



Entire 23rd floor: 2,400 RSF

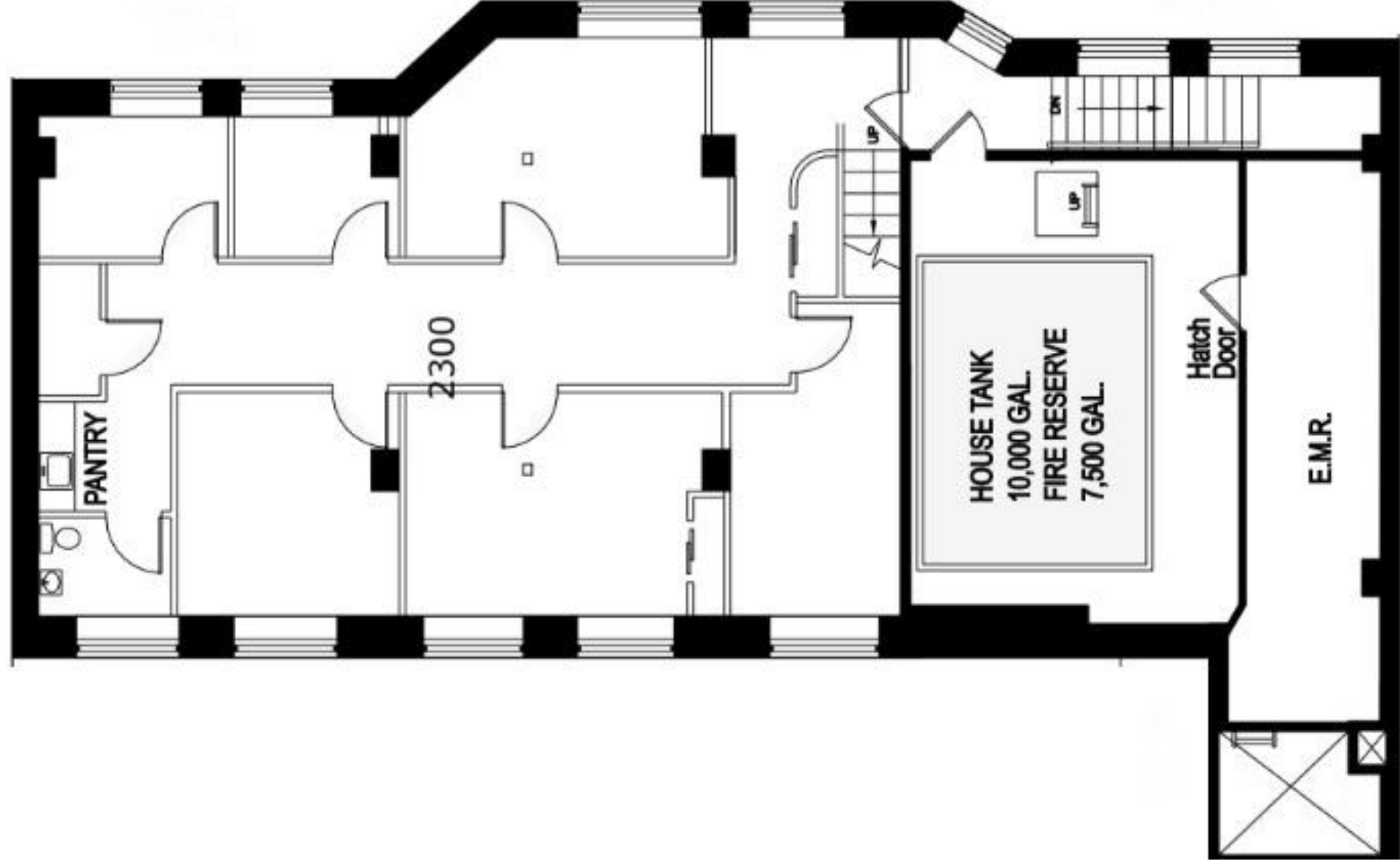
- Top floor space built with 5 offices, conference room, pantry, reception, private bathroom
- Excellent light and views from every room (even bathroom)
- Turnkey with furniture
- Upstairs loft space with additional bathroom and storage space (not counted towards RSF)
- Landlord can modify for credit tenant
- One flight walk up from 22nd floor

BUILDING FEATURES

- Owner-managed, owner-occupied building with stable, long term, and responsive ownership. **Practically no debt on the property**
- 24/7 attended lobby
- New high-speed intelligent elevator system w/ very short wait times
- Wired for FIOS
- Cleaning included
- Short walk to 4, 5, 6, S, 7, F, M B, D Subway Lines
- Citibike dock on the block

One block from Grand Central+ new LIRR entrance





PANTRY

2300

HOUSE TANK
10,000 GAL.
FIRE RESERVE
7,500 GAL.

Hatch
Door

E.M.R.

UP

UP

UP

