



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 **13th Floor (5,019 RSF)** is a high end, fully furnished, 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	2nd Floor: 8,970 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

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B D F M 7





SECOND FLOOR



9 EAST 40TH STREET

OFFICE FLOOR PLAN

PROPERTY DETAILS

Total Square Feet

2nd Floor 8,970 SQFT

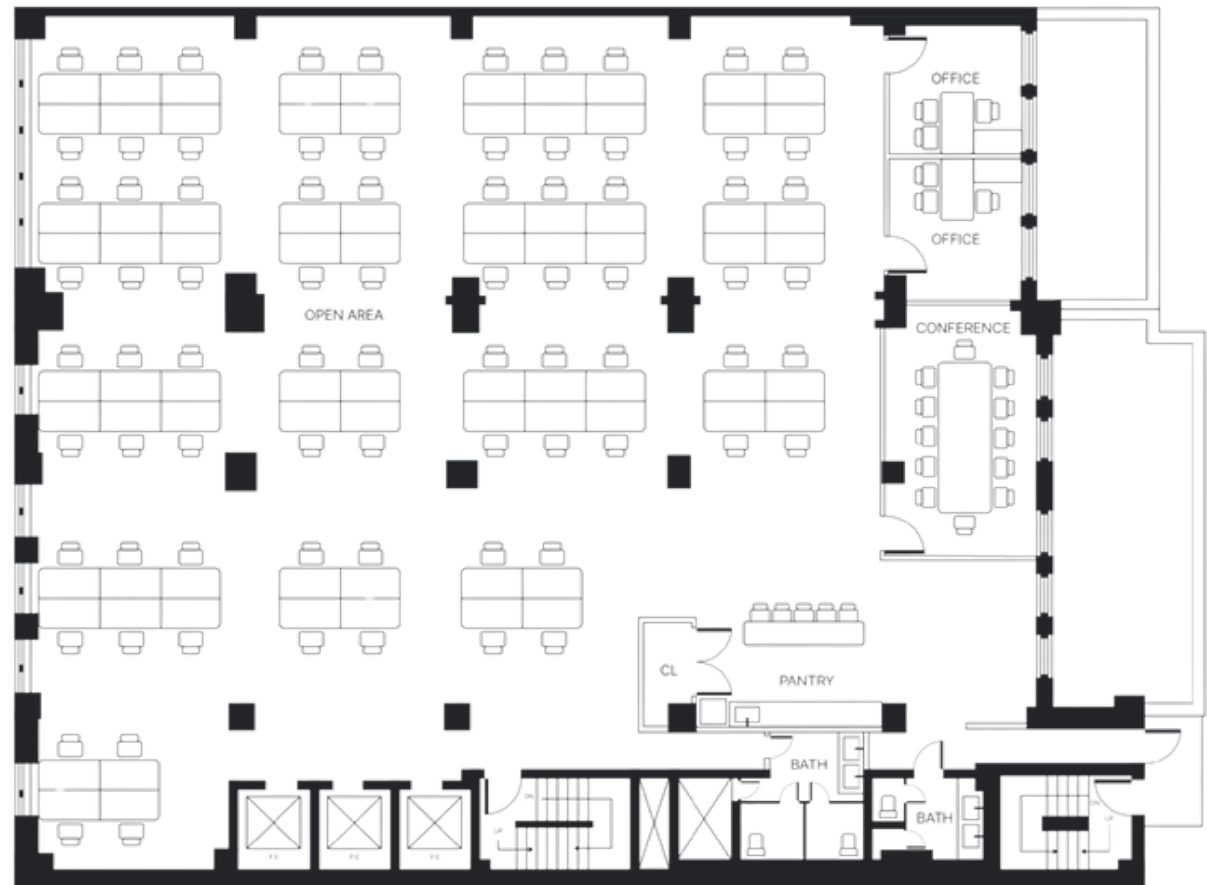
Ceiling Heights

9'10" (2nd 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

2ND FLOOR
8,970 SQFT



9 EAST 40TH STREET

NEIGHBORHOOD MAP

