

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.







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.

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.









Leasing Availabilities

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

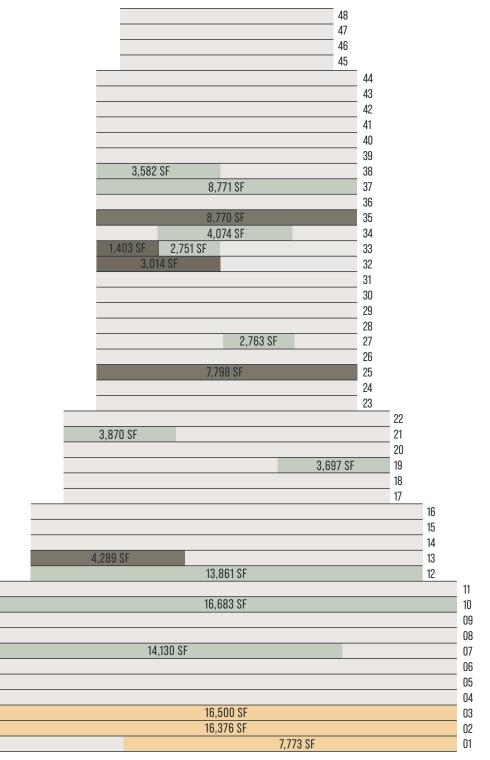
AVAILABLE

PRE-BUILT

BUILDING-WITHIN-A-BUILDING

LEASED

TOWER



EAST 39th STREET

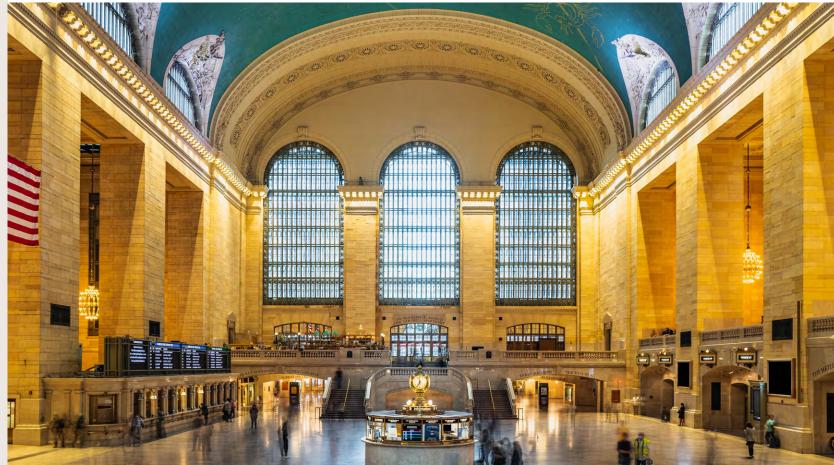
Bryant Park and Grand Central. A neighborhood that needs no introduction.

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.













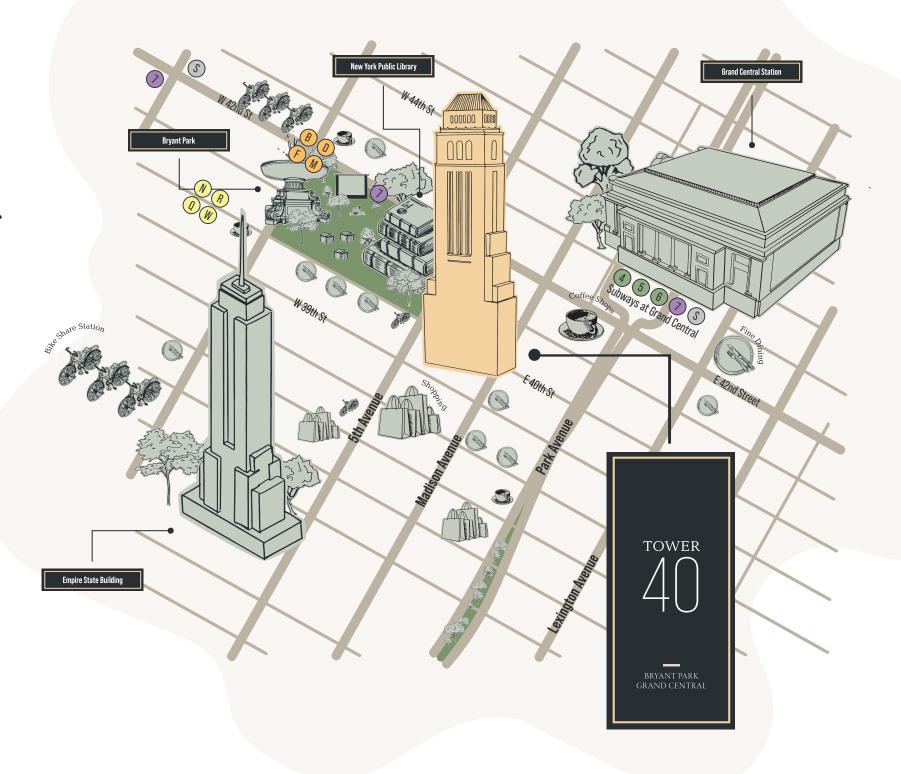








Experience classic New York steps to everything you need.



TOWER

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







