

# 240 West 40<sup>th</sup> Street

Times Square South

FURNISHED PRE-BUILT UNITS AVAILABLE  
NEW BUILDING AMENITY CENTER



# AVAILABLE SPACES



~~Penthouse: 4,333 RSF~~ LEASED

~~12<sup>th</sup> floor: 11,698 RSF~~ LEASED

~~11<sup>th</sup> floor: 12,167 RSF~~ LEASED

10<sup>th</sup> floor: 13,304 RSF

~~9<sup>th</sup> floor: 13,616 RSF~~ LEASED

~~8<sup>th</sup> floor: 15,100 RSF~~ LEASED

7<sup>th</sup> floor: 15,100 RSF

6<sup>th</sup> floor: 2,000-3,000 SF

~~5<sup>th</sup> floor: 15,100 RSF~~ LEASED

~~4<sup>th</sup> floor: 15,100 RSF~~ LEASED

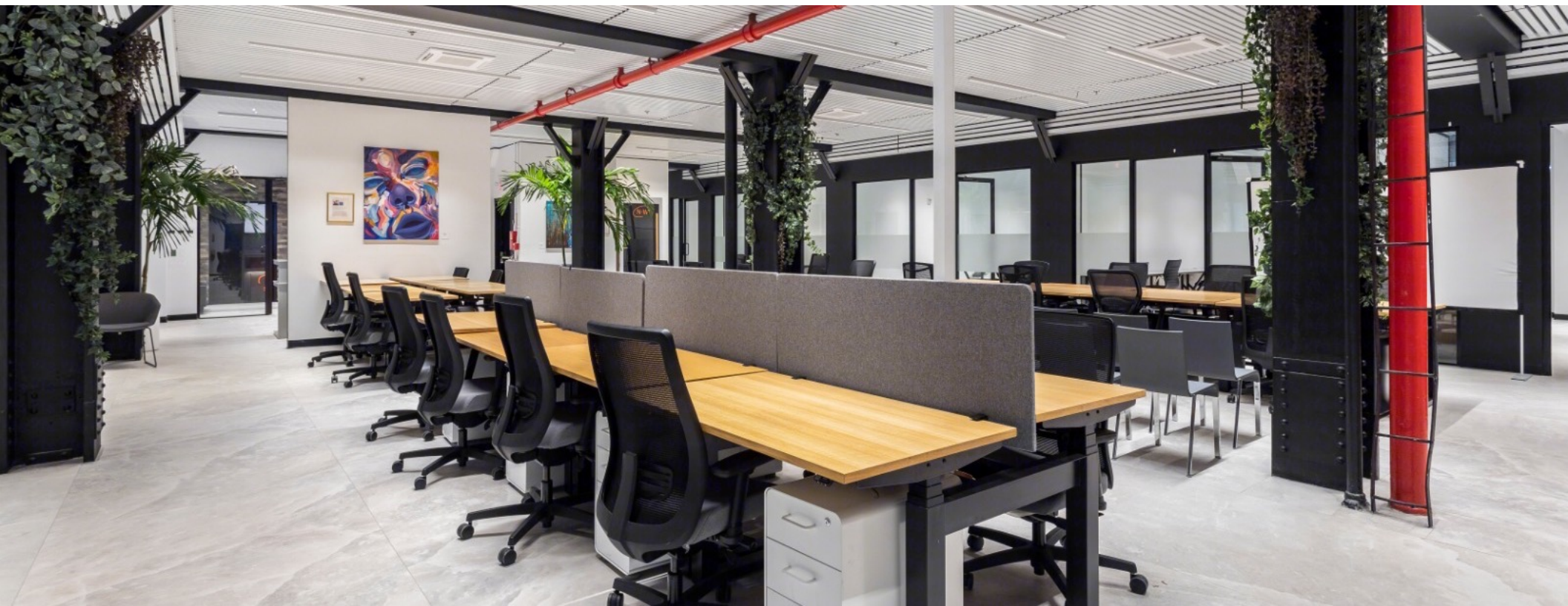
~~3<sup>rd</sup> floor: 15,100 RSF~~ LEASED

~~2<sup>nd</sup> floor: 15,100 RSF~~ LEASED







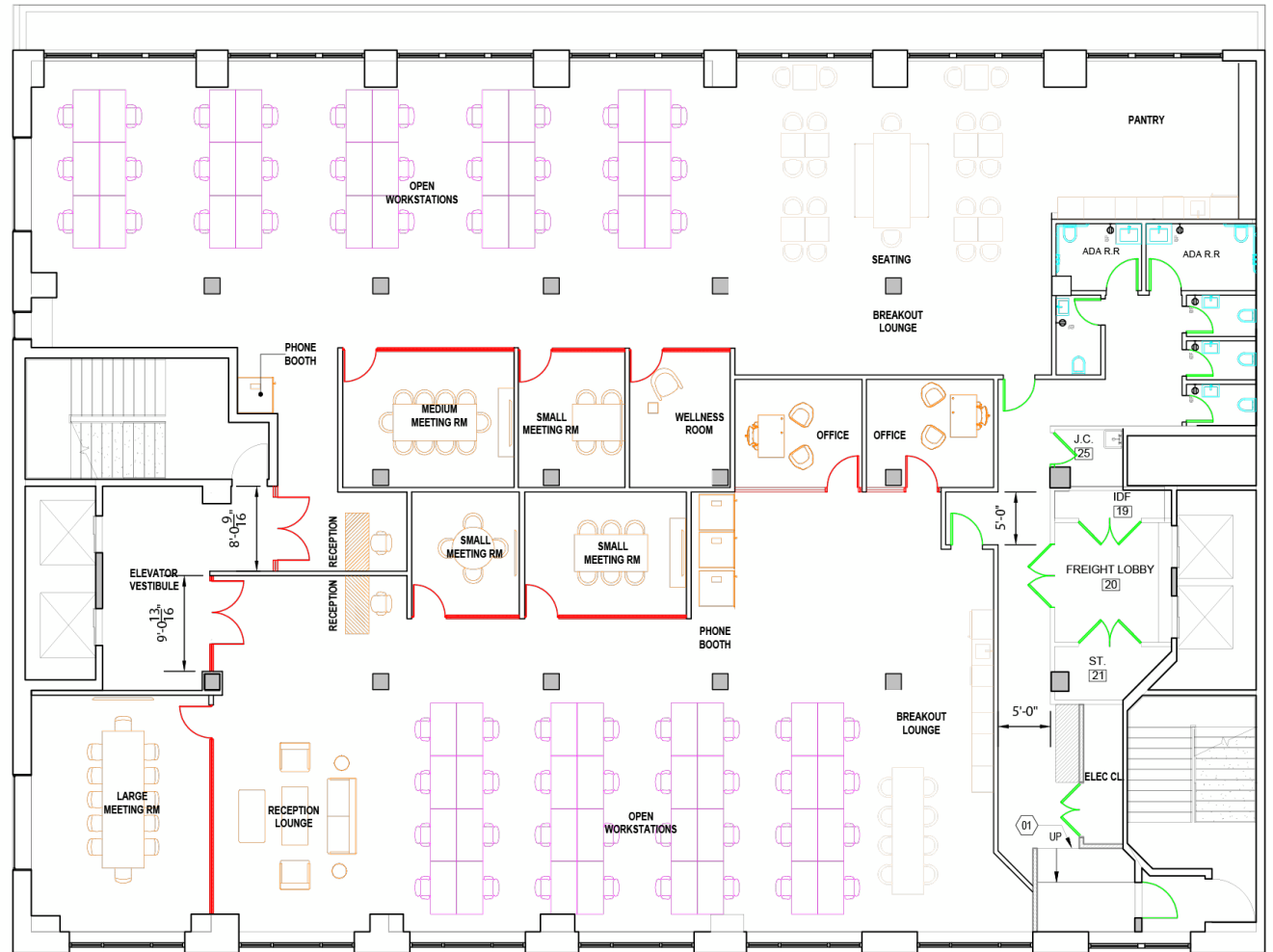




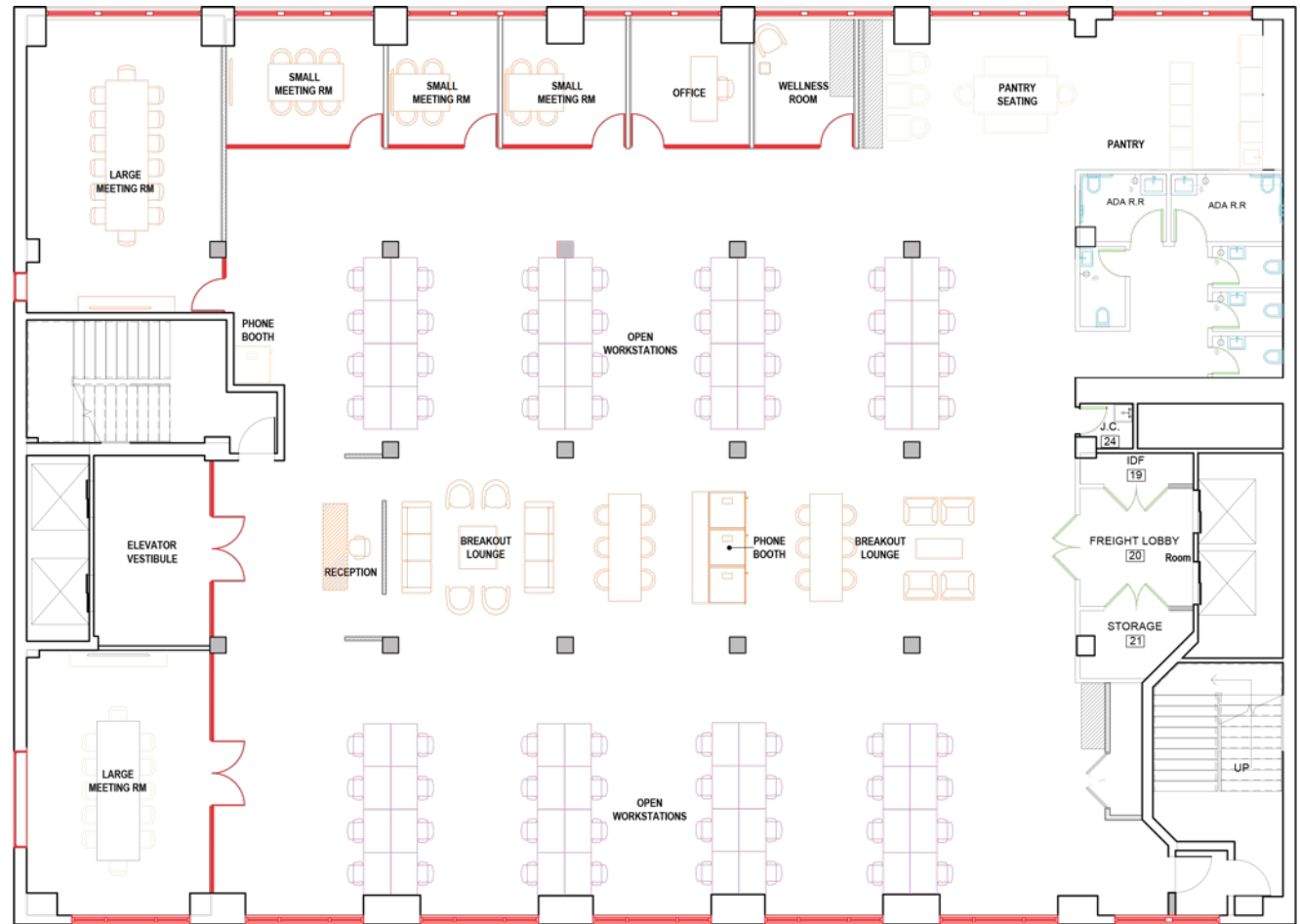
# 6<sup>TH</sup> & 7<sup>TH</sup> FLOOR PLAN



# PROPOSED DIVISION



# 8<sup>TH</sup> FLOOR PLAN



# 10<sup>TH</sup> FLOOR PLAN







# PRIME LOCATION

- 📍 Restaurants
- 🏊 Health & Fitness
- 🏨 Accommodations



# BUILDING SPECIFICATIONS

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<b>LOCATION:</b>	240 West 40 <sup>th</sup> Street between 7 <sup>th</sup> & 8 <sup>th</sup> Avenues
<b>OWNER:</b>	Sioni Group
<b>BUILDING SIZE:</b>	159,358 RSF; 13 floors including penthouse
<b>LOBBY:</b>	Brand new lobby with full time attendant
<b>ELEVATORS:</b>	New elevators featuring state of the art design elements. Two additional automatic freight elevators with a separate entrance. 4 automatic elevators total.
<b>SECURITY:</b>	24/7 attended security desk & camera monitors
<b>KITCHENS:</b>	Corian counter-top finishes, stainless steel appliances, cabinetry featuring soundless door close; refrigerator, microwave, full sink
<b>RESTROOMS:</b>	New ADA compliant single stall restrooms
<b>SIGNAGE:</b>	Dramatic DKNY signage on the top of the building is available
<b>KITCHENS:</b>	Corian counter-top finishes, stainless steel appliances, cabinetry featuring soundless door close; refrigerator, microwave, full sink



<b>RESTROOMS:</b>	New ADA compliant single stall restrooms
<b>SIGNAGE:</b>	Dramatic DKNY signage on the top of the building is available
<b>FURNITURE:</b>	Can be provided at additional cost
<b>FIRE ALARM:</b>	The entire building is fire rated & is fully equipped
<b>AC:</b>	New efficient VRF split system for both heating & cooling on each floor with multiple zones
<b>IT:</b>	All major Telecom providers available
<b>FLOORS:</b>	Concrete slabs throughout building
<b>WALLS:</b>	Office space: Concrete wall panels (acting as ventilated façade) Bathrooms: Porcelain slabs Lobby: Venetian Plaster
<b>CEILINGS:</b>	Office space: Baffle ceiling system Bathrooms: Tray ceiling Lobby: Floating sheet rock



