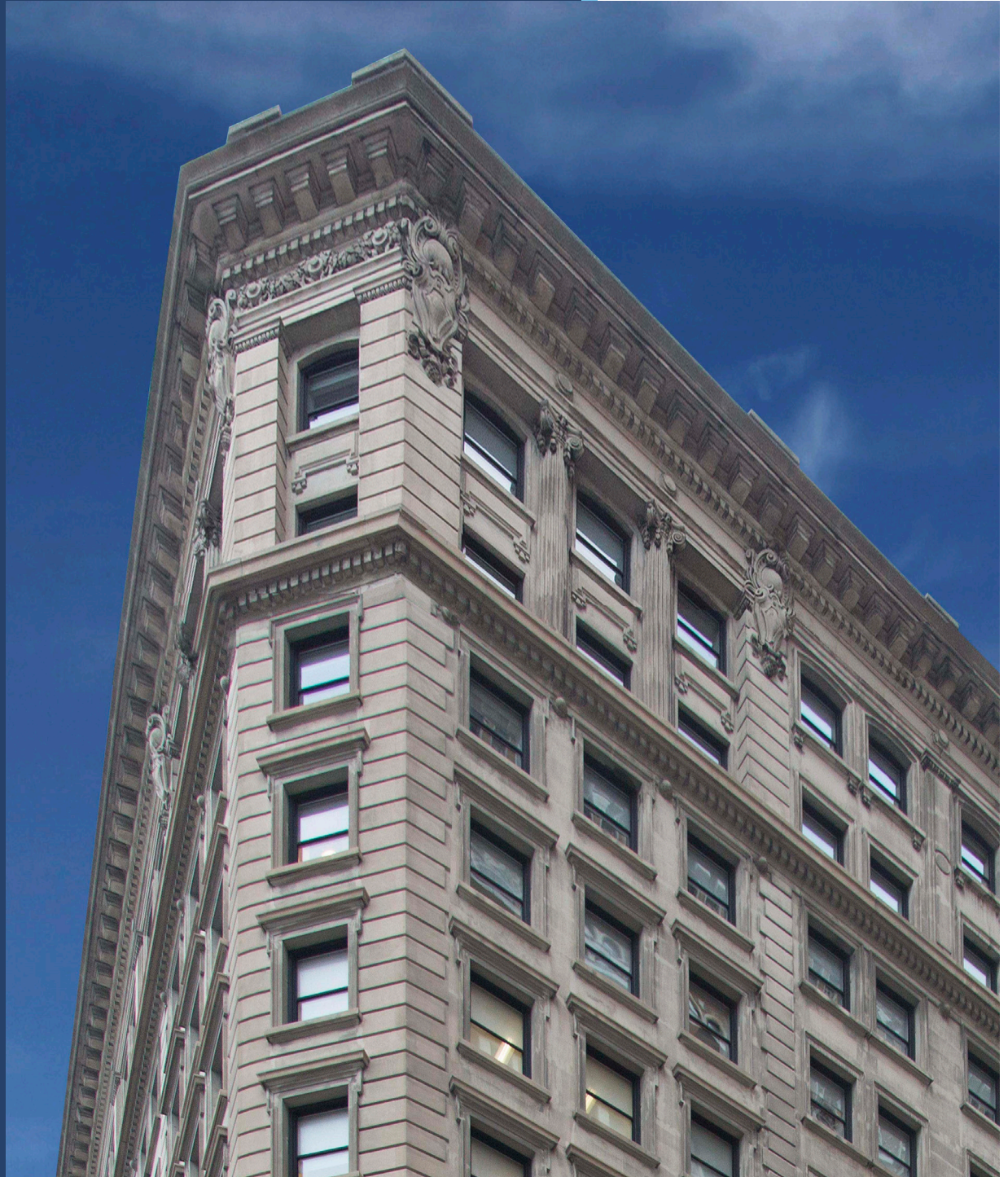


2 Herald Square

BUILDING
WITHIN A
BUILDING
OPPORTUNITY



DEDICATED ENTRANCE 6TH AVENUE



OFFICE INTERIOR 2ND FLOOR FACING 6TH AVENUE



OFFICE INTERIOR

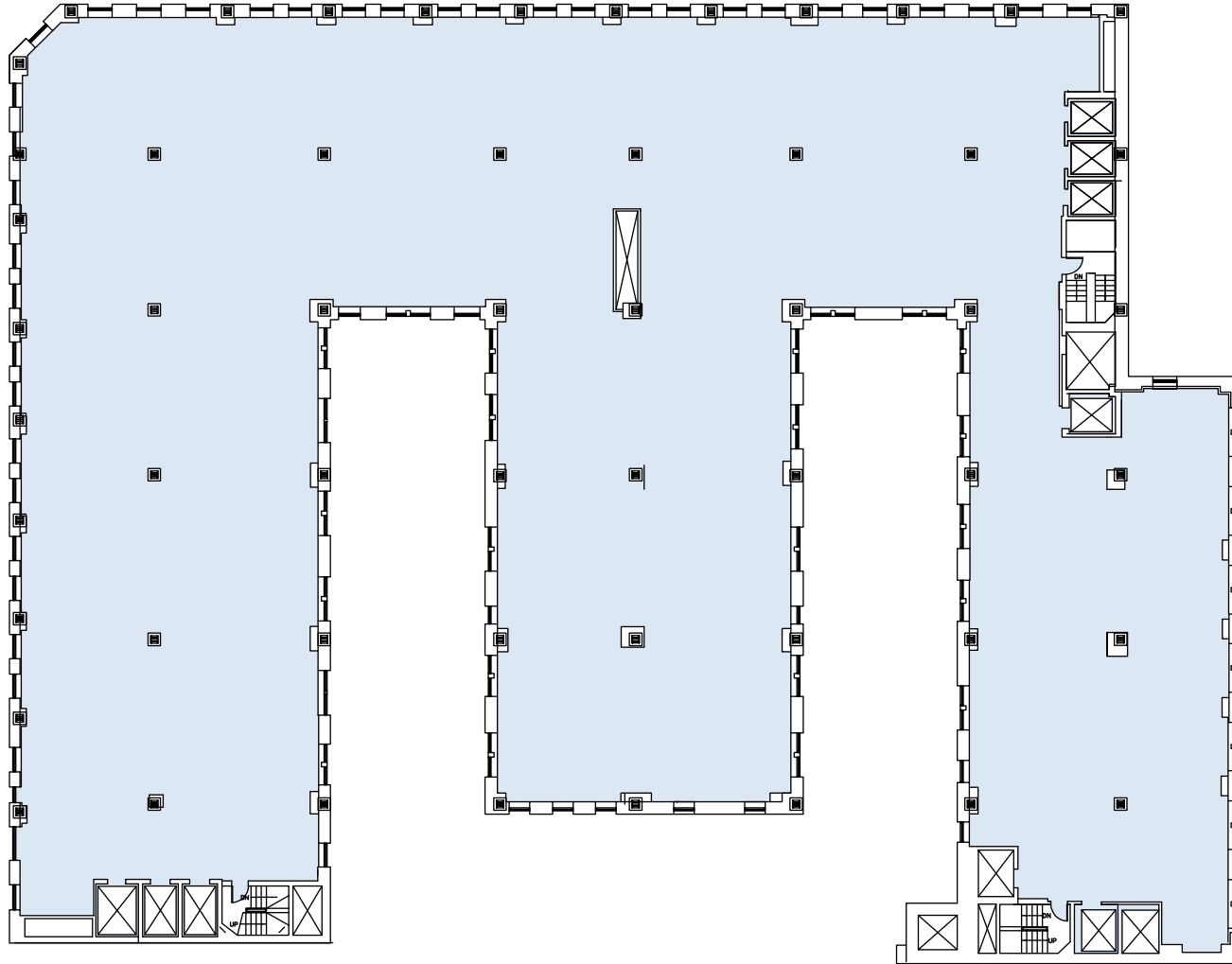


6TH FLOOR
29,018 RSF
CORE & SHELL

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET

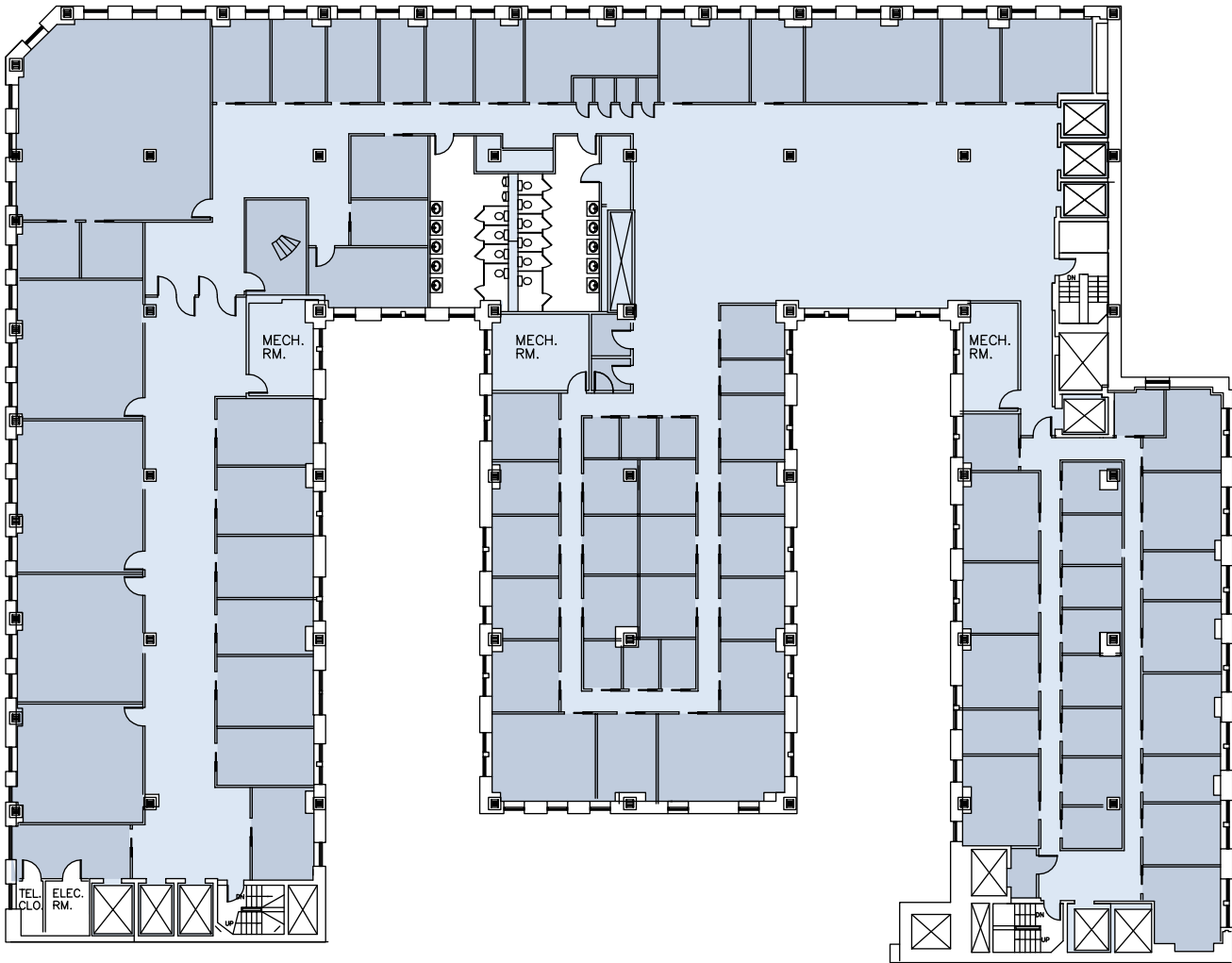


8TH FLOOR
29,018 RSF
EXISTING CONDITIONS

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET

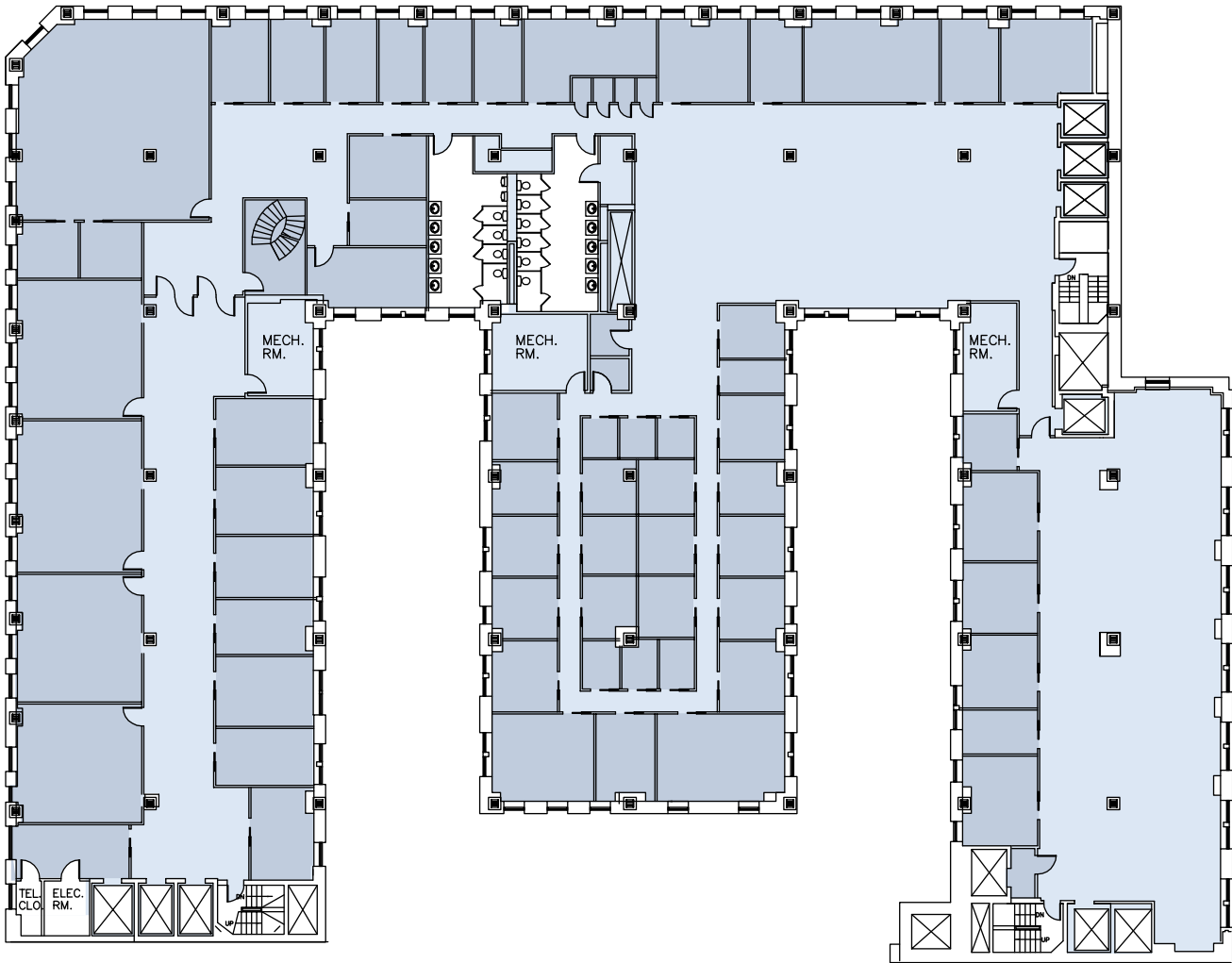


9TH FLOOR
29,018 RSF
EXISTING CONDITIONS

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET

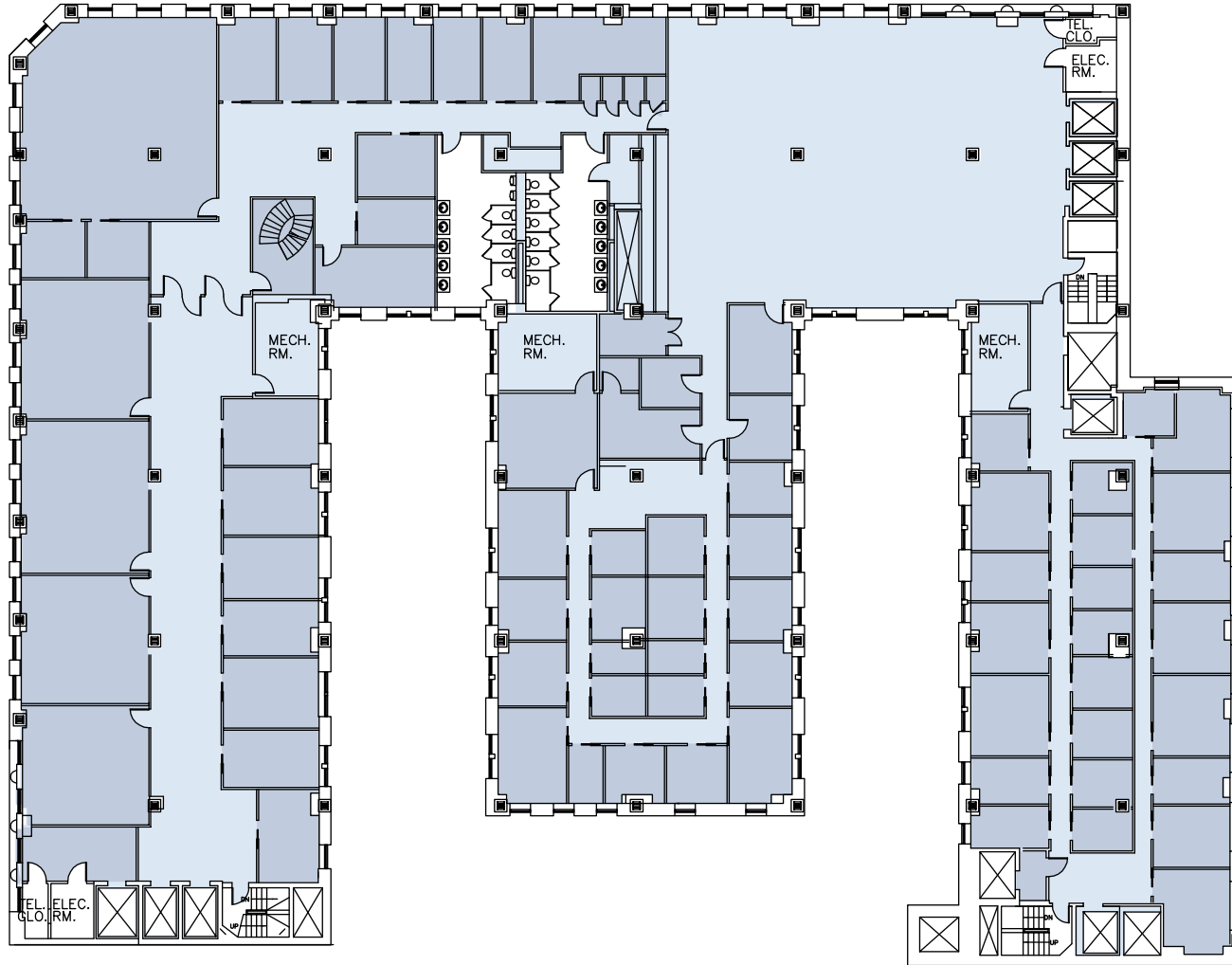


10TH FLOOR
29,018 RSF
EXISTING CONDITIONS

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET

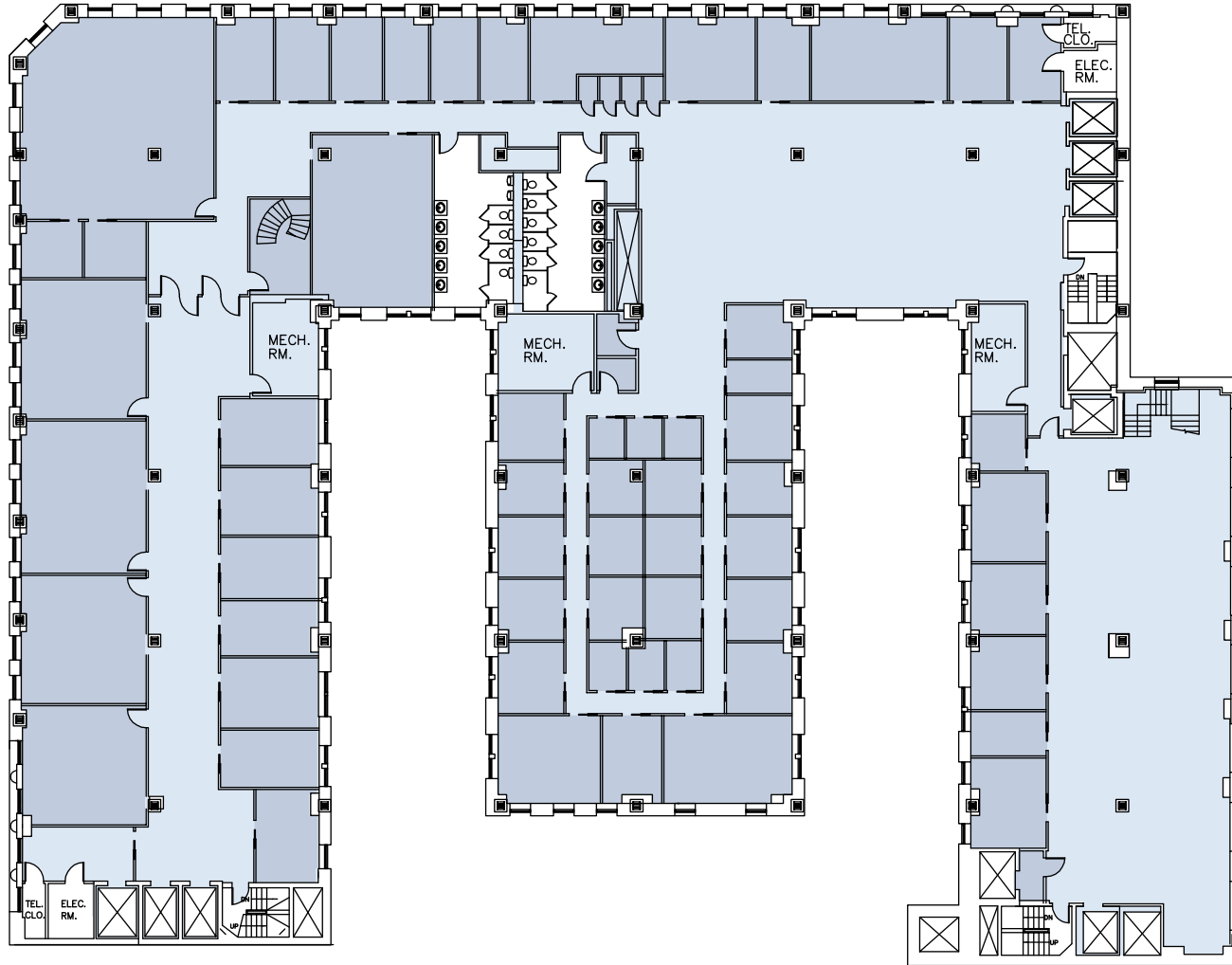


11TH FLOOR
29,018 RSF
EXISTING CONDITIONS

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET



NEIGHBORHOOD MAP

CENTRAL TO
ICONIC RETAIL &
RESTAURANTS

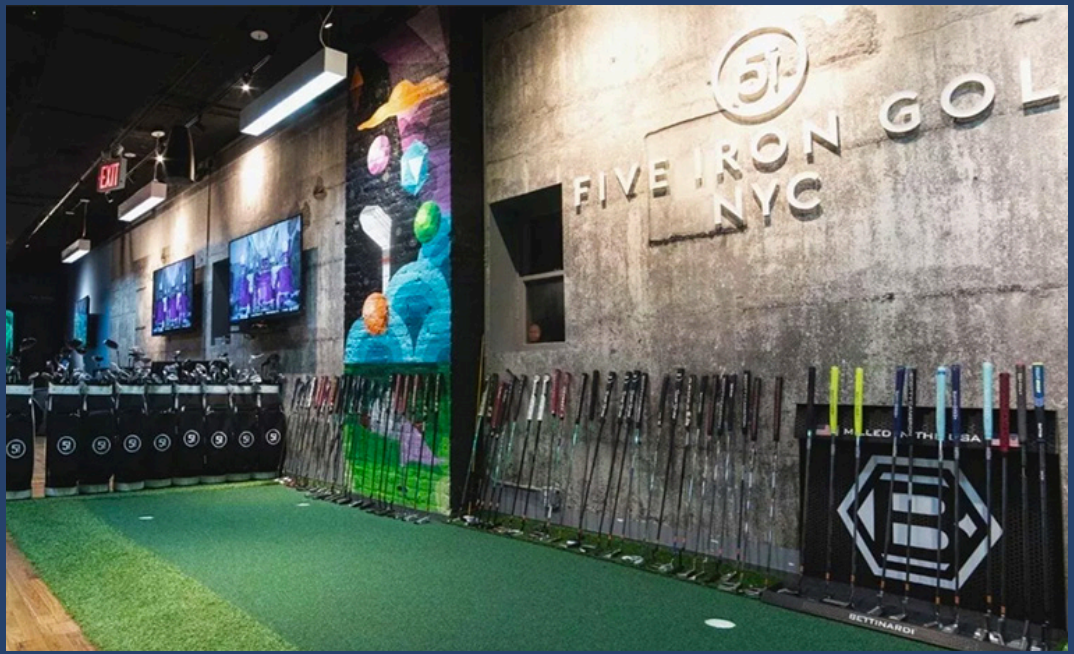
DIRECT
ACCESS
TO 4 MAJOR
SUBWAYS

10 MINUTES
PENN STATION AND
PORT AUTHORITY

13 MINUTES TO
GRAND CENTRAL
TERMINAL

2





VIBRANT NEIGHBORHOOD FOR SHOPPING, DINING AND ENTERTAINMENT

