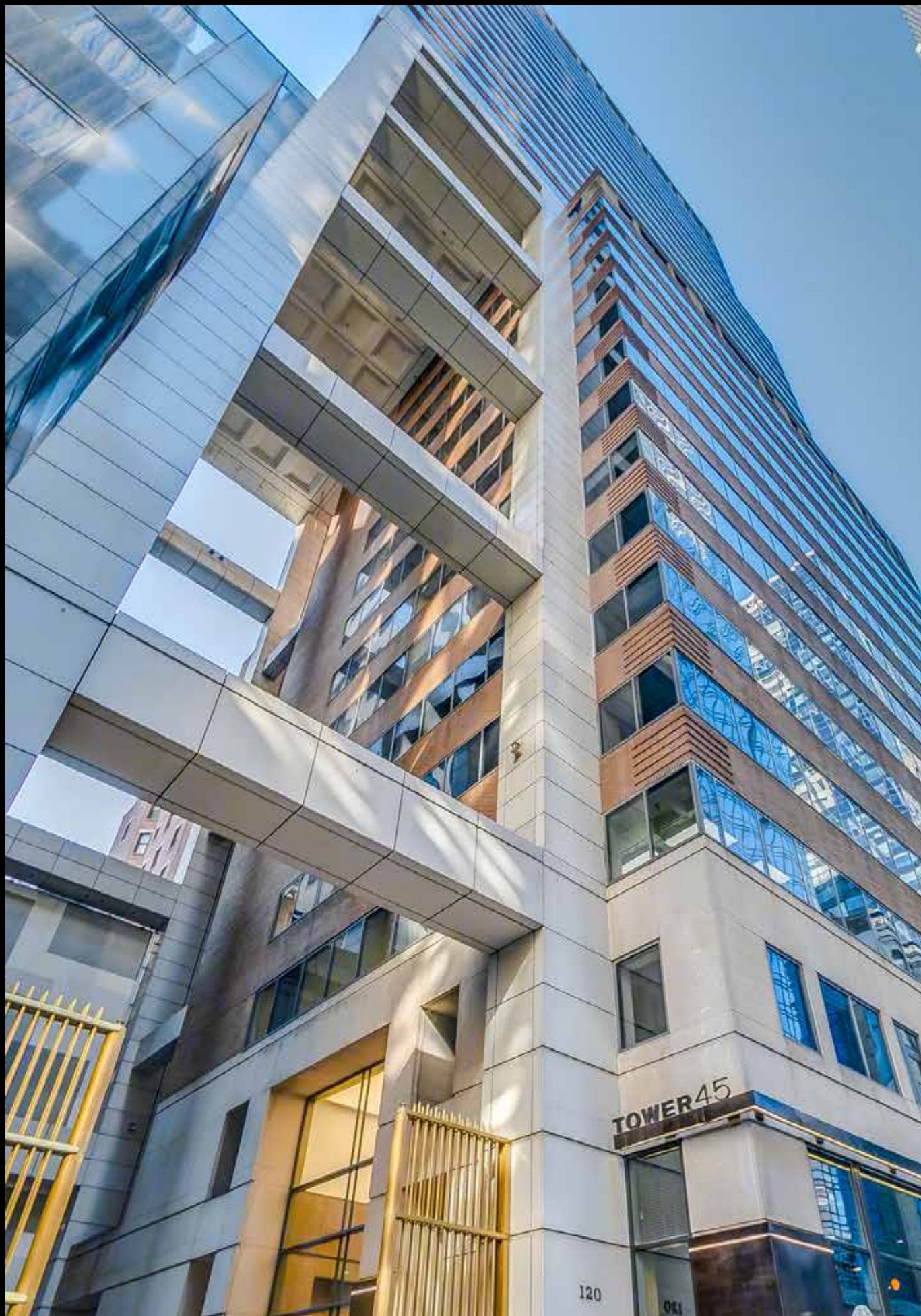


TOWER45

MODERN MIDTOWN ELEGANCE & SOPHISTICATION

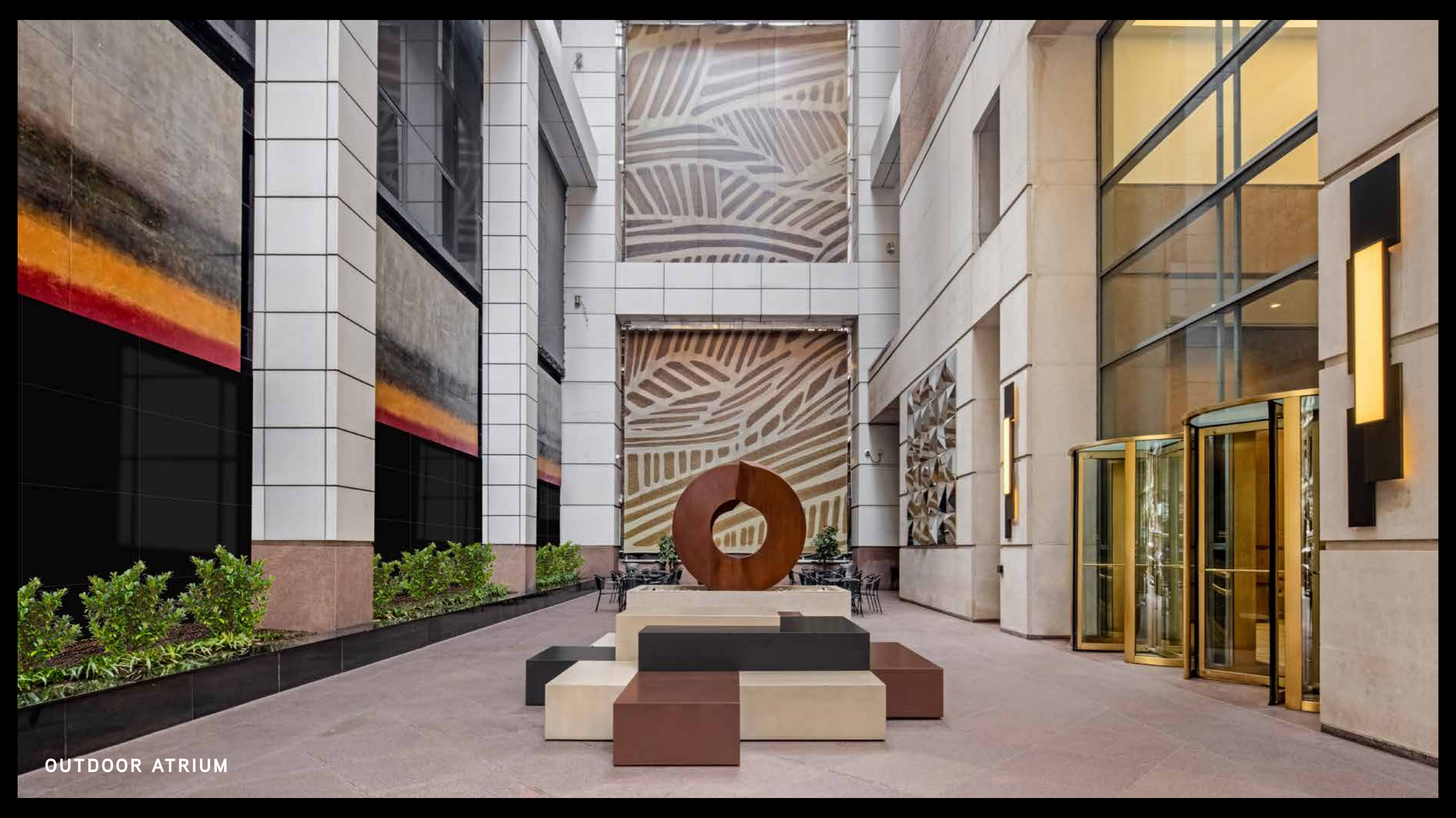


Tower 45 is Midtown Manhattan's premier boutique office building. Standing 40 stories high and containing 458,446 rentable square feet at 120 West 45th Street, steps from Avenue of the Americas, Tower 45 offers continuous ribbon windows, gracious 12-foot waffle ceilings, a spectacular 15-story open air 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

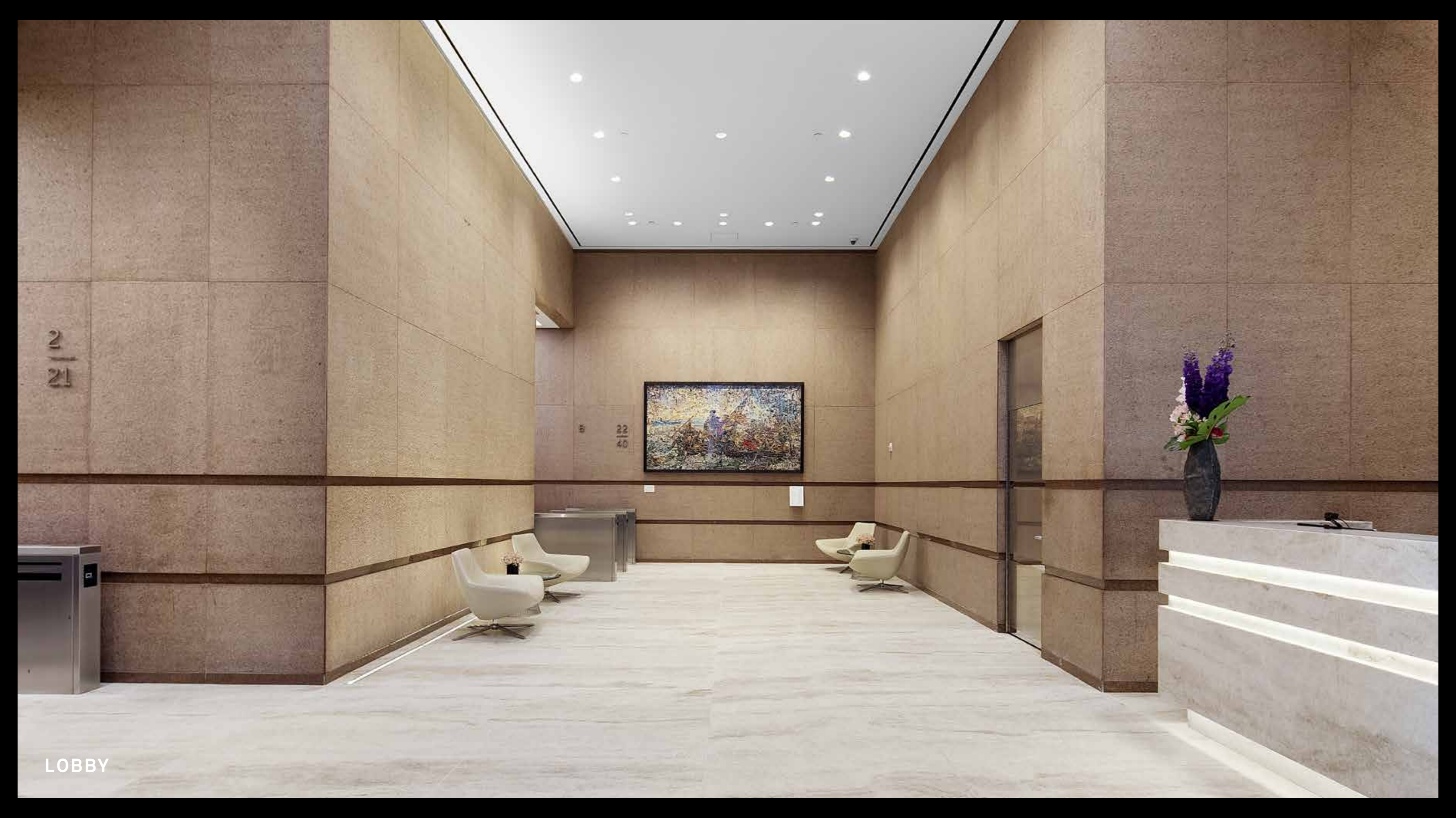
PROPERTY HIGHLIGHTS

- 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

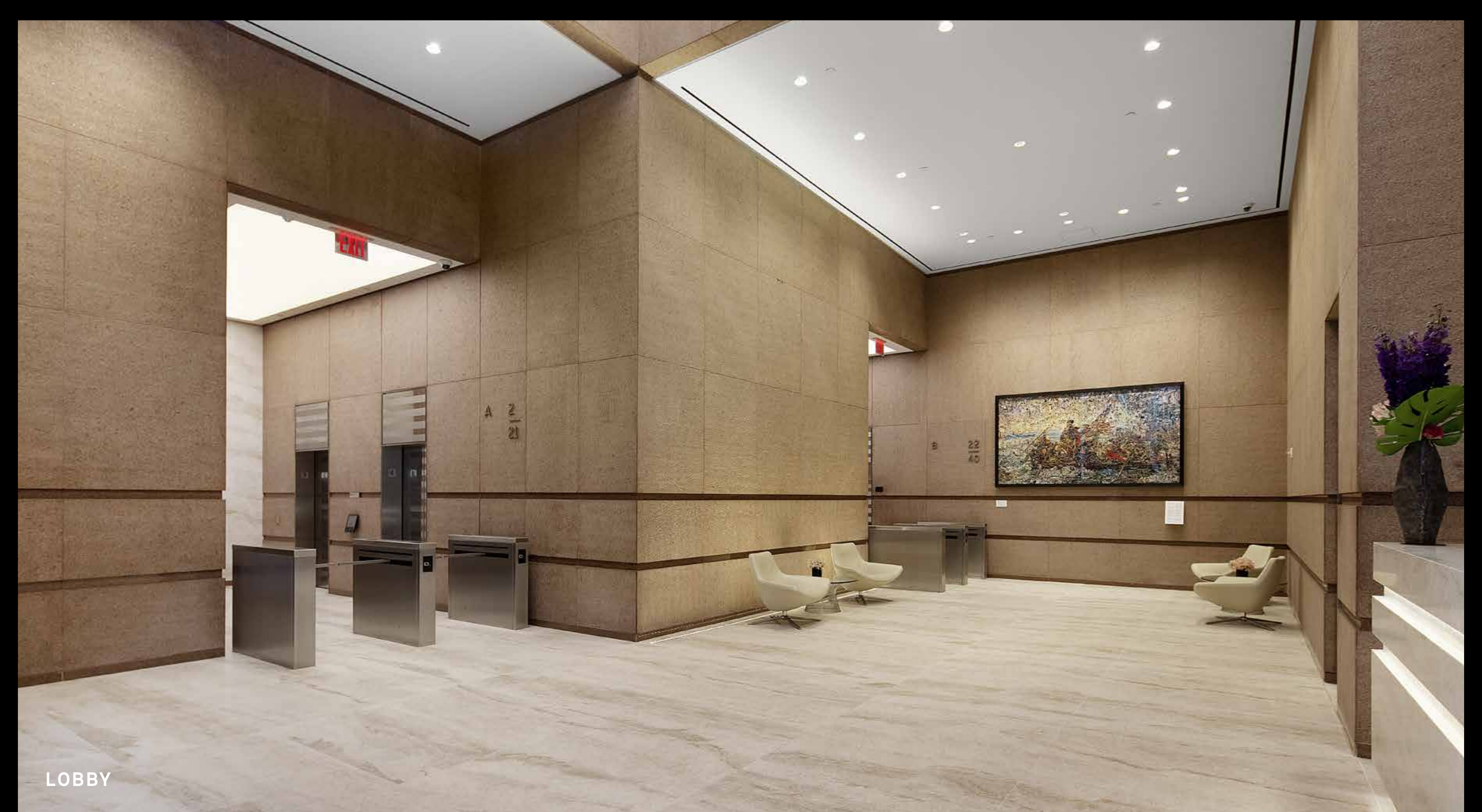




OUTDOOR ATRIUM



LOBBY



EXIT

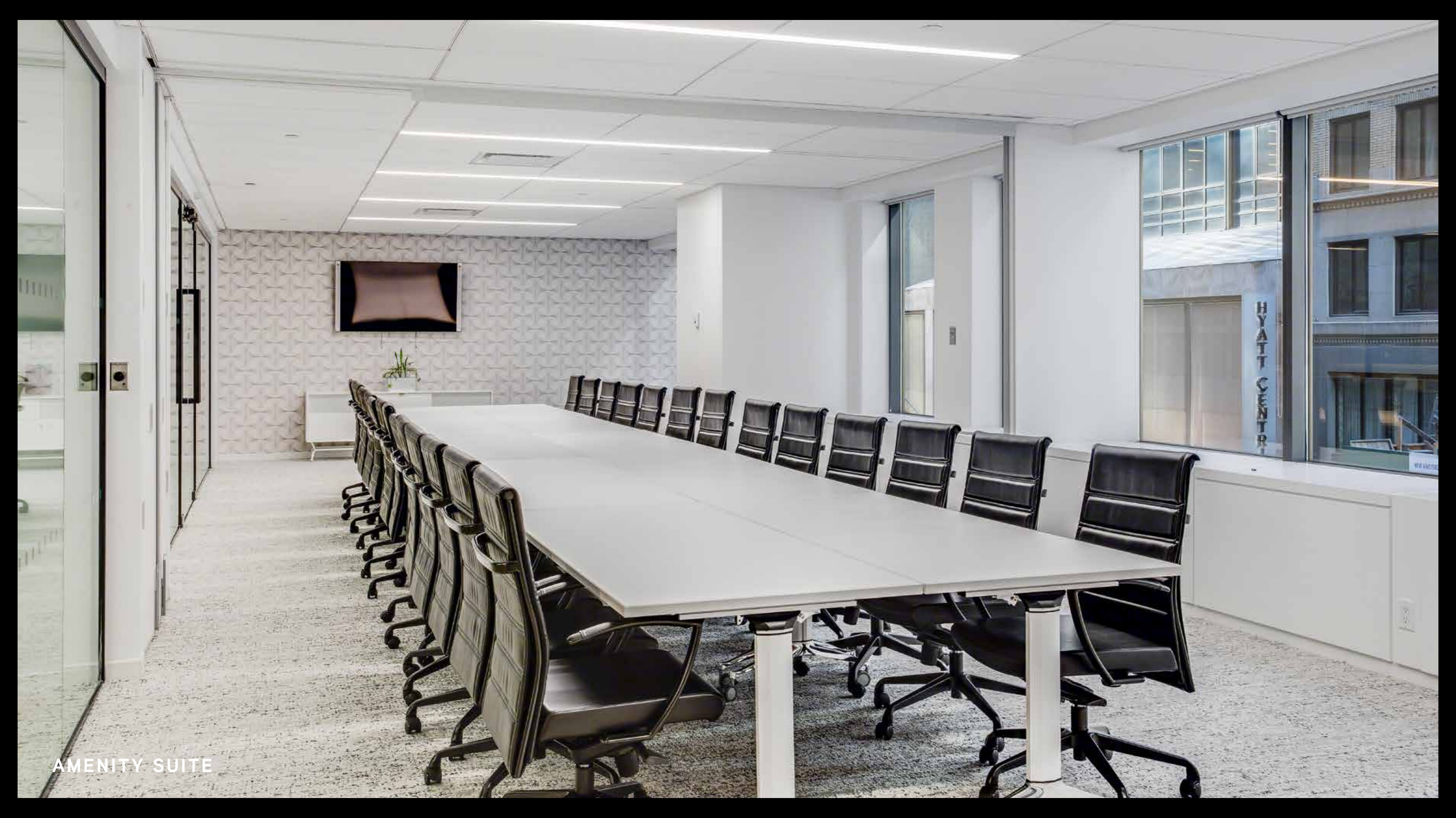
A 2
21

B 22
40

LOBBY



AMENITY SUITE



AMENITY SUITE



AMENITY SUITE