

9 TIMES SQUARE

ON THE CORNER OF W 41ST STREET & 7TH AVENUE
MIDTOWN | NEW YORK 10036

THE NEXT-GENERATION
WORKPLACE AT THE
EPICENTER OF
MANHATTAN



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Kassin Sabbagh Realty (KSR) is pleased to offer an exceptional full-floor office leasing opportunity at **9 Times Square**, a premier commercial building in the heart of Midtown Manhattan. Positioned at the highly visible intersection of West 41st Street and Seventh Avenue, the property combines modern office accommodations with one of the city's most recognizable business addresses. The available floor features high ceilings, efficient and flexible layouts, abundant natural light, and contemporary building amenities designed to accommodate a wide range of office users.

AVAILABLE SPACES

Partial 3rd Floor:	5,890 SF
Partial 4th Floor:	1,396 SF
Partial 6th Floor:	1,237 SF
Partial 11th Floor:	5,890 SF
Entire 17th Floor:	9,157 SF
Partial 19th Floor + Mezzanine:	3,100 SF

Landlord will build to suit and deliver fully furnished spaces.



Frontage:	180' Wraparound
Ceiling Height:	11'
Possession:	Immediate

HIGHLIGHTS

- 9 Times Square places tenants in one of Manhattan's most connected office locations.
- Landlord will build to suit and deliver fully furnished office suites tailored to tenant requirements.
- 24/7 access, attended lobby, elevator service, and steps from major transit, dining, and retail.
- A modern office destination designed for today's businesses in the heart of Midtown.

SURROUNDING TENANTS

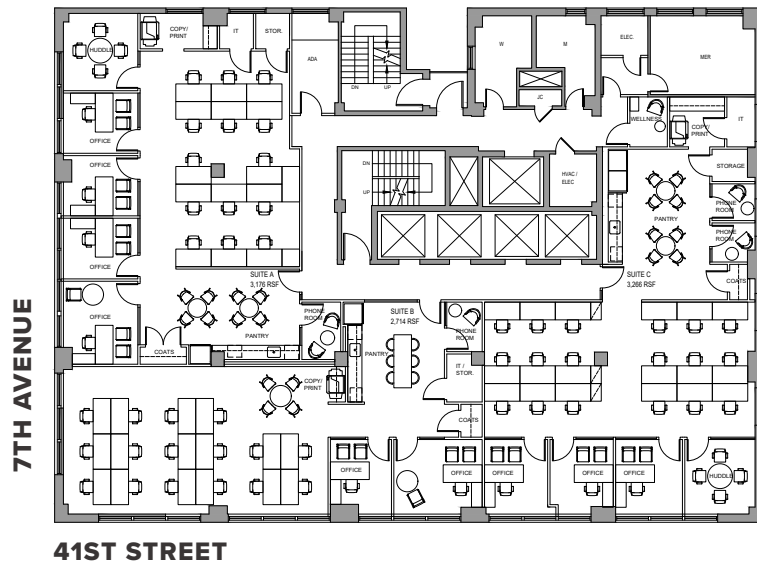


Microsoft



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FLOOR PLANS - PARTIAL 3RD FLOOR



DELIVERED FULLY FURNISHED BUILT AROUND YOUR BUSINESS

Delivered to a premium turnkey standard, the landlord will build the space to suit each tenant's requirements and can deliver it fully furnished, providing a seamless, move-in-ready workplace. Combined with a prestigious Midtown address and immediate access to Times Square, Bryant Park, Penn Station, Port Authority, and virtually every major subway line, the space offers exceptional convenience in the heart of Manhattan's most connected business district.

APPROXIMATE SIZE

5,890 SF

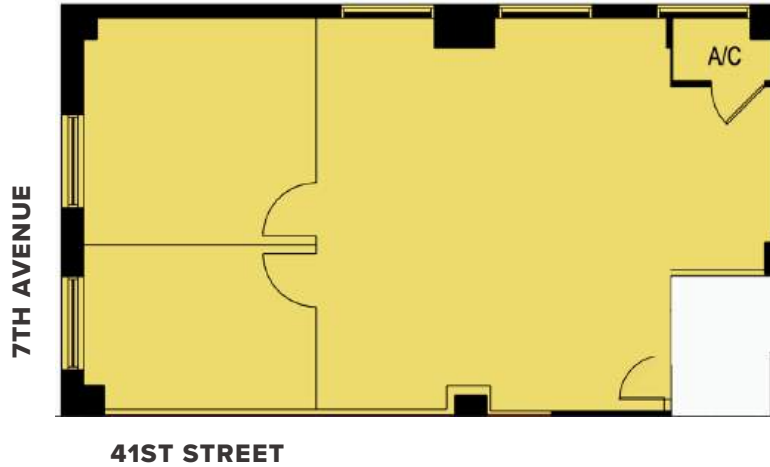


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FLOOR PLANS - PARTIAL 4TH FLOOR



CUSTOMIZED FOR SUCCESS DELIVERED MOVE-IN READY

The partial fourth floor at 9 Times Square presents a flexible office opportunity in the heart of Midtown Manhattan. Ownership will build the space to suit each tenant's needs and can deliver it fully furnished, creating a seamless, move-in-ready workplace. Designed for efficiency and functionality, the suite is well suited for professional, creative, technology, and client-facing businesses seeking a premier address with exceptional connectivity.

APPROXIMATE SIZE

1,396 SF



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FLOOR PLANS - PARTIAL 6TH FLOOR

PARTIAL SIXTH FLOOR OPPORTUNITY

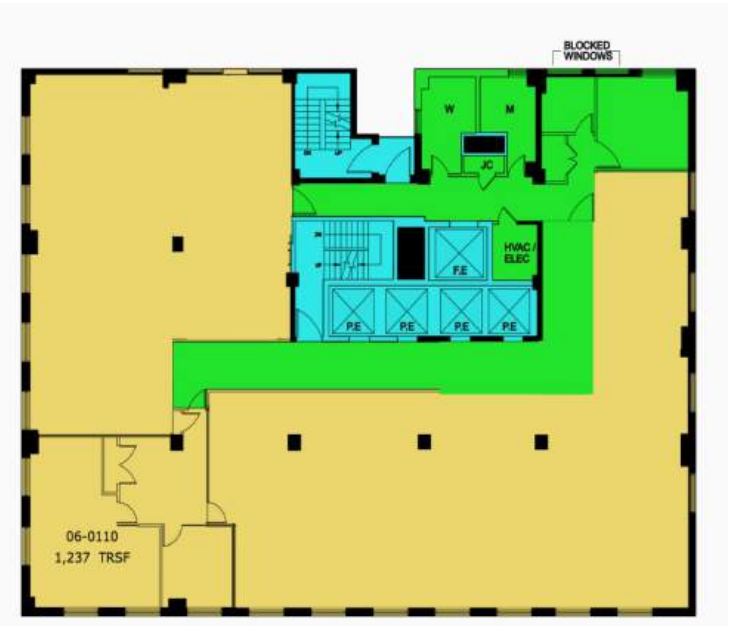
Featuring an open floor plate with windows along two exposures, the space provides excellent flexibility for collaborative workspaces, private offices, or client-facing operations. Ownership will build the suite to suit each tenant's specific requirements and can deliver it fully furnished, creating a seamless turnkey workplace.

APPROXIMATE SIZE

1,237 SF



7TH AVENUE



41ST STREET

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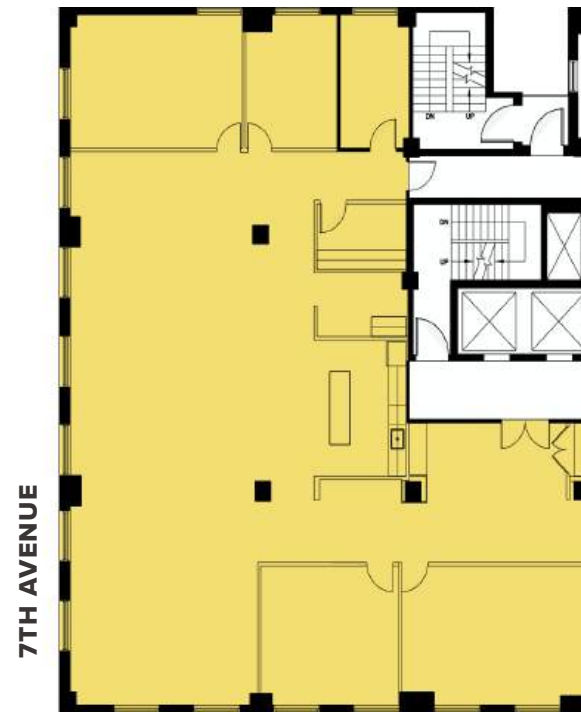
FLOOR PLANS - PARTIAL 11TH FLOOR

LIGHT-FILLED CORNER OFFICE

The 11th-floor suite features expansive windows on three sides, flooding the space with exceptional natural light. Its efficient open floor plan accommodates collaborative workspaces, private offices, or client-facing operations. Ownership can customize the layout and deliver the space fully furnished as a turnkey solution.

APPROXIMATE SIZE

5,890 SF



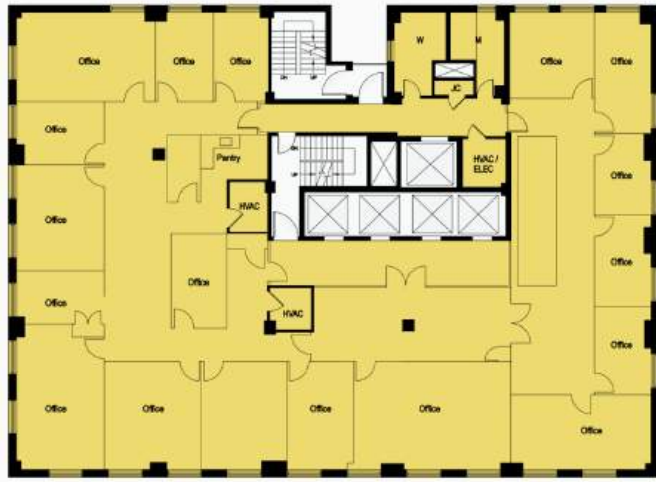
41ST STREET

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FLOOR PLANS - ENTIRE 17TH FLOOR

7TH AVENUE



41ST STREET

BUILT TO SUIT DELIVERED FULLY FURNISHED

The entire 17th floor at 9 Times Square offers a full-floor office opportunity designed for companies seeking a premier corporate presence in the heart of Midtown Manhattan. Featuring an efficient floor plate with abundant natural light and flexible planning options, the space can be tailored to accommodate a variety of workplace layouts, from open collaborative environments to executive offices and conference facilities. Ownership will build the space to suit each tenant's requirements and can deliver it fully furnished, providing a seamless turnkey solution.

APPROXIMATE SIZE

9,157 SF



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FLOOR PLANS - PARTIAL 19TH FLOOR

UNIQUE OFFICE WITH MEZZANINE

The partial 19th-floor office with a mezzanine offers a distinctive two-level layout that maximizes functionality and flexibility. The space is well-suited for collaborative work areas, private offices, executive suites, or client-facing operations, with the mezzanine providing an ideal setting for additional offices, meeting rooms, or lounge space. Ownership will customize the layout to meet each tenant's specific requirements and can deliver the suite fully furnished as a seamless turnkey workplace.

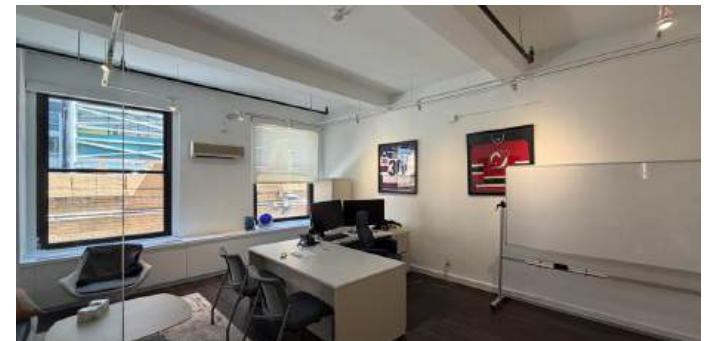
APPROXIMATE SIZE

3,100 SF

7TH AVENUE



41ST STREET



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With its neon lights and billboards, Times Square is New York's most famous landmark and is the liveliest area in the city, located at the intersection of Broadway and 7th Avenue.

In Times Square you will find bars, restaurants, theatres, museums and a great atmosphere. When night falls, the lights of Times Square illuminate the city, and locals and tourists alike are totally enchanted by the city's most famous square.

As a top attraction for tourists, Times Square offers a prime opportunity to expand and enhance tenant visibility with roughly 330,000 daily visitors

Wherever you look, a show made of colour and light, brought to life by the over-the-top billboards and advertising signage that line the streets of Times Square making it arguably the liveliest part of Manhattan.

DEMOGRAPHICS

300,000
PEDESTRIANS
1 mi radius

10,817
HOUSEHOLDS
1 mi radius

\$155,628
AVG INCOME
1 mi radius

365,000
DAYTIME POP.
1 mi radius

TIMES SQUARE LOCATION



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Penn Station:

Just a short subway ride away, Penn Station connects you to Amtrak, Long Island Rail Road (LIRR), and New Jersey Transit. Hop on the A, C, or E trains, and you'll be there in minutes.

Bryant Park:

A leisurely stroll from 9 Times Square, Bryant Park offers greenery, events, and a serene escape from the city buzz.

Grand Central Terminal:

A mere 6-minute subway ride (via the 7 train) takes you to Grand Central, an architectural marvel and transportation hub.

Port Authority Bus Terminal:

Conveniently accessible, the bus terminal is approximately 2 miles away, offering regional and long-distance bus services.

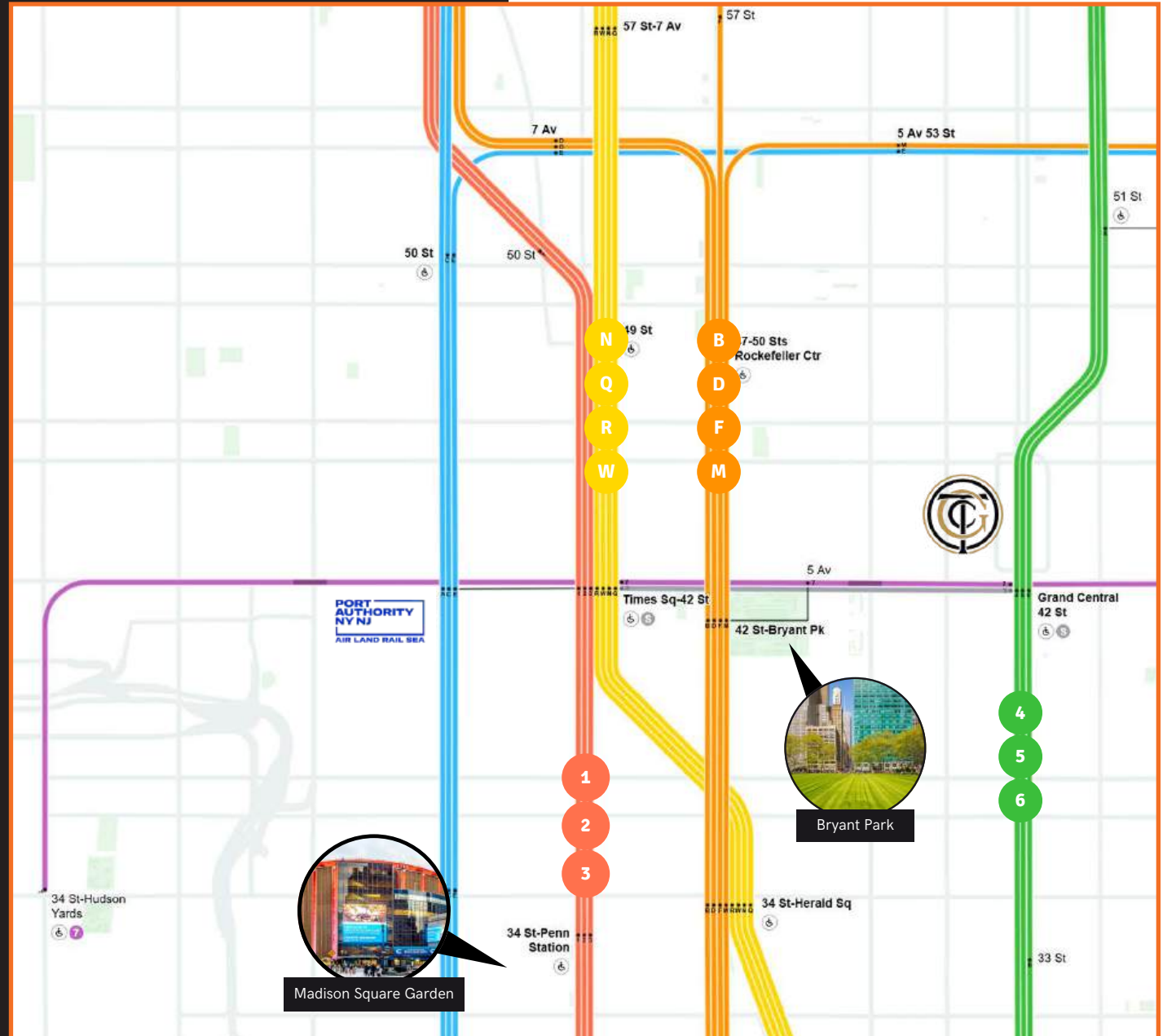
Subway Stations:

The N, Q, R, W, 1, 2, 3, 7, A, C, E, S, and B subway lines crisscross the area, ensuring seamless connectivity to every corner of NYC.

AVERAGE DAILY RIDERSHIP

340,089+	80,000
Times Square Subway	Grand Central Terminal
225,000	601,300
Port Authority Bus Terminal	NY Penn Station

TRANSPORTATION



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FOR MORE INFORMATION, PLEASE CONTACT:

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