



9

EAST 40TH STREET

GRAND CENTRAL

OFFICE SPACES FOR LEASE

9 EAST 40TH STREET

GRAND CENTRAL

9 East 40th Street is in the heart of the Grand Central sub-market, with easy access to all major transportation, including the LIRR, Metro-North, and multiple subway lines. The area is surrounded by premier attractions such as Bryant Park, One Vanderbilt, Cipriani, and the New York Public Library, along with a variety of dining options, including Cava, Sweetgreen, Naya, Dig, Essen, Pret A Manger, Panera Bread, and Chopt. The location offers unparalleled convenience with seamless transit connections.

The **2nd Floor (8,970 RSF)** is a brand new, high-end, pre-built with a full floor presence. The space features exposed ceilings, oversized operable windows, an open area for approximately 46 workstations, two offices, a ten-person conference room, new bathrooms, and a wet pantry.

The **8th Floor (5,400 RSF)** is a high-end pre-built with a modern layout. It includes a spacious open area for approximately 22 workstations, two windowed offices, a ten-person conference room, exposed ceilings, new bathrooms, and a wet pantry. The landlord is open to customizing both spaces to meet tenant needs.

Stories 17

Total Building Square Feet 96,376 SQFT

Square Footage

8th Floor: 5,400 RSF

Term Negotiable

Possession Immediate

Pricing Upon Request

Nearby Transportation Grand Central Terminal

34th Street, Herald Square

Time Square, 42nd Street

42nd Street — Bryant Park

4 5 6 7 S

B D M N Q R W

1 2 3

B D F M 7





SECOND FLOOR





8TH FLOOR

9 EAST 40TH STREET

OFFICE FLOOR PLAN

PROPERTY DETAILS

Total Square Feet

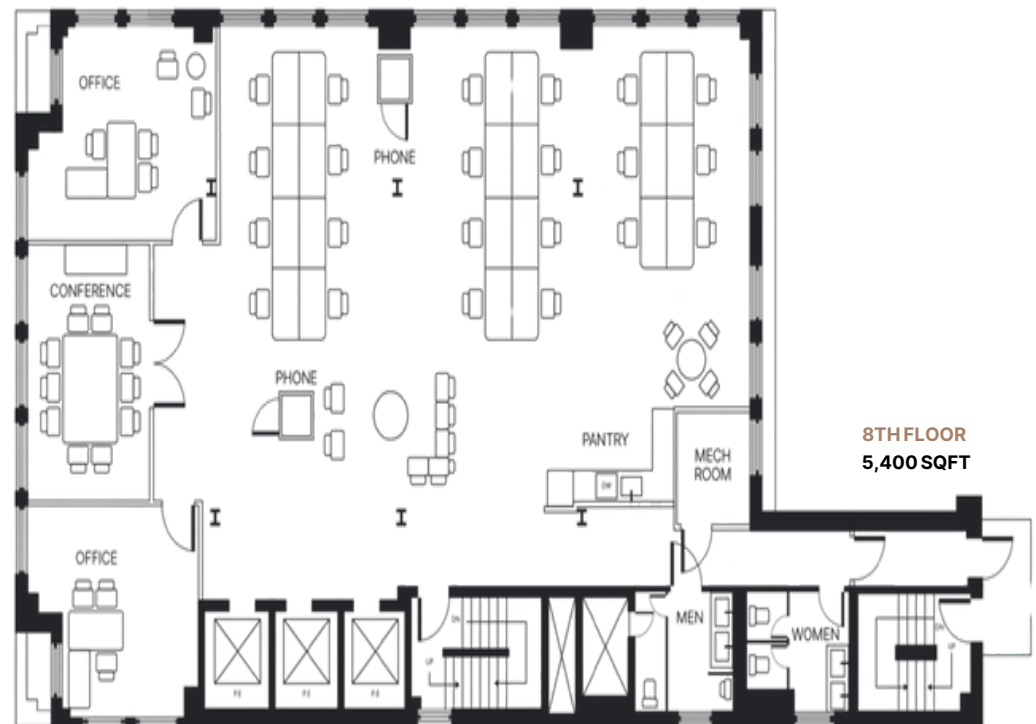
8th Floor 5,400 SQFT

Ceiling Heights

10' (8th Floor)

Building Highlights

- Attended Lobby
- Full Floor Presence
- Oversized Windows
- Access to Amenity Center at Ownership's
- Nearby Building, 295 Madison Avenue
- Two Blocks from Grand Central Terminal



9 EAST 40TH STREET

NEIGHBORHOOD MAP

