

MOVE-IN READY SUITES



see the upside of investing in your organization
with zero downtime

OFFICE CONDOS ON THE

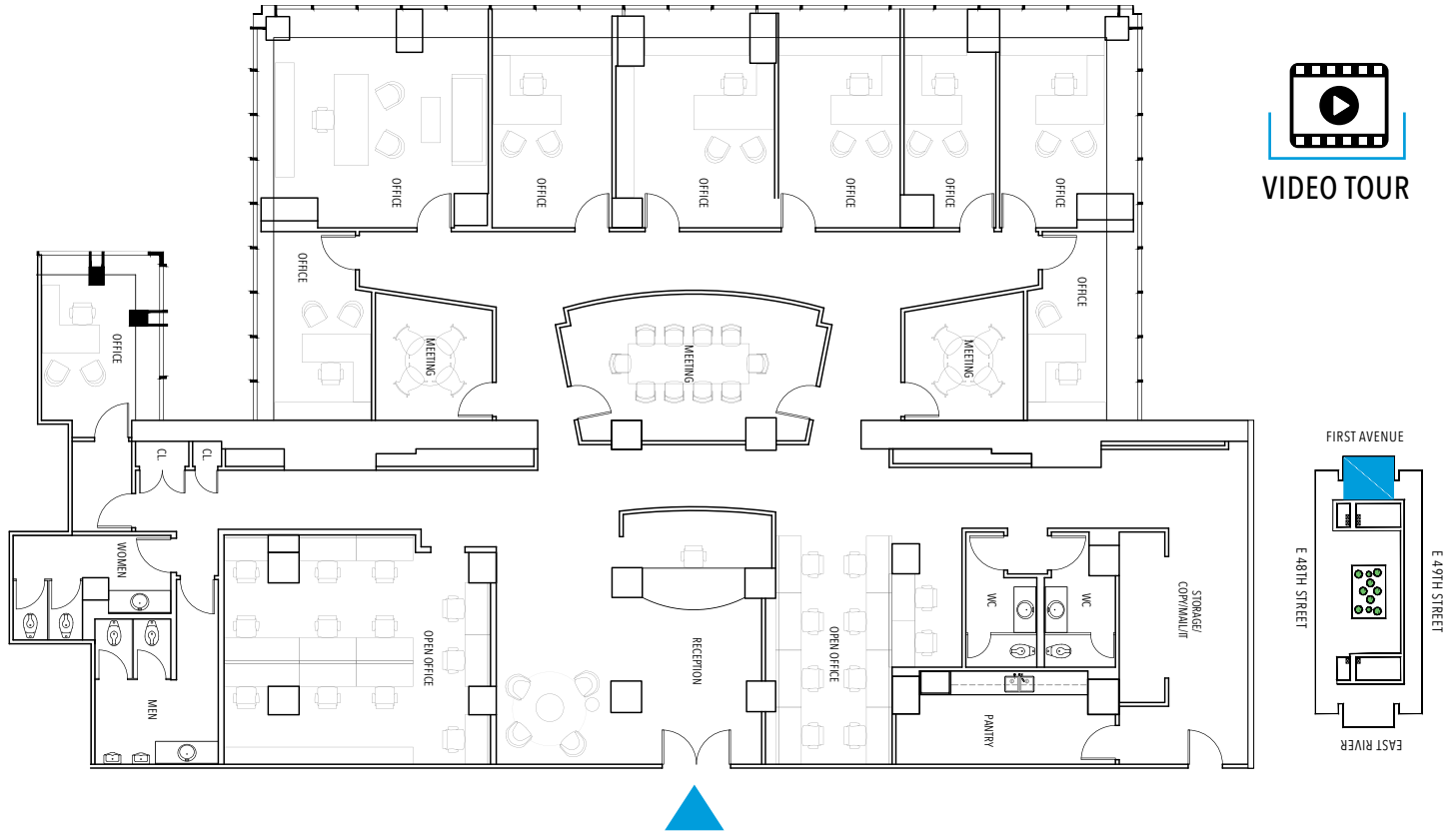
866
UNP

EAST RIVER WATERFRONT

FULLY-BUILT SPACES FROM 4,477 TO 10,310 RSF

SUITE 250 | 10,310 RSF

- Elegant perimeter office build-out with hardwood flooring throughout
- Multiple private restrooms • Midtown & UN views



CORNER OFFICE & CONFERENCE ROOM WITH PROPOSED FURNITURE

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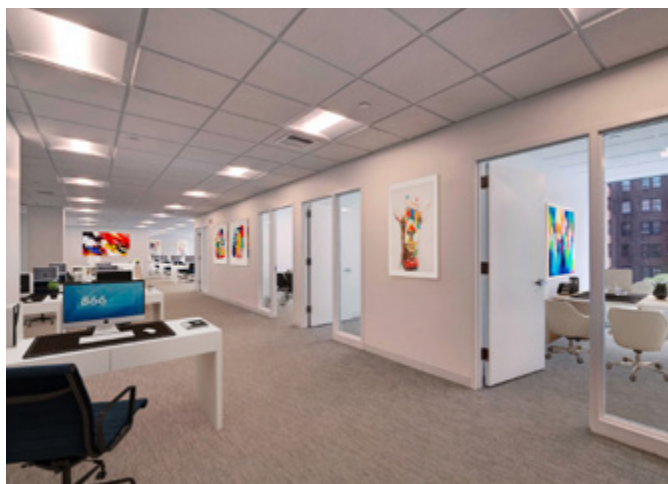
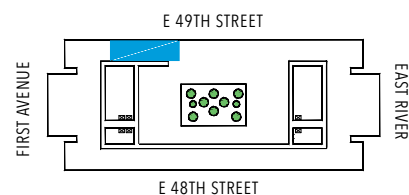
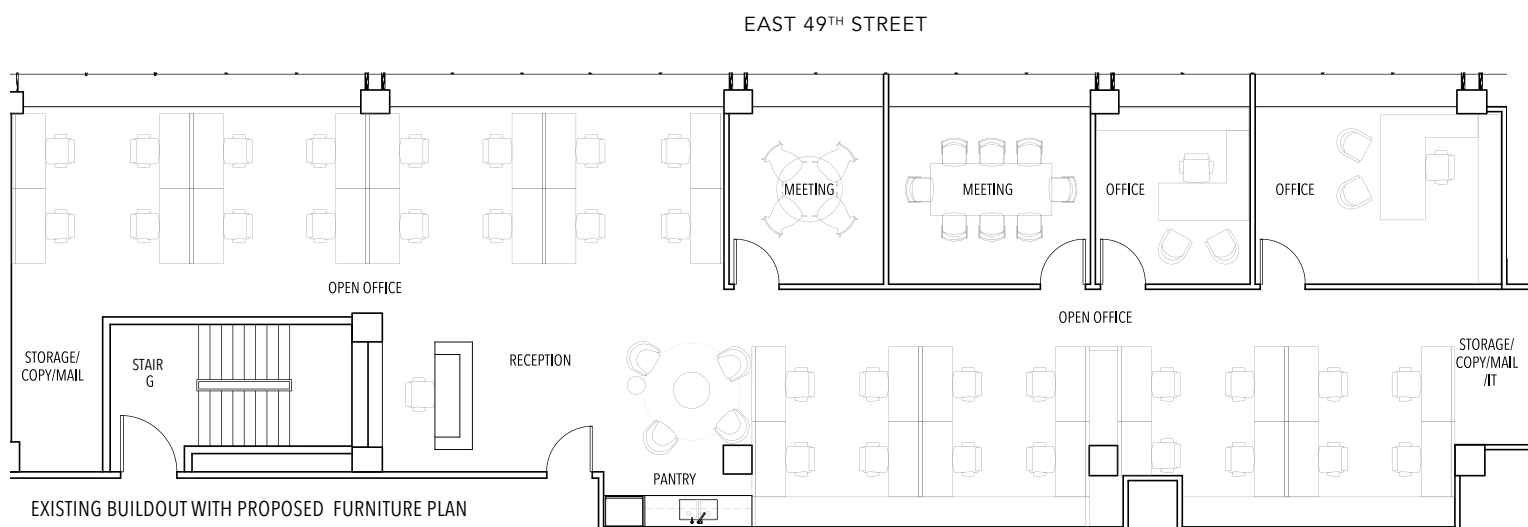
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SUITE 587 | 4,477 RSF

- OVERSIZED WALL-TO-WALL WINDOWS & NATURAL LIGHT



PERIMETER OFFICE & OPEN WORK SPACE AREAS WITH POTENTIAL FURNITURE LAYOUT

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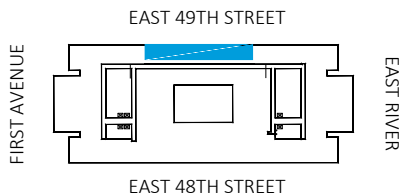
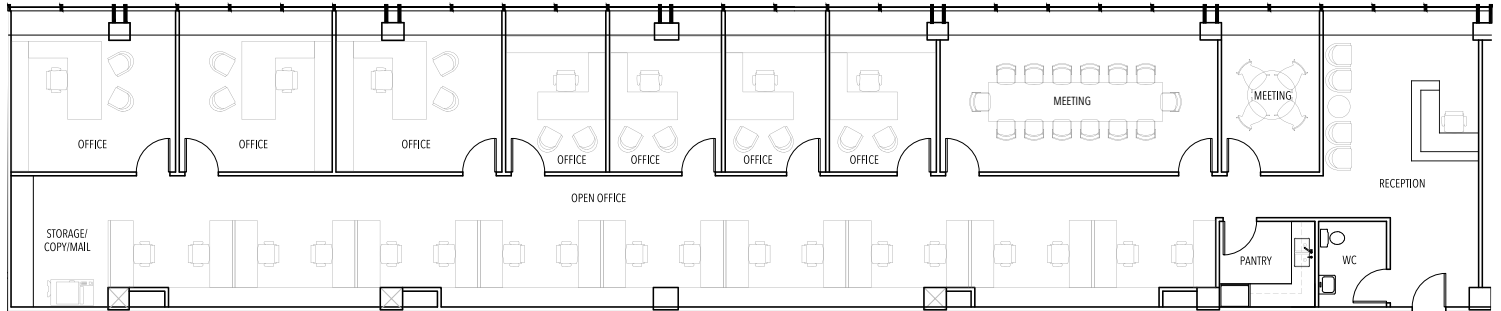
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SUITE 309/315 | 5,867 RSF

- Recently upgraded perimeter office installation with private restroom & pantry
- Can be divided into units of 2,610 RSF and 3,257 RSF



EAST 49TH STREET



RECEPTION AREA & PERIMETER OFFICES WITH OPEN WORK STATIONS

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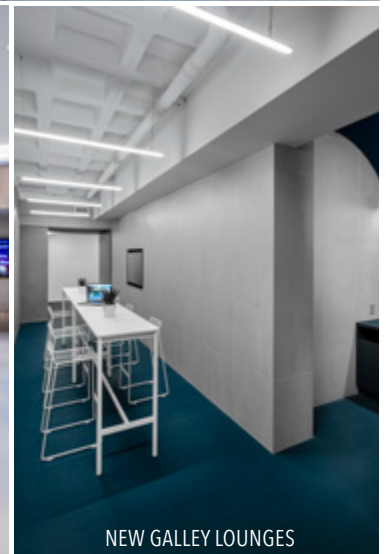
BUILDING HIGHLIGHTS



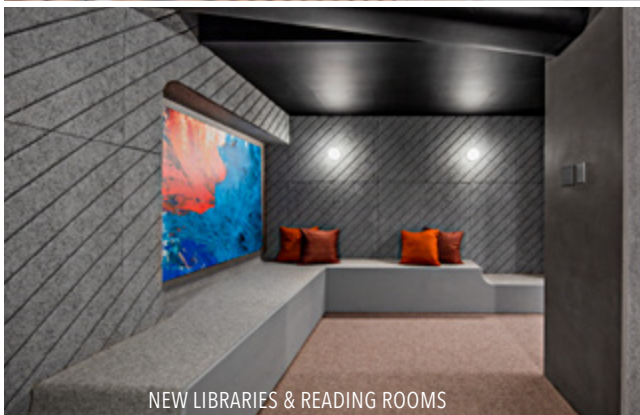
UNOBSTRUCTED VIEWS



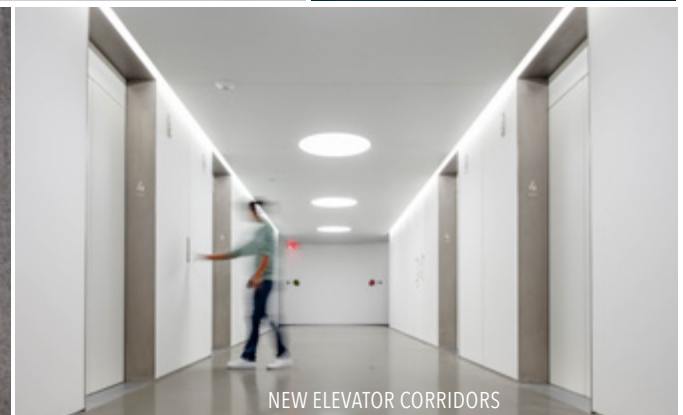
NEWLY RENOVATED LOBBY



NEW GALLEY LOUNGES



NEW LIBRARIES & READING ROOMS



NEW ELEVATOR CORRIDORS

OVERSIZED WINDOWS & ABUNDANT NATURAL LIGHT - NEWLY RENOVATED LOBBY, ENTRY, ELEVATORS, RESTROOMS, COMMON CORRIDORS & AMENITIES - STATE-OF-THE-ART SECURITY & ON-SITE PARKING - EASY ACCESS TO FDR DRIVE, GRAND CENTRAL, SUBWAYS & MTA BUSES

ADDITIONAL OWNERSHIP OPPORTUNITIES

OPEN SPACES WITH PERMANENT VIEWS FROM **3,421 RSF** | **LEASED INVESTOR UNITS**

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