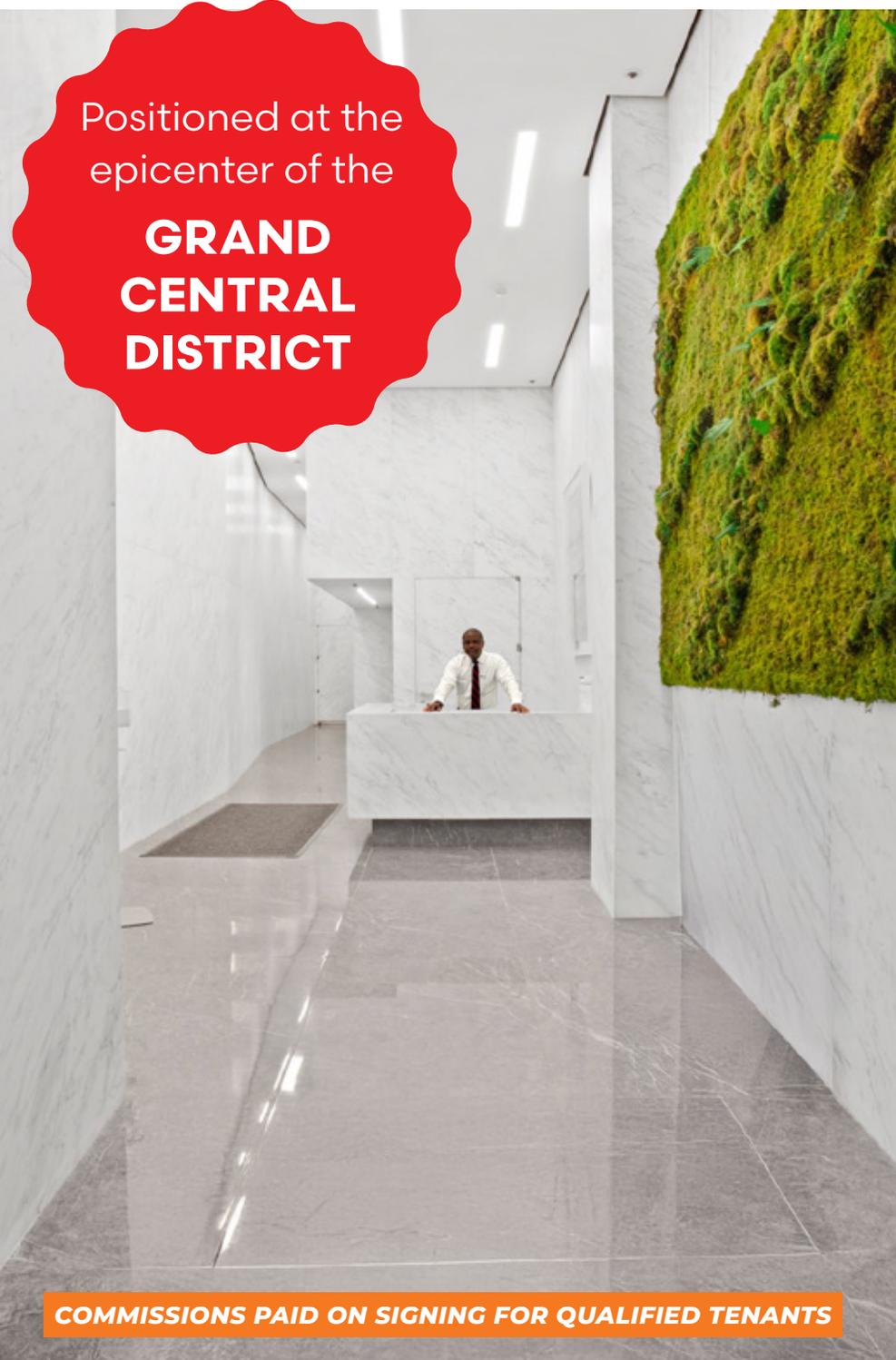


9e38

FULL FLOORS
~5,200 SF

Positioned at the
epicenter of the

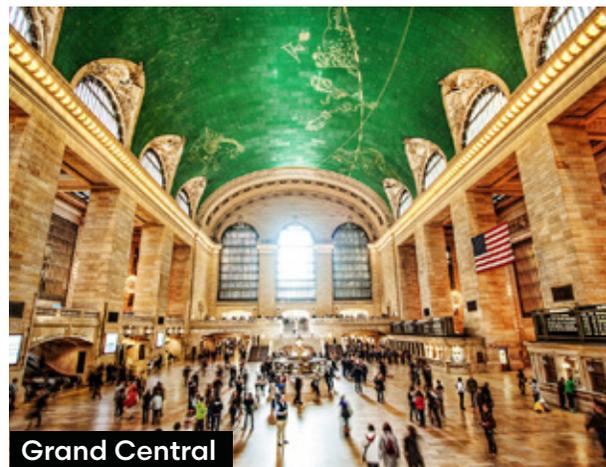
**GRAND
CENTRAL
DISTRICT**



COMMISSIONS PAID ON SIGNING FOR QUALIFIED TENANTS



Bryant Park



Grand Central

Owner

JUSTER
PROPERTIES

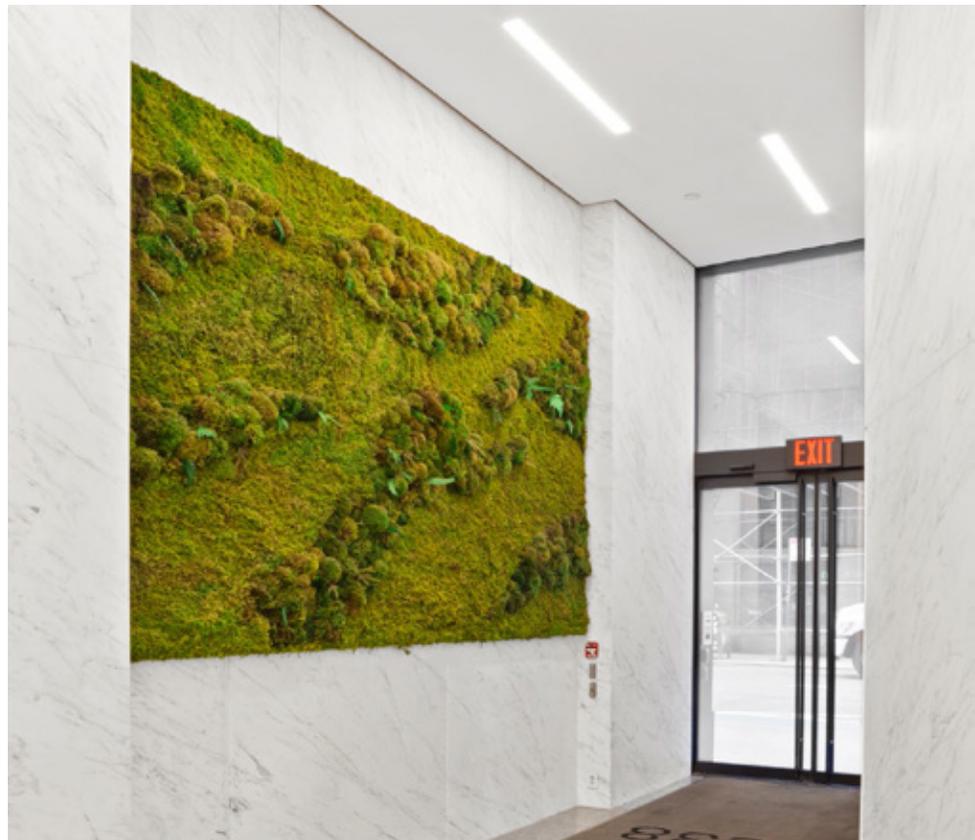
MCRE
PARTNERS

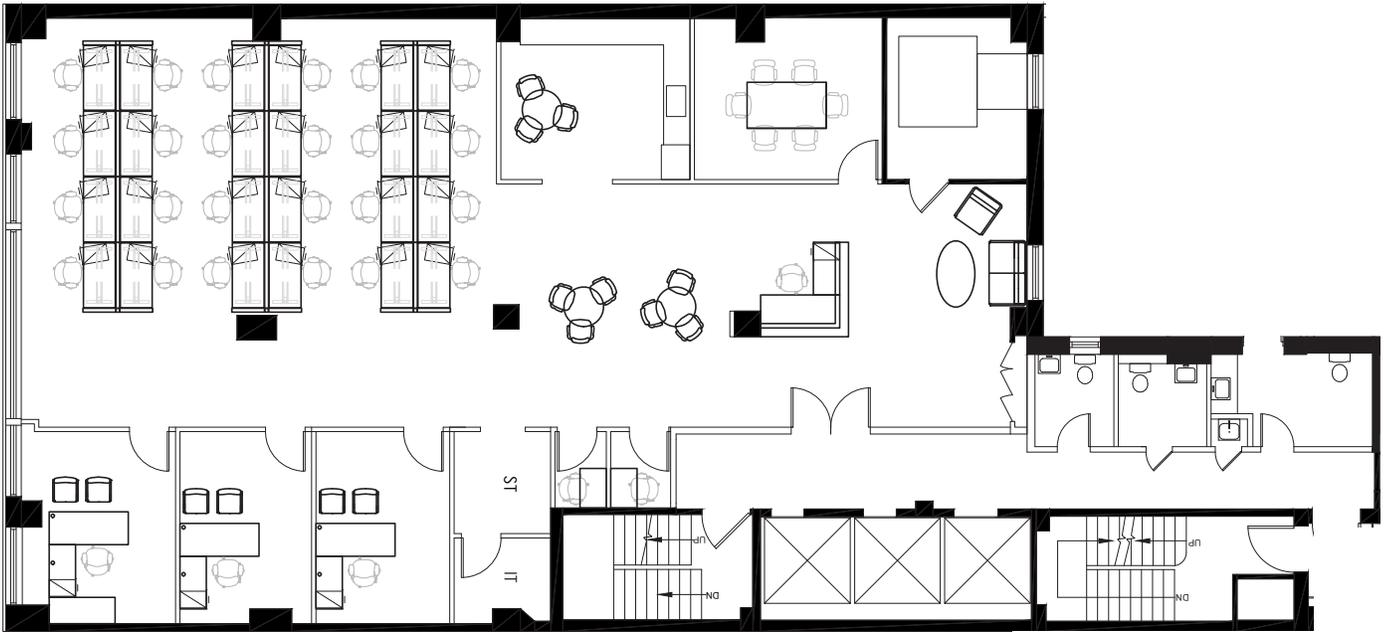
**LEE &
ASSOCIATES**

9e38

Building Highlights

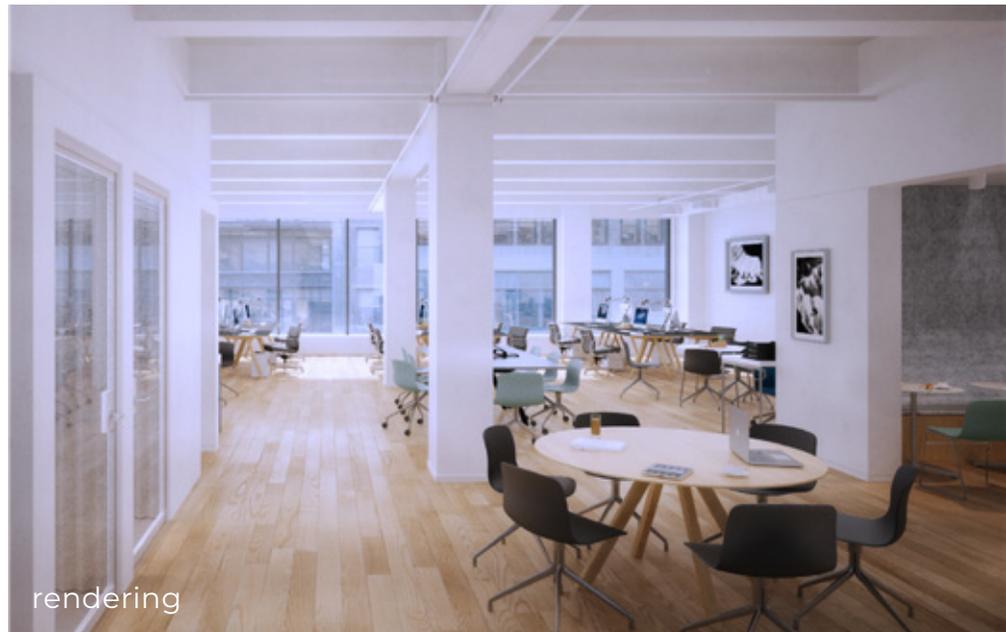
- Attended Lobby
- Fully Renovated Lobby + Corridors
- High End Finishes
- Recent major capital improvements include:
 - *Elevator cabs + mechanicals*
 - *Facade*
 - *AC systems*
 - *Fire & Life Safety*
 - *New Bathrooms (ADA on every floor)*
 - *New Windows*
- Stable Ownership
- 24/7/365 Access
- Tenant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



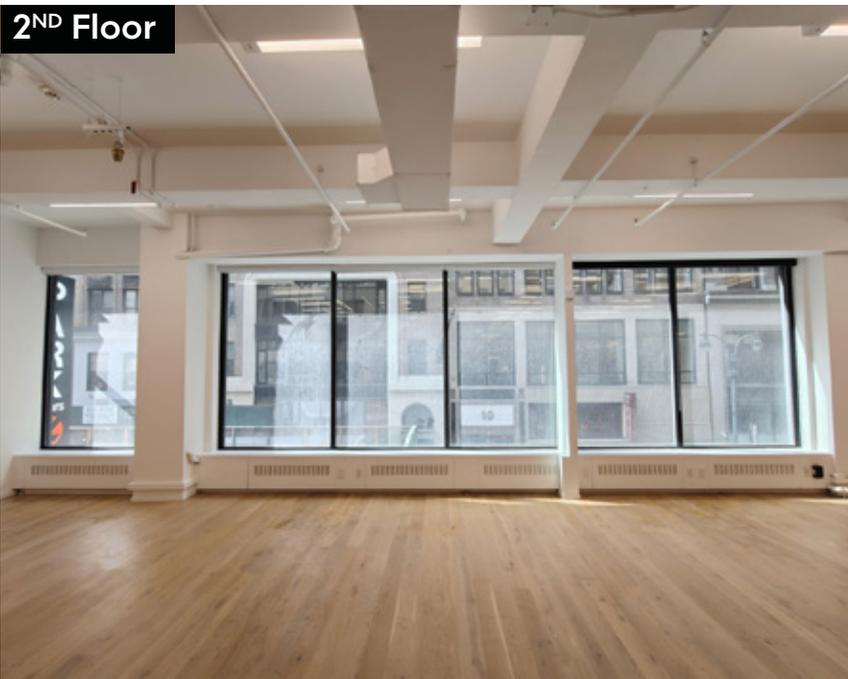


2ND FLOOR | 5,266 SF

- New pre built
- 6-8 person conference room
- 2 phone rooms
- Print/copy room
- IT room
- Large eat- in pantry
- Open area for 24-30 people
- Ability to easily add offices



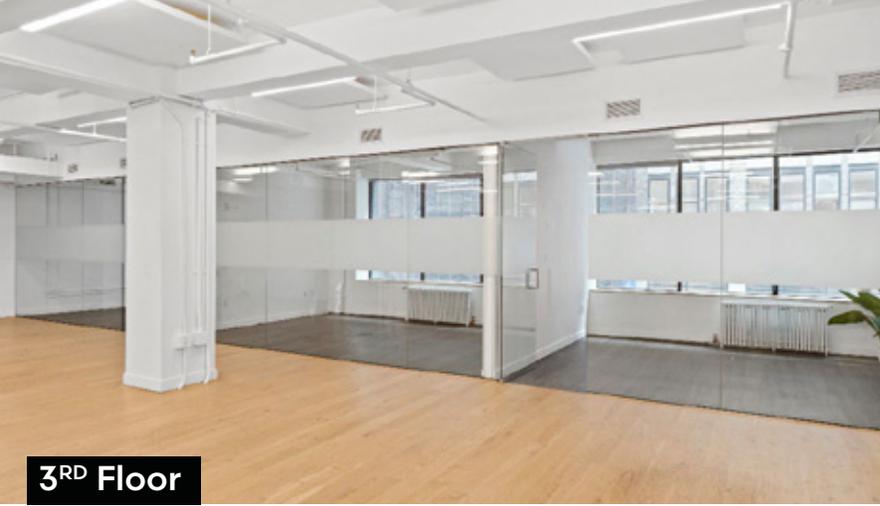
2ND Floor



rendering



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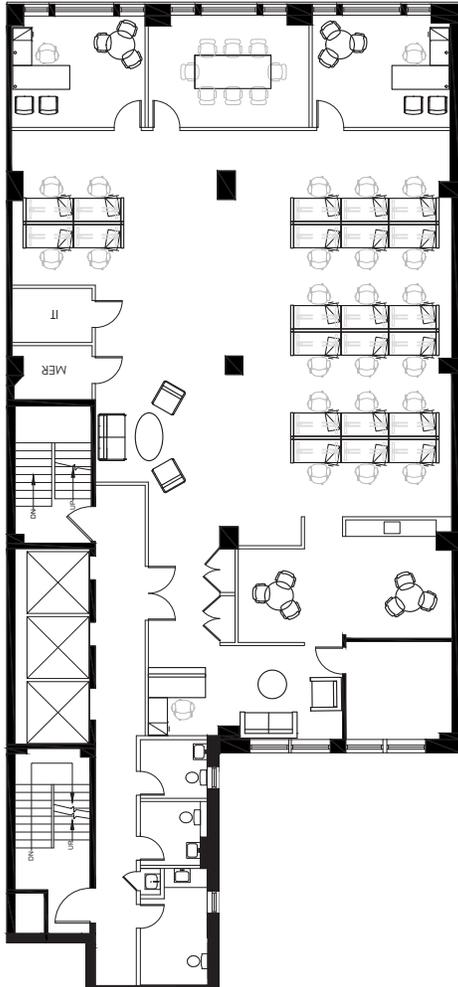


3RD Floor



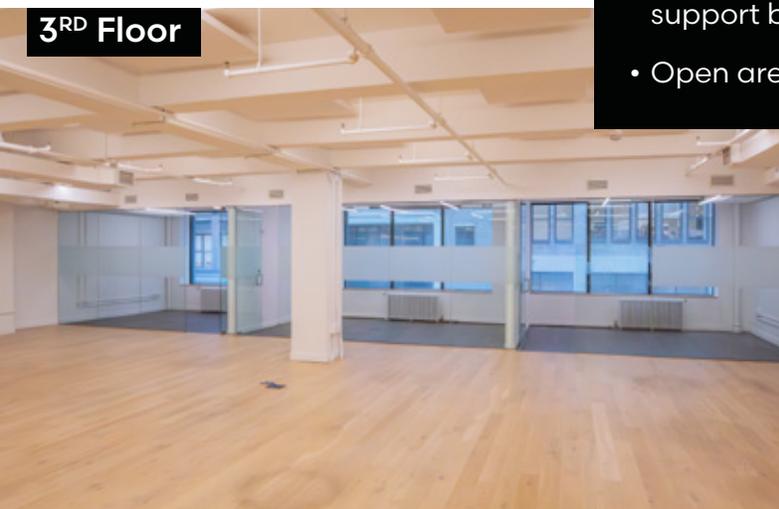
3RD FLOOR | 5,259 SF

- Prebuilt
- 3 windowed offices
- 8 person conference room or private office
- Privacy Room/Storage space
- Supplemental AC and IT Room
- Eat in pantry
- Open area for 23 people



4TH 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



3RD Floor



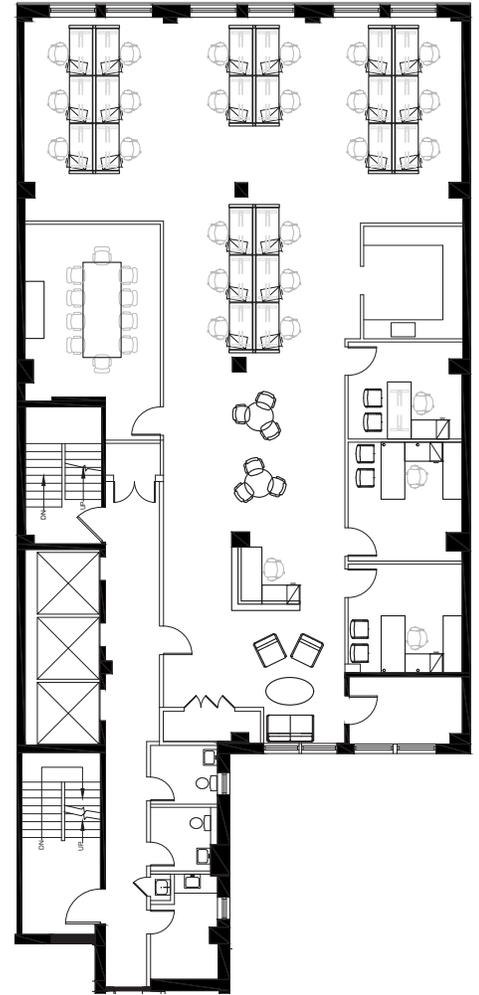
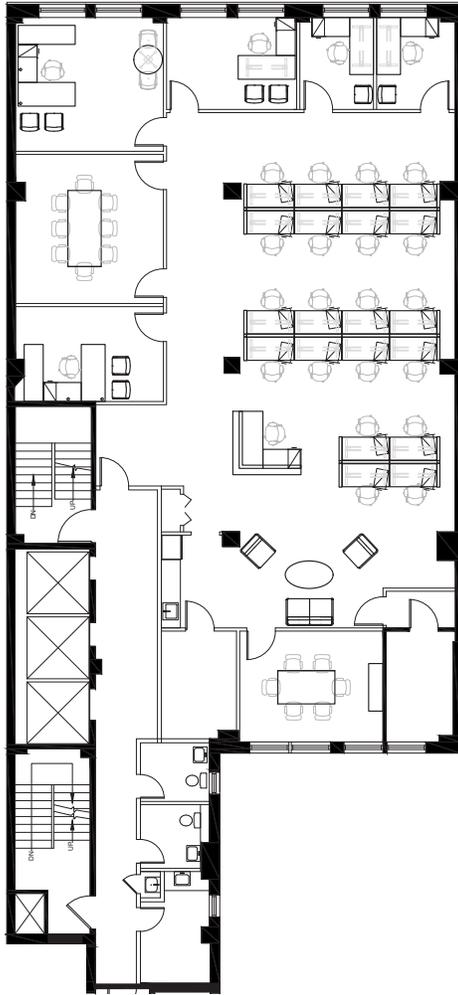


8TH Floor



8TH FLOOR | 5,255 SF

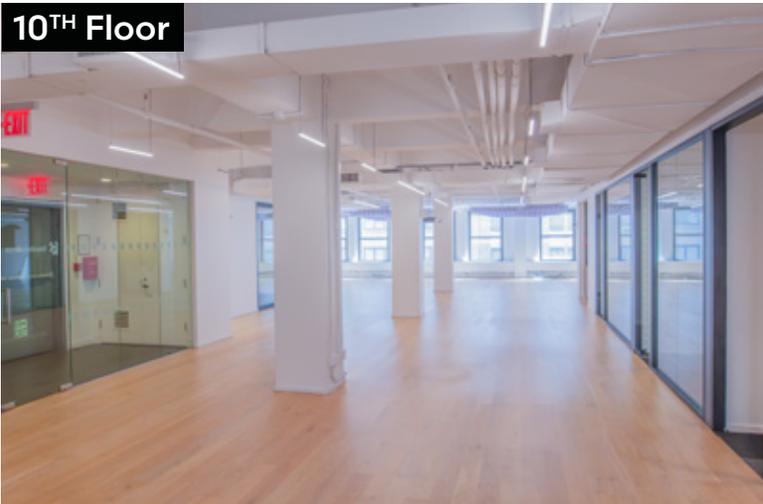
- 4 windowed offices
- 1 internal office
- 2 conference rooms
- 23 workstations
- Pantry



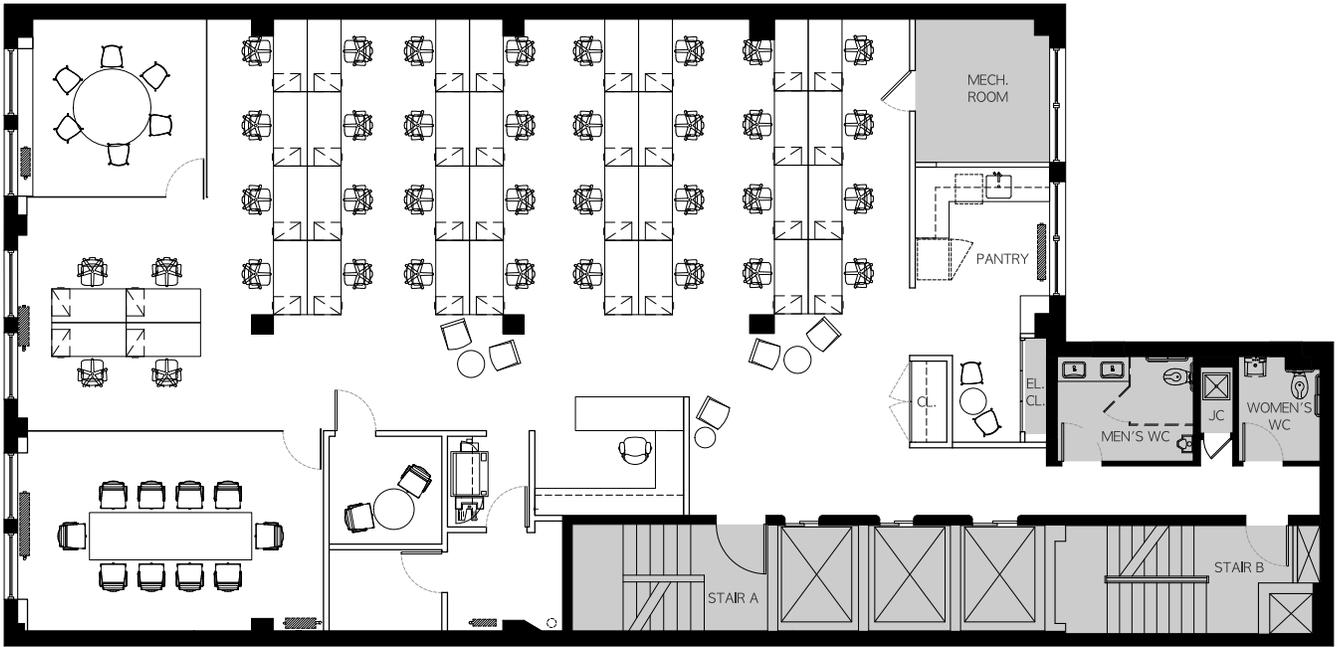
10TH FLOOR | 5,258 SF

- 3 offices
- 10 person conference room
- Large eat-in pantry
- Open area for 24 people

10TH Floor



9e38



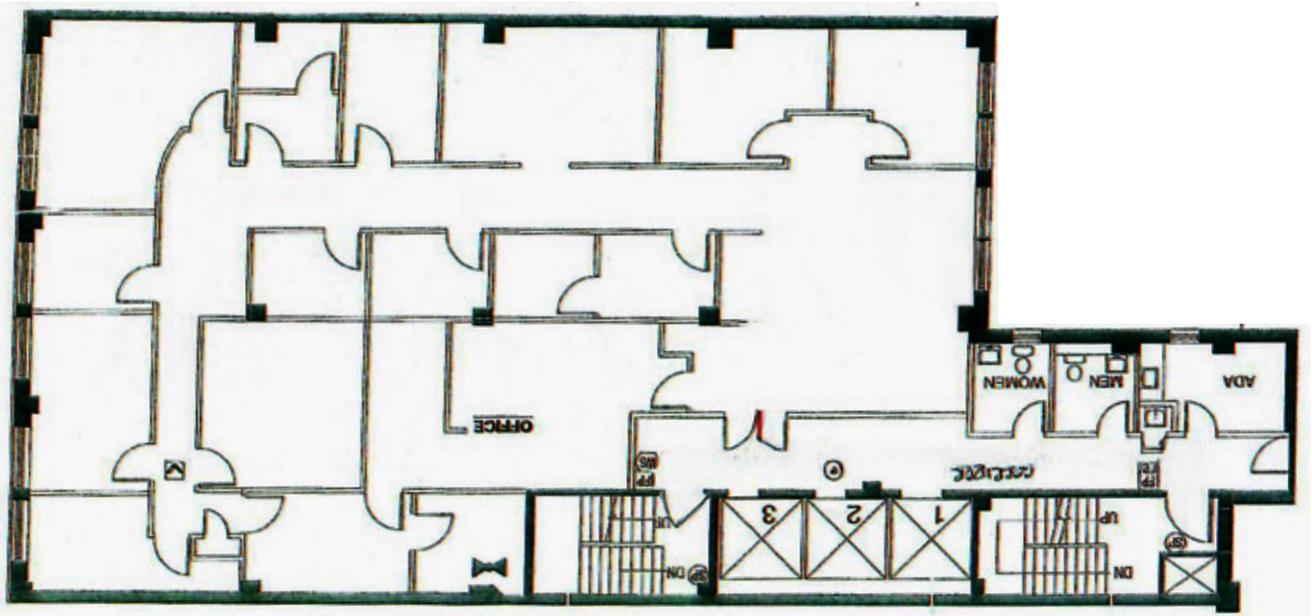
11TH FLOOR | 5,178 SF

- 2 conference rooms
- Semi-enclosed office
- Podcast / sound proof room
- Print/copy room
- IT room
- Large eat- in pantry
- 36 workstations
- Ability to easily add offices



11TH Floor



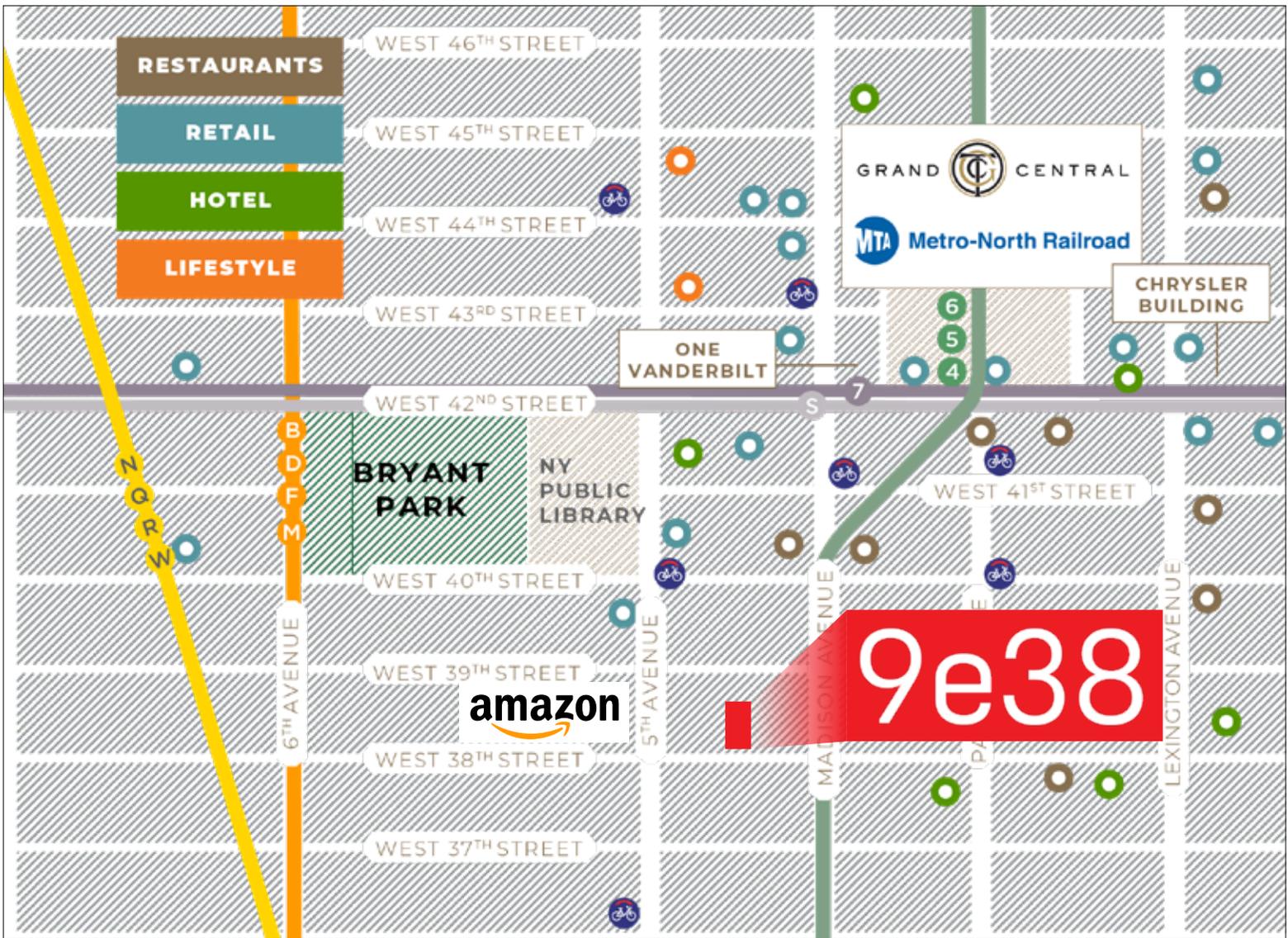


9TH FLOOR | 5,259 SF

- 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



9e38



NEIGHBORHOOD HIGHLIGHTS

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



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