

# 9E40TH STREET



## DIRECT LEASE

SINGLE FLOOR OPPORTUNITIES

RANGING IN SIZE FROM **4,100 SF** TO **5,650 SF**

1 BLOCK FROM BRYANT PARK

# AVAILABLE FLOORS

9E40TH  
STREET

FLOOR	RSF	SPACE NOTES
* PH DUPLEX 17 + 18 Fls	4,775	Unique duplex PH comprised of the 17th & 18th floors. Brand new prebuilt featuring soaring 20' ceiling heights, dedicated private terrace, full high-end pantry, private restrooms & spiral staircase connecting the two floors. Floors must be leased together
* 16 Fl	4,100	Brand new open plan prebuilt floor, 3 sides of light
* 12 Fl	5,200	Brand new prebuilt featuring soaring 16' ceiling heights, 3 sides of light, exposed ceiling & columns, 1 glass-enclosed conference room, 2 glass-enclosed offices, high-end pantry & private restrooms
* 11 Fl	5,200	Brand new prebuilt featuring 3 sides of light, exposed ceiling & columns, 1 glass-enclosed conference room, 2 glass-enclosed offices, high-end pantry & private restrooms
6 Fl	5,516	Currently in raw condition. Landlord will turnkey to Building Standard for qualified Tenant

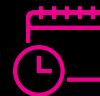
\* prebuilt floors

# BUILDING FEATURES

- Renovated lobby & elevators
- One block from NY Public Library & Bryant Park
- Two blocks from Grand Central Terminal



**POSSESSION:**  
Immediate



**TERM:**  
Negotiable



**RENT:**  
Upon Request



➔ **WELLNESS PROTOCOLS**



# FLOOR PLANS

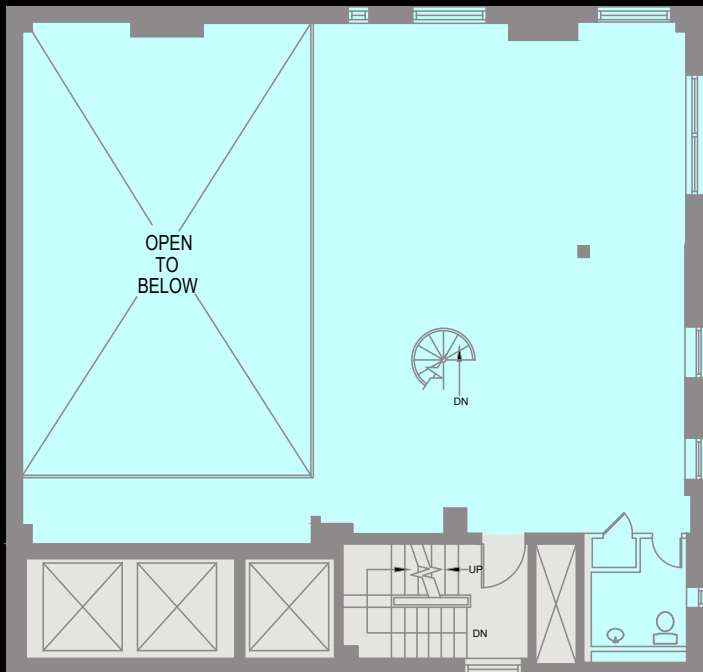
9E40TH  
STREET

PENTHOUSE DUPLEX  
17TH & 18TH FLOORS  
4,775 RSF

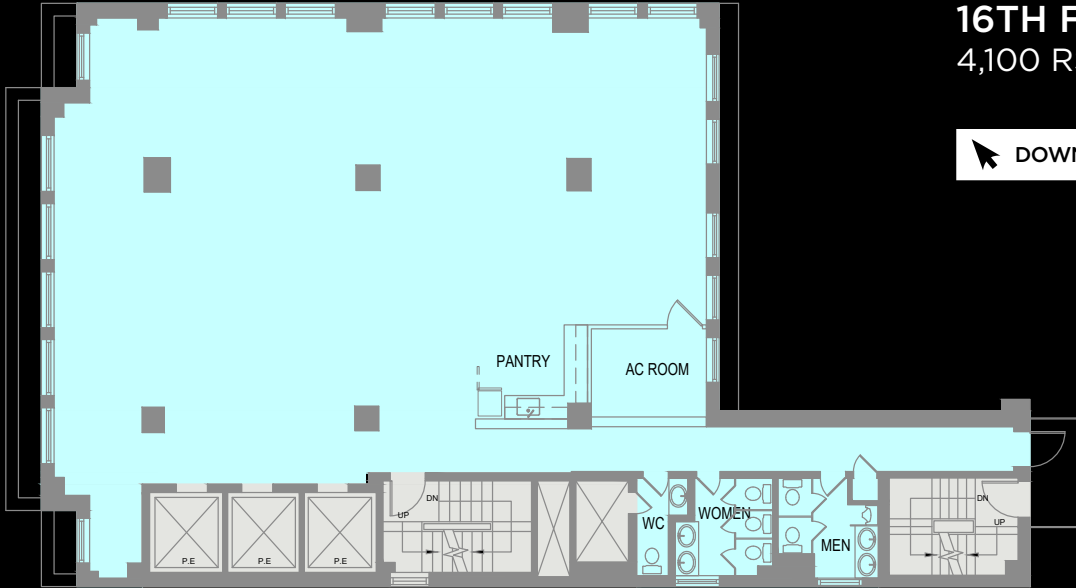
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4,775 RSF

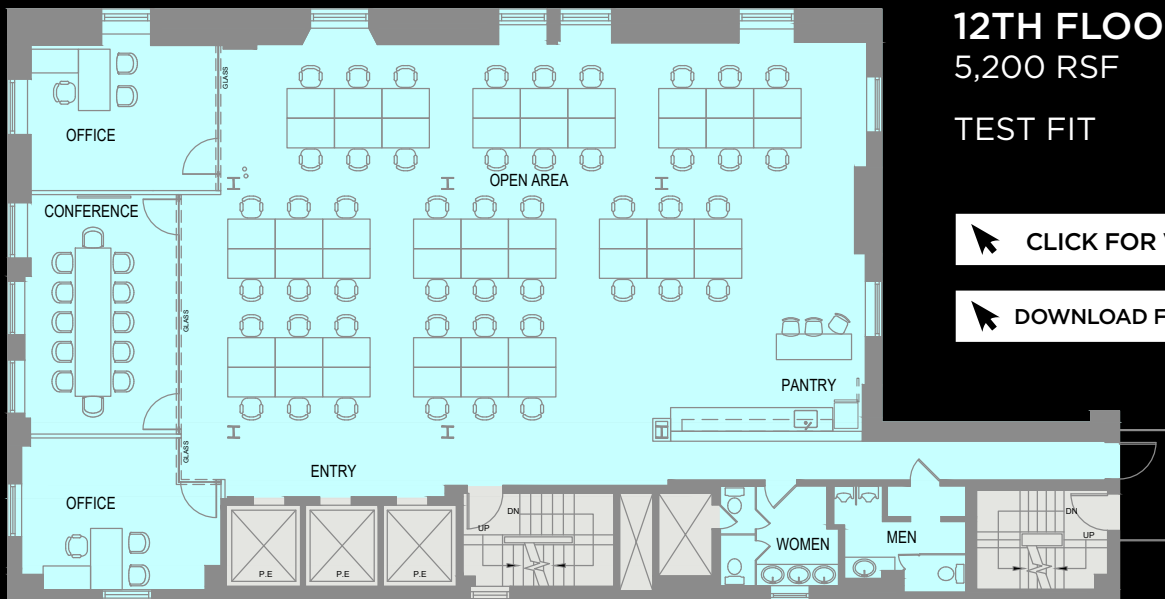


# FLOOR PLANS



**16TH FLOOR**  
4,100 RSF

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**12TH FLOOR**  
5,200 RSF

TEST FIT

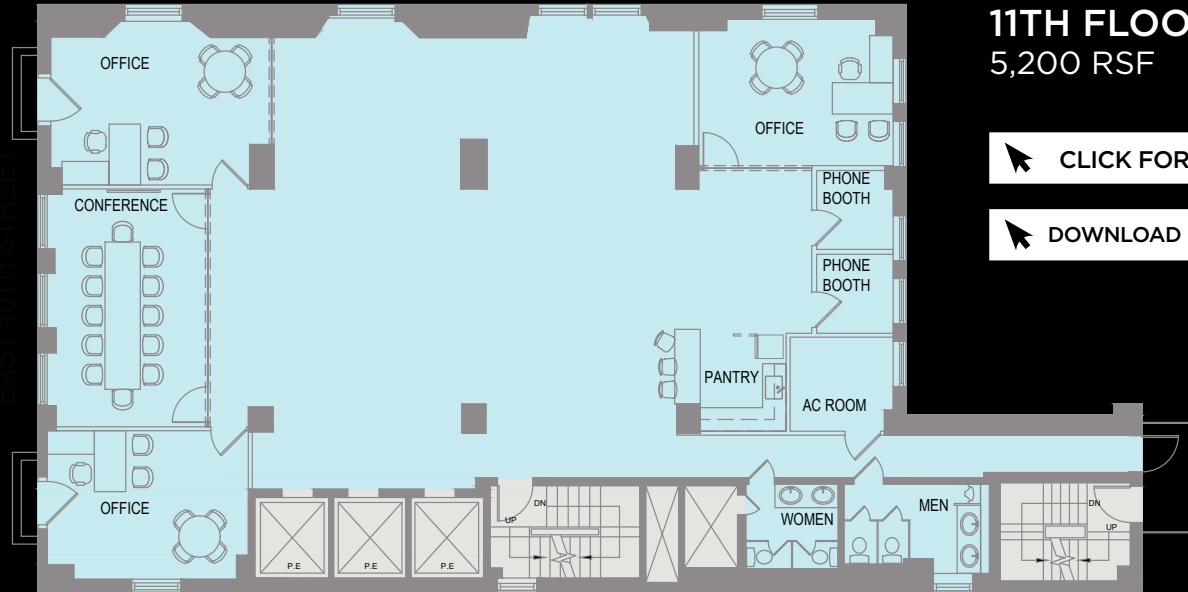
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# FLOOR PLANS

**9E40TH  
STREET**

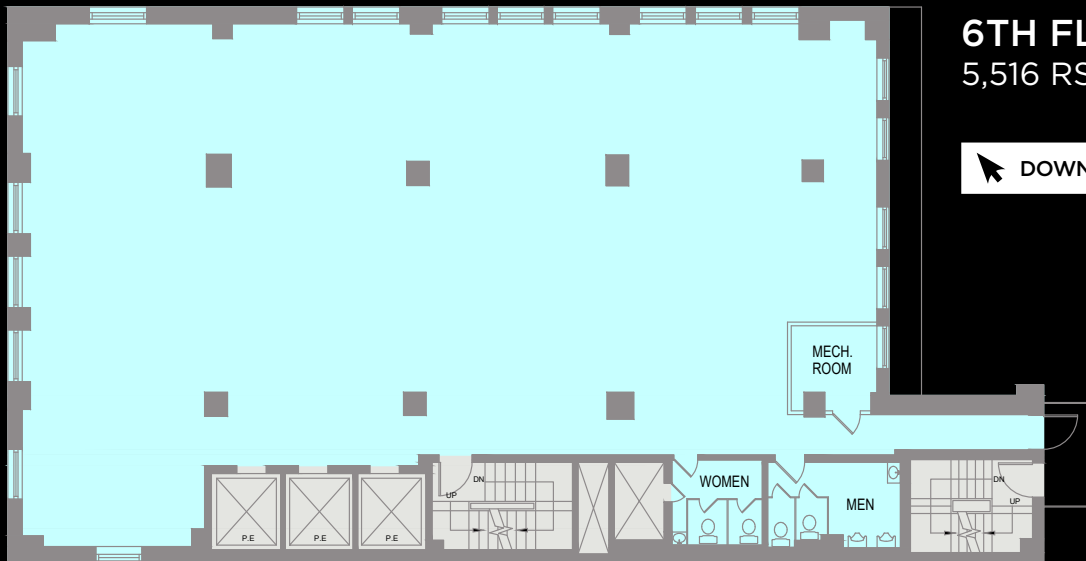
## 11TH FLOOR 5,200 RSF



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## 6TH FLOOR 5,516 RSF



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FOR MORE INFORMATION, PLEASE CONTACT:

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