

FOR LEASE

# 45w45



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## AVAILABILITY

FLOOR	SIZE	OCCUPANCY
Entire 15th	6,577 RSF	Immediate
Entire 12th	7,542 RSF	Immediate

## 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

## PROPERTY FEATURES

- » **VALERIE** & **POURTIÈS** 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

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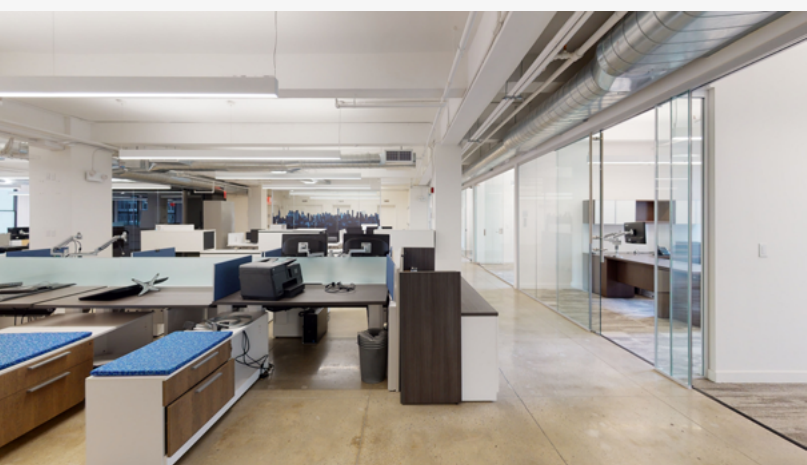




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BRAND NEW

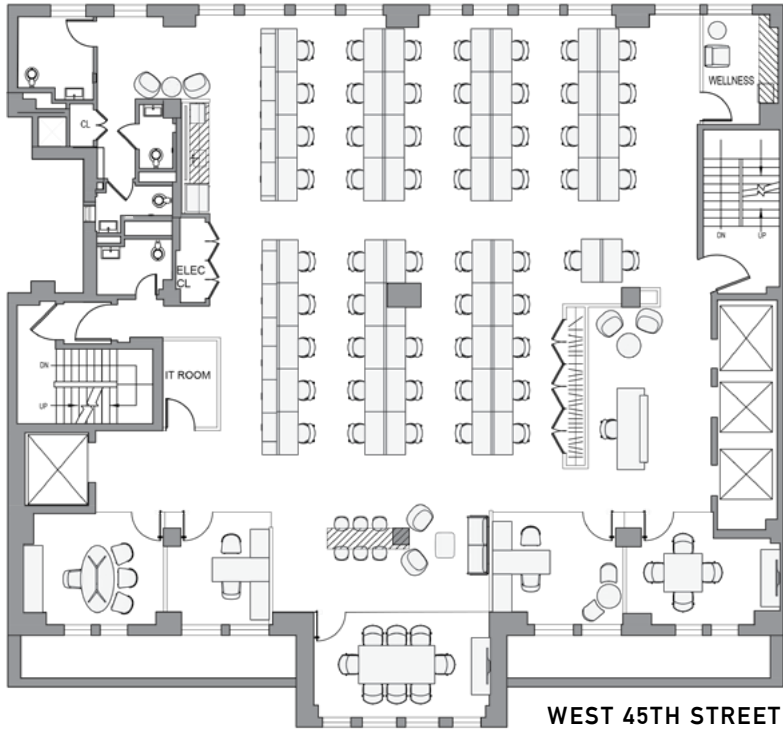
EVERYTHING





## FLOORPLANS

### 15TH FLOOR

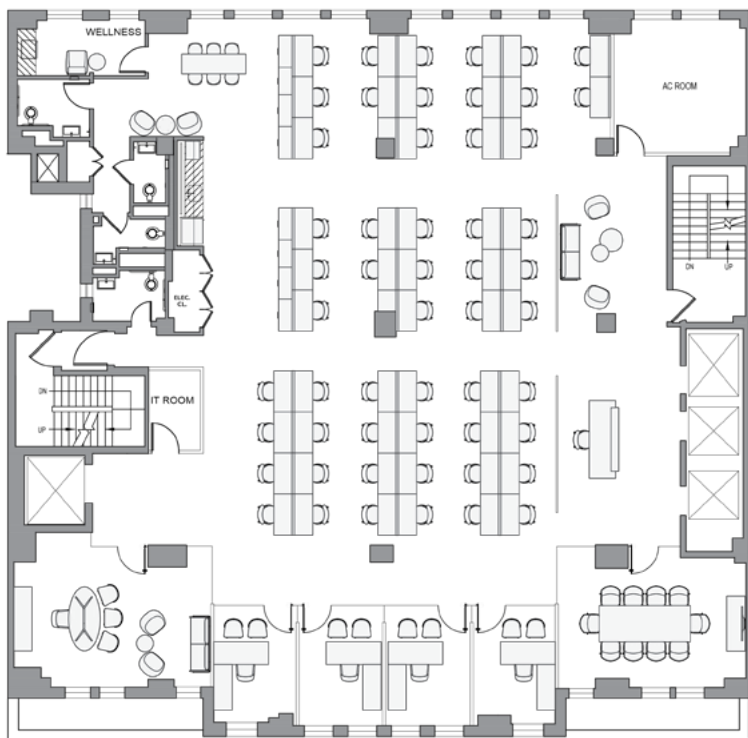


WORKSPACE	SEATS
PRIVATE OFFICE	3
BENCHING	54
RECEPTION	1
TOTAL HEADCOUNT	58

COLLABORATIVE SPACE	SEATS
MEETING ROOM	2

SUPPORT	SEATS
COAT CLOSET	1
COPY AREA	1
STORAGE ROOM	1
WELLNESS ROOM	1
IT CLOSET	1

### 12TH FLOOR



WORKSPACE	SEATS
EXECUTIVE OFFICE	1
PRIVATE OFFICE	4
BENCHING	54
RECEPTION	1
TOTAL HEADCOUNT	60

COLLABORATIVE SPACE	SEATS
CONFERENCE	1

SUPPORT	SEATS
CAFE	1
COAT CLOSET	1
PANTRY	1
WELLNESS ROOM	1
IT ROOM	1

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## NEIGHBORHOOD MAP

