



Entire 6th Floor - Existing Conditions

215 West 40th Street

Between 7th & 8th Avenues

Terrific Central Midtown West Location
Convenient Access to Transportation
Full Floor Build-to-Suit Opportunities

FULL FLOOR BUILD-TO-SUIT OPPORTUNITIES - DEMOLISHED SPACE - LANDLORD WILL PROVIDE NBI FOR QUALIFIED TENANT AND TERM



Entire 6th Floor - Existing Conditions



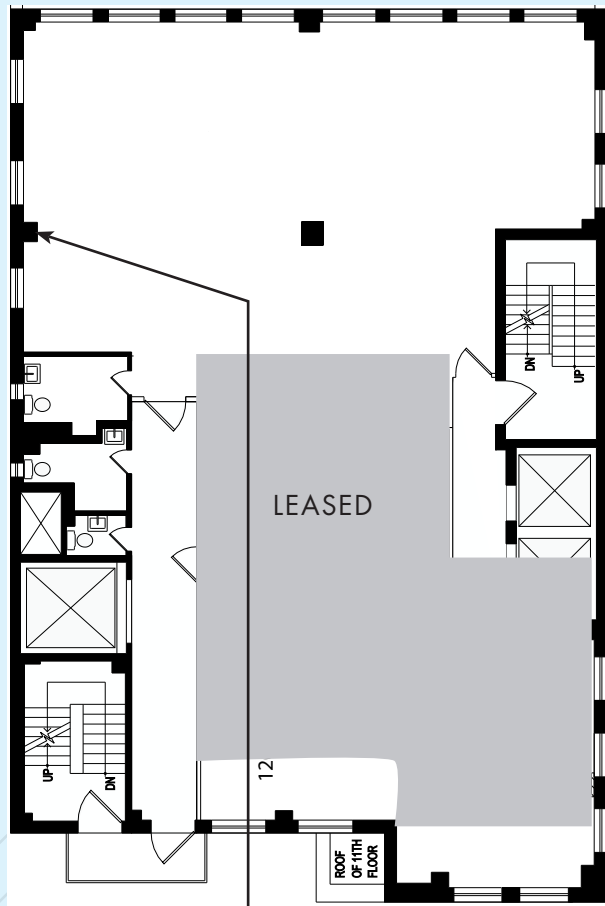
Entire 6th Floor - Existing Conditions

Unit	Size	Possession	Rent
Entire 14th Fl:	3,841 rsf	LEASED	\$42 psf
- Floor features a usable outdoor terrace			
Partial 12th Fl: (Rear)	2,452 rsf	Immediate	Upon Req.
- Bright, move-in ready space with new hardwood floors throughout			
- 3-Sides of windows provide abundant natural light			
- Exposed ceiling; private bathroom			

- Comments:**
- Short walk to Bryant Park and Times Square;
 - Convenient access to Port Authority, Grand Central, NJ PATH, Penn Station, and Moynihan Train Hall transportation hubs providing fantastic train service
 - Tenant controlled A/C, sub-metered electric, 24/7 Access and attended lobby
 - (2) Renovated passenger elevators; (1) manned freight elevator



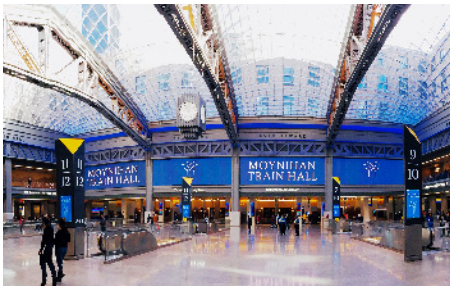
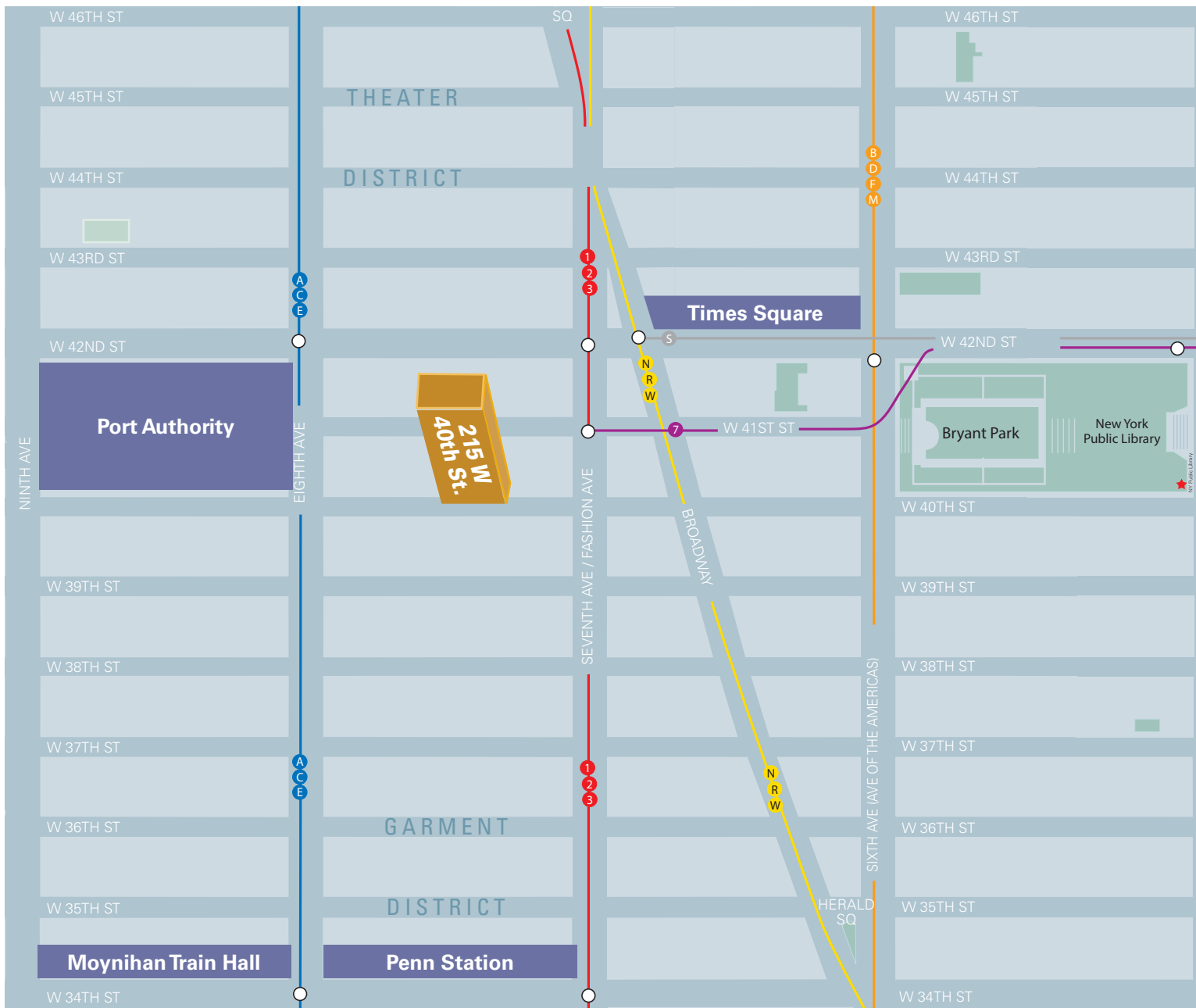
PARTIAL 12TH FLOOR (REAR) - 2,452 RSF
(EXISTING CONDITIONS)



WEST 40TH STREET



Floor Plan not to scale, for display purposes only



Moynihan Train Hall



Times Square



Bryant Park



Port Authority Bus Terminal