



upperhaus  
BRYANT PARK  
Vallist 54

upperhaus  
BRYANT PARK  
- COWORKING - OFFICES -  
- PRIVATE EVENTS -  
OPENING APRIL 2023  
SCAN ME  
hello@upperhausnyc.com

BLUE BOTTLE  
COFFEE

GUTTMAN  
REAL ESTATE



# 54 W 40

## BRYANT PARK

*Located between Fifth and Sixth Avenues*

### OFFICE SPACE

### TENTH FLOOR + MEZZANINE

**7,004 SF**

### COMMENTS

Kitchen with barstool seating  
Conference room  
Access to Upperhaus amenities  
54 W 40 is operated by Upperhaus  
Expansive views of Bryant Park

### SUBWAYS

B, D, F, M, N, Q, R, W, 1, 2, 3, 7

### TRANSPORTATION HUBS

Penn Station, Grand Central, Port Authority

*Close proximity to transportation hubs, local restaurants and bars, shopping, and Bryant Park*

Vibrant neighborhood

### TERMS

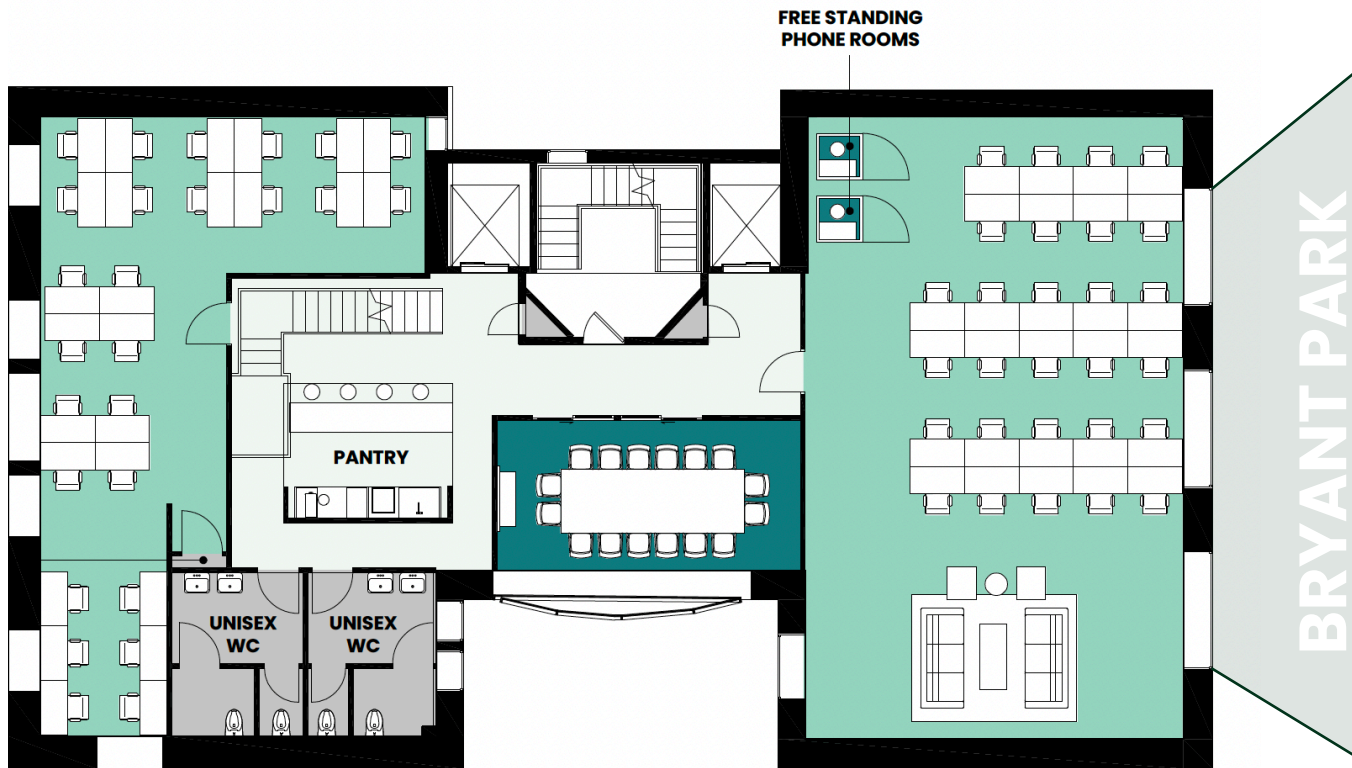
NEGOTIABLE

### ASKING RENT

UPON REQUEST

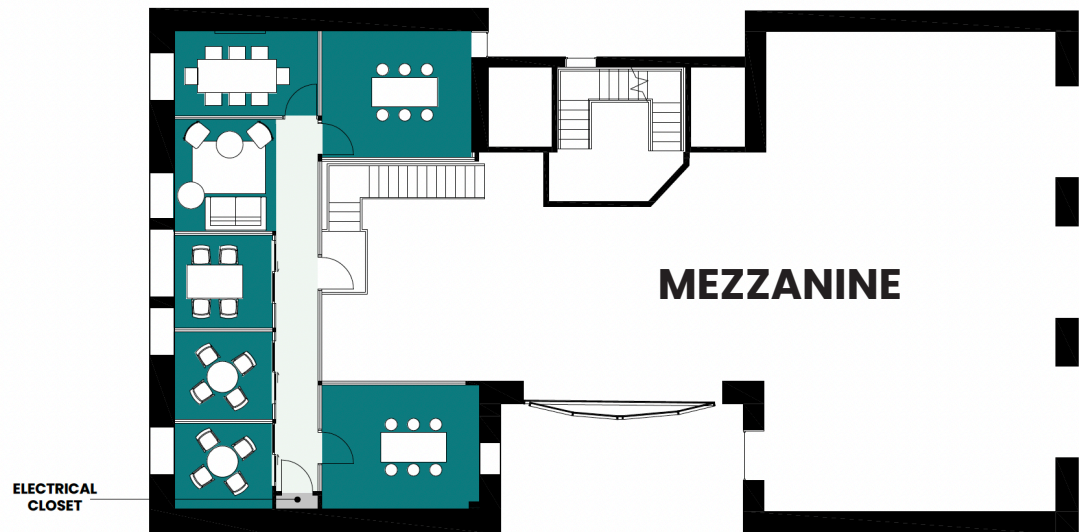






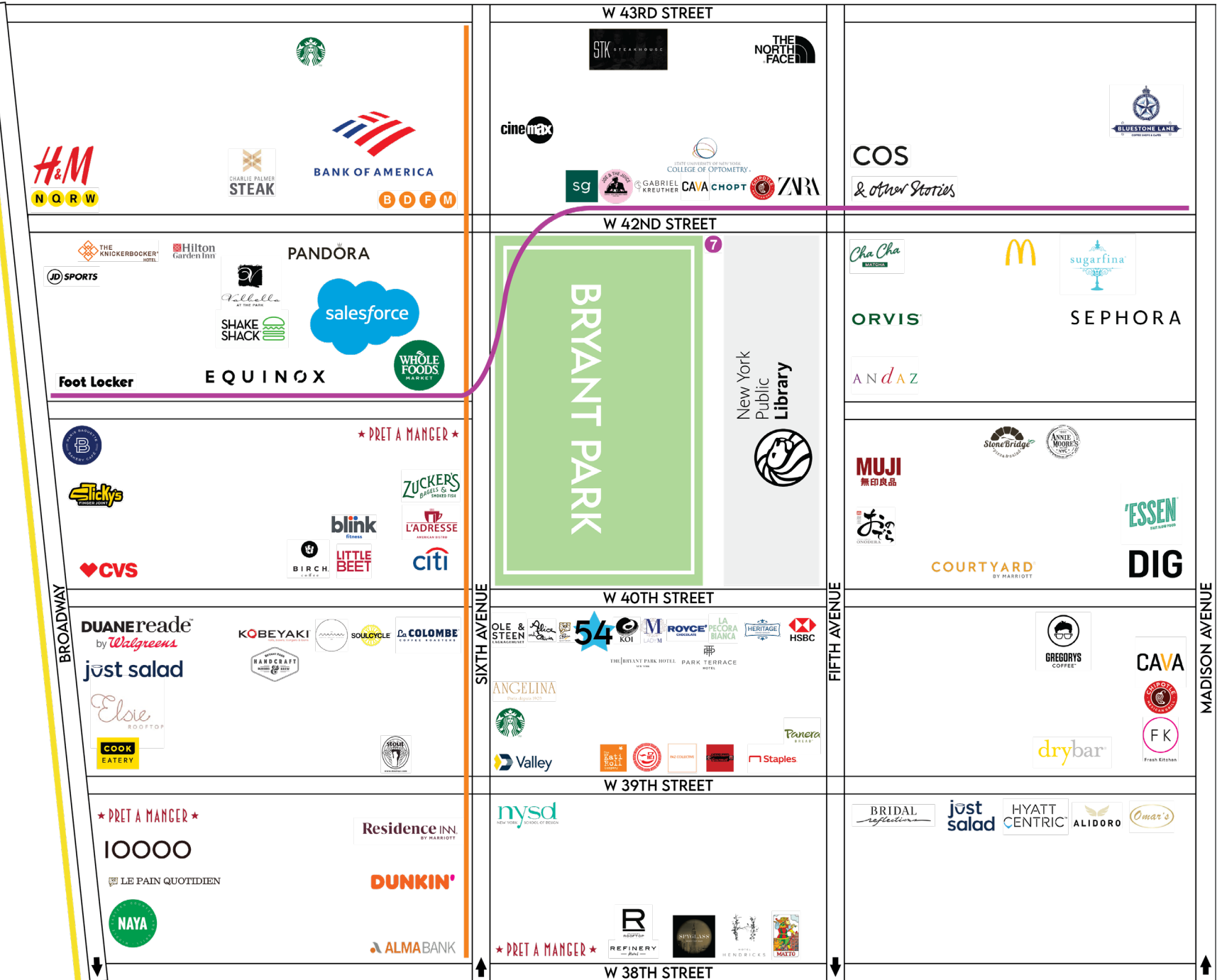
## OFFICE LAYOUT

DESKS	54
MEETING ROOMS	6
CONFERENCE	2
KITCHEN	1
PANTRY	1
OPEN AREA	1
PHONE ROOMS	2
LOUNGE	1



# LOCATION 1

TIMES SQUARE





Community



All Day Cleaning



Private Offices



On-site Team



Event space



24/7 Access



Members Lounge



Prime location