

# 9e38

FULL FLOORS  
~5,200 SF

Positioned at the  
epicenter of the

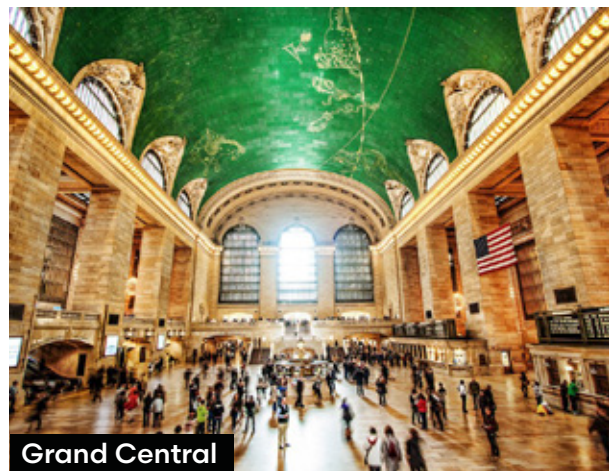
**GRAND  
CENTRAL  
DISTRICT**



COMMISSIONS PAID ON SIGNING FOR QUALIFIED TENANTS



Bryant Park



Grand Central

Owner

**JUSTER**  
PROPERTIES

**MCRE**  
PARTNERS

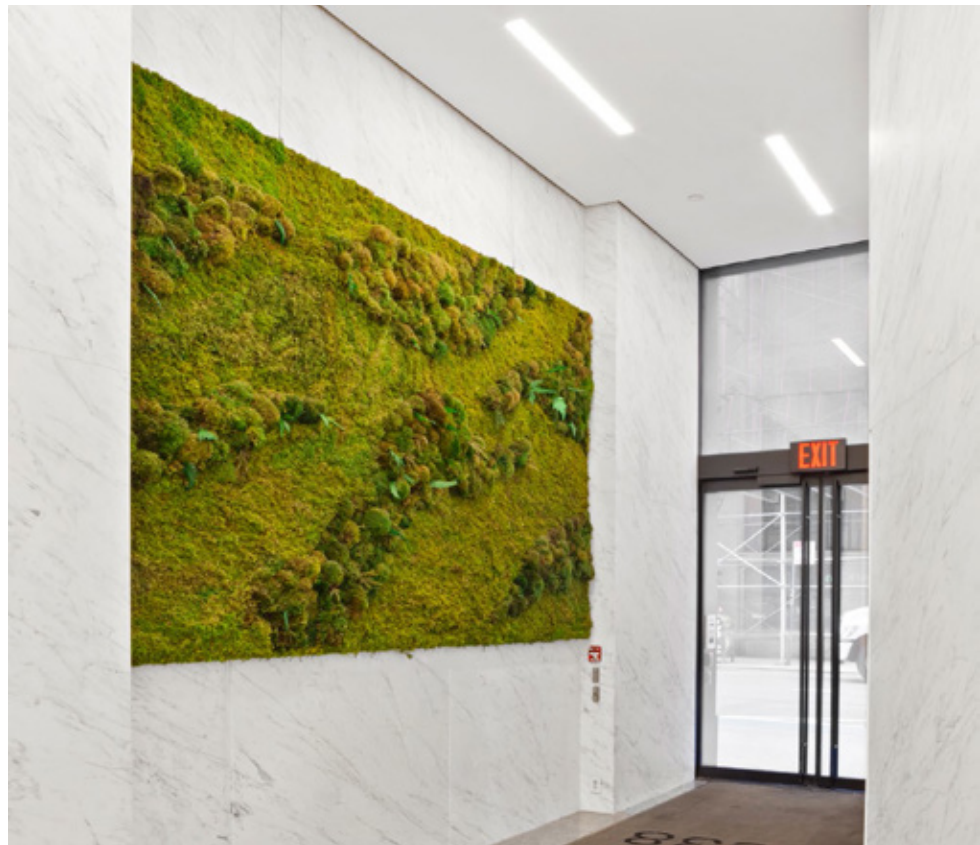
**LEE &  
ASSOCIATES**

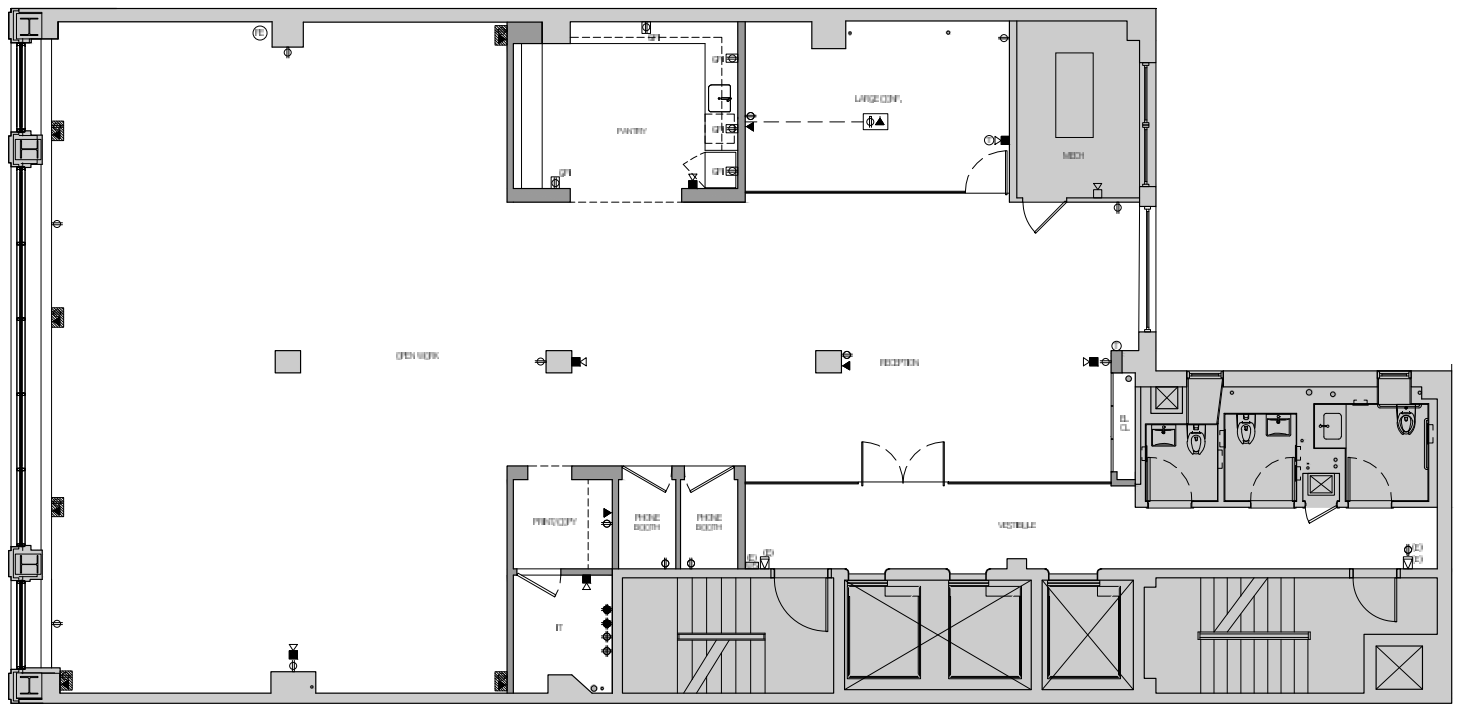


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## Building Highlights

- Attended Lobby
- Fully Renovated Lobby + Corridors
- High End Finishes
- Recent major capital improvements include:
  - *Elevator cabs + mechanicals*
  - *Facade*
  - *AC systems*
  - *Fire & Life Safety*
  - *New Bathrooms (ADA on every floor)*
  - *New Windows*
- Stable Ownership
- 24/7/365 Access
- Tenant controlled A/C
- Attentive building staff
- CCTV monitoring
- All Floors can be **delivered furnished**



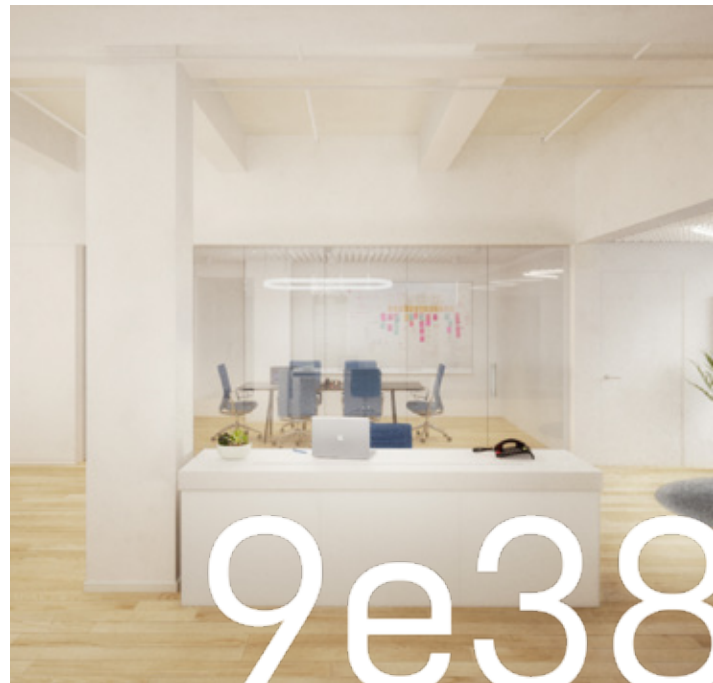


## 2<sup>ND</sup> FLOOR | 5,266 SF

- New pre built
- 8-10 person conference room
- 2 phone room
- Print/copy room
- IT room
- Large eat- in pantry
- Open area for 24-30 people



## 2<sup>ND</sup> Floor

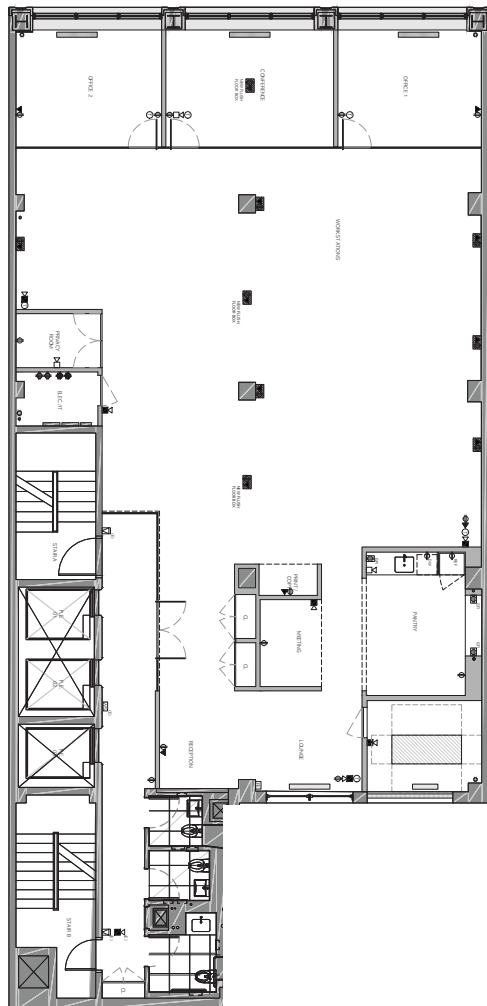


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**3<sup>RD</sup> Floor**

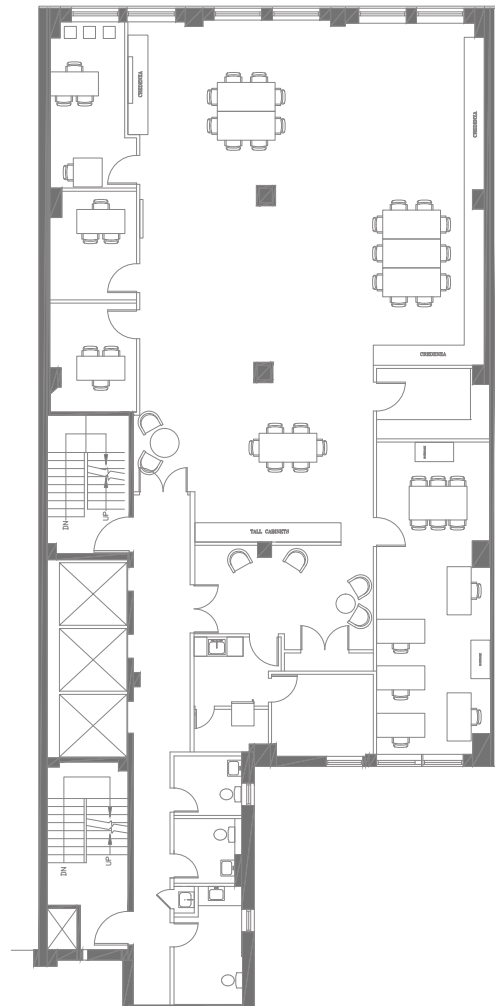


### 3<sup>RD</sup> FLOOR | 5,259 SF

- Prebuilt
- 3 windowed offices
- Small conference room or private office
- Privacy Room/Storage space
- Supplemental AC and IT Room
- Eat in pantry
- Open area for 20 people

### 4<sup>TH</sup> FLOOR | 5,270 SF

- 2 internal offices
- 1 windowed office
- Storage room with shelving
- Credenza and tall cabinets built into open space
- Dedicated customer support bullpen
- Open area for 20 people



**4<sup>TH</sup> Floor**



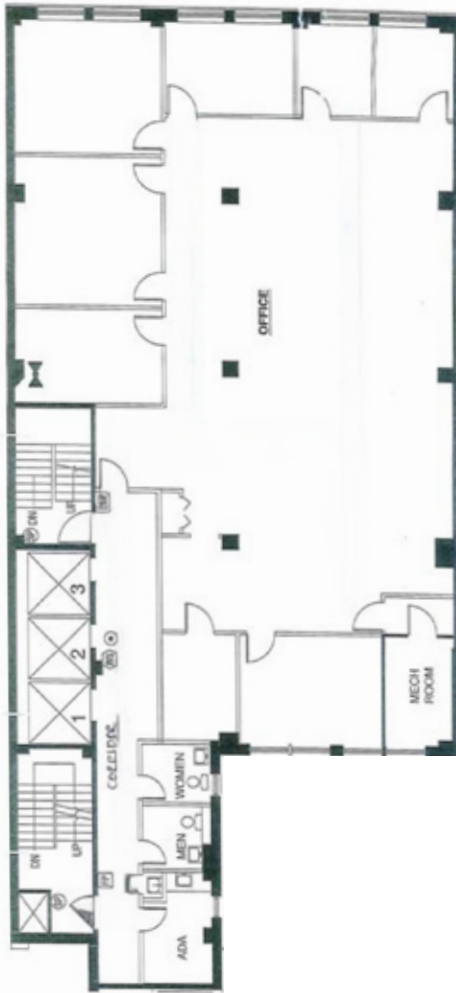


8<sup>TH</sup> Floor



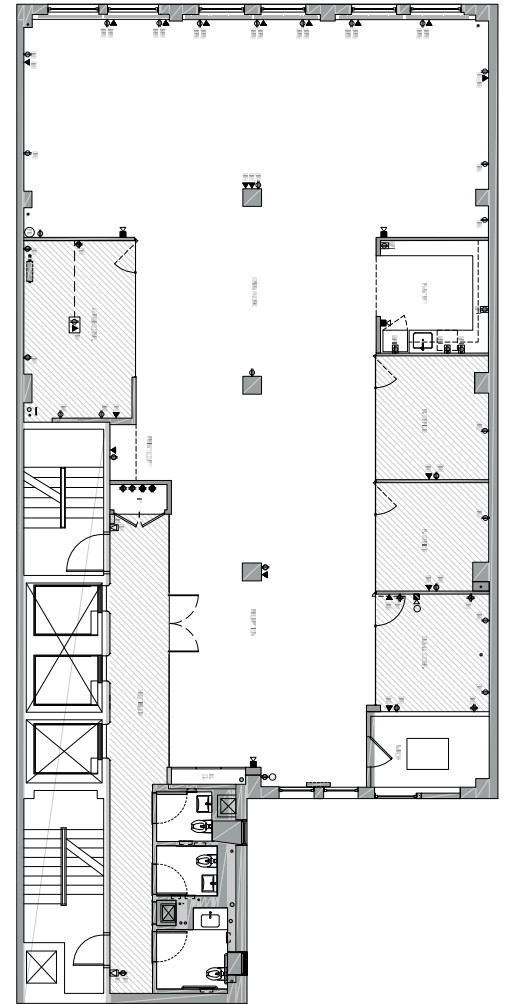
## 8<sup>TH</sup> FLOOR | 5,255 SF

- 4 windowed offices
- 1 internal office
- 2 conference rooms
- 23 workstations
- Pantry

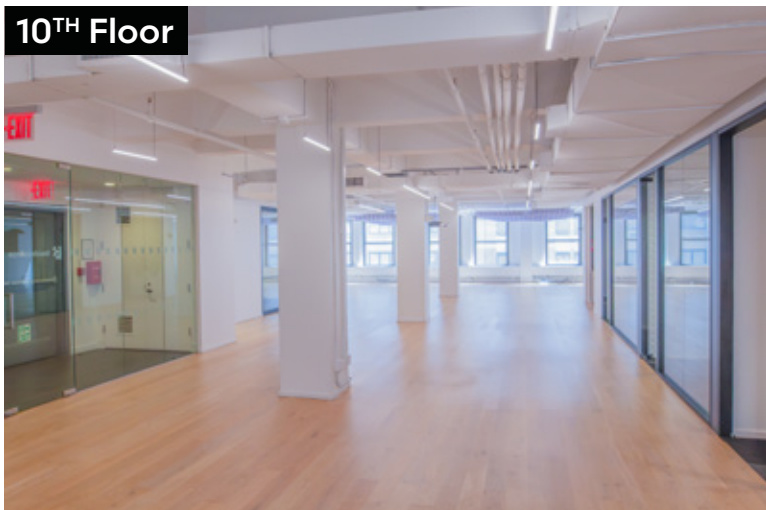


## 10<sup>TH</sup> FLOOR | 5,258 SF

- 3 internal offices
- 1 conference room
- Large open space
- Large eat-in pantry
- Open area for 18-24 people

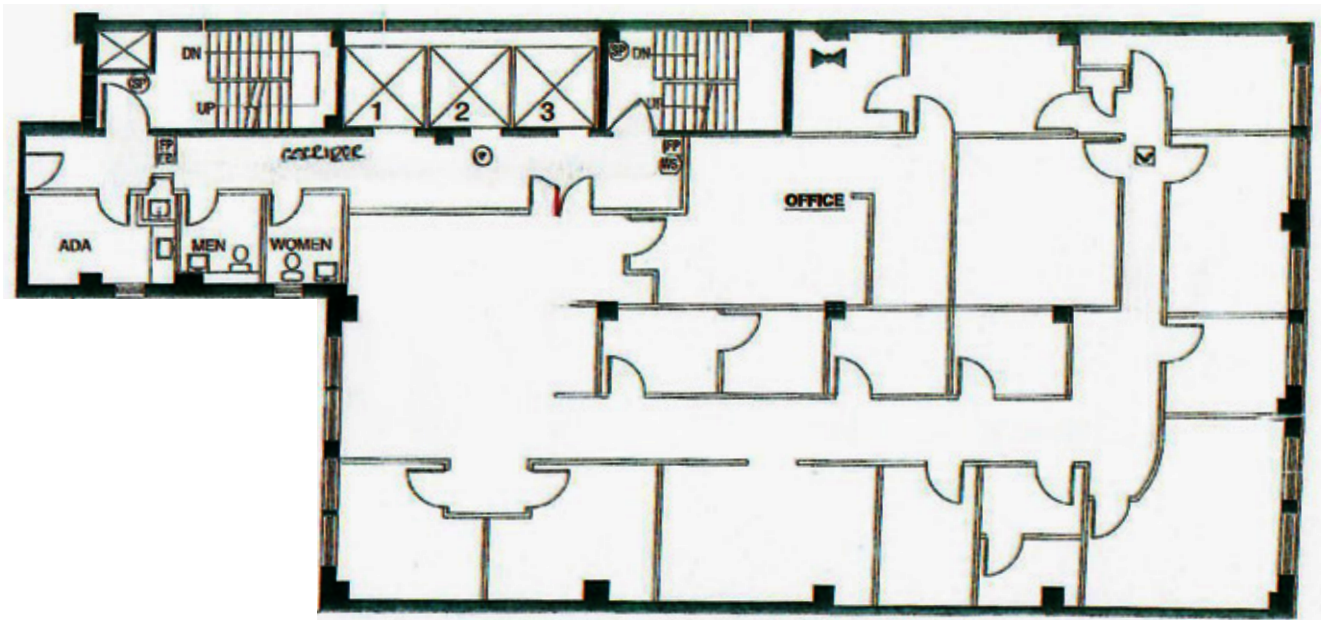


10<sup>TH</sup> Floor



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## 9<sup>TH</sup> FLOOR | 5,259 SF

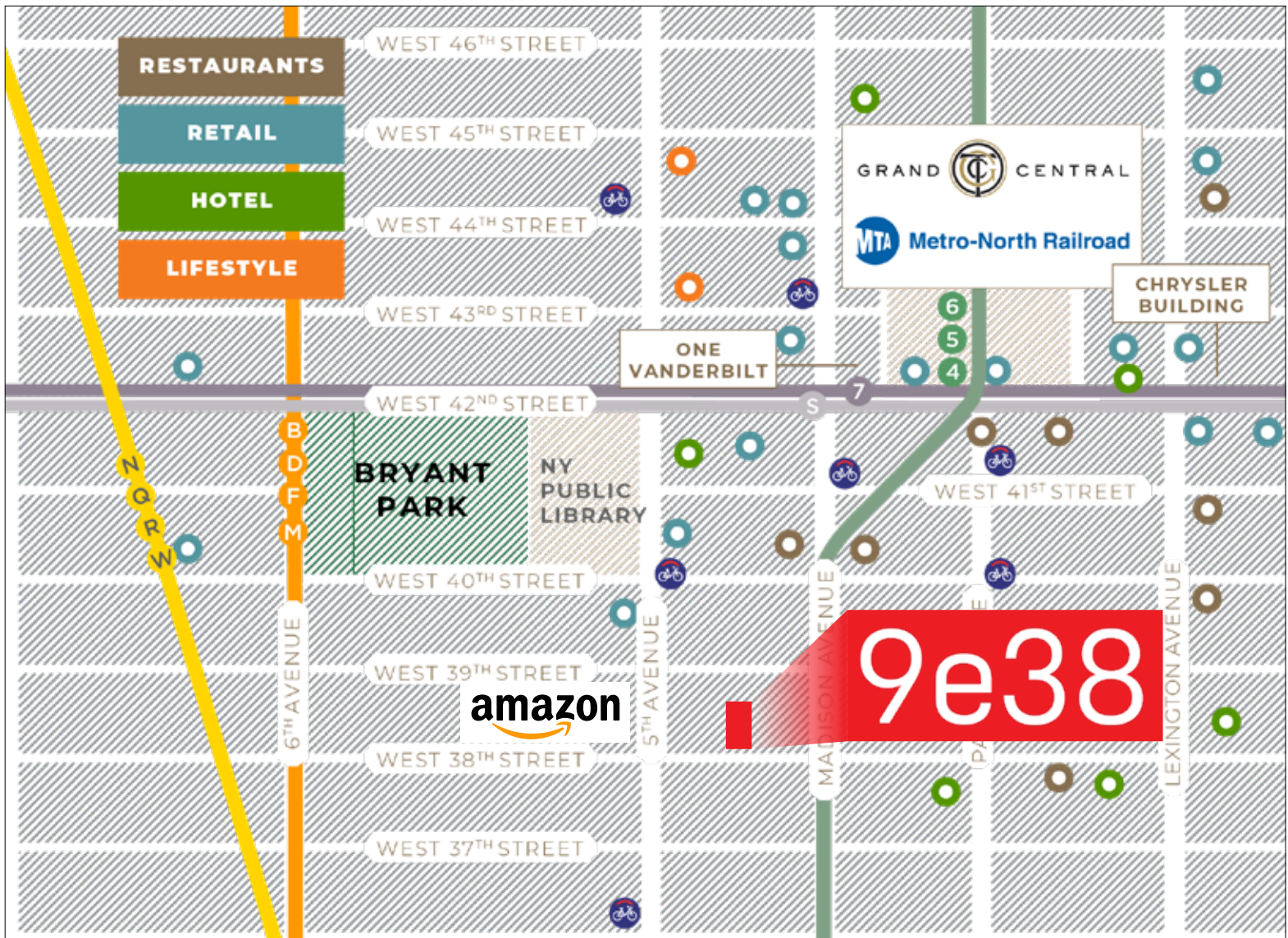
- Medical installation
- Reception with waiting area
- 12 Patient room
- 2 private offices
- 2 storage rooms
- Administrative room with 3 workstations
- 2 storage rooms with filing cabinets











## NEIGHBORHOOD HIGHLIGHTS

- Across from Public Library and Bryant Park
- 2 blocks from Grand Central / Times Square
- Nearby Transportation



Long Island Rail Road



Metro-North Railroad



### TODD KORREN

Executive Managing Director | Principal

212.776.1283

tkorren@lee-associates.com

### WOODY KING

Managing Director

212.776.4352

wking@lee-associates.com

### NOAH CASPI

Associate

212.776.1210

ncaspi@lee-associates.com

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