


# The Pinnacle

Entire Top Floor





## Building: 1540 Broadway

<b>Premises</b>	Entire 44th Floor
<b>Size</b>	18,600 RSF (expand to 37-75,000 RSF contiguous block)
<b>Possession</b>	Immediate
<b>Term</b>	May 30, 2031
<b>Space</b>	360° Panoramic Views
<b>Features</b>	<div>Signature atrium with 21-foot ceilings</div> <div>Move-in condition</div> <ul style="list-style-type: none"><li>• 64 workstations (expandable to 88+)</li><li>• 5 Private offices</li><li>• Board and Conference Rooms +3 Small</li><li>• Open-Style Pantry</li><li>• Large Server / Comms Room with UPS</li></ul> <div>Furniture can be made available</div>
<b>Building Amenities</b>	<div>Entire 8th Floor, 27,000 RSF, Gensler designed:</div> <ul style="list-style-type: none"><li>• Food Hall featuring </li><li>• Extensive Lounge Area</li><li>• Gym</li><li>• Conference &amp; Meeting Center</li></ul>







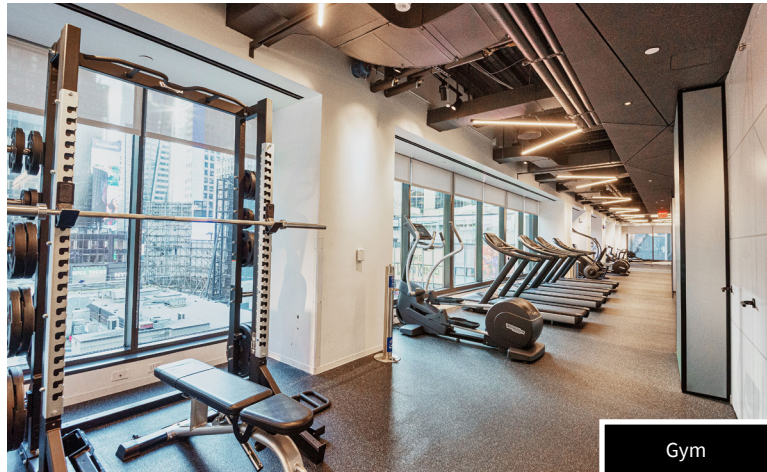
# 8th Floor Building Amenities



Lounge Area



Food Hall



Gym



Conference & Meeting Center



Conference & Meeting Center

# Access

Within walking distance of over 20 subway lines, commuter train lines, numerous bus routes and Citi Bike docks.

