

109W27

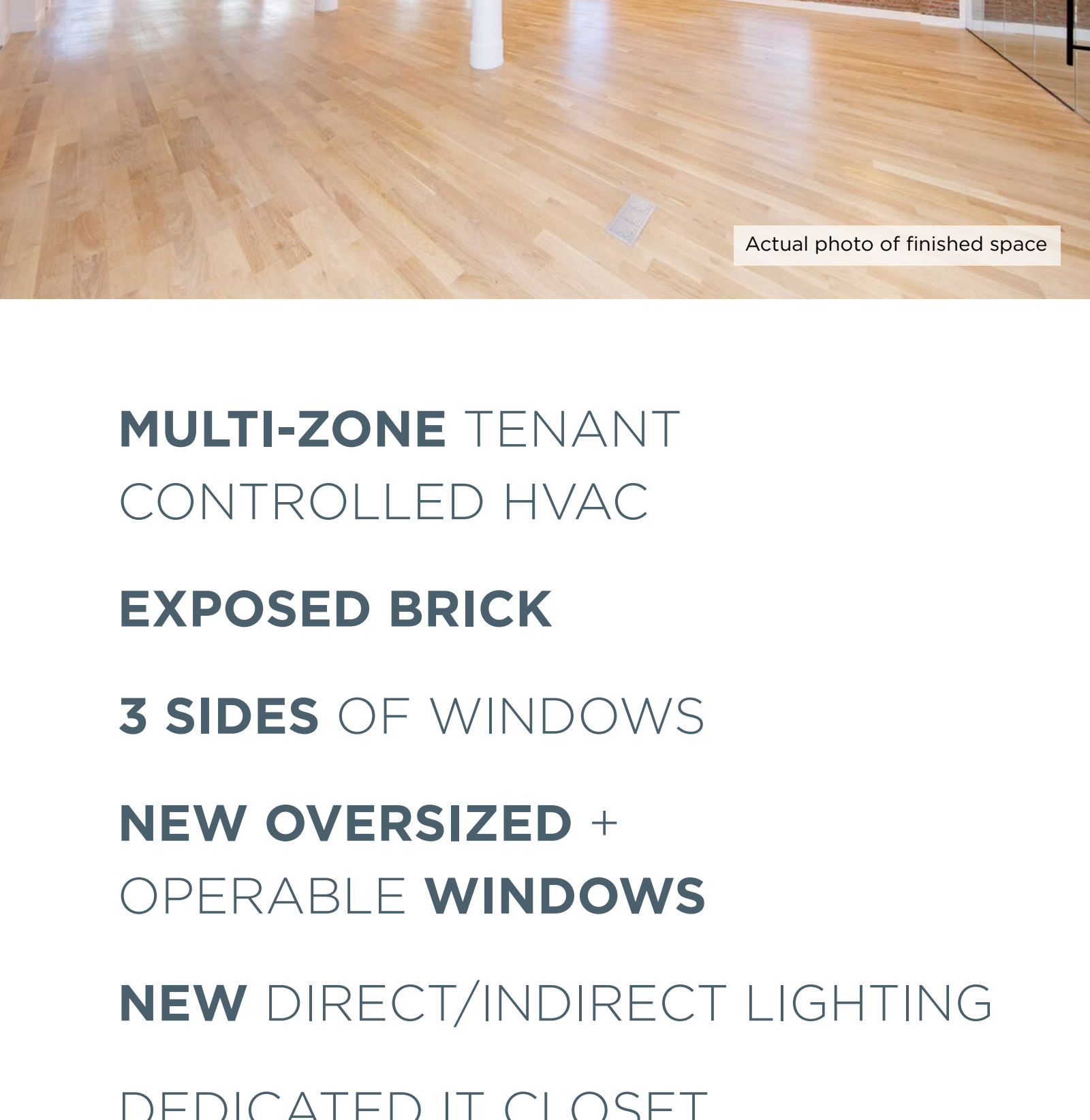
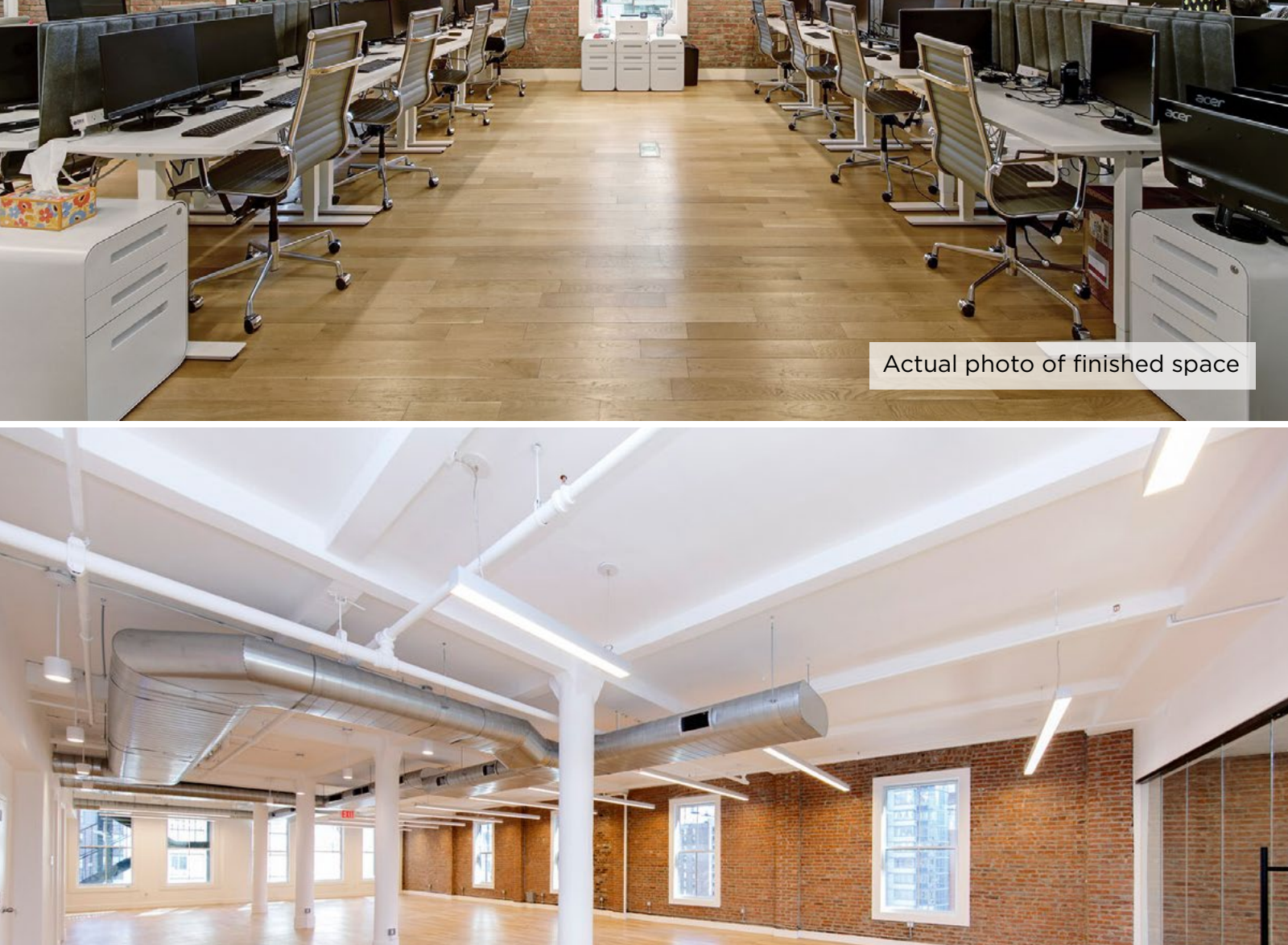
BEAUTIFULLY BUILT OFFICE SPACE

MOVE IN READY +
FULLY WIRED

AVAILABLE Q3'24

LANDLORD WILLING TO CUSTOMIZE
LAYOUT, BUILD ADDITIONAL OFFICES/
MEETING ROOMS + FURNISH

FLEXIBLE TERMS AVAILABLE: 3 TO 5+ YEARS



MULTI-ZONE TENANT
CONTROLLED HVAC

EXPOSED BRICK

3 SIDES OF WINDOWS

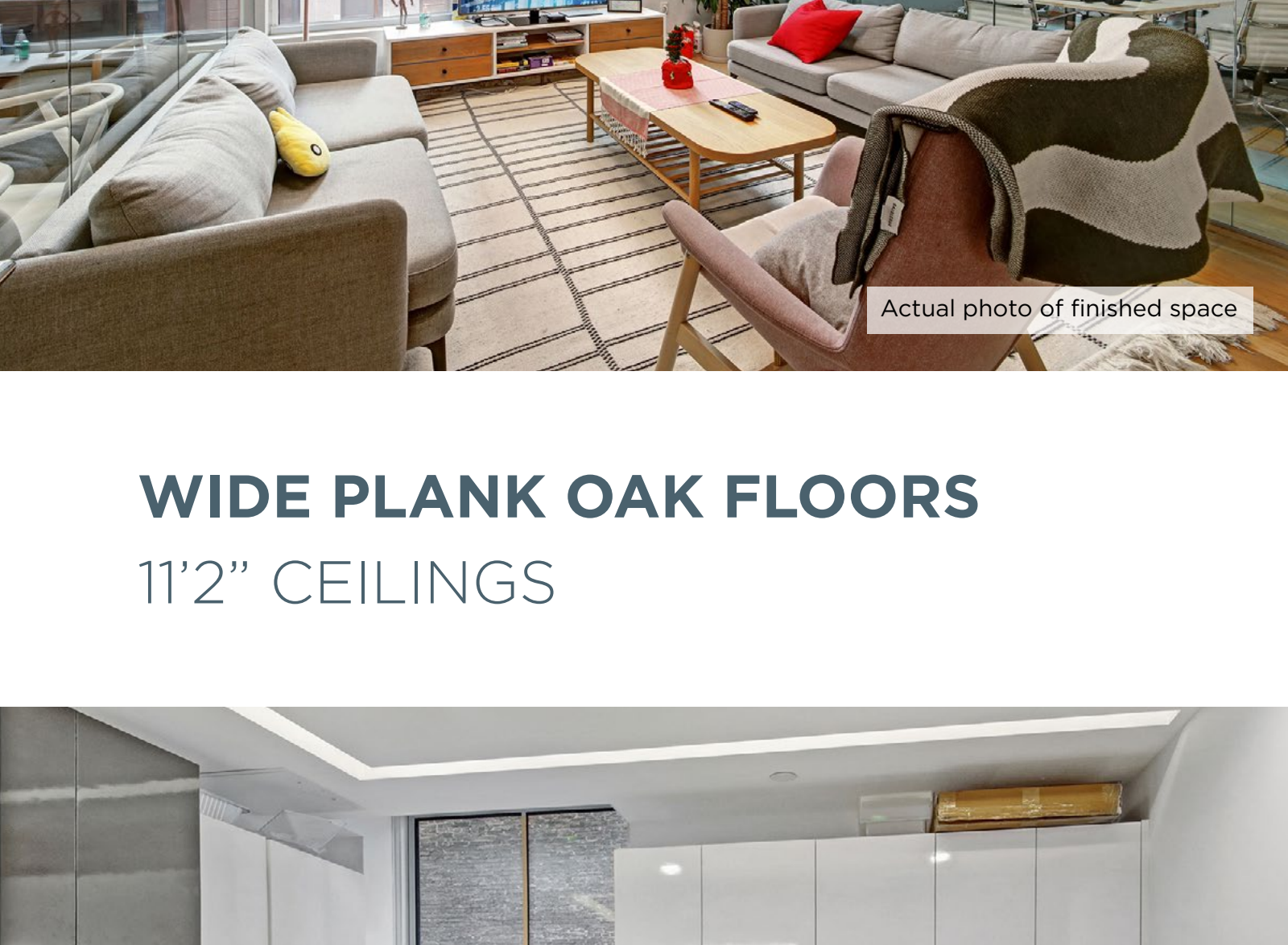
NEW OVERSIZED +
OPERABLE **WINDOWS**

NEW DIRECT/INDIRECT LIGHTING

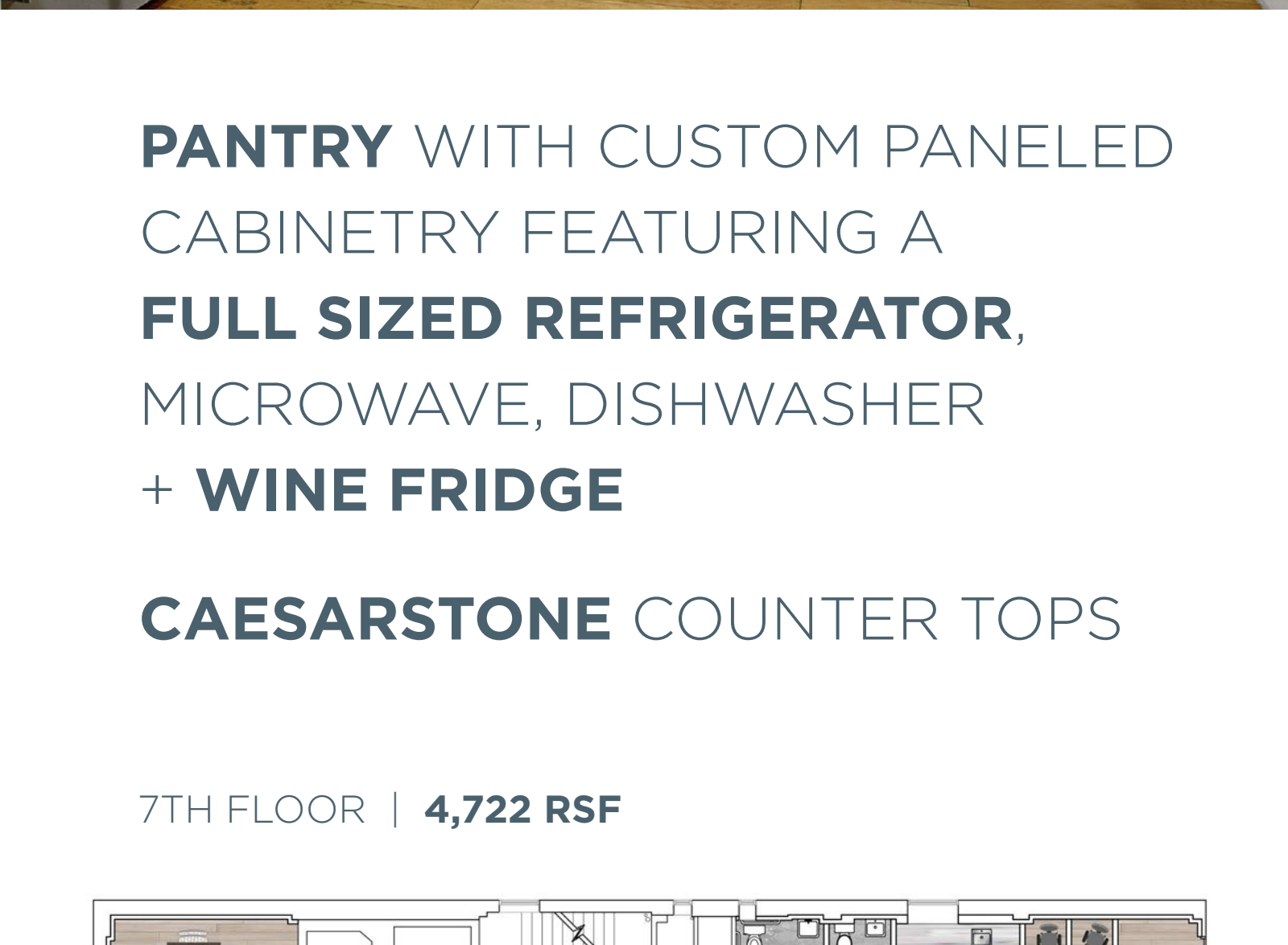
DEDICATED IT CLOSET

2 NEW RESTROOMS

NEW ELECTRIC WITH PERIMETER
+ FLOOR OUTLETS



FRAMELESS GLASS
CONFERENCE + MEETING ROOM



WIDE PLANK OAK FLOORS

11'2" CEILINGS



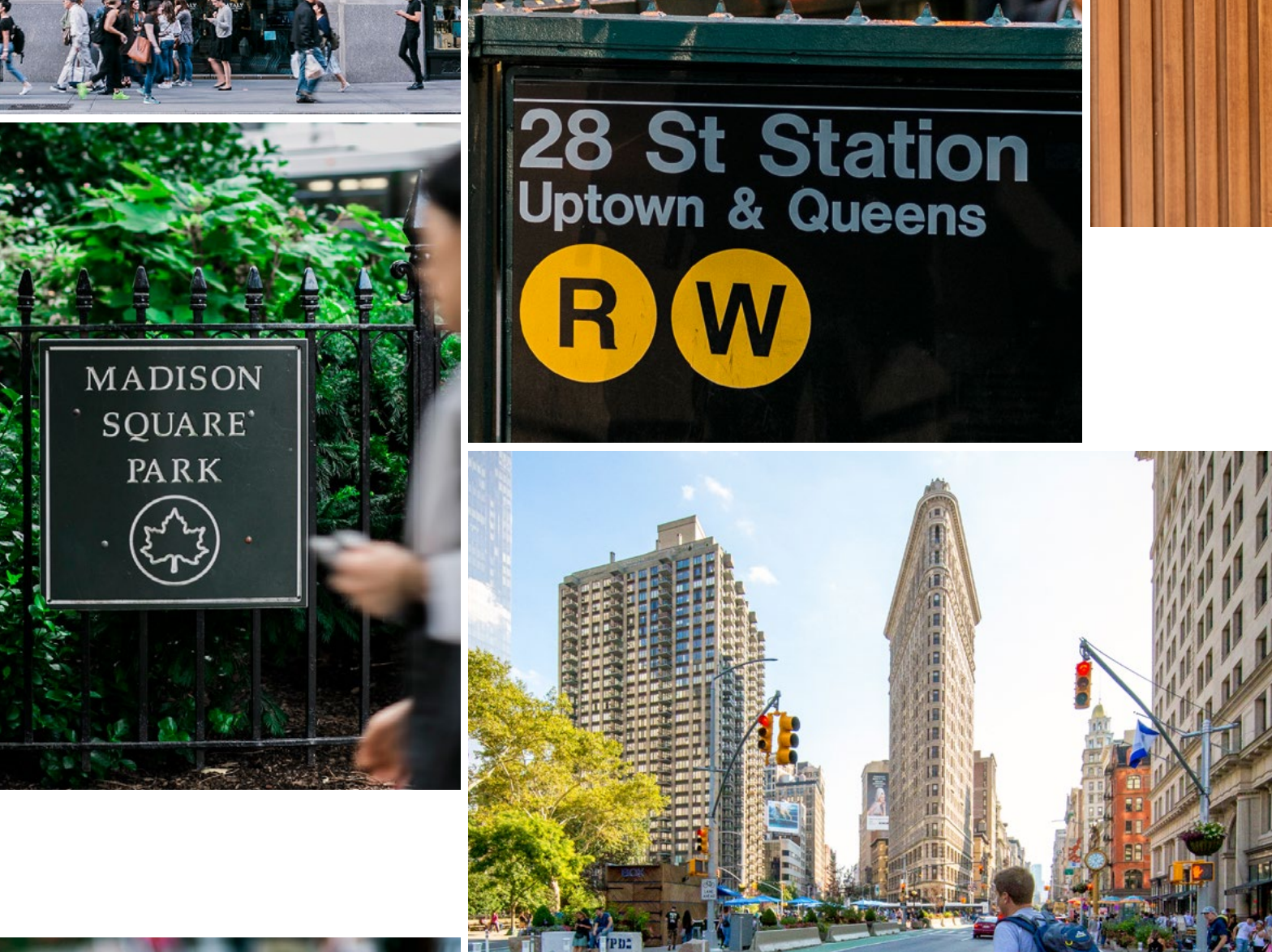
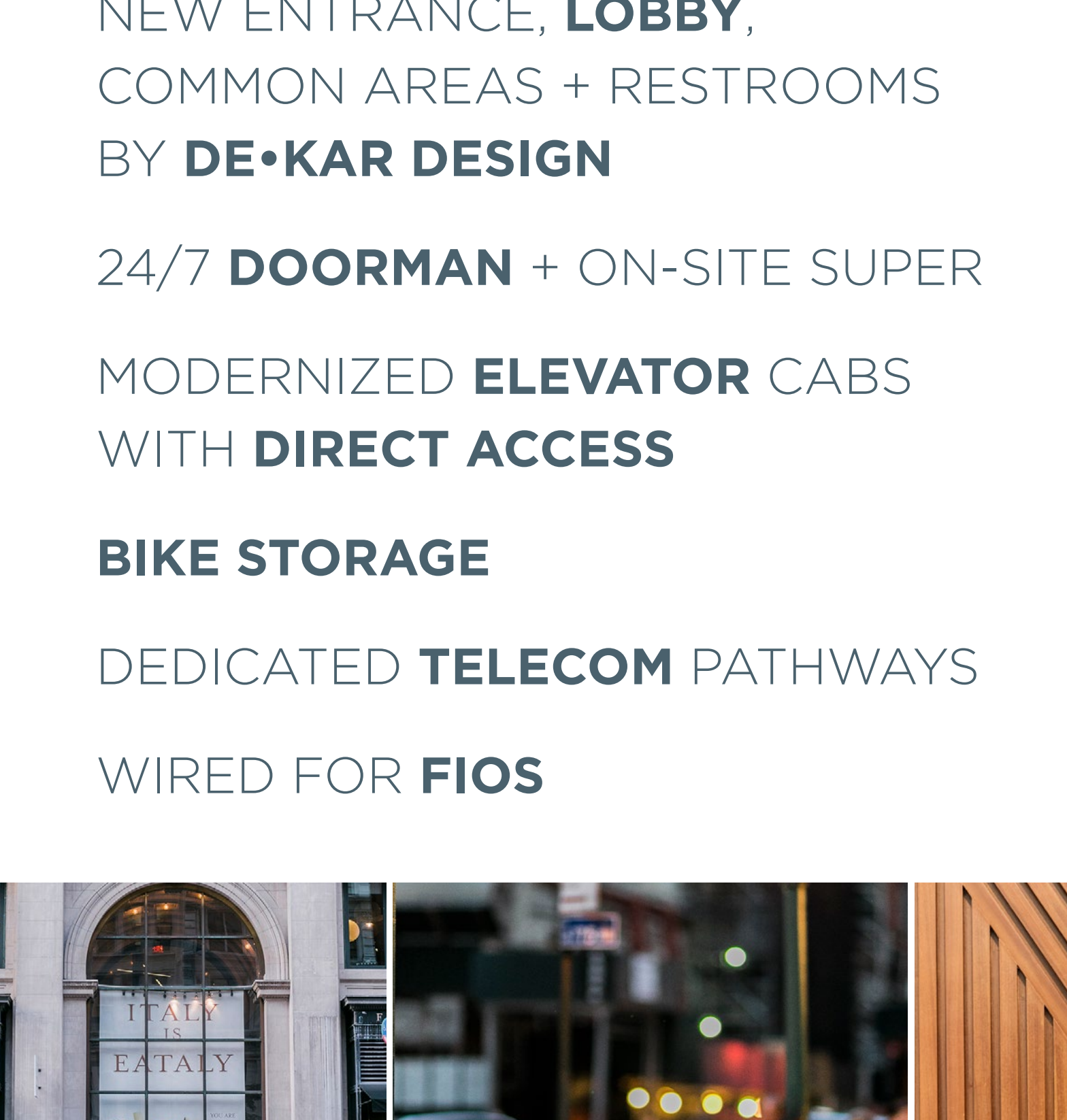
PANTRY WITH CUSTOM paneled
CABINETRY FEATURING A
FULL SIZED REFRIGERATOR,
MICROWAVE, DISHWASHER
+ **WINE FRIDGE**

CAESARSTONE COUNTER TOPS

7TH FLOOR | **4,722 RSF**



Workstations: 42 Private Offices: 3 Conference Room: 1 Meeting Rooms: 2
Phone Booths: 4 Pantry: 1 **TOTAL: 45**



CAPITAL IMPROVEMENTS:

NEW ENTRANCE, **LOBBY**,
COMMON AREAS + RESTROOMS
BY **DE•KAR DESIGN**

24/7 **DOORMAN** + ON-SITE SUPER

MODERNIZED **ELEVATOR** CABS
WITH **DIRECT ACCESS**

BIKE STORAGE

DEDICATED **TELECOM** PATHWAYS

WIRED FOR **FIOS**

NOMAD, CHELSEA +
MIDTOWN SOUTH

EASY ACCESS TO **LOCAL**

FAVORITE AMENITIES +

TRANSPORT, PENN STATION,

PATH TRAINS, MADISON SQUARE

GARDEN & HERALD SQUARE