

49 | W | 45

BRAND NEW LOBBY AND ELEVATOR CABS





**ENTIRE 8TH FLOOR - 5,200 RSF**

- Pristine white box condition
- 3 sides of light
- Brand new windows
- Landlord will build to suit

**PARTIAL 4TH FLOOR - 2,950 RSF**

- Brand new prebuilt with two offices, one conference room and wet pantry
- Landlord will modify

**POSSESSION**

**TERM**

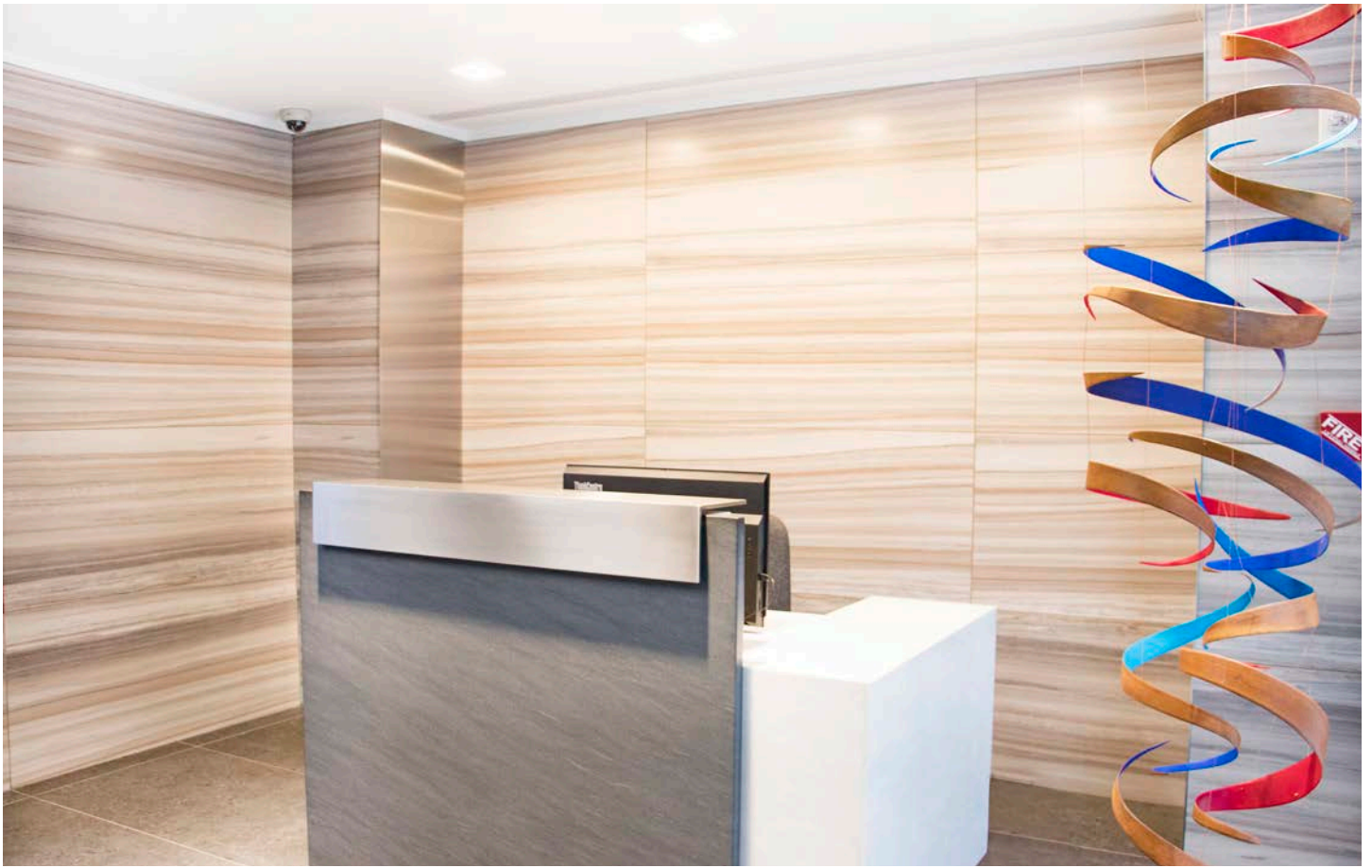
IMMEDIATE

FLEXIBLE

**BUILDING FEATURES**

- Building recently underwent \$1M Capital Improvement Program which included brand new lobby and elevator cabs.
- Close proximity to Grand Central and Bryant Park
- On-site ownership/management





BRAND NEW LOBBY  
AND ELEVATOR CABS

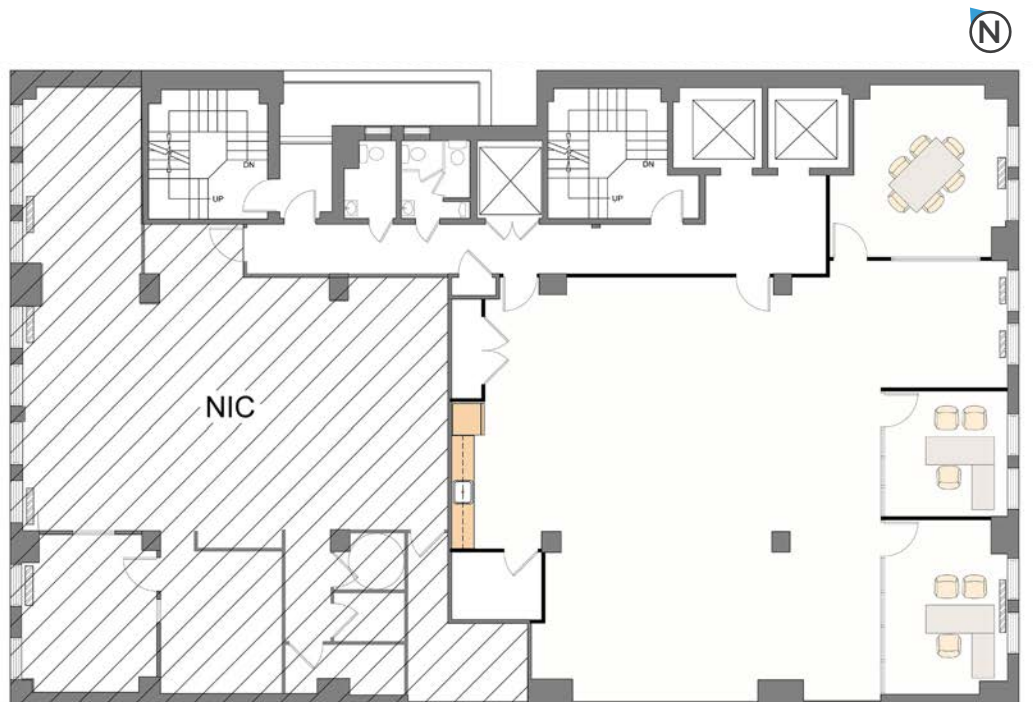
PARTIAL 4TH FLOOR - 2,950 RSF



FLOOR PLAN

PARTIAL 4TH FLOOR  
AS BUILT

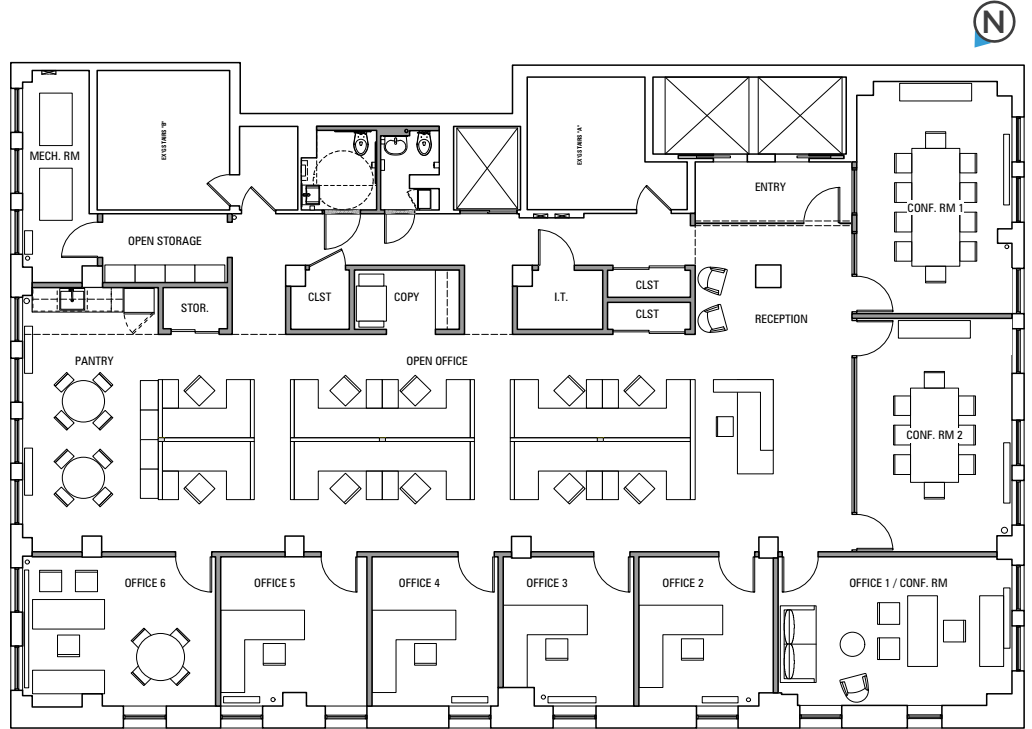
2,950 RSF



# FLOOR PLAN

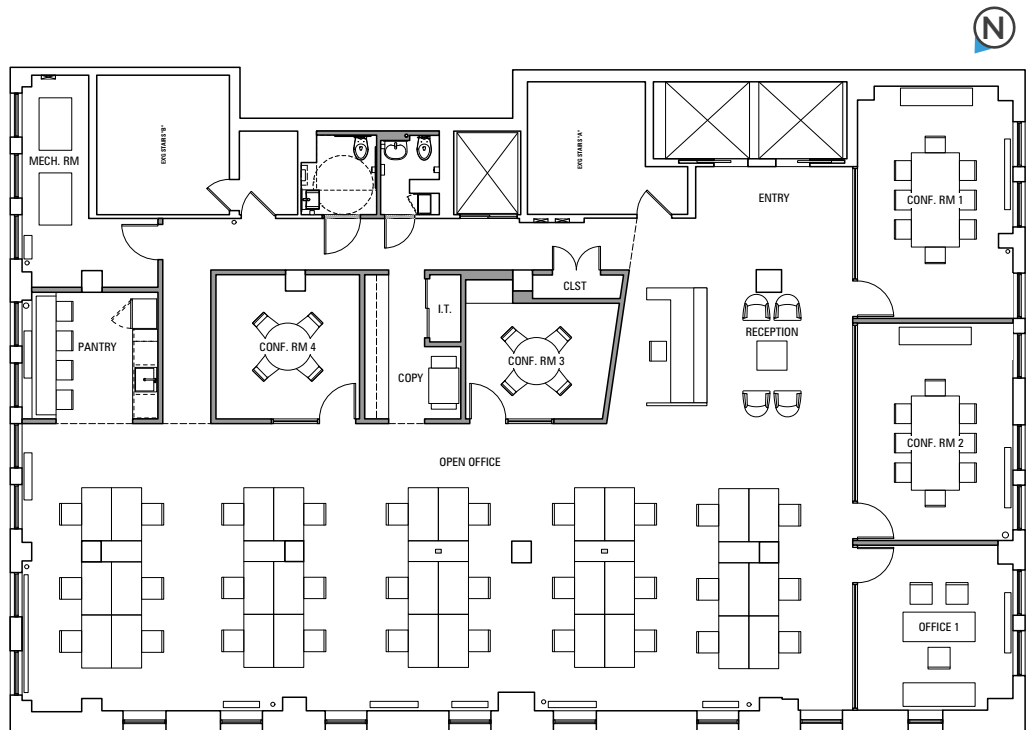
ENTIRE 8TH FLOOR  
**OFFICE INTENSIVE**  
TEST FIT

5,200 RSF



ENTIRE 8TH FLOOR  
**OPEN PLAN**  
TEST FIT

5,200 RSF







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