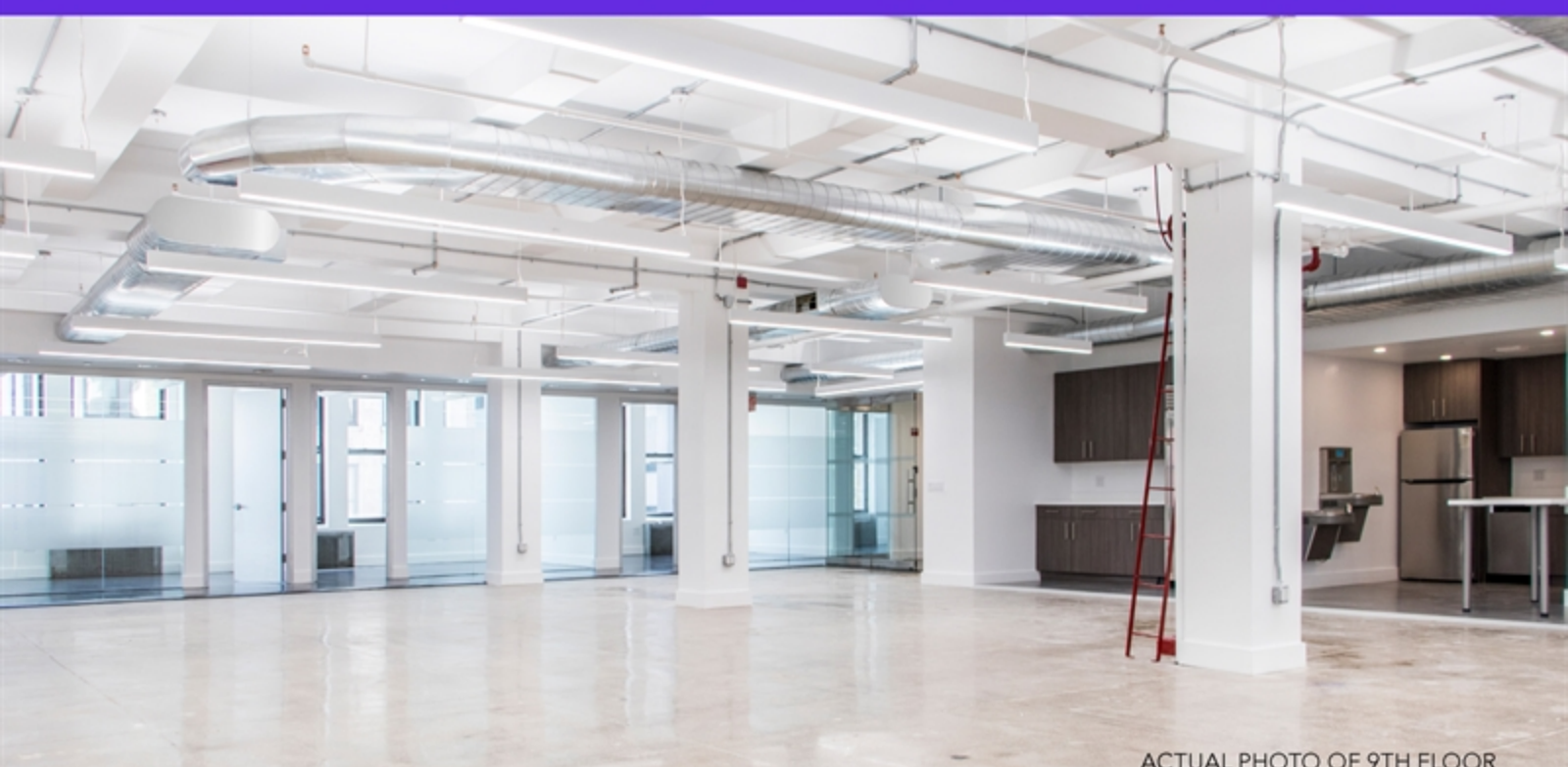


BRAND NEW PRE-BUILT



ACTUAL PHOTO OF 9TH FLOOR

FORTY FOUR EAST 30TH STREET NEWMARK

FORTY FOUR EAST 30TH STREET



ACTUAL PHOTO OF 9TH FLOOR

PREMISES

Entire 12th Floor - 7,411 RSF

AVAILABILITY

Immediate

TERM

Through 8/31/27

COMMENTS

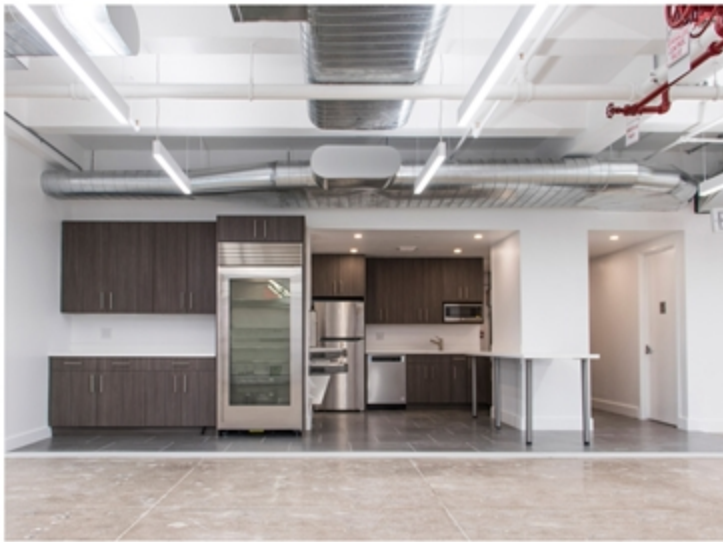
LANDLORD TO PRE-BUILD 12TH FLOOR WITH THE FOLLOWING FINISHES

- Open ceilings - 13' slab height
- Polished concrete floors
- Large exposed pantry
- Brand new bathrooms
- Mix of glass enclosed offices/conference rooms and open space for 40-50



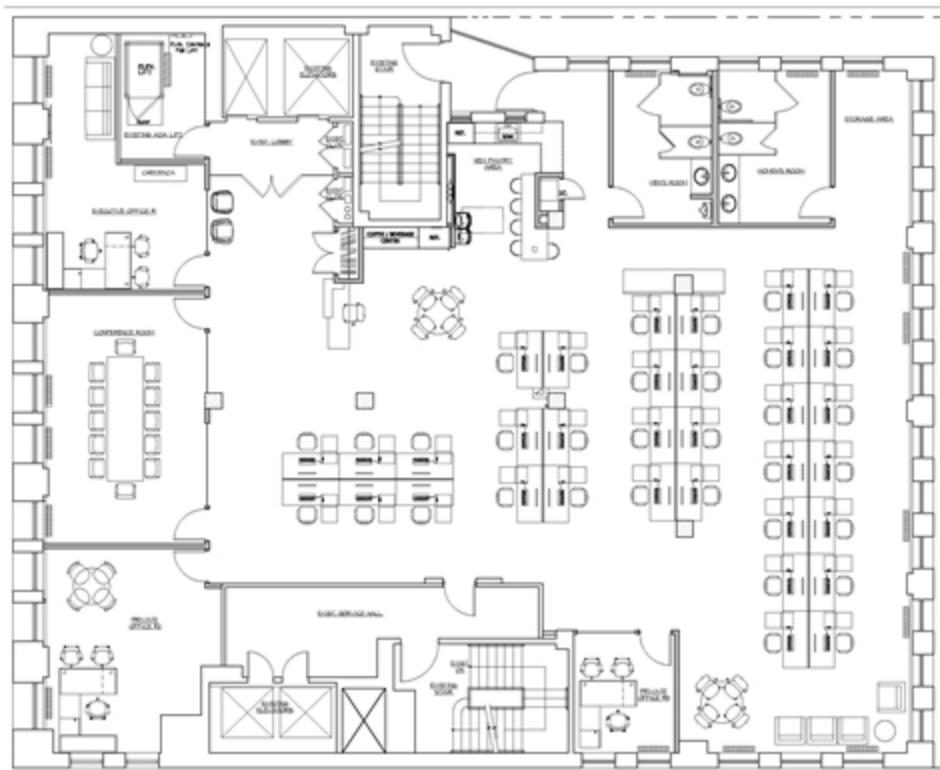
ACTUAL VIEW FROM 12TH FLOOR

ACTUAL PHOTOS OF 9TH FLOOR



EXISTING CONDITIONS FLOOR PLAN

Entire 12th Floor - 7,411 RSF



FORTY FOUR EAST 30TH STREET

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