



HERON  
TOWER



HERON TOWER,  
A BOUTIQUE OFFICE BUILDING WITH  
AN EXCLUSIVE CLUB-LIKE ATMOSPHERE  
IN A COVETED PLAZA DISTRICT  
LOCATION

FULL FLOORS OF  
**5,835 - 7,104 SF**  
AVAILABLE

FULL FLOOR IDENTITY • EFFICIENT FLOORPLATES





## THE OASIS

HERON TOWER'S EXCLUSIVE AMENITY LOUNGE FEATURING CONFERENCE ROOMS, PHONE/HUDDLE ROOMS, OUTDOOR SEATING, YOGA ROOM, SHOWER, GAME ROOM AND CAFÉ SEATING TO ENJOY YOUR LUNCH AWAY FROM YOUR DESK.





PANTRY

AMENITY CENTER | WELLNESS





BIKE STORAGE ROOM

## AMENITY CENTER | WELLNESS





INDOOR LOUNGE

AMENITY CENTER | WELLNESS





**OFFICE RENDERING**





**OFFICE RENDERING**





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AVAILABILITIES

FLOOR	SQ.FT.	COMMENTS
20	5,835 SF	VACANT AND AVAILABLE IMMEDIATELY FOR TURNKEY
16	5,835 SF	PREBUILT UNDER CONSTRUCTION AVAILABLE 2/1/25
14	5,835 SF	BUILT SPACE AVAILABLE IMMEDIATELY
12	5,835 SF	BUILT SPACE AVAILABLE IMMEDIATELY
5	7,104 SF	VACANT AND AVAILABLE IMMEDIATELY FOR TURNKEY





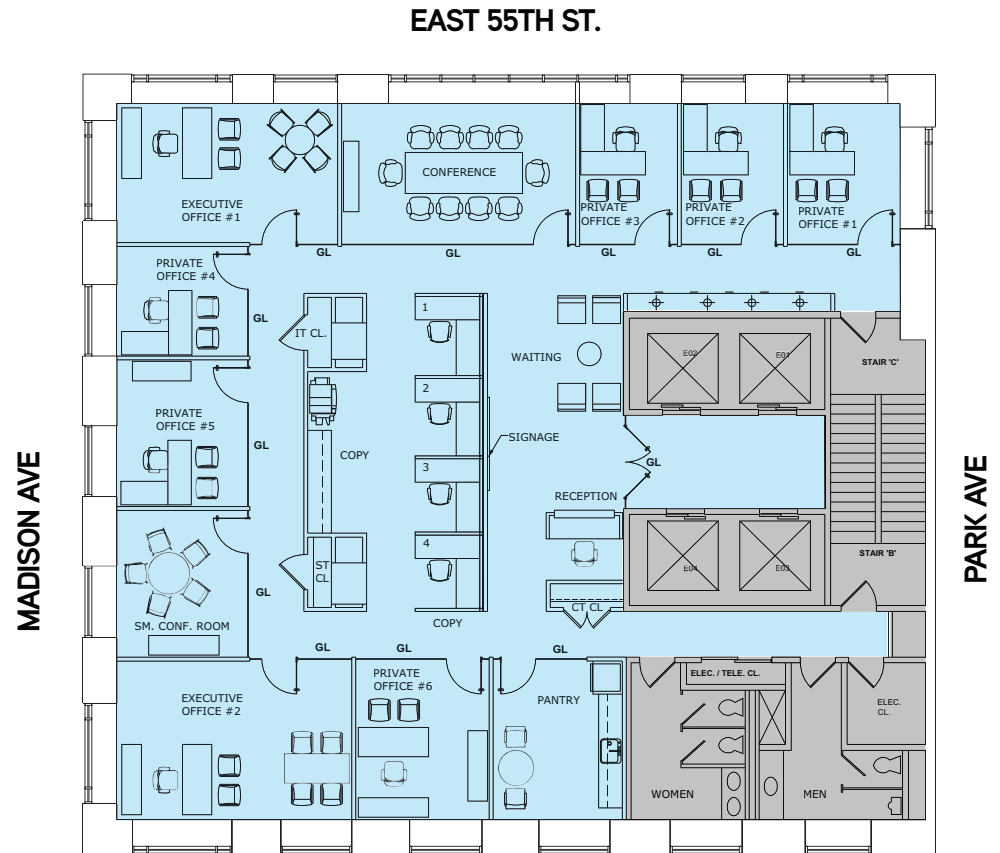
# TYPICAL FLOOR

## OFFICE INTENSIVE TESTFIT

### 5,835 SF

#### KEY

Reception	1
Waiting	1
Executive Offices	2
Private Offices	6
Work Stations	4
Conference Room	1
Small Conf. Room	1
Copy	1
IT Closet	1
Coat Closet	1
Storage Closet	1
Pantry	1



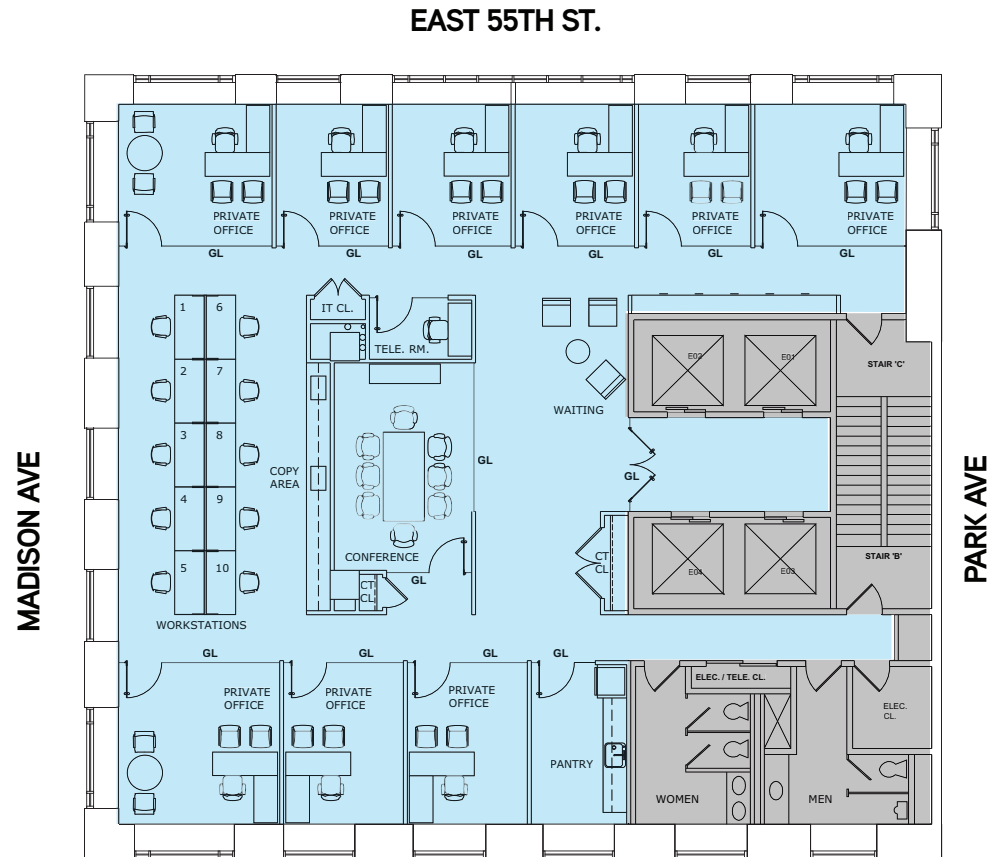


## TYPICAL FLOOR CREATIVE TESTFIT

# 5,835 SF

### KEY

Private Offices	10
Work Stations	10
Conference Room	1
Copy Area	1
IT Closet	1
Telephone Room	1
Pantry	1
Waiting	1





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# TYPICAL FLOOR OPEN TESTFIT

**5,835 SF**

## KEY

Executive Office	1
Private Offices	2
Work Stations	18
Conference Room	1
Copy Area	1
IT Closet	1
Coat Closet	1
Storage	1
Pantry	1
Lounge	1
Open Collab. Area	1

**EAST 55TH ST.**

