

155 EAST
55 STREET



Disclaimer - Image of another floor to illustrate building finishes

Highlights

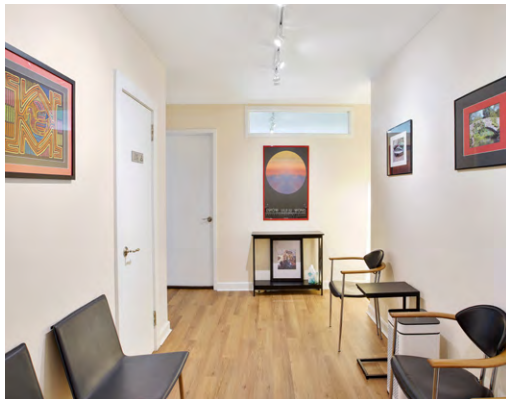
- Renovated lobby
- 24/7 attended lobby
- Tenant controlled AC
- Operable windows
- Neighbors include a Bloomingdale's, CVS, Whole Foods and Duane Reade
- On-site parking

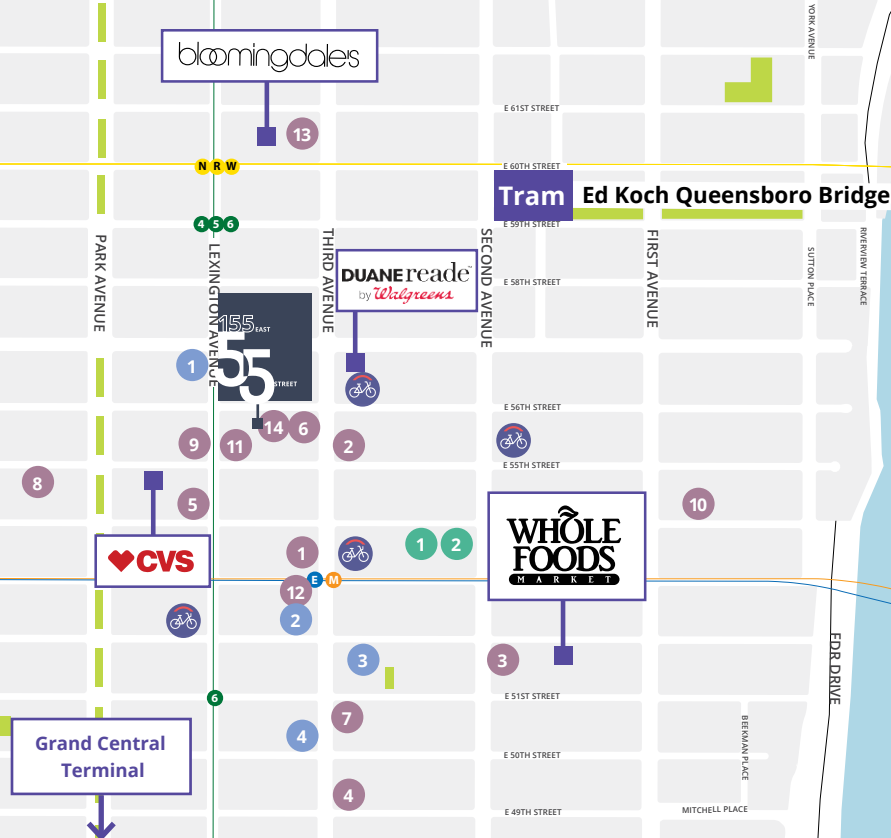
Current availabilities

Floor	Suite	Size	Description
6th	6A	920 RSF	1 private office; Large open area; Private bathroom; Exposed ceiling
6th	6C	1,862 RSF	5 private offices; Wood flooring; Exposed ceiling; Wet pantry; Private bathroom; North and south facing windows
6th	6H	2,998 RSF	5 private offices; Wet pantry; Exposed ceiling; Private bathrooms
6th	6J	943 RSF	Large open area; Wet pantry; Exposed ceiling; Private bathroom
6th	6K	957 RSF	2 private offices; Wet pantry; Exposed ceiling; Private bathroom
5th	5AB	1,866 RSF	1 private office; Large open area; Pantry; Exposed ceiling; Private bathrooms; North and south facing windows; Recently renovated
5th	5C	1,862 RSF	3 private offices; Pantry; Exposed ceiling; VCT Floor; Private bathrooms; Recently renovated



Floor	Suite	Size	Description
5th	5H	1,860 RSF	3 private offices; Pantry; Private bathrooms
5th	5J	943 RSF	1 private office; Private bathroom; Pantry; Wood flooring
5th	5K	963 RSF	Large private office; Private bathroom; Pantry; Exposed ceiling
3rd	300A	563 RSF	Large private office; Reception/waiting area
3rd	302B	1,305 RSF	3 offices; South facing windows
3rd	303A	1,672 RSF	2 offices
2nd	202	1,558 RSF	Large private office; South facing windows
2nd	203	2,906 RSF	6 offices; Reception/waiting area





Transportation

- Steps to the following:
4 5 6 E M N R W
- 10 minute walk to Grand Central Terminal with access to: 4 5 6 7 S
- Easy access to the Ed Koch Queensboro Bridge, Roosevelt Island Tramway and the FDR Drive



Restuarants /Grab-n-Go

- | | |
|----------------------|-----------------------|
| 1. P.J. Clarke's | 8. Sweetgreen |
| 2. The Smith | 9. Cafe Olympia 55 |
| 3. Smith & Wollensky | 10. Starbucks |
| 4. Avra Estiatorio | 11. Just Salad |
| 5. Sweetcatch Poke | 12. Gregory's Coffee |
| 6. Cassiano's Pizza | 13. Magnolia's Bakery |
| 7. Ess-a-bagel | 14. Shun Lee Palace |

Hotels

1. Hotel 57 New York City
2. Courtyard by Marriott
3. Hilton Garden Inn
4. Fifty Hotel & Suites by Affina

Fitness

1. SoulCycle
2. Equinox East 54th Street