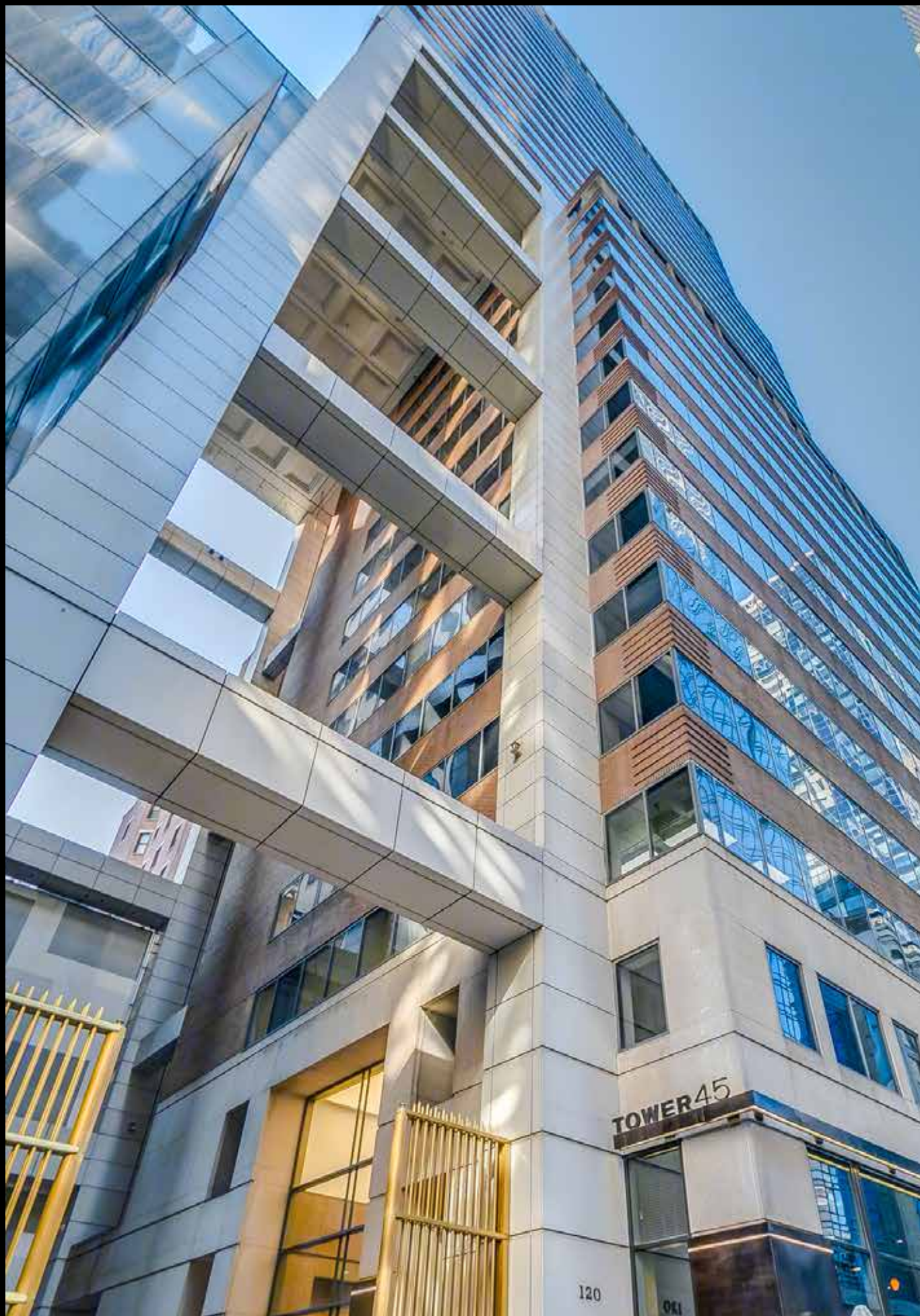


TOWER45

MODERN MIDTOWN ELEGANCE & SOPHISTICATION

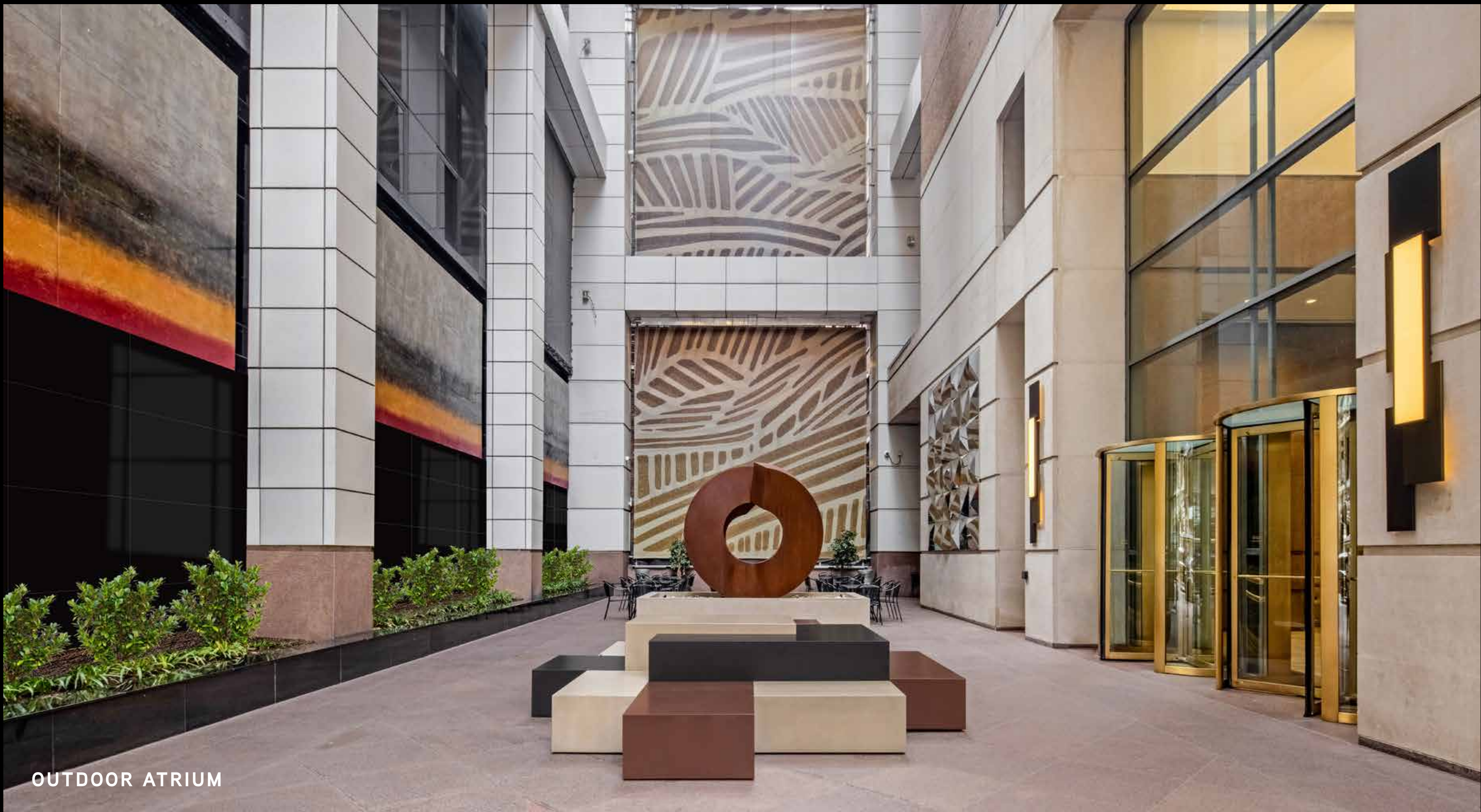


Tower 45 is Midtown Manhattan's premier boutique office building. Standing 40 stories high and containing 458,446 rentable square feet at 120 West 45th Street, steps from Avenue of the Americas, Tower 45 offers continuous ribbon windows, gracious 12-foot waffle ceilings, a spectacular 15-story open air Atrium and a refreshing atmosphere designed for productivity and success. It was designed by the award-winning firm of Swanke Hayden Connell Architects whose other notable New York City projects are the Continental Tower and Americas Tower

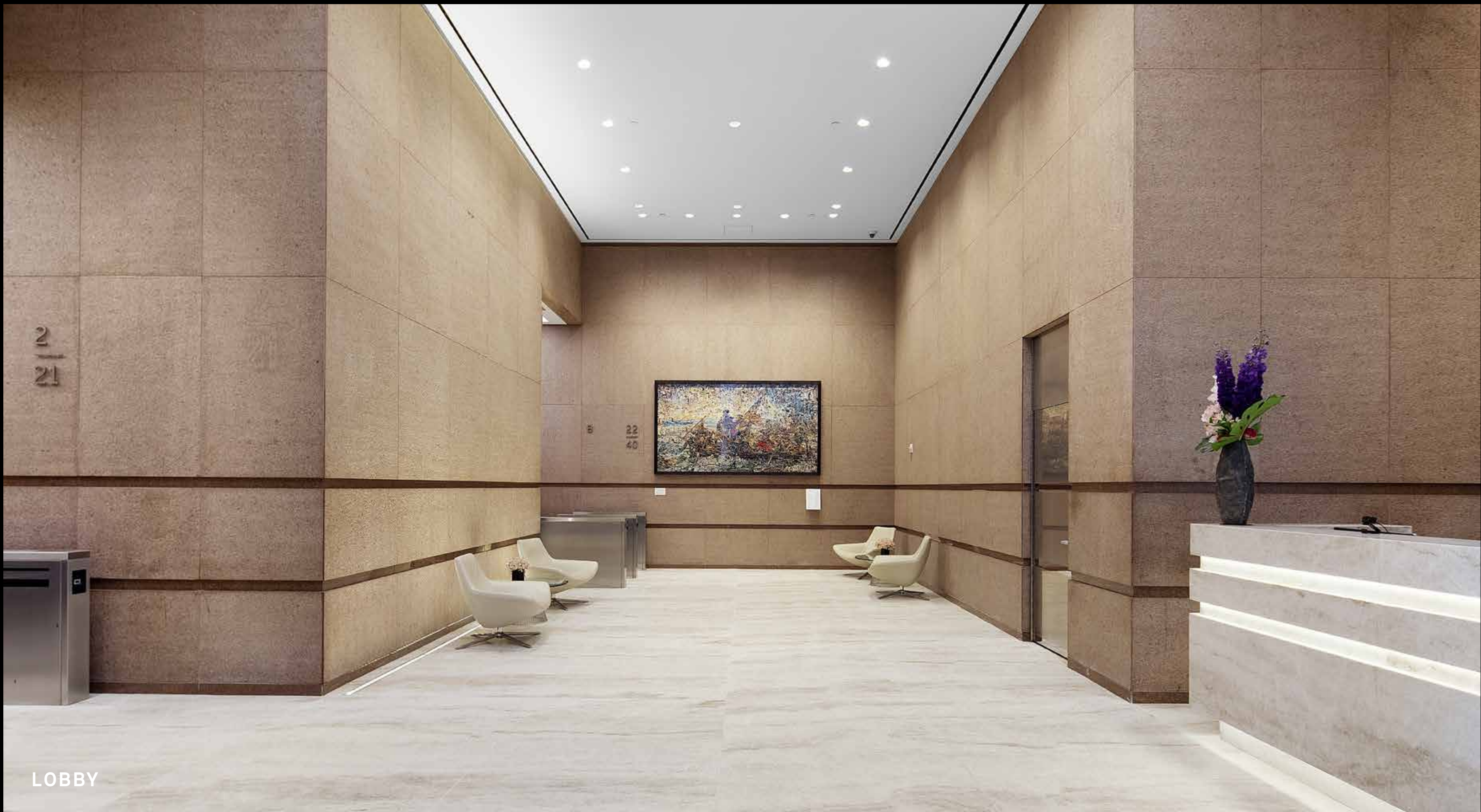
PROPERTY HIGHLIGHTS

- Newly Renovated Lobby
- State-of-the-art Amenities
- Newly Renovated Open Air Atrium with Outdoor Seating
- Flexible Floor Plates
- Move-in Ready Spaces
- Breathtaking Tower Floor Views
- LEED GOLD
- WIRED SILVER
- On-site Parking
- Bike Room with Showers
- Convenient Access to Grand Central, Port Authority, Penn Station and Steps from Multiple Subway Lines
- Surrounded by an Abundance of Fine Dining and Casual Eateries





OUTDOOR ATRIUM



LOBBY



LOBBY



AMENITY SUITE



AMENITY SUITE



AMENITY SUITE



TOWER 45 IS THE PIONEER IN OFFERING
THE SMARTEST AIR PURIFICATION TECHNOLOGY



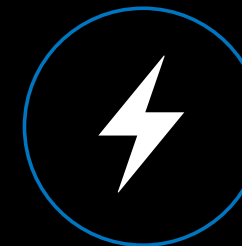
REDUCED ODORS

Bi-Polar Ions break down odors at their source and eliminate them — no masking or diluting!



REDUCED STATIC ELECTRICITY

Bi-Polar Ionization naturally neutralizes the air, eliminating static charges



IMPROVED ENERGY CONSERVATION

AtmosAir guarantees you'll reduce your energy bills because you'll spend less on heating and cooling outdoor air. With our technology, you'll recycle conditioned, purified air instead.



SIGNIFICANTLY REDUCED MAINTENANCE

There are no filters to change or collector cells to clean. Simply replace the AtmosAir ion tubes every two years.

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

- ✈️ JFK AIRPORT : 35 MIN. COMMUTE
- ✈️ LGA AIRPORT : 25 MIN. COMMUTE
- ✈️ EWR AIRPORT : 25 MIN. COMMUTE



AVAILABILITIES

FULL TOWER FLOORS AVAILABLE

12,919 RSF

FULL BASE FLOORS AVAILABLE

10,093 RSF

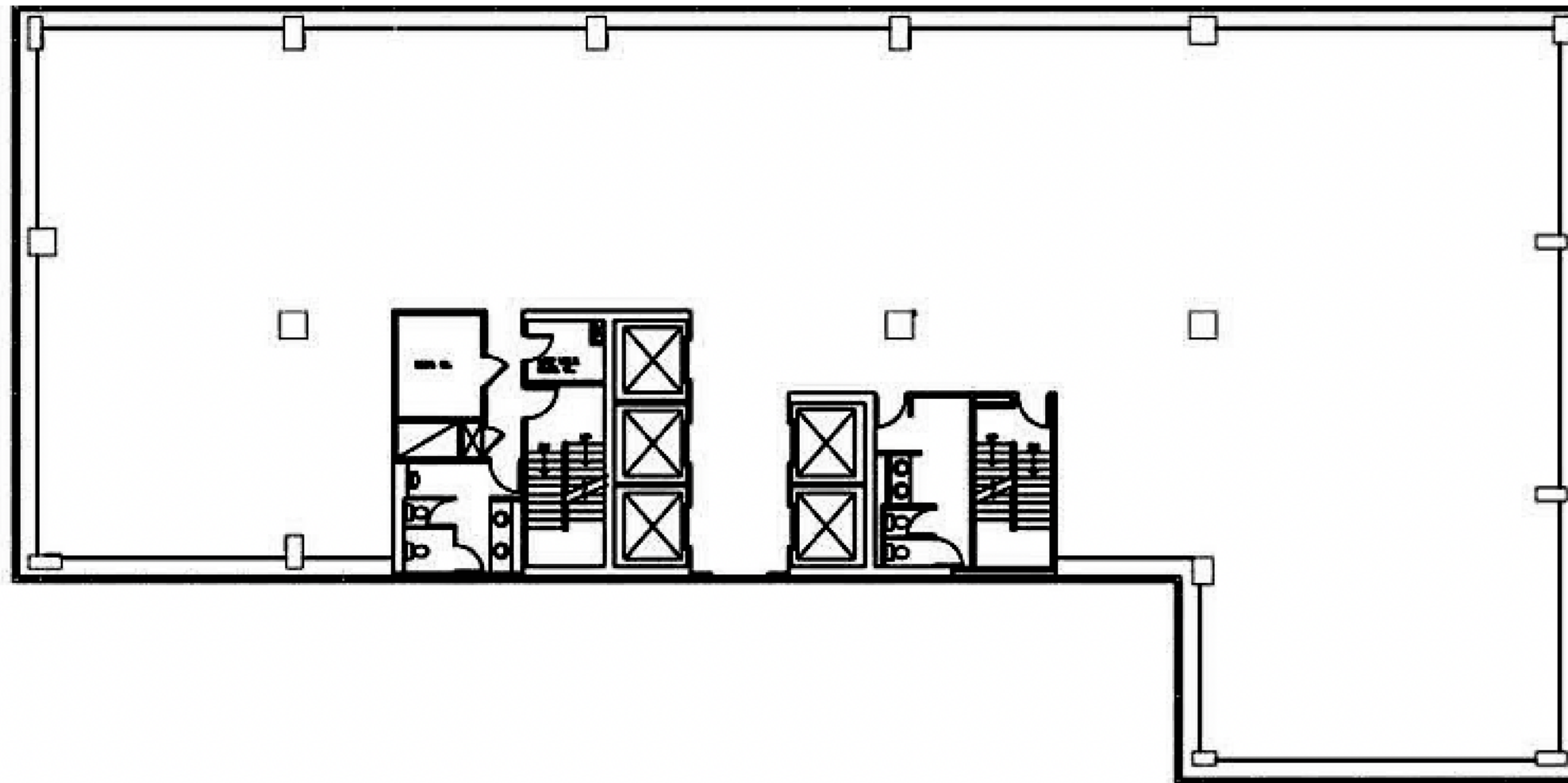
SMALLER SPACES RANGING FROM

3,000 – 7,400 RSF

OWNERSHIP HAS ABILITY TO PROVIDE A HIGH-END TURNKEY INSTALLATION

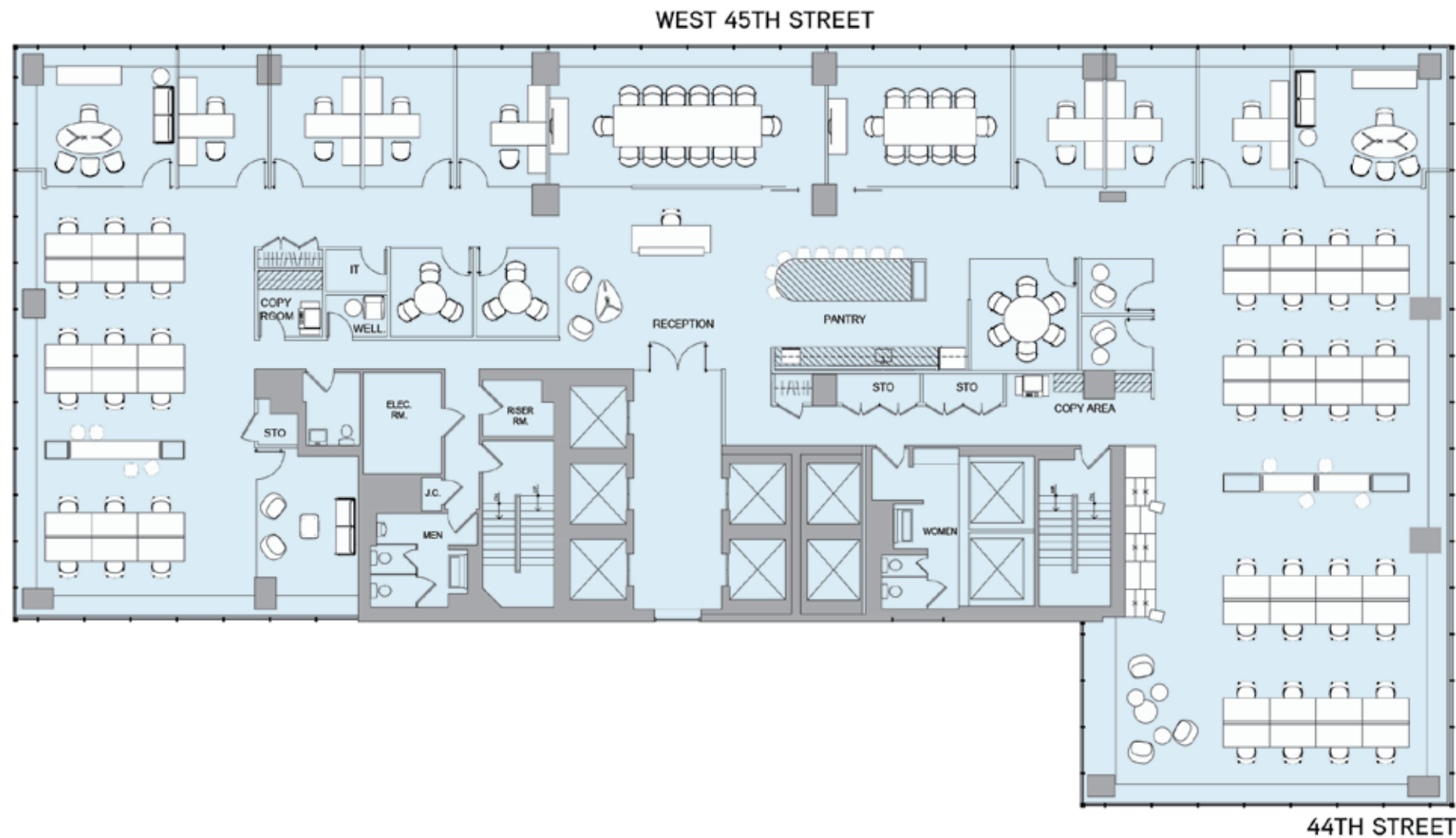
T45

TOWER FULL FLOOR CORE & SHELL - 12,919 RSF



T45

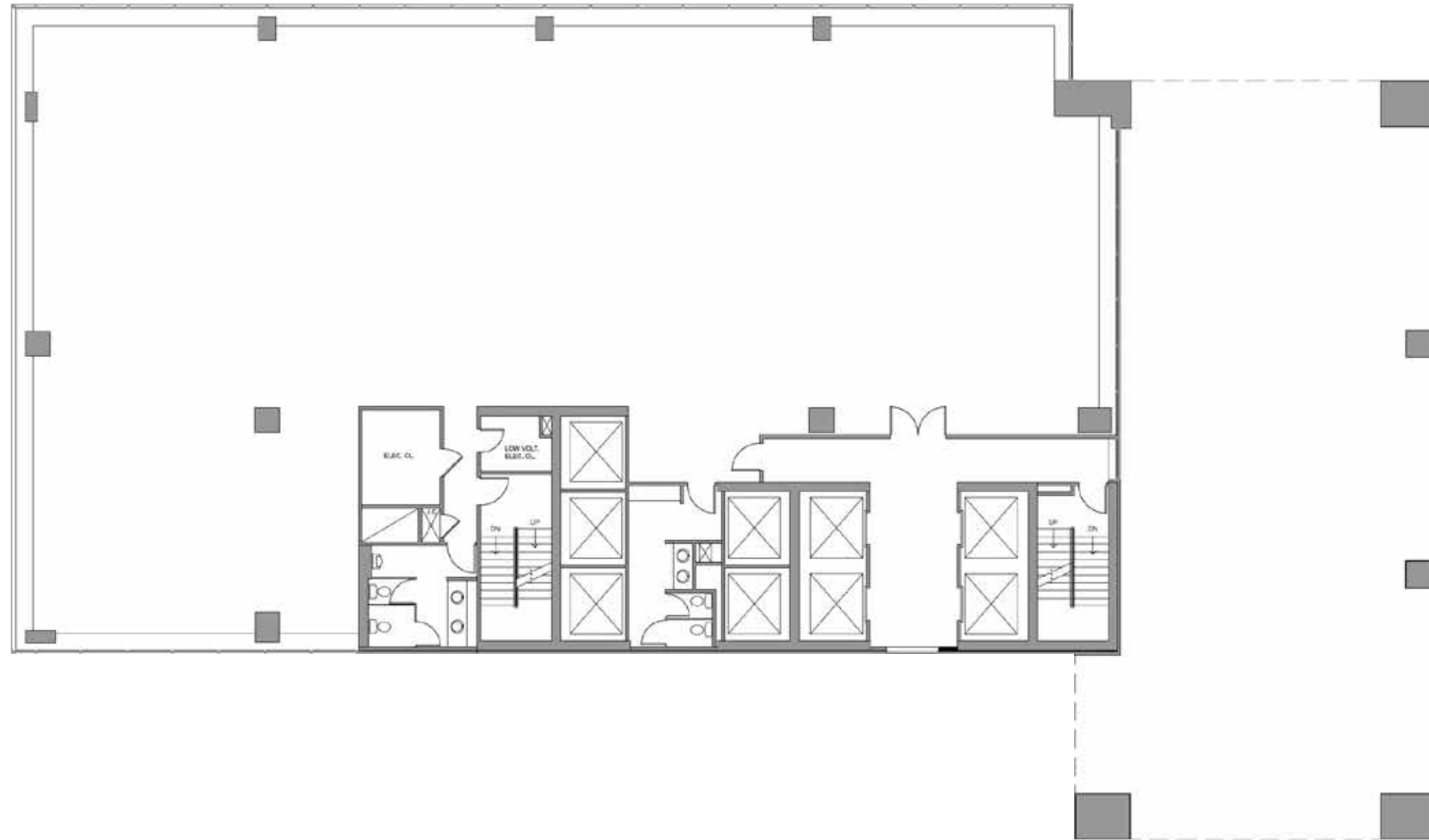
TOWER FULL FLOOR TEST FIT - 12,919 RSF



WORKSPACE	SEAT
Executive Office (21'x14')	2
Private Office (9'x13')	7
Benching (2'-6"x5')	50
Reception	1
Total Headcount	60
COLLABORATIVE SPACE	
Board Room (29'x12')	1
Conference Room (20'x13')	1
Conference Room (12'x12')	1
Meeting Room (10'x9')	2
Meeting Room (11'x16')	1
Phone Room (8'x6')	2
SUPPORT	
Pantry	1
Coat Closet	2
Copy Area	1
Copy Room	1
IT Room	1
Storage Room	3
Wellness Room	1

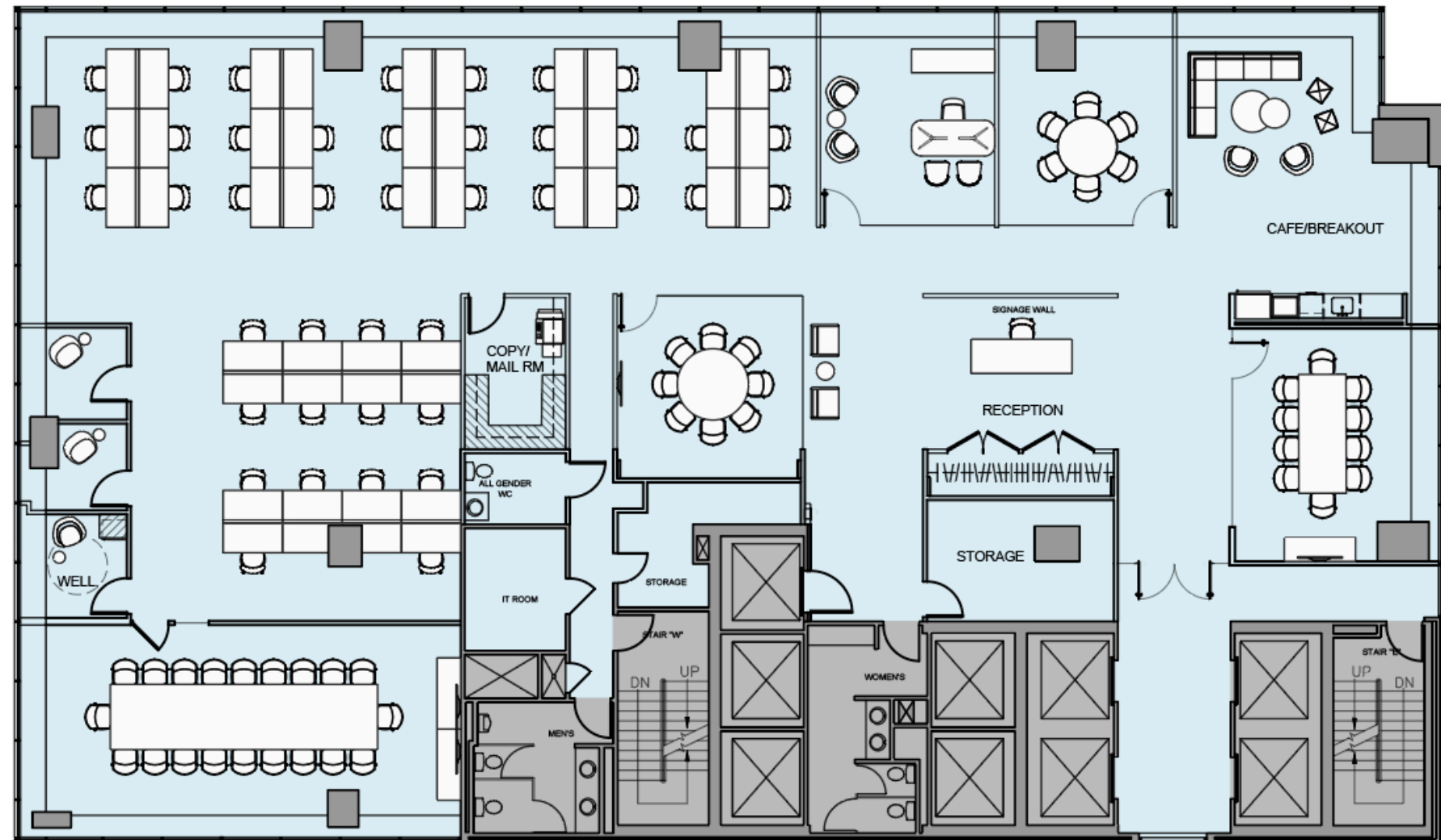
T45

BASE FULL FLOOR CORE & SHELL - 10,093 RSF



T45

BASE FULL FLOOR TEST FIT - 10,093 RSF



WORKSPACE	SEATS
EXECUTIVE OFFICE	1
BENCHING (5'X30")	42
RECEPTION	1
TOTAL HEADCOUNT	44
COLLAB SPACE	QNTY
CONFERENCE ROOM	2
MEETING ROOM	2
SUPPORT	QNTY
CAFE/BREAKOUT SPACE	1
PHONE ROOM	2
COAT CLOSET	1
COPY ROOM/FILE ROOM	1
STORAGE ROOM	2
IT ROOM	1
WELLNESS ROOM	1



TECHNICAL SPECIFICATIONS

OWNER/MANAGER	Kamber Management Company and affiliates	SECURITY	SECURITY 24/7 attended lobby, turnstiles with key- card access; CCTV surveillance in lobby, loading dock, public areas and entrances
LOCATION	Between Avenue of the Americas & Broadway	ELEVATORS	8 passenger elevators- 4 low- rise (oors 2- 21) 4 high-rise (oors 22 – 39) 1 dual freight elevator
YEAR BUILT	1989; Renovated in 2011 and 2017-2021	ELECTRIC CAPACITY	Three separate Con Ed Services totaling 29,600 amps at 208/110 volts. One (1) 400- amp switch on every oor providing 6 watts per useable square foot, connected load.
BUILDING SIZE	458,446 rsf	FLOOR LOAD	50 lbs psf
BUILDING HEIGHT	40 Floors	TELECOM	Verizon, Cogent, Pilot Fiber, Century link and Cross Layer
CEILING HEIGHT	12’ slab to slab	HVAC	Two zones heated and cooled by water source package pump units; interior zone uses two 10- ton ceiling hung unites; exterior zone uses units at each window
COLUMN SPACING	25’ to 30’; only 2 columns per floor	BMS	Honeywell, web based building management system servicing each oor of the building.
FAÇADE	Rust colored iron spot brick spandrelsand limestone	LIFE SAFETY	Emergency Generator with 900- kw capacity for life safety; fully sprinkled
CONSTRUCTION	Steel reinforced concrete	PARKING	In-building car garage with entrance on 45th Street
LOBBY	The recently renovated lobby opens to the dramatic 175’ high courtyard atrium	LOADING DOCK	Enclosed loading dock with entrance on 45th Street
FLOOR SIZES	Floor 2: 9,304 rsf Floors 3-15: 10,093 – 10,207 rsf Floors 16 – 29: 12,520 – 13,969 rsf Floors 30 – 38: 12,246 – 12,283 rsf Floor 39: 9,219 rsf Floor 40: 7,125 rsf	TRANSPORTATION	Easy Access to Grand Central Terminal, Port Authority Penn Station and the 1, 2, 3, A, C, E, B, D, F, V, N, Q, R, W and 7 subway lines.