



545 FIFTH AVENUE

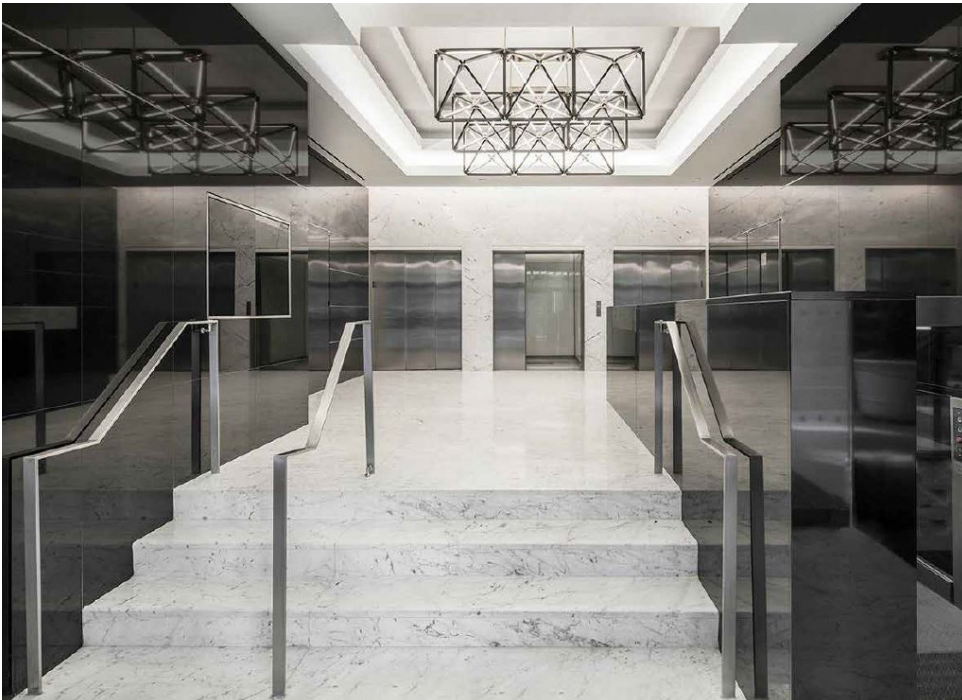
Entire 8th Floor - 13,114 RSF

POSSESSION: **IMMEDIATE**

TERM: **FLEXIBLE**

FEATURES:

- Brand New Prebuilt
- Ceiling heights of 11'-3"
- 24/7 attended lobby with keypad access
- Convenient location in close proximity to Port Authority and Grand Central Terminal Subway Lines:
B D F M 4 5 6 7
- Bus Lines: M1, M2, M3, M4 and M104



GRAND CENTRAL

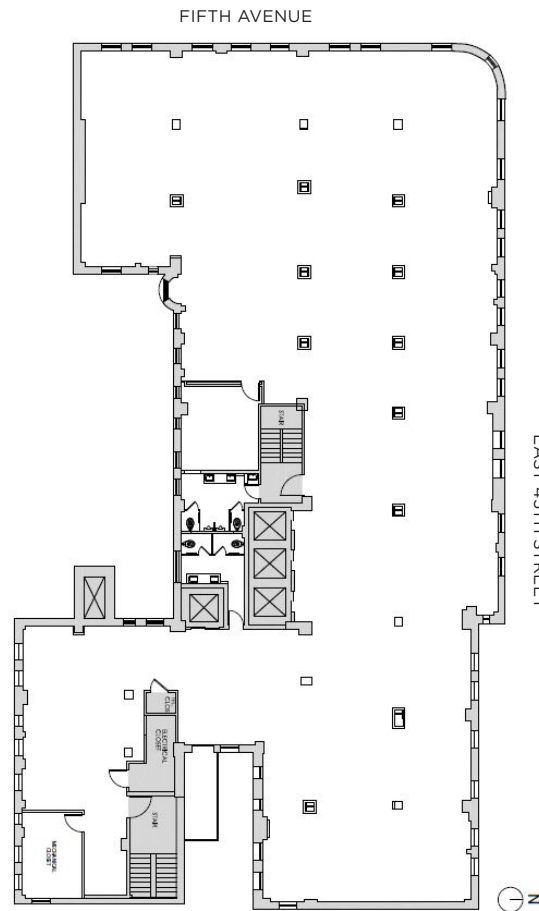
THE PORT AUTHORITY
OF NEW YORK & NEW JERSEY

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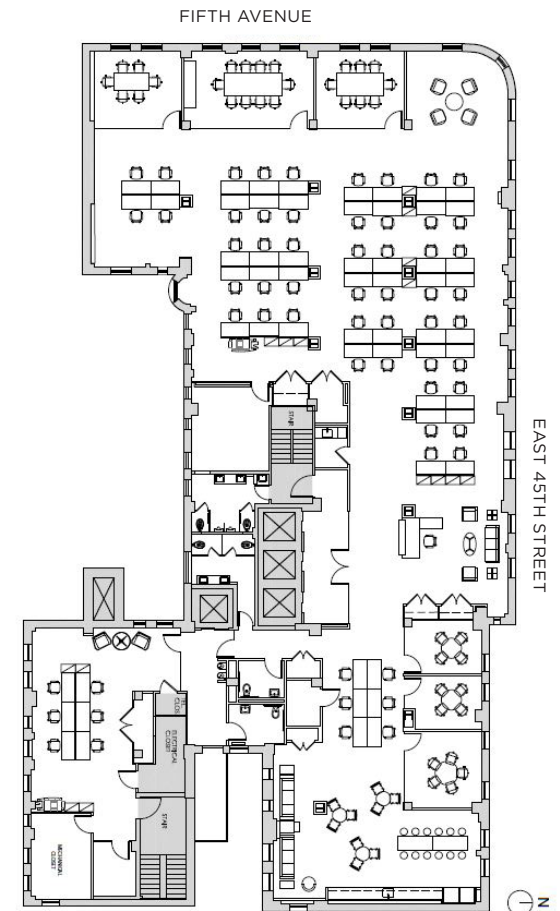
ENTIRE 8TH FLOOR - 13,114 RSF



Reception	1
Conference Rooms	3
Break-Out Rooms	3
Pantry	1
Copy/Print	1
IT/Storage	1
Coat Closet	3
Workstations / Potential	40-70

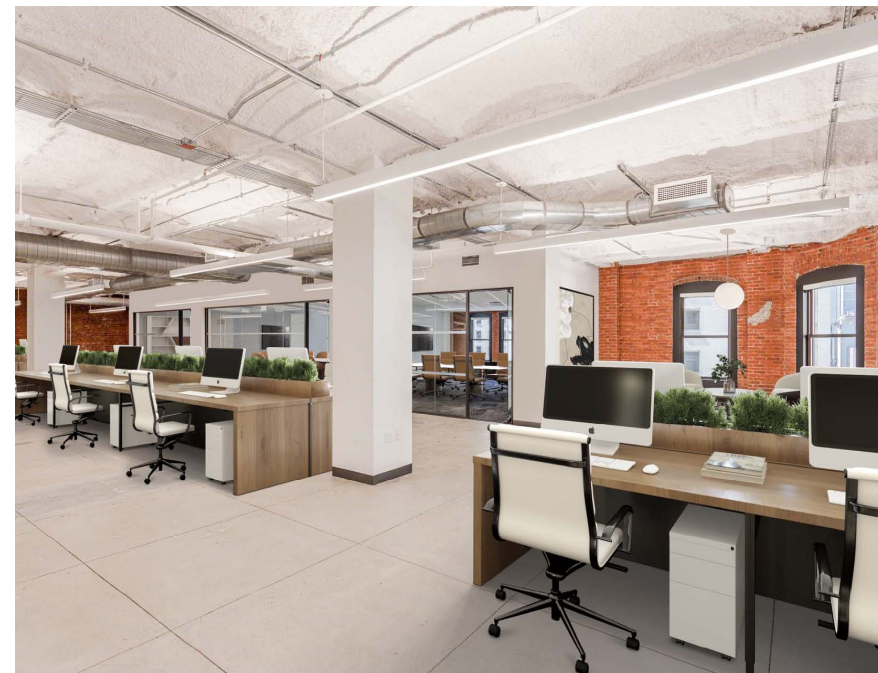
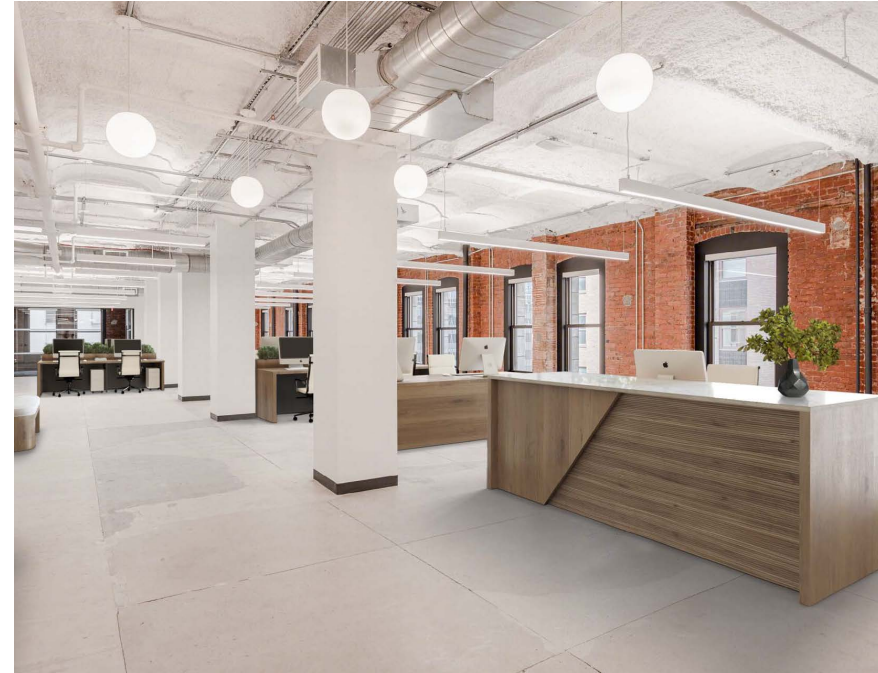
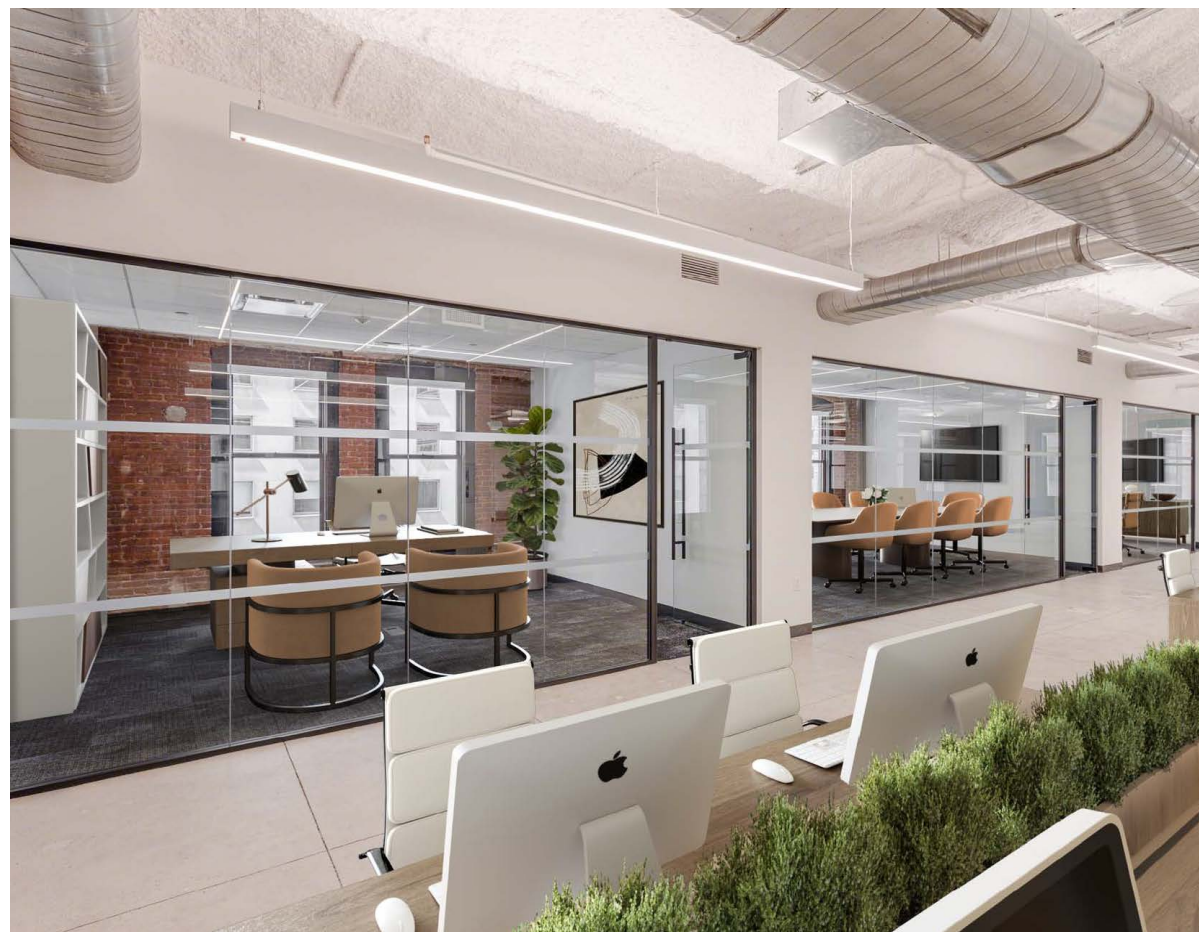


WHITE-BOXED PLAN



AS-BUILT

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Neighborhood

Dining

1. Bryant Park Grill
2. Morton's
3. STK Midtown
4. Butter Midtown
5. Db Bistro Moderne

Grab & Go

6. Joe & the Juice
7. Sweetgreen
8. By CHLOE
9. Le Pain Quotidien
10. Urbanspace

Clubs

11. Harvard Club
12. Princeton Club
13. Yale Club
14. Penn Club
15. Yacht Club

Hotels

16. Bryant Park Hotel
17. Sofitel
18. Gotham Hotel
19. Andaz Hotel
20. Knickerbocker Hotel

Coffee

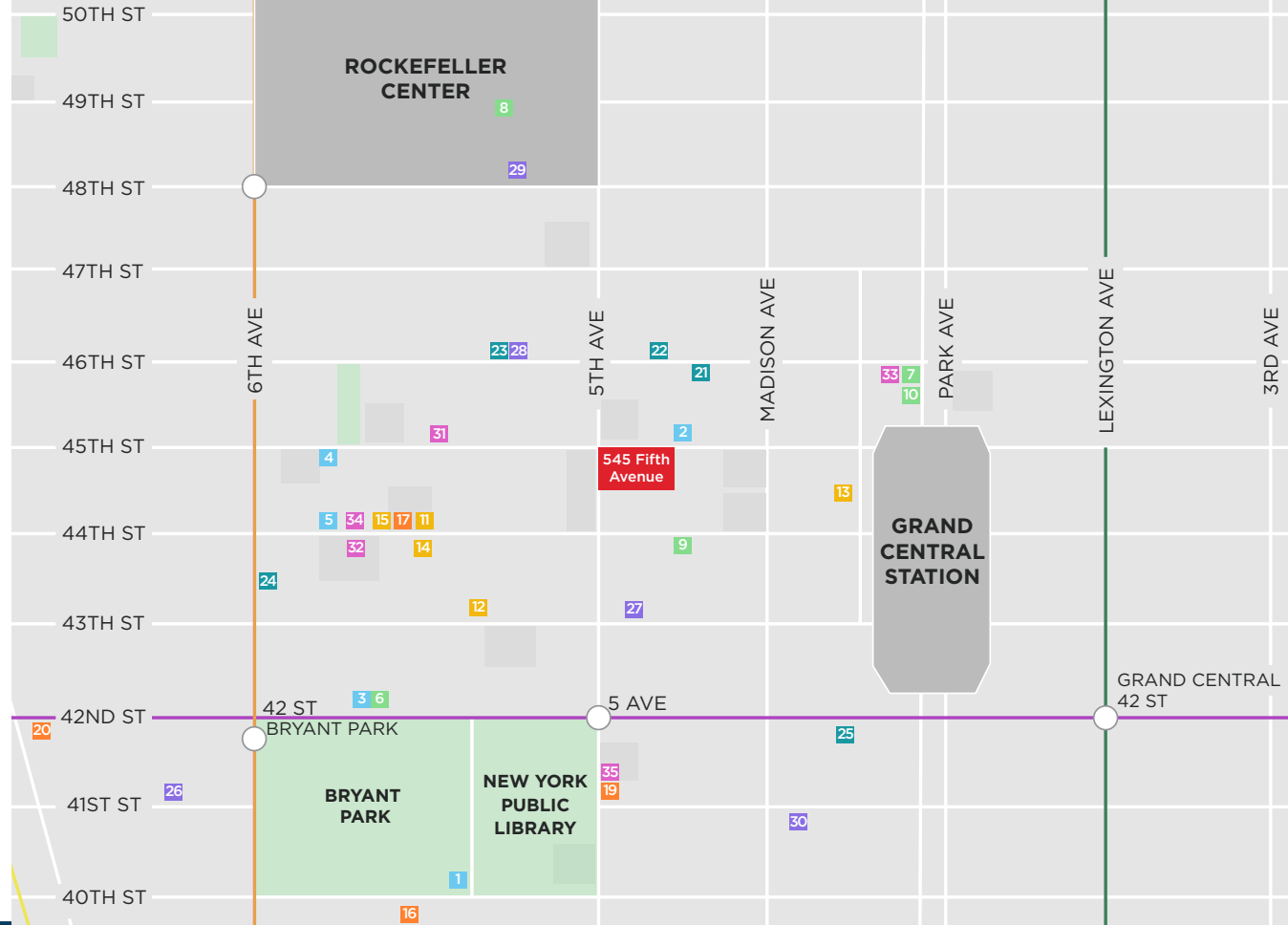
21. Gregory's Coffee
22. Macchiatto Espresso Bar
23. Gotan Midtown
24. Bluestone Lane
25. Blue Bottle

Wellness

26. Soul Cycle
27. Equinox East
28. Swerve Fitness
29. Corepower Yoga
30. Everybody Fights

Cocktails

31. Valerie
32. Bar 44
33. Lea Wine Bar
34. Lantern's Keep
35. The Bar Downstairs & Kitchen



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