

A photograph of a modern, empty office suite. The room features light-colored wood plank flooring, white walls, and a recessed ceiling with integrated lighting. A large window on the right side offers a view of a city street with trees and buildings. A doorway on the left leads to another area. The entire image is framed by a blue border.

# MOVE-IN READY

# BUILT SPACE

SUITE 250 | 10,310 RSF

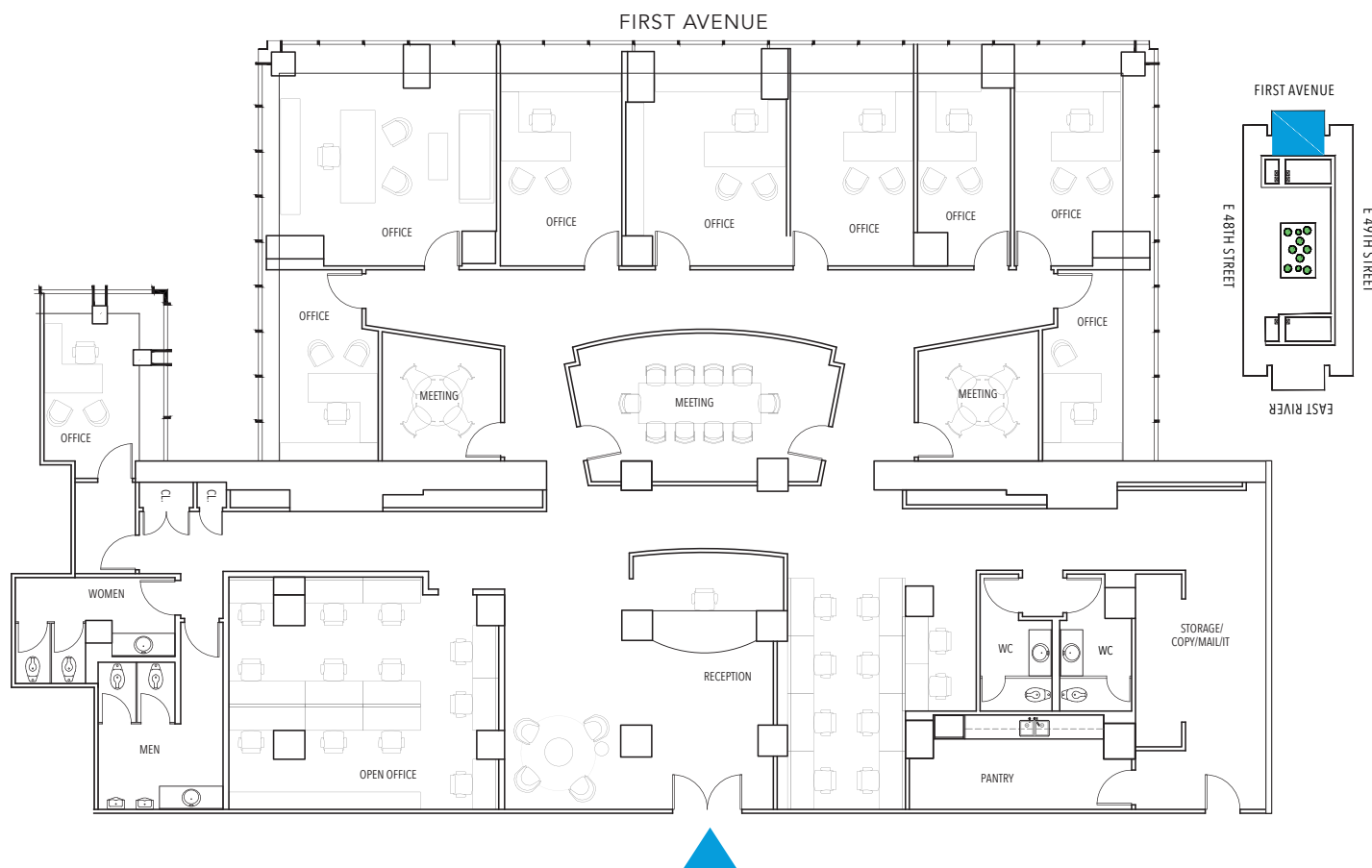


OFFICE CONDOS ON THE EAST RIVER WATERFRONT

# SUITE 250 | 10,310 RSF



- ELEGANT PERIMETER OFFICE BUILD-OUT WITH HARDWOOD FLOORING THROUGHOUT
- MULTIPLE PRIVATE RESTROOMS
- MIDTOWN & UN VIEWS



RECEPTION AREA



CONFERENCE ROOM

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# BUILDING HIGHLIGHTS

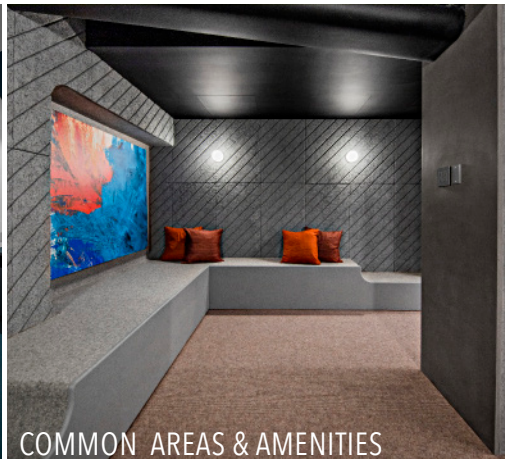
- OVERSIZED WALL-TO-WALL WINDOWS & NATURAL LIGHT
- STATE-OF-THE-ART SECURITY & ON-SITE PARKING
- EASY ACCESS TO GRAND CENTRAL, PENN STATION, MTA BUSES & FDR DRIVE
- NEWLY RENOVATED LOBBY, ENTRANCE & COMMON AREAS



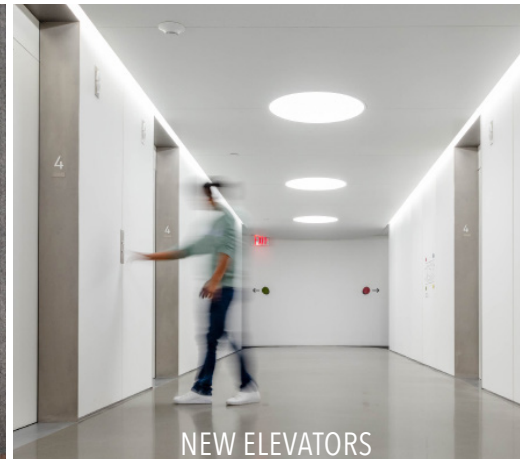
NEWLY RENOVATED LOBBY



NEW



COMMON AREAS & AMENITIES



NEW ELEVATORS

## ADDITIONAL OWNERSHIP OPPORTUNITIES

UNITS FROM **500 TO 61,576 RSF** | UP TO **120,000 CONTIGUOUS RSF**

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