" slab to slab ceiling height
- Floor to ceiling windows and no convectors

### SAMPLE TEST FIT



### CORE AND SHELL



- SUPPORT SEATING
- OFFICES
- CONFERENCE ROOMS

Total occupancy	<b>54</b>
Support seating	<b>10</b>
Perimeter offices (145 SF)	<b>44</b>
Conference seats	<b>38</b>
Density	<b>583 RSF /p</b>

## **MANHATTAN WEST IS IN THE HEART OF MANHATTAN'S NEWEST NEIGHBORHOOD ON THE WEST SIDE.**

Manhattan West will be a thriving community made up of state-of-the-art custom-designed office space, experiential retail, abundant green space, an amenity-rich residential tower and boutique hotel.

### **— JOIN PRESTIGIOUS TENANT ROSTER —**

ERNST & YOUNG

SKADDEN

ACCENTURE

NATIONAL HOCKEY LEAGUE

MCKOOL SMITH

