240 West 40th Street

Times Square South

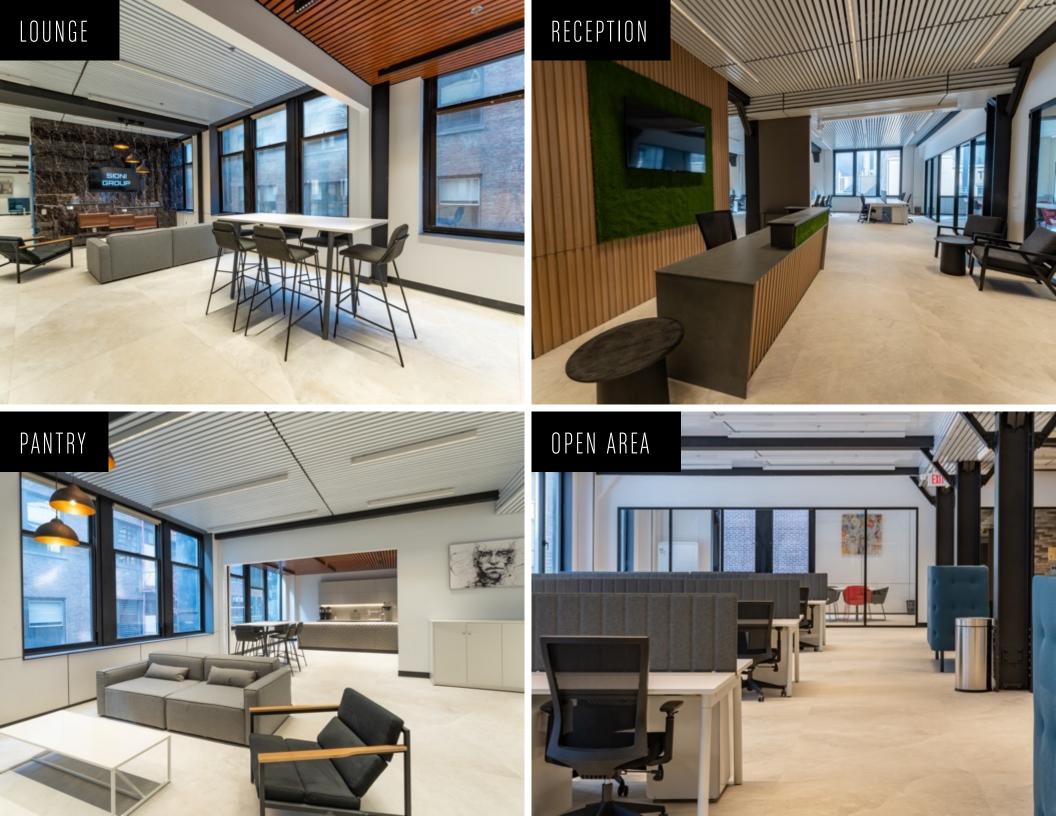


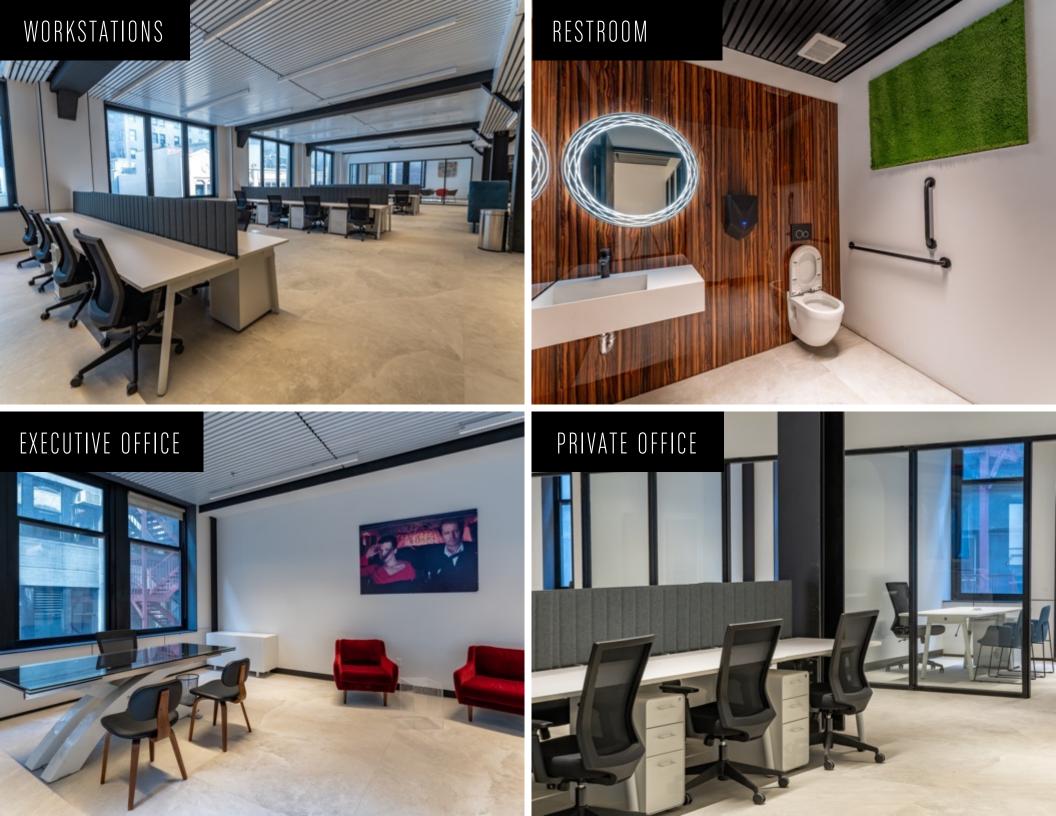
FULL FLOORS AVAILABLE New Building Amenity Center

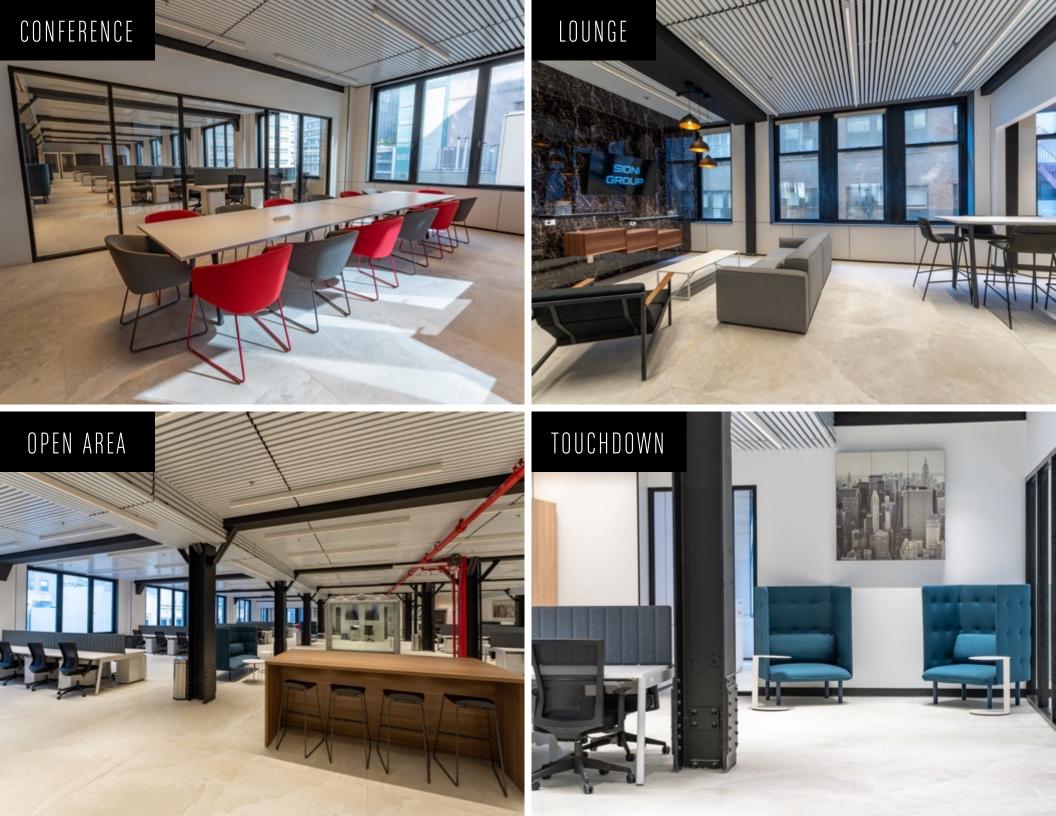
AVAILABLE SPACES

Penthouse:	-4,333 RSF-	LEASED
12th floor:	<u>11,698 RSF</u>	LEASED
11 th floor:	<u>12,167 RSF</u>	LEASED
10 th floor:	- 13,304 RSF	LEASED
9 th floor:		LEASED
8 th floor:		LEASED
7 th floor:		LEASED
6 th floor:		LEASED
5 th -floor:		LEASED
4 th floor:	15,100 RSF	Available
3rd floor:		LEASED
2 nd floor:		LEASED

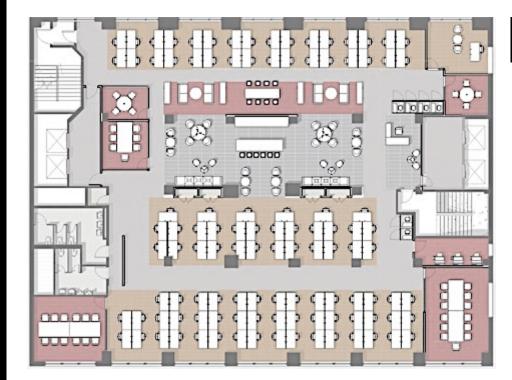








SAMPLE TEST FITS



HIGH DENSITY

Private office	1
Workstations	108
Conference rooms	5 (40)
Kitchen	1(36)
Phone booths	6
Lounge seating	16

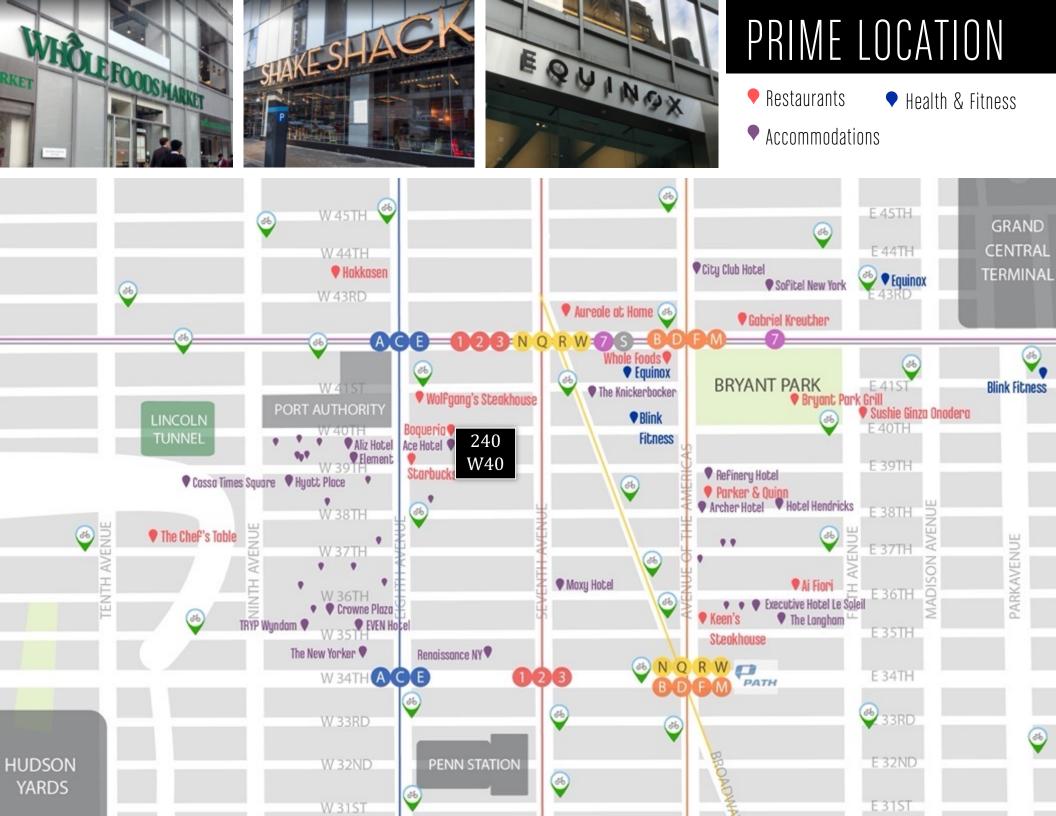
Total workstations 109 Total potential density +/- 140



LOW-MID DENSITY

Private office	6
Workstations	60
Conference rooms	6 (43)
Kitchen	1(39)
Phone booths	7
Lounge seating	16

Total workstations 66 Total potential density +/- 86



BUILDING SPECIFICATIONS

LOCATION:	240 West 40th Street between 7th & 8th
	Avenues

- OWNER: Sioni Group
- BUILDING SIZE: 159,358 RSF; 13 floors including penthouse
- *LOBBY:* Brand new lobby with full time attendant
- **ELEVATORS:** New elevators featuring state of the art design elements. Two additional automatic freight elevators with a separate entrance. 4 automatic elevators total.
- SECURITY: 24/7 attended security desk & camera monitors
- *KITCHENS:* Corian counter-top finishes, stainless steel appliances, cabinetry featuring soundless door close; refrigerator, microwave, full sink
- **RESTROOMS:** New ADA compliant single stall restrooms
- *SIGNAGE:* Dramatic DKNY signage on the top of building is available
- *KITCHENS:* Corian counter-top finishes, stainless steel appliances, cabinetry featuring soundless door close; refrigerator, microwave, full sink



RESTROOMS:	New ADA compliant single stall restrooms
SIGNAGE:	Dramatic DKNY signage on the top of the building available
FURNITURE:	Can be provided at additional cost
FIRE ALARM:	The entire building is fire rated & is fully equipped
AIR CONDITIONING:	New efficient VRF split system for both heating & cooling on each floor with multiple zones
IT:	All major Telecom providers available
FLOORS:	Concrete slabs throughout building
WALLS:	Office space: Concrete wall panels (acting as ventilated façade) Bathrooms: Porcelain slabs Lobby: Venetian Plaster
CEILINGS:	Office space: Baffle ceiling system Bathrooms: Tray ceiling Lobby: Floating sheet rock

