

ENTIRE

44TH FLOOR

AS BUILT PLAN

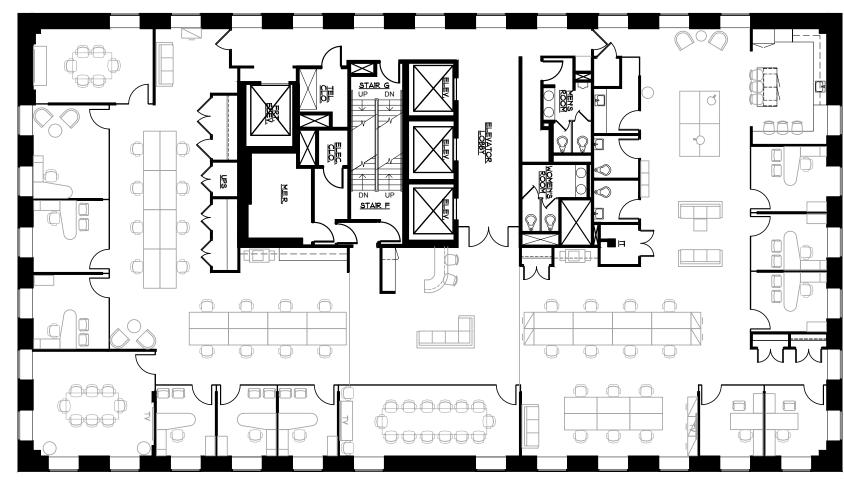
11,237 RSF

11 Private Offices 30 Open Areas 1 Reception

42 Total Headcount

3 Conference Rooms 1 Pantry/Cafe 2 Private Bathrooms 1 Wellness Room 1 I.T.

- High end furnished installation with glass fronts
- Excellent light and views
- Column-free floorplate
- Landlord will modify existing installation
- New lobby with gardens and outdoor plaza area
- A+I-designed amenities including coffee bar, lounge, conferencing and wellness center
- Future amenities to include golf simulator, pickleball court, sauna and cold plunge



THIRD AVENUE









48TH STREET