

TOWER
40

BRYANT PARK
GRAND CENTRAL

Refined elegance and classic sophistication finally come together.

The historic 10 East 40th is being transformed into **Tower 40** to meet the needs of today's most discerning companies. With a **full lobby renovation** underway, **common corridor renovations**, a modern and light filled **pre-built program**, **turn-key suites** and **full floor opportunities**, **Tower 40** is ready for its new life.

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New renovated lobby to welcome tenants and their visitors



Spaces with everything you want, in a neighborhood that's both aspirational and inspirational.

Overlooking Bryant Park, and steps from Grand Central, **Tower 40** has something to fit every tenant's needs. Availabilities include newly designed partial and full floor pre-builts, with suites ranging in size from 1,400 SF up to 4,500 SF and full floor opportunities ranging from 7,700 SF up to 16,700 SF. This building is as versatile as the Bryant Park neighborhood it inhabits.

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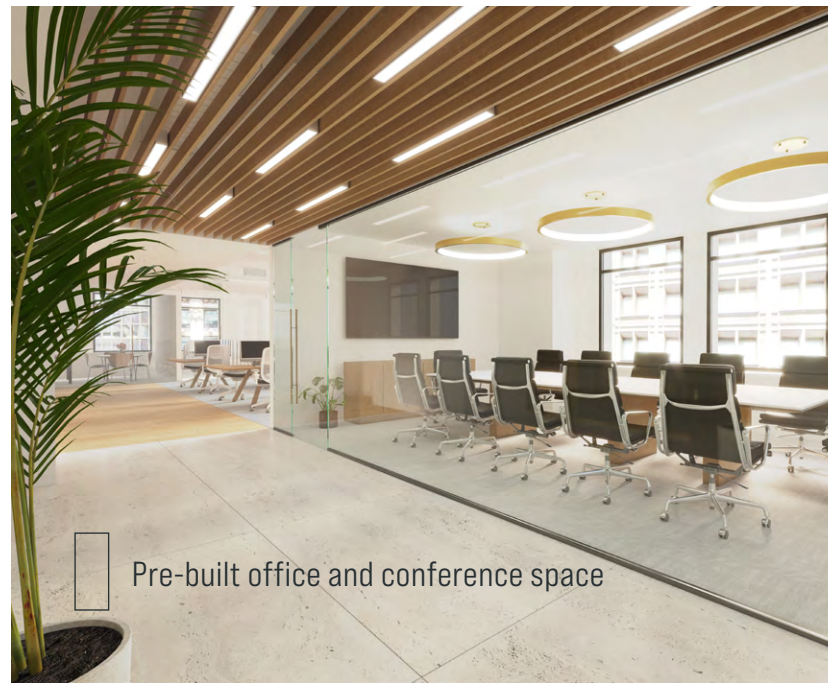
Bright open spaces.
Expansive views.
Modern pre-builts.

Renovated elevator lobbies welcome tenants into tastefully designed, bright and airy pre-builts ranging in space from 3,100 SF to 7,700 SF with expansive views.

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Pre-built pantry and workstations



Pre-built office and conference space



Sweeping views of Bryant Park

Leasing Availabilities

Something for everyone at **Tower 40** - small suites, built spaces and full floors are ready to welcome their new tenants.

AVAILABLE

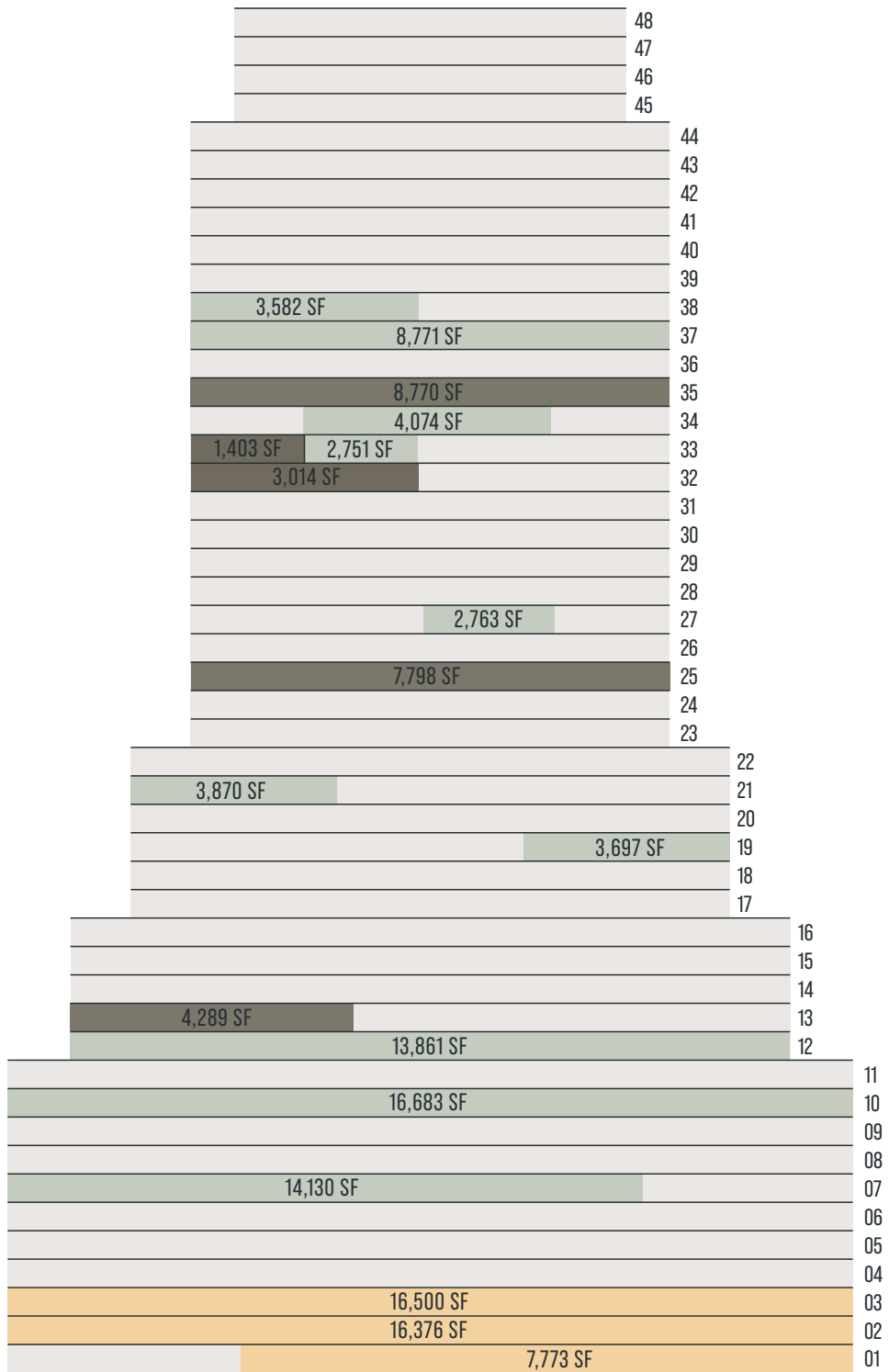
PRE-BUILT

BUILDING-WITHIN-A-BUILDING

LEASED

TOWER
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EAST 40th STREET



EAST 39th STREET



- TOWER
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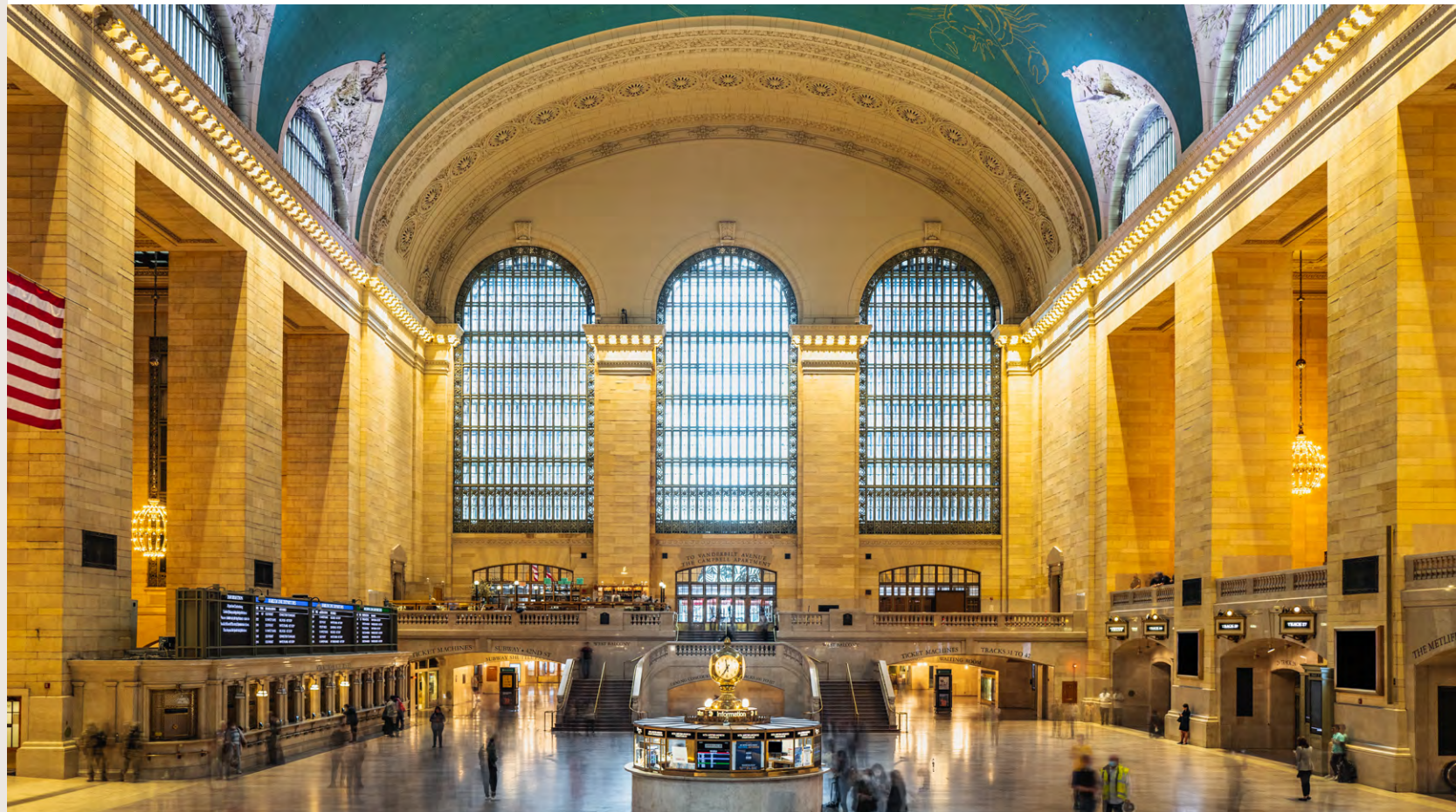


Bryant Park and Grand Central.

A neighborhood that needs no introduction.

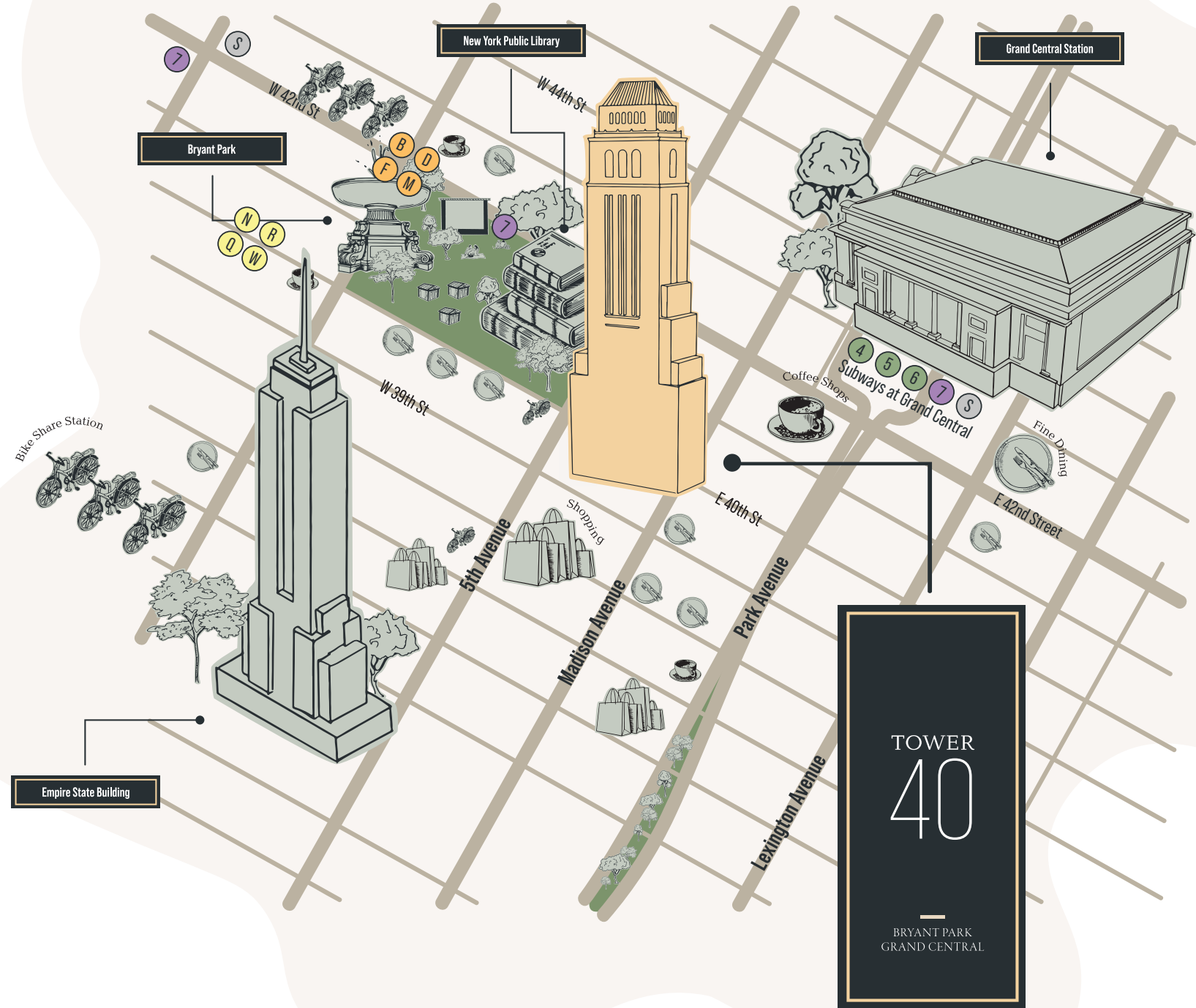
The best that New York City has to offer is all outside **Tower 40's** front door. Stroll the winter market with a fresh coffee or take a class on the grass at Bryant Park during the warmer months – this neighborhood is open and welcoming all four seasons of the year. Major corporations, restaurateurs, hoteliers, retailers, and fitness gurus all have made the smart decision to call this neighborhood their home.

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Experience classic
New York steps to
everything you need.



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Multiple modes of transit are all within minutes of Tower 40.



Grand Central Terminal  2 minute drive  6 minute walk	Penn Station  4 minute drive  17 minute walk	5th Avenue Bryant Park Transit Stop 	42nd Street Bryant Park Transit Stop  
42nd Street Grand Central Transit Stop 	33rd Street Transit Stop 	34th Street Herald Square Transit Stop   	5 Citibike locations within 2 blocks 