

229
W.
43RD

**CREATIVE,
PLUG-AND-PLAY
OPPORTUNITY
IN TIMES SQUARE**

ENTIRE 8TH FLOOR

57,104 SF

AVAILABLE

REASONABLE DIVISIONS
CONSIDERED:

TENANT A : 21,425 RSF +/-

TENANT B : 35,679 RSF +/-

TERM THROUGH

FLEXIBLE TERMS CONSIDERED



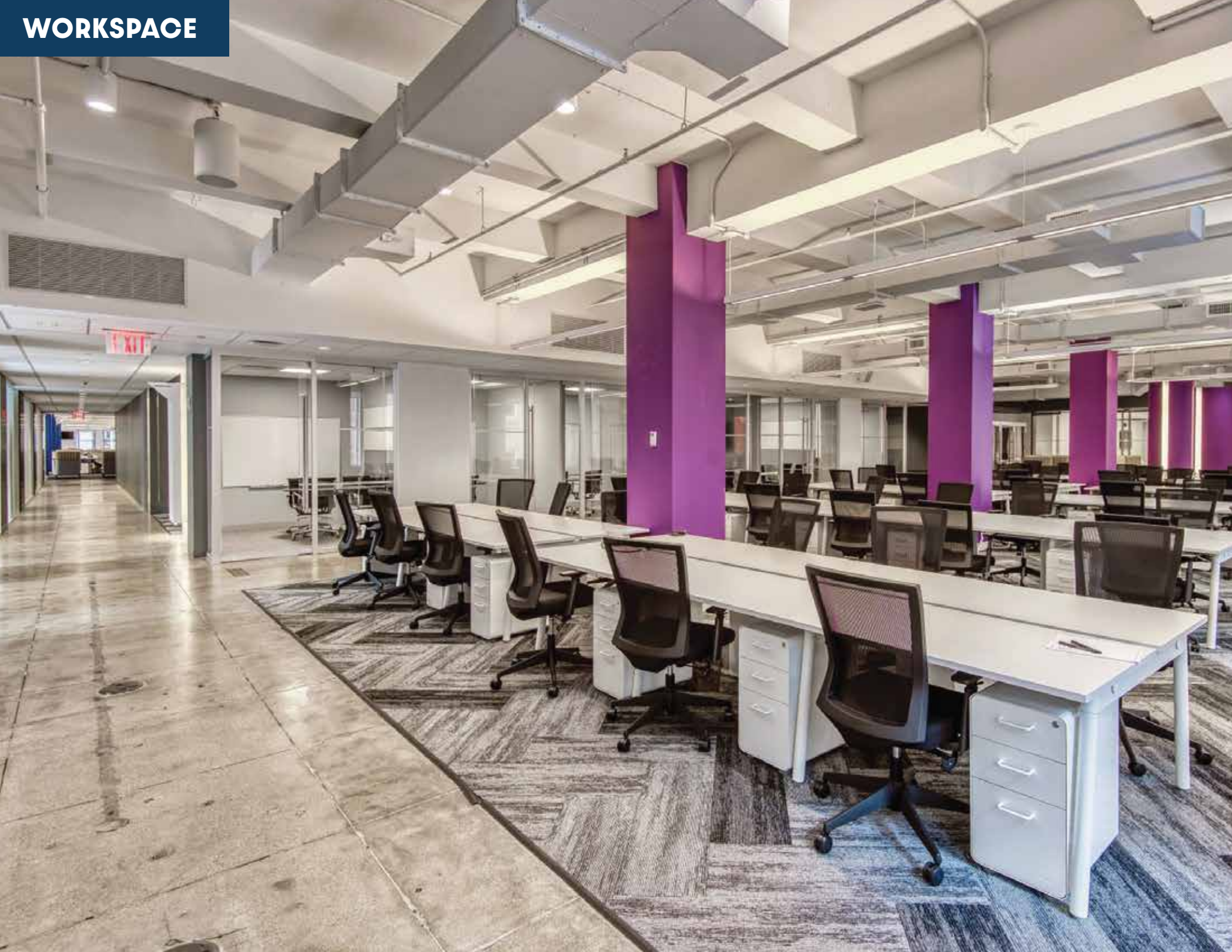
Features

[VIEW GALLERY](#)

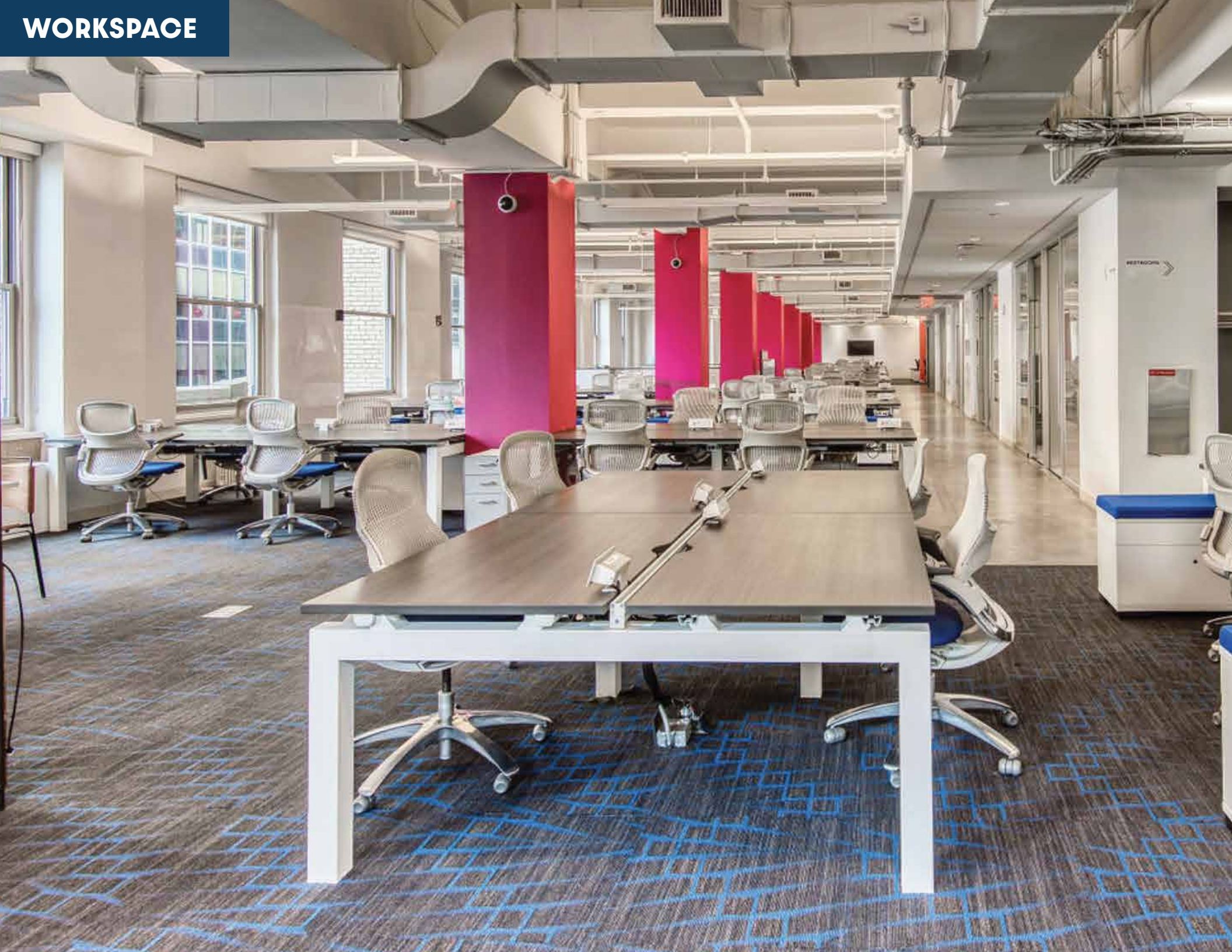
- Fully furnished & wired
- Exposed 12' ceilings
- Polished concrete floors + ample natural light
- Large café space with adaptable meeting + conference space
- Amenity rich neighborhood with access to numerous subway lines:



WORKSPACE



WORKSPACE



WORKSPACE

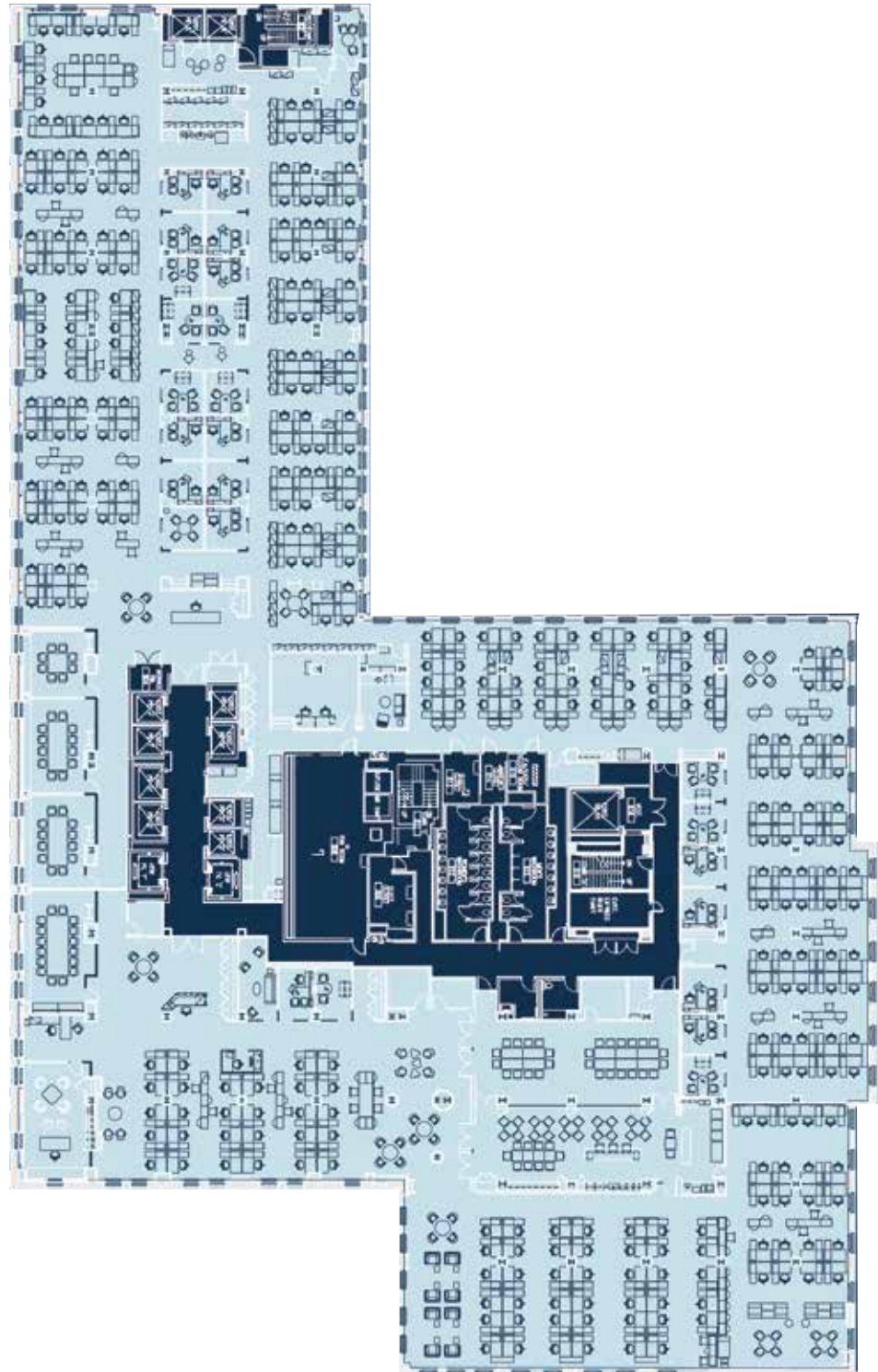






8th Floor - 57,104 RSF

Small Meeting Rooms	5
Conference Rooms	5
Multi-purpose Room	1
Offices	10
Workstations	306
Storage	9



8th Floor - 57,104 RSF

Divisible

TENANT A : 21,425 RSF +/-

Conference Rooms	8	2
Conference Rooms	12	2
Meeting Room		1
Team Room		3
Break-out Area		2
Team Work Area		1
Bistro		1
Pantry		1
File Room		1
IT Room		1
Copy / Print		1
Storage Room		1

Office		13
Open Work Area - 5' Bench		126
Total		139

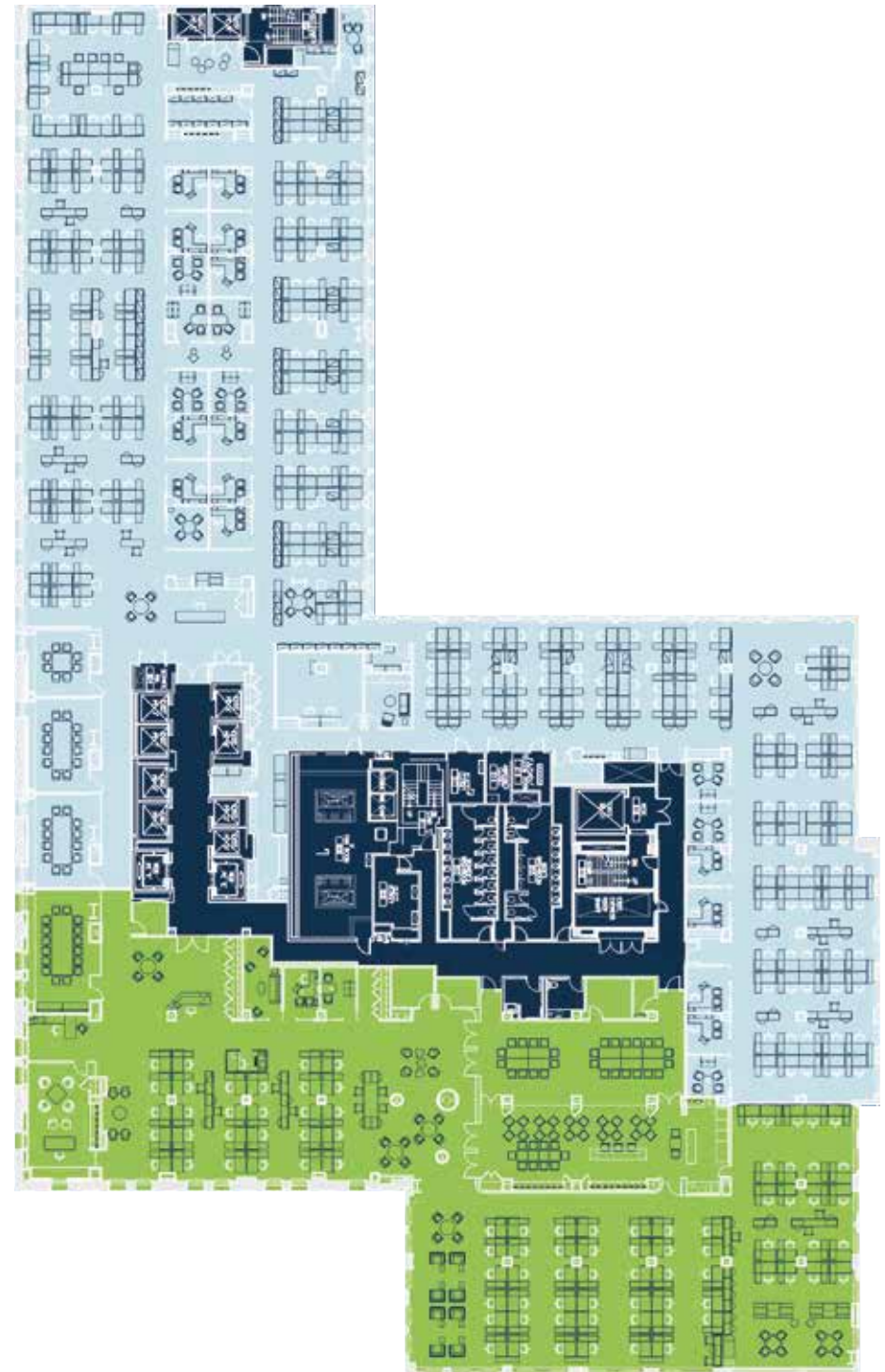
TENANT B : 35,679 RSF +/-

Conference Rooms	18	1
Meeting Room		1
Team Room		5
Break-out Area		8
Team Work Area		1
Multi-purpose Room		1
Bistro		1
Pantry		2
Wellness Room		1
File Room		1
IT Room		1
Mail Room		1
Copy / Print		2
Storage Room		7

Exec. Office		1
Office		8
Open Work Area - 5' Bench		181
Total		190

A

B



TECHNICAL SPECIFICATIONS

ORIGINAL DEVELOPER	George A. Fuller Co.	LOCATION	West 43rd and West 44th between 7th and 8th Avenue
ORIGINAL ARCHITECT	Original Annex (1913) :Buchman & Fox First Addition (1924): Ludlow & Peabody West Wing Addition (1932): Albert Kahn The Addition (1947): Shreve, Lamb, & Harman	TRANSPORTATION	Direct access to transit hubs: Grand Central, Penn Station, and Port Authority and subway lines: 123 / 456 / 7 / ACE / BDFM / NQRW
HOURS OF OPERATION	Monday - Friday: 8am - 6pm / Saturday: 9am - 1pm	ELECTRICAL CAPACITY	6 Watts per USF on a demand load basis
NUMBER OF FLOORS	15 Stories	TELECOM PROVIDERS	AT&T Fiber, Crown Castle Fiber, Rainbow Broadband, Spectrum, Stealth Communications, and Verizon
BUILDING AREA (RSF)	678,652 SF (Commercial: 481,266 Retail: 245,132)	BUILDING OWNER	Columbia Property Trust
CEILING HEIGHTS	12' to 20'	LIFE SAFETY	The building is fully sprinklered with Class E Fire Alarm System
DESIGN LOADS	50 - 250 lbs PSF	LANDMARK BUILDING	The original 1913 annex and the 1924 and 1932 additions were designated landmarks in 2001; the 1947 addition is not landmarked
WINDOW DIMENSIONS	Varies based on floor	FRONTAGE	318 ft. along West 43rd 186 ft. along West 44th 200 ft. along 7th Ave. 101 ft. along 8th Ave.
INTERIOR COLUMN SPACING	16' to 20'		
HVAC	Central chiller system with air handlers on each floor Perimeter steam heat Building monitored by Carrier Central BMS System		
ELEVATORS	14 Cars with Destination Dispatch system including:1 Freight and 13 Tenant (5 with Lower Level access)		
SECURITY	24-hour attended lobby		

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