



# 420 WEST 45<sup>TH</sup> STREET

FULL BUILDING AVAILABLE FOR **LEASE, GROUND LEASE OR SALE**  
Ideal for Non-profits and Schools  
72,000 RSF Opportunity With Full Building Control & Private Access

FULL BUILDING AVAILABLE FOR **LEASE, GROUND LEASE OR SALE**

### Building Highlights:

- Rare full building availability
- Landlord will consider a lease, ground lease or long term condo
- Renovated modern lobby
- High ceilings throughout the building
- Usable lower level
- General assembly space on the ground floor
- Located in vibrant Hell's Kitchen with immediate proximity to Times Square transit and tourist hubs
- Convenient West side access with the A, C & E trains running along Eighth Avenue, and only 2 blocks from the West Side Highway



ENTIRE 7TH FLOOR	5,327 RSF
ENTIRE 6TH FLOOR	5,327 RSF
ENTIRE 5TH FLOOR	5,327 RSF
ENTIRE 4TH FLOOR	11,266 RSF
ENTIRE 3TH FLOOR	11,266 RSF
ENTIRE 2TH FLOOR	11,266 RSF
ENTIRE GROUND FLOOR	11,266 RSF
LOWER LEVEL	11,266 RSF
TOTAL: 72,311 RSF	

MATHEWS-PALMER PLAYGROUND ACROSS FROM 420 WEST 45<sup>TH</sup> STREET



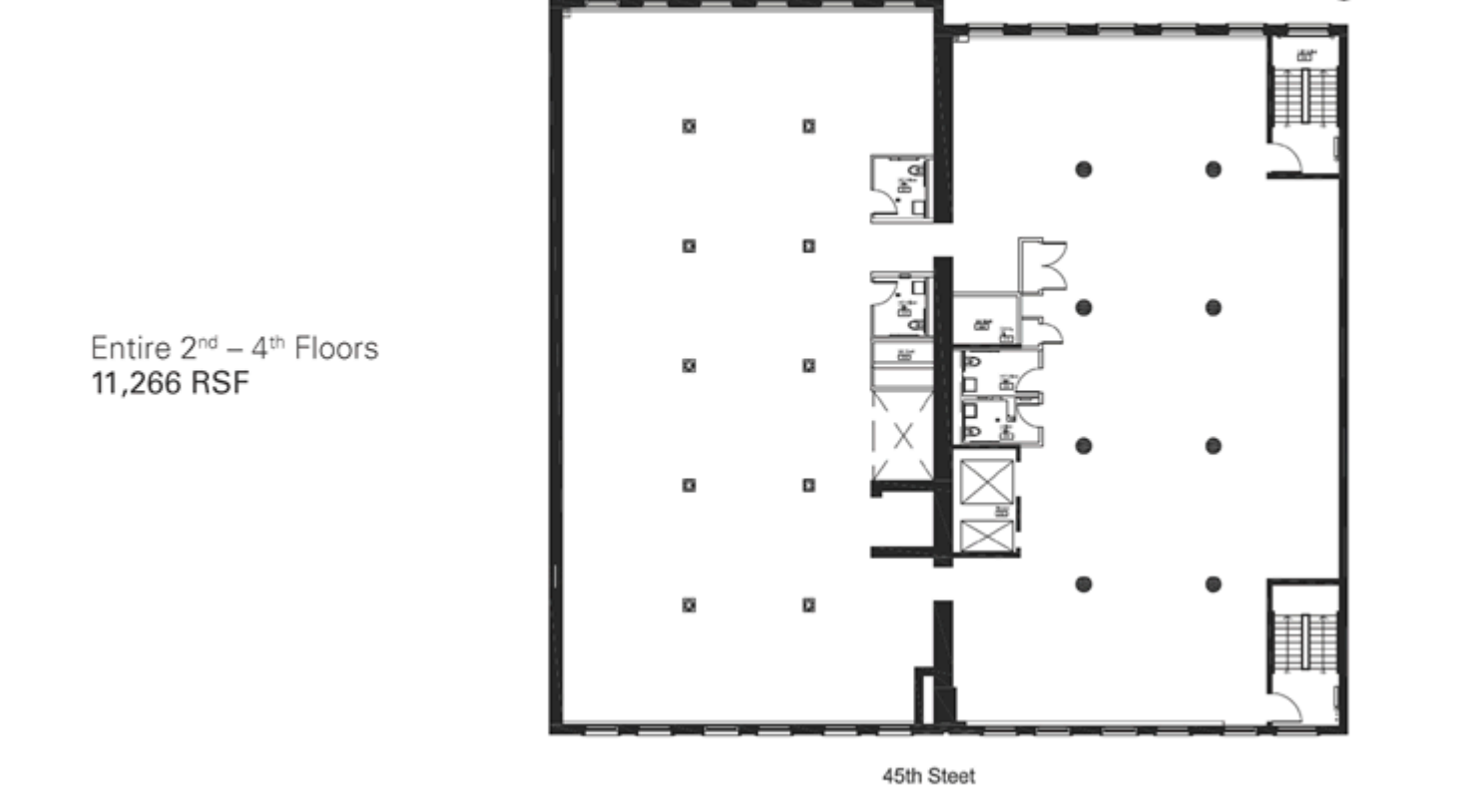
### BUILDING PHOTOS



### 7<sup>TH</sup> FLOOR – WHITE BOX

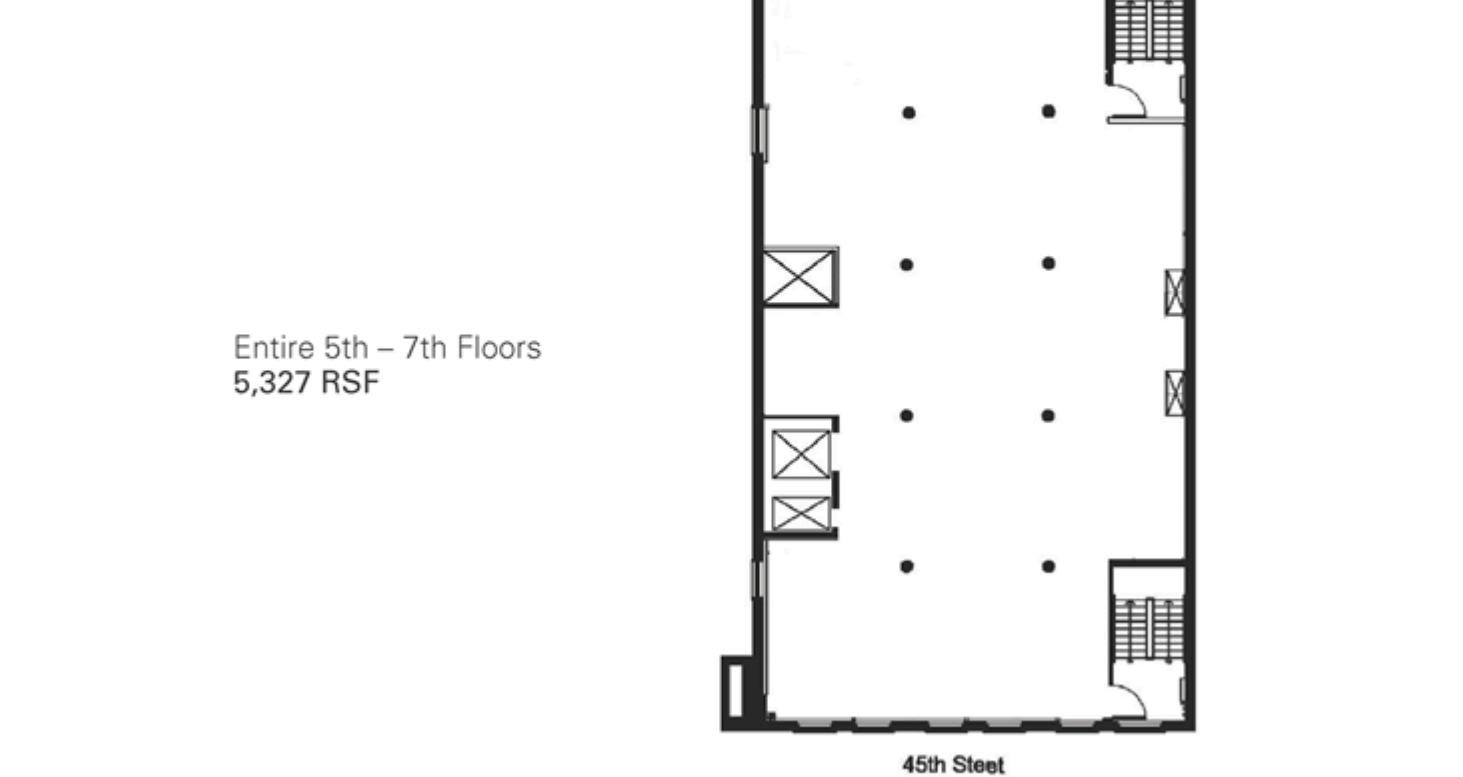


### CORE & SHELL PLANS



Entire 2<sup>nd</sup> – 4<sup>th</sup> Floors  
11,266 RSF

### CORE & SHELL PLANS



Entire 5<sup>th</sup> – 7<sup>th</sup> Floors  
5,327 RSF

### BUILDING SPECIFICATIONS

LOCATION		West 45th Street between 9th and 10th Avenue	
YEAR BUILT	1918	HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
ARCHITECT	Buchman & Fox	ELECTRICAL	6 watts/SF
BUILDING SIZE	72,311 RSF	WINDOWS	Double-insulated, operable
FLOORS	7, 1 below-grade	FIRE & LIFE SAFETY SYSTEMS	Class E fire alarm system with outside central station, defibrillator, building fully sprinklered
CONSTRUCTION	Steel & masonry	SECURITY ACCESS	24/7 attended lobby, key card access, closed-circuit cameras
RENOVATIONS	Lobby- 2012	BUILDING HOURS	24/7 with guard
FLOOR LOADS (PER SF)	125 lbs./SF	TELECOM PROVIDER	Verizon, Spectrum, Pilot Fiber
AVG SLAB-TO-SLAB CEILING HEIGHTS	12'	TRANSPORTATION	42nd Street (A,C,E), Port Authority Bus Terminal, 49th Street Station (N,Q,R,W), Quick access to the Lincoln Tunnel
COLUMN SPACING	10'		
ELEVATORS	2 passenger		

### LOCATION & NEIGHBORHOOD AMENITIES

