

240 West 40th Street

Times Square South



FULL FLOORS AVAILABLE
NEW BUILDING AMENITY CENTER

AVAILABLE SPACES



~~Penthouse: 4,333 RSF~~ LEASED

~~12th floor: 11,698 RSF~~ LEASED

~~11th floor: 12,167 RSF~~ LEASED

~~10th floor: 13,304 RSF~~ LEASED

~~9th floor: 13,616 RSF~~ LEASED

~~8th floor: 15,100 RSF~~ LEASED

~~7th floor: 15,100 RSF~~ LEASED

~~6th floor: 15,100 RSF~~ LEASED

~~5th floor: 15,100 RSF~~ LEASED

4th floor: 15,100 RSF **Available**

~~3rd floor: 15,100 RSF~~ LEASED

~~2nd floor: 15,100 RSF~~ LEASED

LOUNGE



RECEPTION



PANTRY



OPEN AREA



WORKSTATIONS



RESTROOM



EXECUTIVE OFFICE



PRIVATE OFFICE



CONFERENCE



LOUNGE



OPEN AREA



TOUCHDOWN



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



PRIME LOCATION

- 📍 Restaurants
- 🏊 Health & Fitness
- 🏨 Accommodations



BUILDING SPECIFICATIONS

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

