

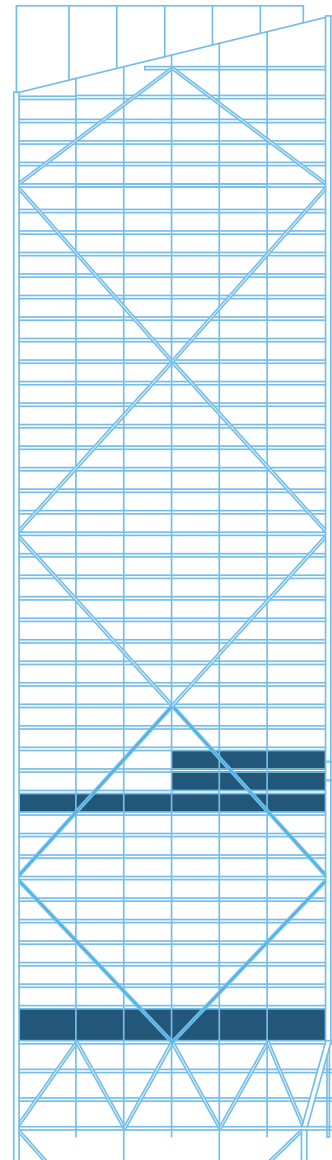


7 TIMES SQUARE TOWER



AVAILABILITY

- All size ranges considered



Partial 17
4,879 RSF
(Available Immediately)

AMENITIES

- 14,000 SF of enhanced amenities now open
- Amenities include state of the art conference facilities, flexible meeting rooms, collaborative areas, coffee bar, and dining
- Common spaces are designed to enhance the workplace experience, with greenery, serene lighting, and highly functional with mixed-use spaces

BUILDING FEATURES

- Modern, institutional-quality trophy asset built post-2000
- Owned & operated by Boston Properties with an exceptional roster of tenants
- Great proximity to Grand Central Terminal, Penn Station, the Port Authority Bus Terminal, and multiple subway lines
- Daily bike storage available

SPACE FEATURES

- 13'6" slab-to-slab height with 9'6" finished ceilings
- Column-free space and efficient floor plates
- Floor-by-floor, DX units
- Efficient space utilization, convector-free
- Floor to ceiling windows



Partial 17th Floor
4,879 RSF

Available
Immediately

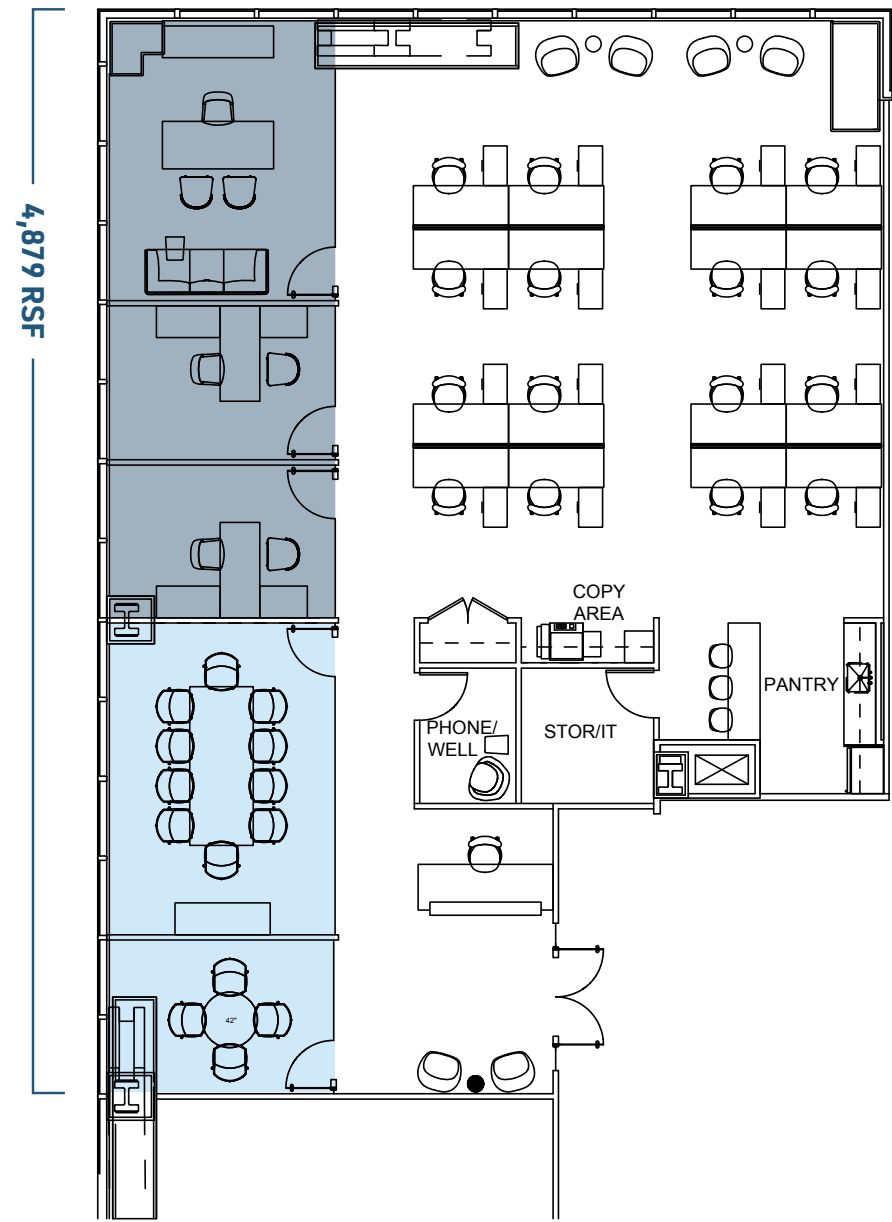
Term
5+ Years

Condition
Pre-built underway, delivering end of January 2023

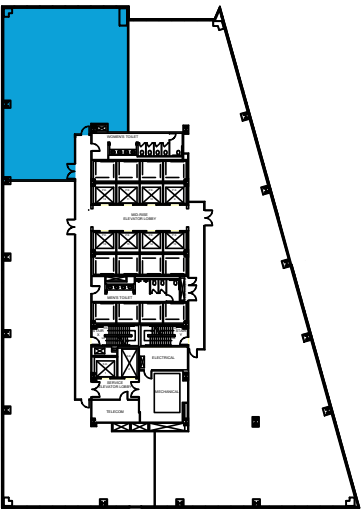


17TH FLOOR VIEW

CREATIVE TEST FIT PLAN



WEST 41ST STREET





















VIEWS

From floors 15 and 16

EAST



WEST



EAST



SOUTH





7 TIMES SQUARE TOWER

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TRANSIT

12 Min Walk or
1 Subway Stop
to Grand Central
& Penn Station

5 Min Walk
to Port Authority
Bus Terminal

35 Min Car Ride
to JFK, Newark

KEY

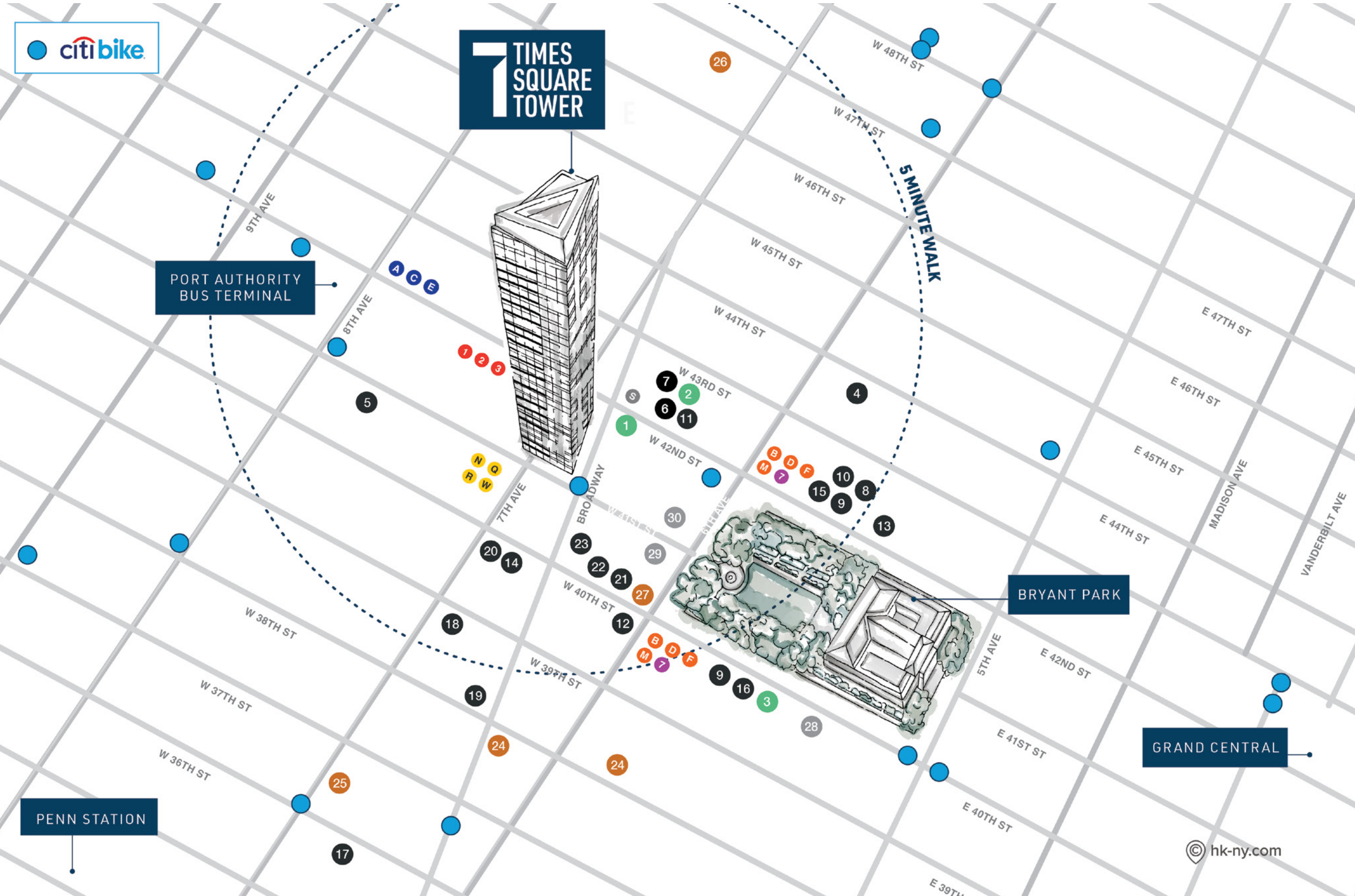
citi bike

Hotels

Restaurants

Bars

Fitness





Hotels

- 1 The Knickerbocker
- 2 Millennium Times Square New York
- 3 Bryant Park Hotel

Restaurants

- 4 Butter Midtown
- 5 Wolfgang's Steakhouse
- 6 Ootoya
- 7 Burger & Lobster
- 8 Gabriel Kreuther
- 9 Koi

- 10 STK Midtown
- 11 Charlie Palmer Steak New York
- 12 La Colombe Coffee Roasters
- 13 CAVA
- 14 by CHLOE.
- 15 Sweetgreen
- 16 Blue Bottle Coffee
- 17 Zen Ramen & Sushi
- 18 Juice Generation
- 19 Num Pang Kitchen
- 20 Gregorys Coffee
- 21 The Little Beet
- 22 Mexicue

Bars

- 23 Elsie Rooftop
- 24 Refinery Rooftop
- 25 Magic Hour
- 26 Living Room

Fitness

- 27 Blink Fitness
- 28 CorePower Yoga
- 29 SoulCycle
- 30 Equinox Bryant Park