



# FIFTYFOUR<sup>W.</sup><sub>40</sub>

THE CROTON ON BRYANT PARK

Elevate Your Workspace in the Heart of Manhattan











30,826 SF AVAILABLE

Full Floors of 5,100 RSF + Available



09 : 5,151 SF

08 : 5,146 SF

07 : 5,136 SF

06 : 5,131 SF

05 : 5,131 SF

04 : 5,131 SF

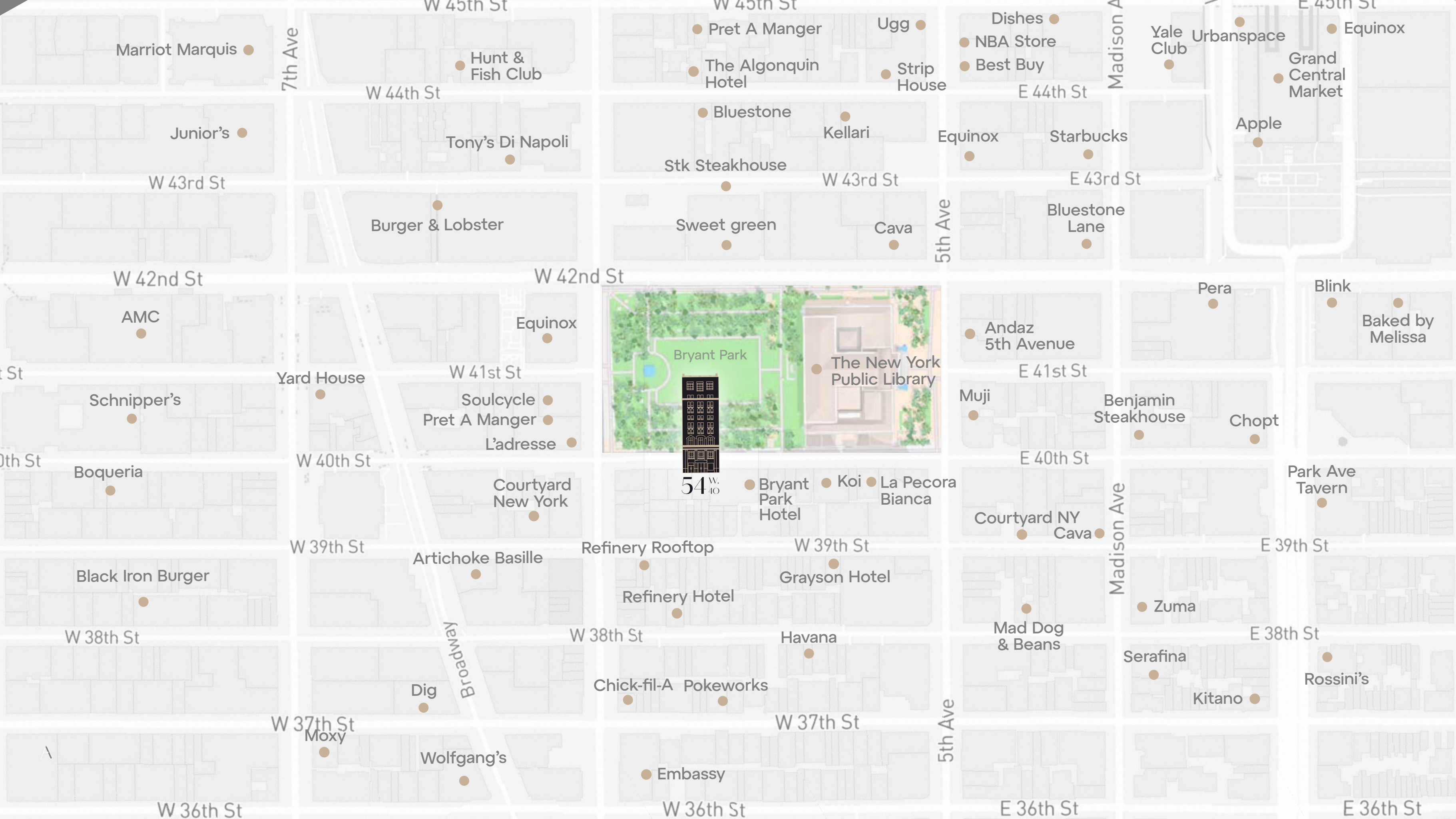


# HIGHLIGHTS

- Steps from Bryant Park
- Exterior branding & signage opportunities
- Personalized, full-floor offerings with direct elevator access to each floor
- Contiguous blocks of space available for potential multi-floor users
- Access to exclusive, in-building *GH on the Park* event space
- 1<sup>st</sup> floor tenant lounge
- Grand entrance with spiral staircase
- Blue Bottle Coffee in the ground floor retail space
- Multiple, intimate lounge seating areas on the second and third floors
- On-site staff with a dedicated operations manager







Marriot Marquis

Junior's

W 42nd St

AMC

Schnipper's

Boqueria

Black Iron Burger

W 38th St

7th Ave

W 44th St

Hunt & Fish Club

Tony's Di Napoli

Burger & Lobster

Equinox

W 41st St

Soulcycle

Pret A Manger

L'adresse

W 40th St

Yard House

W 39th St

Artichoke Basille

Courtyard New York

W 37th St

Moxy

Wolfgang's

W 36th St

W 37th St

W 38th St

Chick-fil-A

Pokeworks

Embassy

W 36th St



54 W. 40th St

Pret A Manger

The Algonquin Hotel

Bluestone

Stk Steakhouse

Sweet green

Ugg

Strip House

Kellari

W 43rd St

Cava

5th Ave

Dishes

NBA Store

Best Buy

E 44th St

Equinox

Starbucks

Bluestone Lane

Madison Ave

Yale Club

Urbanspace

Grand Central Market

Equinox

Apple

Pera

Blink

Baked by Melissa

Andaz 5th Avenue

E 41st St

Muji

Benjamin Steakhouse

Chopt

E 40th St

Courtyard NY Cava

Madison Ave

Park Ave Tavern

E 39th St

Zuma

Serafina

Kitano

Rossini's

E 38th St

Mad Dog & Beans

Havana

Grayson Hotel

W 37th St

5th Ave

E 36th St

E 36th St



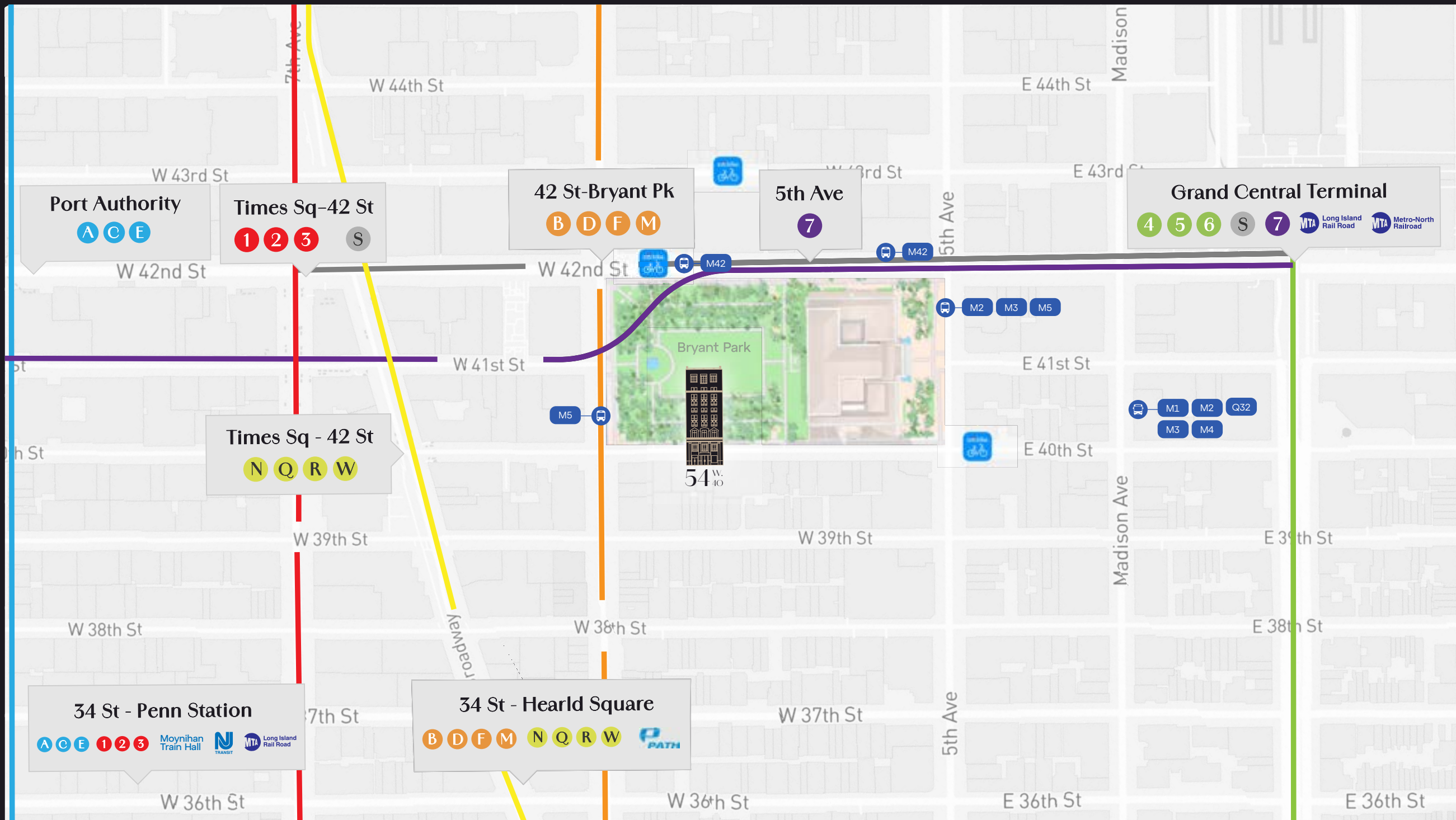


# BRYANT PARK, A WELCOME RESPITE

54 West 40th directly overlooks Bryant Park and is steps away from one of the most iconic green spaces in New York City. This year-round destination features movie nights, ice skating, concerts, and an abundance of retailers and restaurants, including the Bryant Park Grill.







# CONVENIENCE WORKS HERE

- 10 Min. to Grand Central
- 13 Min. to Penn Station
- 11 Min. to Port Authority
- 55 Min. to JFK Airport
- 47 Min. to LaGuardia Airport
- 37 Min. to Newark Airport

Steps from multiple subway lines including:

- B D F M N Q R W 1 2 3 7

Surrounded by an abundance of neighborhood amenities including fine dining, 5-star hotels, neighborhood cafes, and Fifth Avenue shopping.

CitiBike station located steps away



# SPACE THAT INSPIRES AT BRYANT PARK

With 50 linear feet of frontage situated on Bryant Park at the geographic epicenter of Manhattan, 54 West 40<sup>th</sup> is a boutique office building offering customized, full-floor office space in a world-class location. This modern classic is ideal for transit-oriented tenants seeking a vibrant neighborhood in the heart of Midtown South with direct access to Midtown's "Town Square", alongside the convenience of being within walking distance of every major New York City transit hub.

## 30,826 SF AVAILABLE

Full Floors of 5,100 RSF + Available















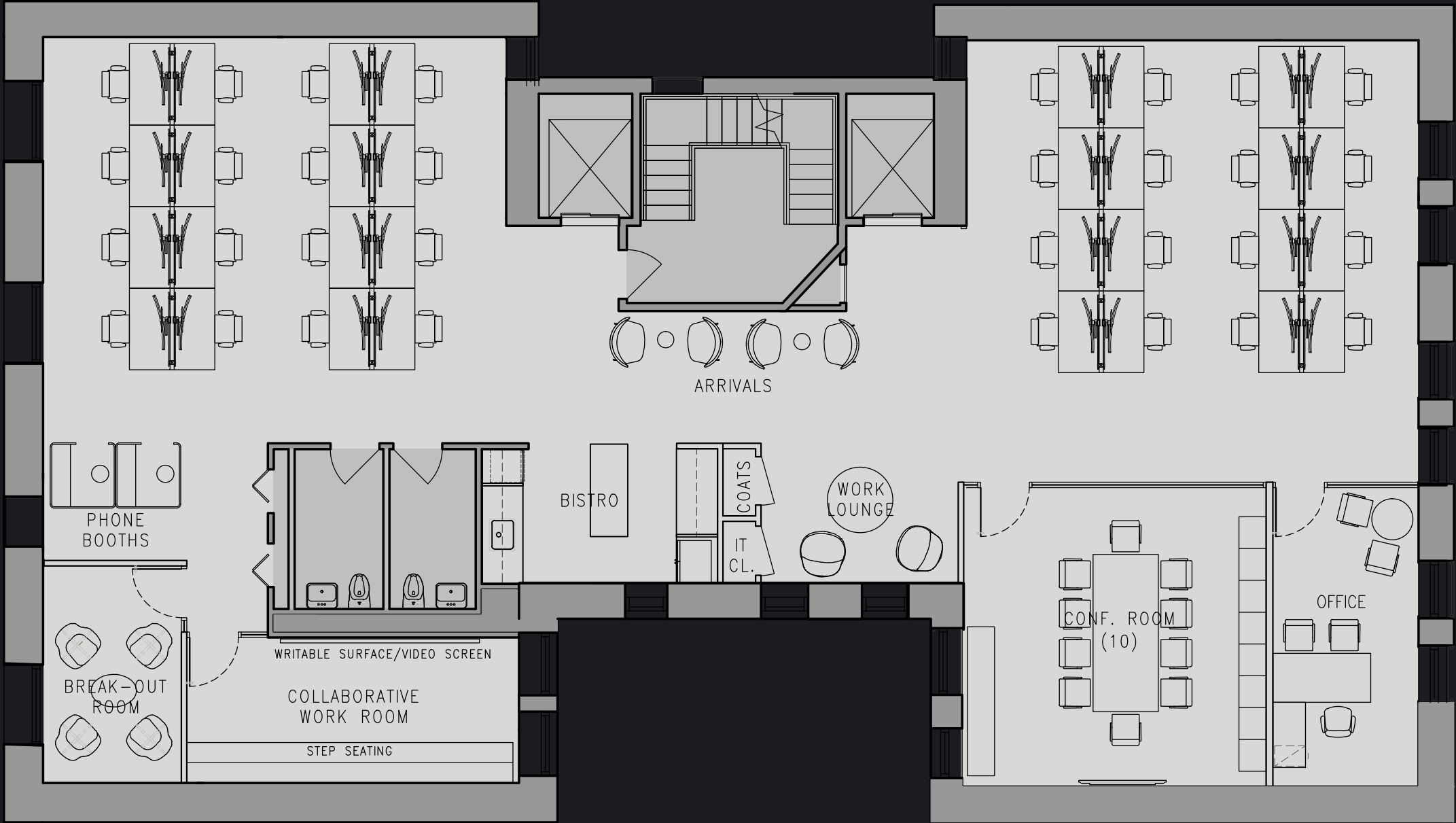






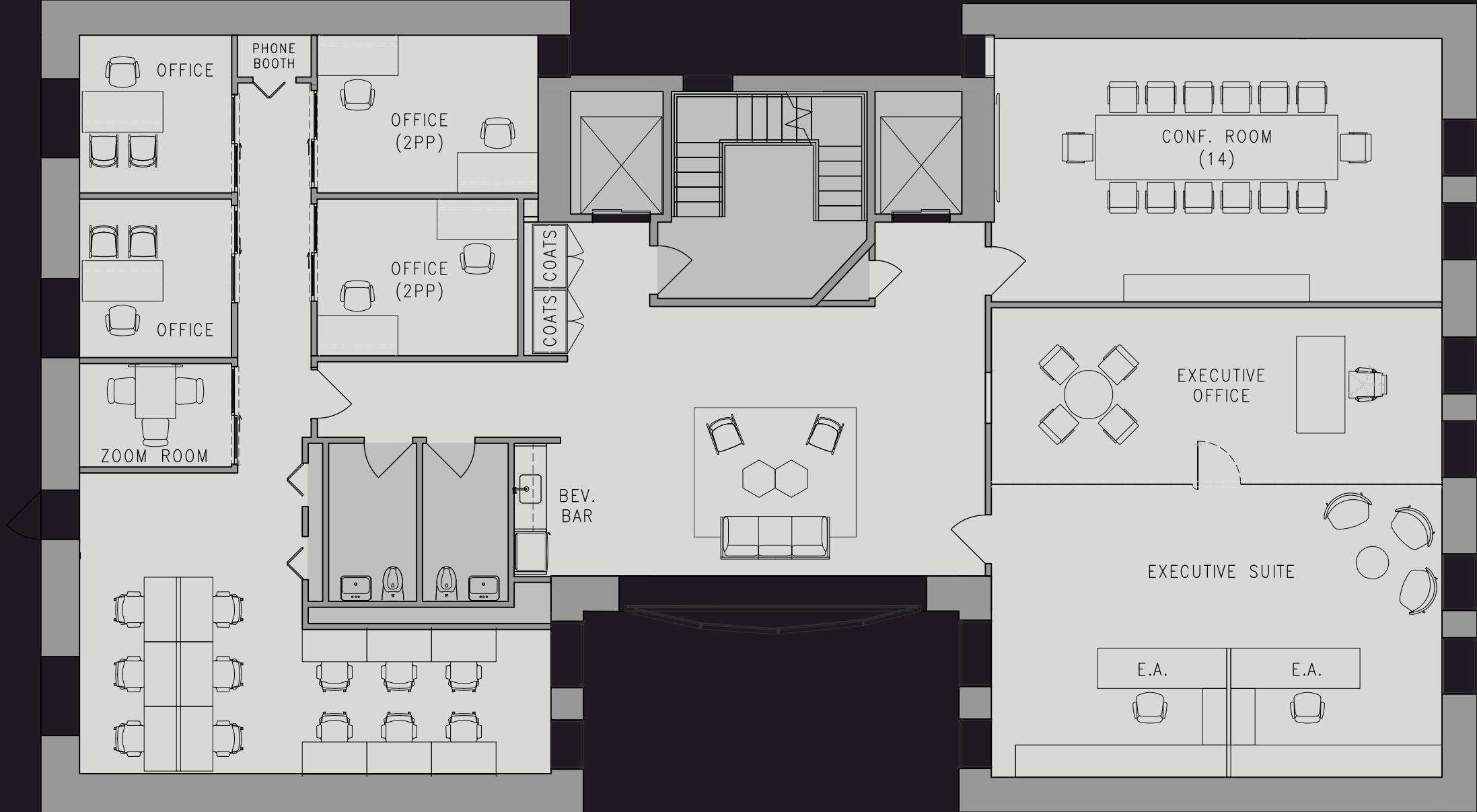






Entry	1
Conference Room	1
Work Lounge	1
Collaborative Work Room	1
Phone Booth	2
Break-Out Room	1
Bistro	1
IT Closet	1
Coat Closet	1
Office	1
Bench Desk	32
Total	33





Conference Room	1
Zoom Room	1
Berverage Bar	1
Phone Booth	1
Coat Closet	2
Executive Office	1
E.A.	2
Office	2
Office (2PP)	2(4)
Open Area	12
Total	21



Built	1903	Ceiling Heights	Floors 4-8 : 9’ -11’ • Floor 9 : 11’ • Floor 11 : 9’
Building Renovation	2013	BMS System	AC Smart Premium Temperature Control System
Construction	Steel Framing w/ Brick Masonry	Telecommunication	Pilot & Spectrum
Frontage on Bryant Park	50 Linear feet	Electric	1,200-amp main service
Typical Floor Size	5,100 + RSF	Emergency Power	150 KW Cumin’s generator
Building Size	52,000 GSF including the basement	Fire Safety	Class E Fire System
Floors	11	Elevators	Two 2,000Lb elevator cabs
Amenities	Blue Bottle Cafe, GH on the Park, 1 <sup>st</sup> floor tenant lounge and Operations Manager	Security	Kisi System w/ key-less access control
Floor Load	Ground Floor : 100 LBS/ SF Floors 2-11 : 75 LBS/ SF	Windows	Replaced in 2013. Double glazed and insulated