

A tall, modern glass skyscraper with a curved corner, reflecting the surrounding city and sky. The building is set against a blue sky with light clouds. To the right of the building, there is a large graphic of diagonal grey lines. At the bottom left, a blue banner with white text is partially visible.

eleven x

THE NEW STANDARD FOR BUSINESS

NEW TO MARKET

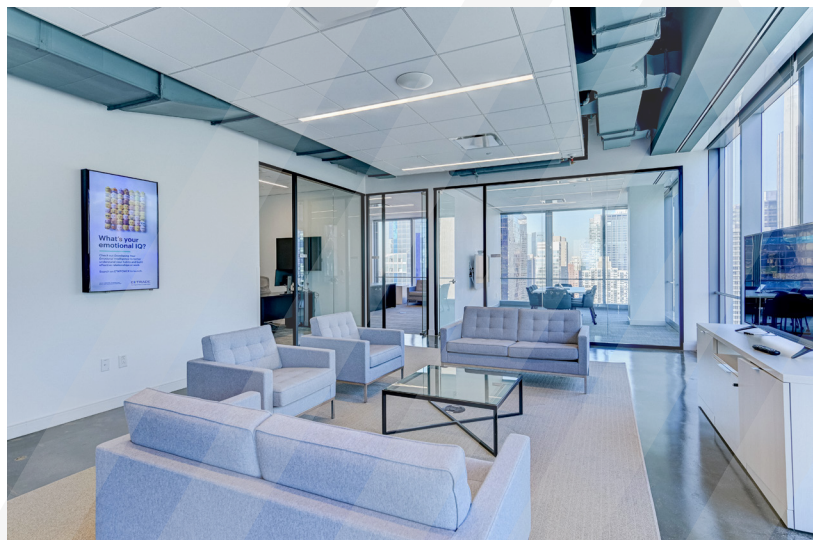
**FULL FLOOR
OPPORTUNITY**

**ENTIRE 32ND FLOOR
31,234 RSF AVAILABLE**

ang in there,
ing is coming.

eleven x

ENTIRE 32ND FLOOR | 31,234 RSF



eleven x

ENTIRE 32ND FLOOR | 31,234 RSF

- Built creative installation in immaculate condition
- Flexible terms considered
- 14' ceilings
- Outstanding views over the Hudson River and Midtown Manhattan



2 EXECUTIVE OFFICES
10 PRIVATE OFFICES
2 SHARED OFFICES
158 WORKSTATIONS

1 BOARDROOM
6 CONFERENCE ROOMS
3 HUDDLE ROOMS
10 PHONE ROOMS

1 RECEPTION
1 CAFE-STYLE PANTRY
2 SOFT SEATING AREAS

eleven x



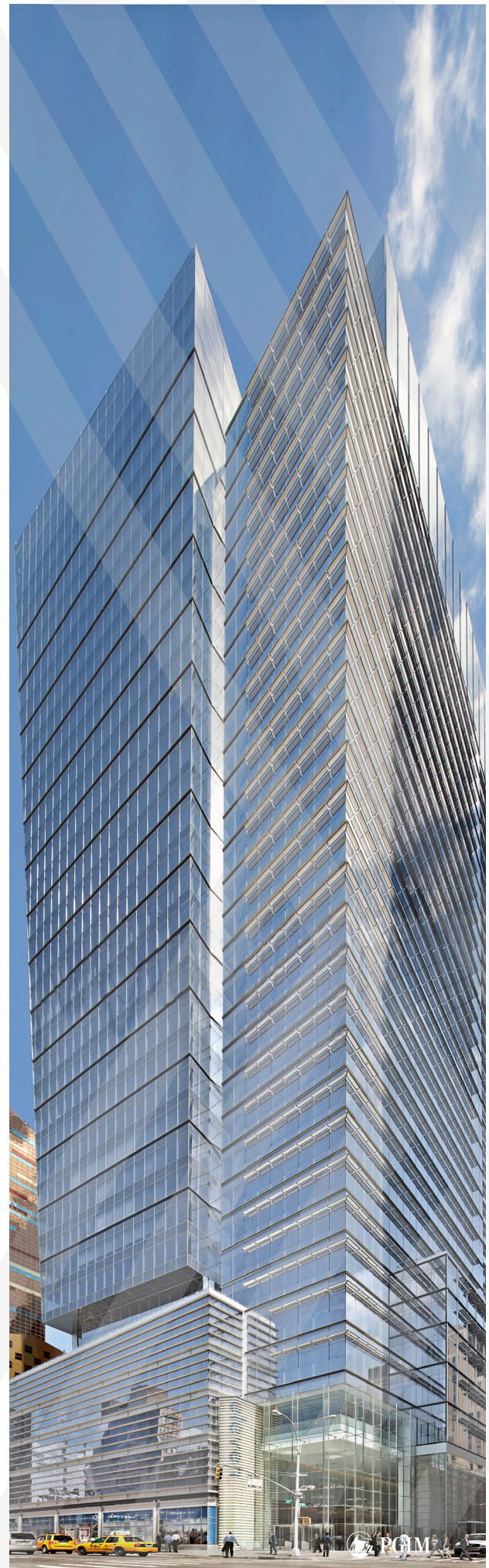
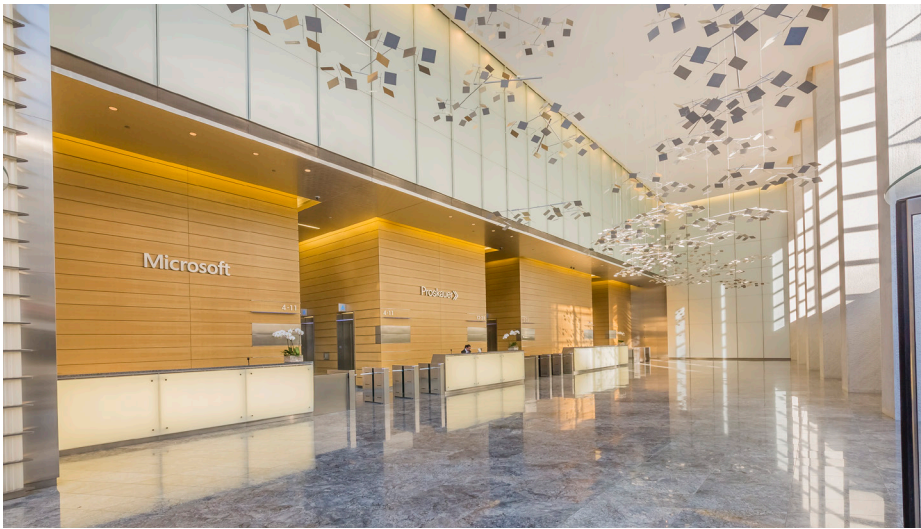
BUILDING FEATURES

- Strong institutional landlord
- In-house construction department
- Highly flexible & efficient floor-plates
- Immediate proximity to 12 subway lines, Bryant Park, and connectivity to New Jersey through the Port Authority Bus Terminal

1 2 3 7 A C E N Q R W S

- Floor-to-ceiling glass offers spectacular views
- 14' Slab-to-slab height
- LEED Gold with LEED Platinum air quality
- Unparalleled white-glove service to tenants including 24/7 engineer and security coverage
- Prestigious tenant roster includes:

Proskauer >>  Microsoft  Ducera  Kepos Capital



SJP PROPERTIES

JLL

PGM

eleven x

THE NEW STANDARD FOR BUSINESS

640 EIGHTH AVENUE
BETWEEN WEST 41ST & 42ND

