



# 22 East 41st Street

Along Library Way Between 5th & Madison Avenues

Built Full Floor Branding Opportunity

Boutique Building on Famous Library Way

**Walk to Times Square, Grand Central Terminal,  
Grand Central Madison, Herald Square and Bryant Park**

**N Q R W A C E 1 2 3 B D F M 7** subways and NJ  train



Glass-Front Office

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

Entire 3rd Fl: 2,000 rsf

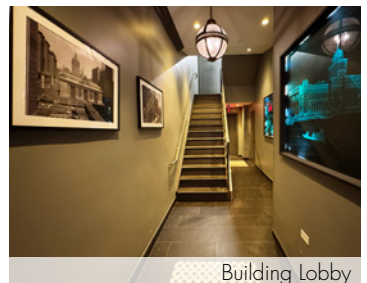
- Full floor branding opportunity in a boutique office building located on the famous Library Way within the Grand Central/Bryant Park area
- (2) Glass-front and windowed offices, (1) glass-front conference room
- (4) Additional interior offices/meeting rooms, dry pantry, private restroom
- Hardwood floors throughout, reception area - existing furniture can be made available
- North and south exposure

Possession: Arranged

Rent: Call or email for details

#### Comments:

- Corner building with multiple fiber providers, tenant-controlled A/C, and 24/7/365 access
- Walking distance to Grand Central Terminal, Grand Central Madison LIRR concourse, and Bryant Park/Times Square with access to **S****A****C****E****N****O****R****W****7** express and local subway lines as well as the Long Island Rail Road and Metro North; and vicinity of NJ PATH train 33rd St station

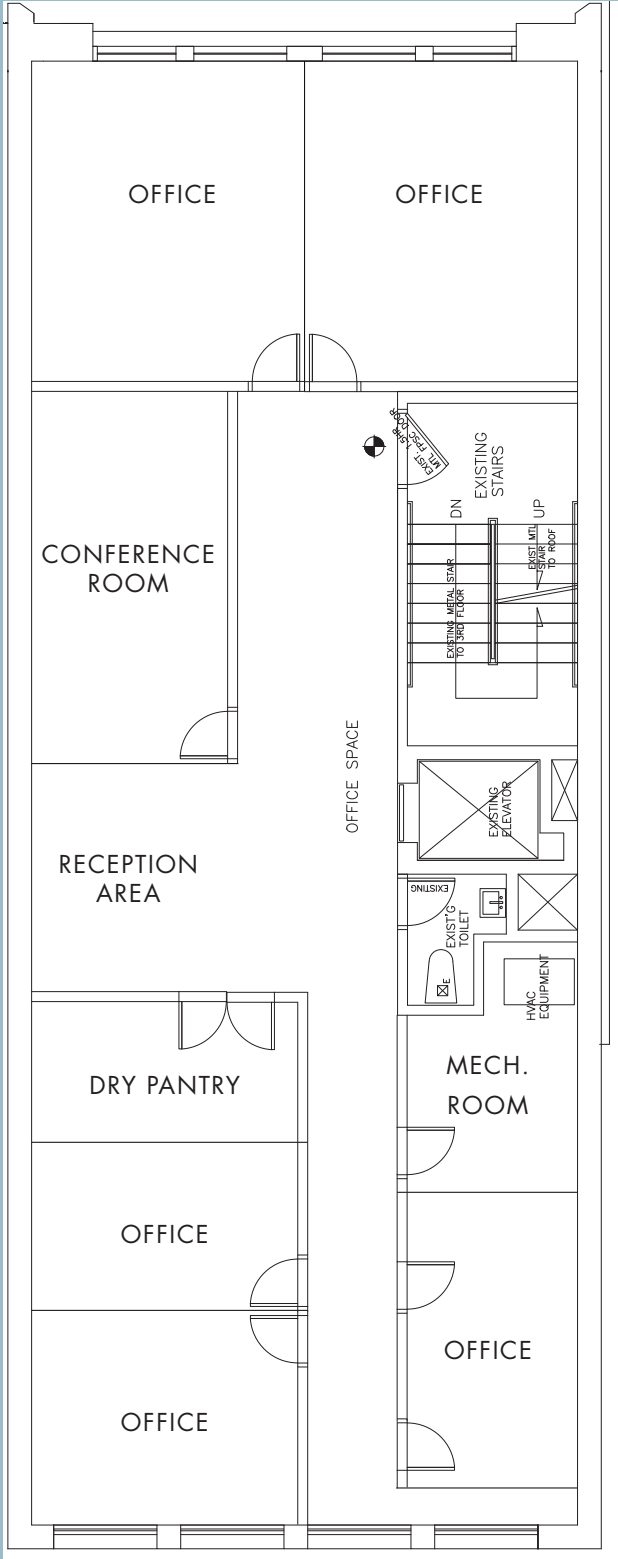


Building Lobby



ENTIRE 3RD FLOOR - 2,000 RSF  
(AS-BUILT PLAN)

East 41st Street



ENTIRE 3RD FLOOR - 2,000 RSF  
(EXISTING CONDITIONS)



Furniture shown for layout concept only



ENTIRE 3RD FLOOR - 2,000 RSF  
(EXISTING CONDITIONS)



Lounge Area



Wet Pantry with Seating Space

Furniture shown for layout concept only

