

## ENTIRE 9TH FLOOR: 5,200 SF

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- **Two Private Terraces**
- Private Elevator Landing
- 5 Offices/Conference rooms + Large Open Area
- 4 Private Bathrooms + Wet Pantry
- Operable windows on all 4 sides + tons of natural light
- 11' Ceilings + Polished Concrete Floors
- 24/7 Tenant-controlled a/c
- 400 amps/3 phase power

## BUILDING FEATURES

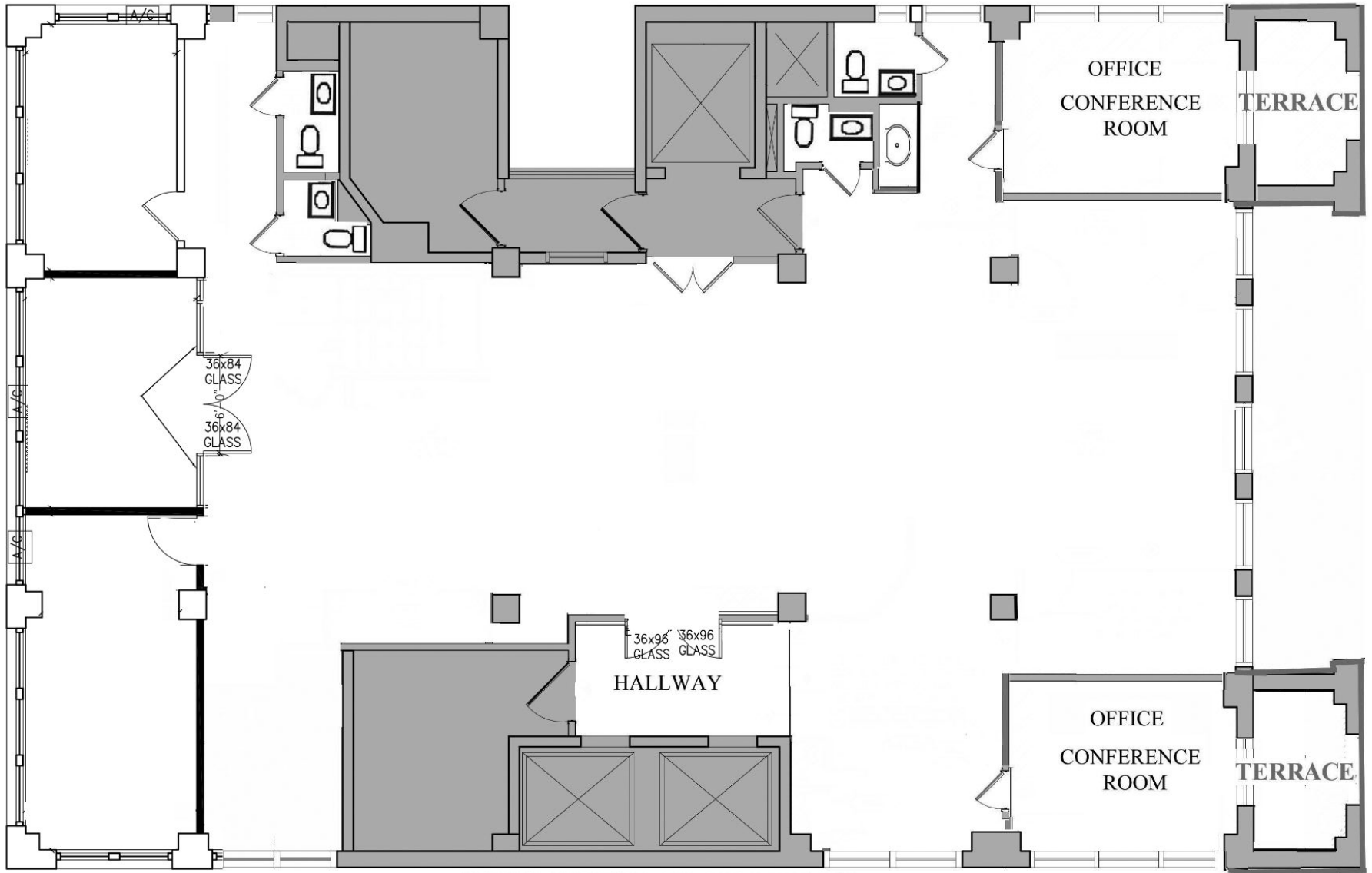
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- **Brand new roofdeck with Wifi**
- Two Passenger Elevators + Freight Elevator
- Elegant Marble Lobby
- Wired for Verizon FIOS + Pilot Fiber, Lightpath + Lumen
- New Advanced Access Control System
- On-site responsive management and very well maintained building
- 98 Energy Efficiency Rating
- A block from 1, 2, 3, A, C, E, Penn Station, NJT, LIRR, Amtrak
- UPS, FedEx, + USPS open until midnight, 7 days a week w/in a block
- Short walk to Herald Square w/ B, D, F, M, N, Q, R, W, & PATH trains

1 2 3 A C E B D F M N Q R W







## LANDSCAPED ROOFDECK

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Wifi + Sweeping City Views

Brand New Amenity for Spring 2023



Contact Exclusive Broker:

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