





## Location

Between 40th and 41st Streets

## **Availability**

Partial 28th floor | 5,628 rsf

## **Possession**

Q2 2024

#### **Term**

Through December 2026

## **Rental rate**

Upon request

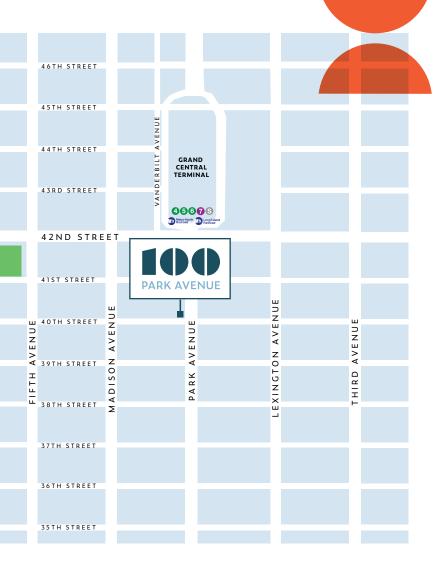
# **Space description**

- Fully furnished and wired, turnkey space with high-end furniture and finishes
- Space currently has 6 offices, 2 conference rooms (10-person and 8-person), 1 collaboration room, open work area with 22 desks, updated pantry/lounge area with dedicated reception area

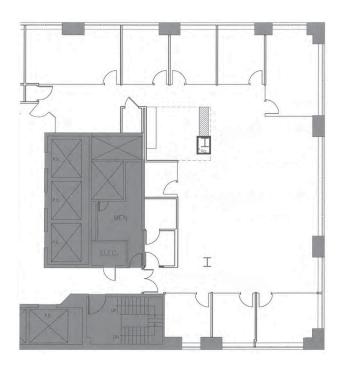












#### **Building description**

- \$72 million redevelopment completed including an exclusive tenant amenity center which features additional conference/meeting rooms, cafe, game room, wellness center and golf simulator
- Features a soaring two-story-high atrium lobby, new elevator cabs, as well as infrastructure upgrades such as the new cooling plant, increased electric capacity, and a state-of-the-art security system
- LEED Gold-certified
- Awarded "International Building of the Year" by the Building Owners and Managers Association (BOMA)

#### **Transportation options**

- One block south of Grand Central
  Terminal with direct access to

  4 5 6 7 S M Metro-North Long Island Railroad
- Walking distance to both Penn Station and Port Authority Bus Terminal and the following:
   123AGEBDFM



- Surround by multiple Citi Bike stations





