

Entire 6th Floor - Existing Conditions

# 215 West 40th Street

Between 7th & 8th Avenues

Terrific Central Midtown West Location  
Convenient Access to Transportation  
Full Floor Build-to-Suit Opportunities

# FULL FLOOR BUILD-TO-SUIT OPPORTUNITIES - DEMOLISHED SPACE - LANDLORD WILL PROVIDE NBI FOR QUALIFIED TENANT AND TERM



Entire 6th Floor - Existing Conditions

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

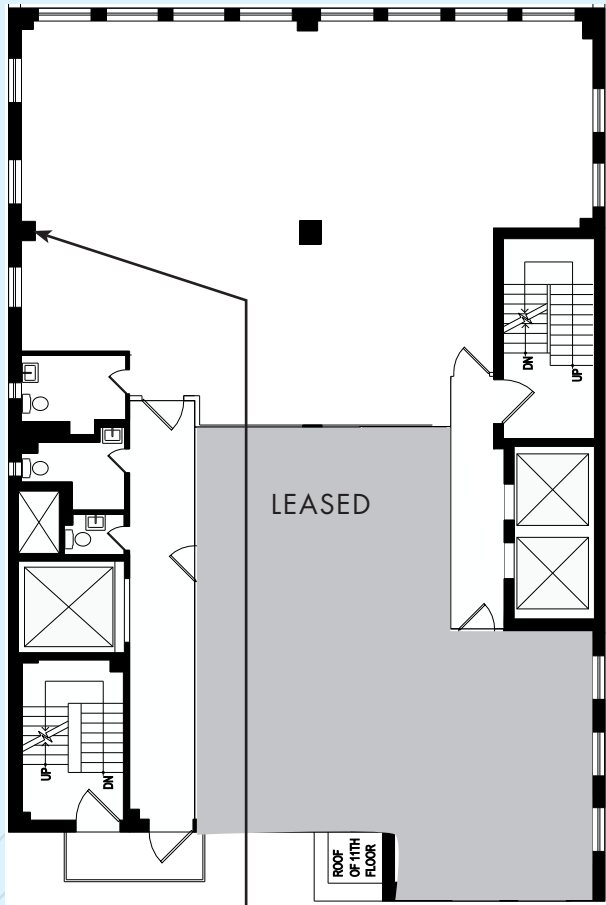
Unit	Size	Possession	Rent
Partial 12th Fl: (Rear)	2,452 rsf	Immediate	Upon Request
	<ul style="list-style-type: none"> <li>- Bright, move-in ready space with new hardwood floors throughout</li> <li>- 3-Sides of windows provide abundant natural light</li> <li>- Exposed ceiling; private bathroom</li> </ul>		
Entire 6th Fl:	5,214 rsf	Arranged	Upon Request
	<ul style="list-style-type: none"> <li>- <b>Furnished Plug-n-Play</b> opportunity includes glass-front meeting rooms and conference room, (2) offices, full wet pantry with seating area, large open area, (3) bathrooms, storage area</li> </ul>		



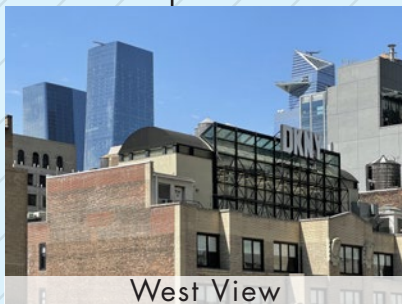
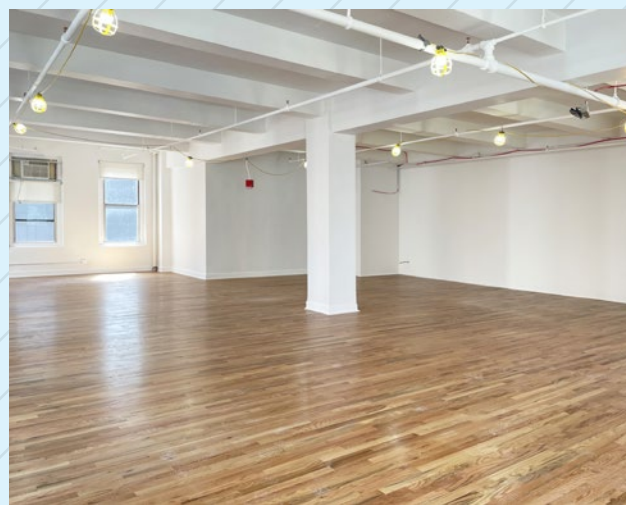
- Comments:**
- Short walk to Bryant Park and Times Square;
  - Convenient access to Port Authority, Grand Central, Grand Central Madison LIRR concourse, NJ PATH, Penn Station, and Moynihan Train Hall transportation hubs providing fantastic train service
  - Tenant controlled A/C, sub-metered electric, 24/7 Access and attended lobby
  - (2) Renovated passenger elevators; (1) manned freight elevator

PARTIAL 12TH FLOOR (REAR) - 2,452 RSF  
(EXISTING CONDITIONS)

[CLICK to View Virtual Tour](#)



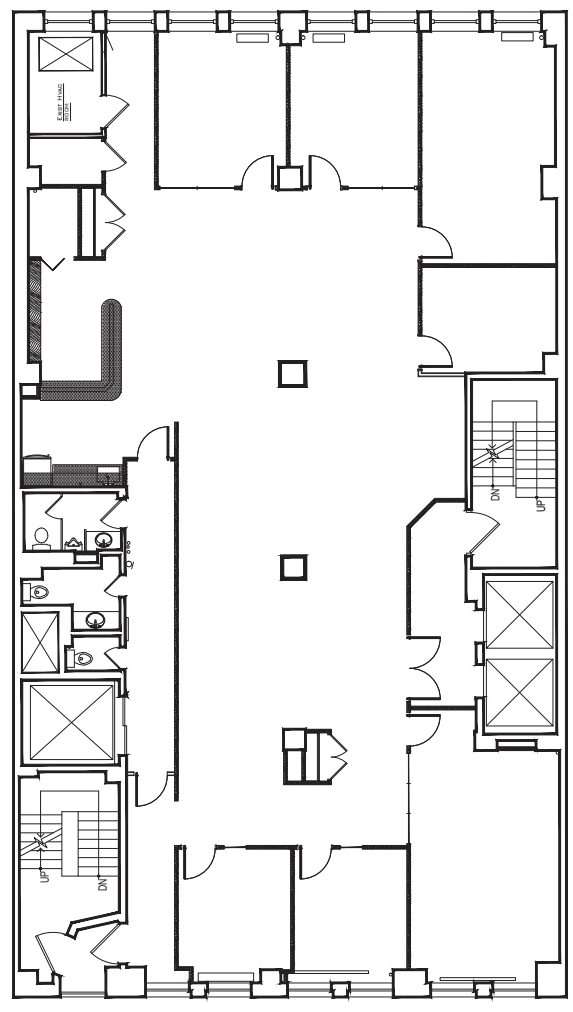
WEST 40TH STREET



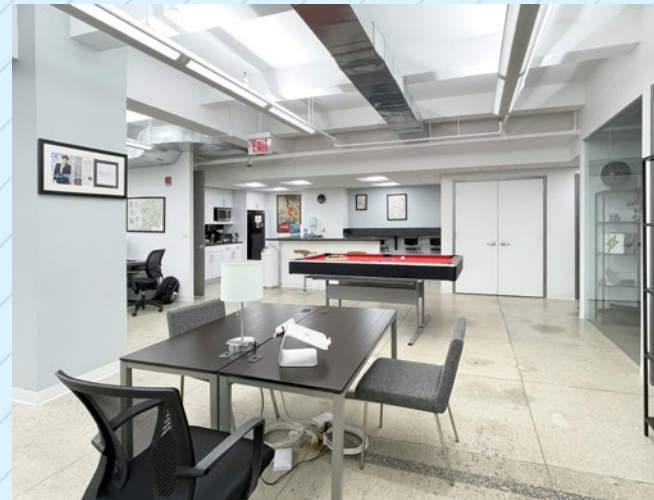
Floor Plan not to scale, for display purposes only

ENTIRE 6TH FLOOR - 5,214 RSF  
(EXISTING CONDITIONS)

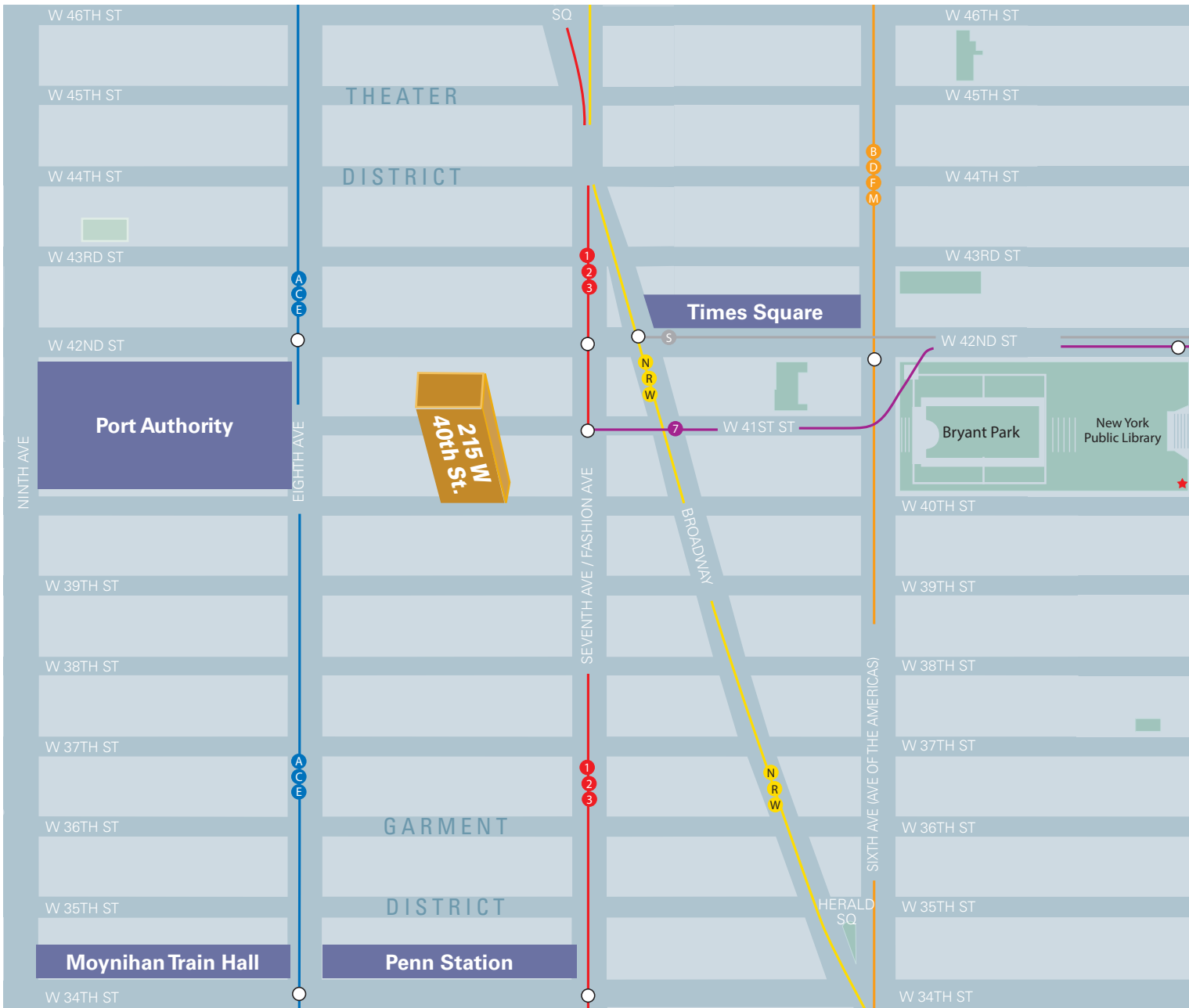
[CLICK to View Virtual Tour](#)



WEST 40TH STREET



Floor Plan not to scale, for display purposes only



Moynihan Train Hall



Times Square



Bryant Park



Port Authority Bus Terminal

For further information and/or inspection, please contact:

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