

# 9e38

**FULL FLOORS  
~5,200 SF**

**FULLY FURNISHED FLOORS AVAILABLE**

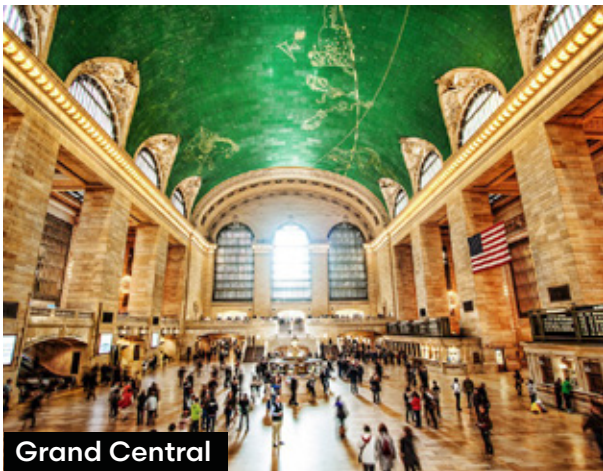
Positioned at the  
epicenter of the  
**GRAND  
CENTRAL  
DISTRICT**



**COMMISSIONS PAID ON SIGNING FOR QUALIFIED TENANTS**



**Bryant Park**



**Grand Central**

Owner

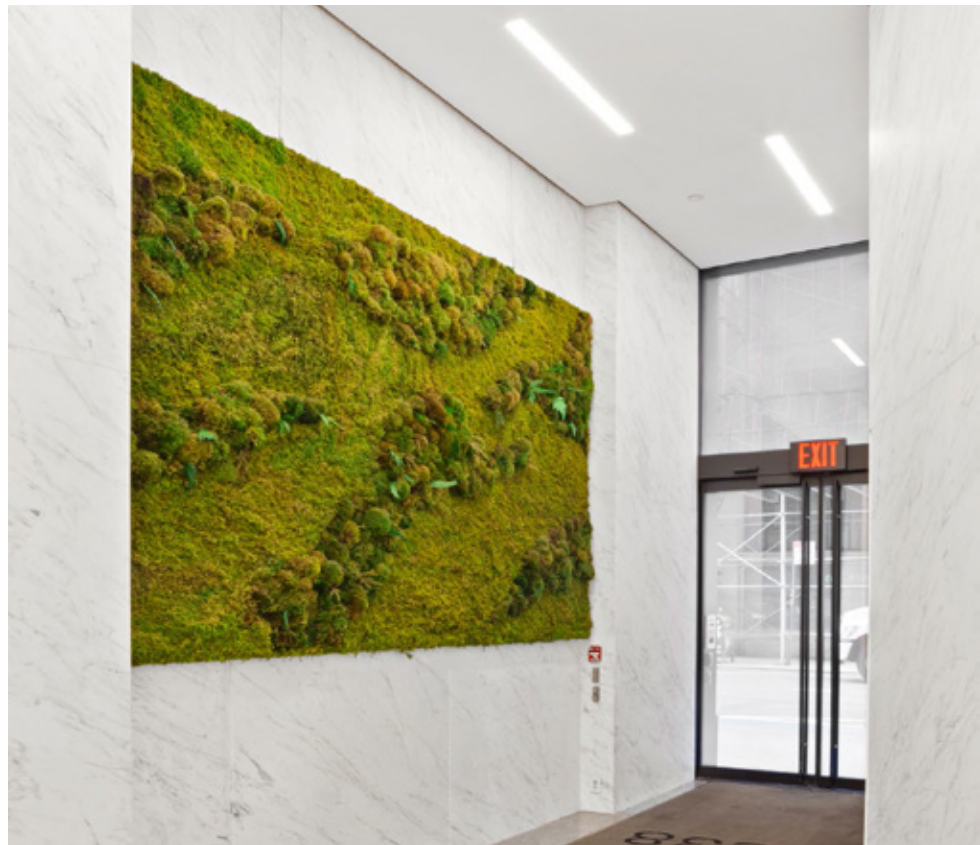
**JUSTER** PROPERTIES | **MCRE** PARTNERS

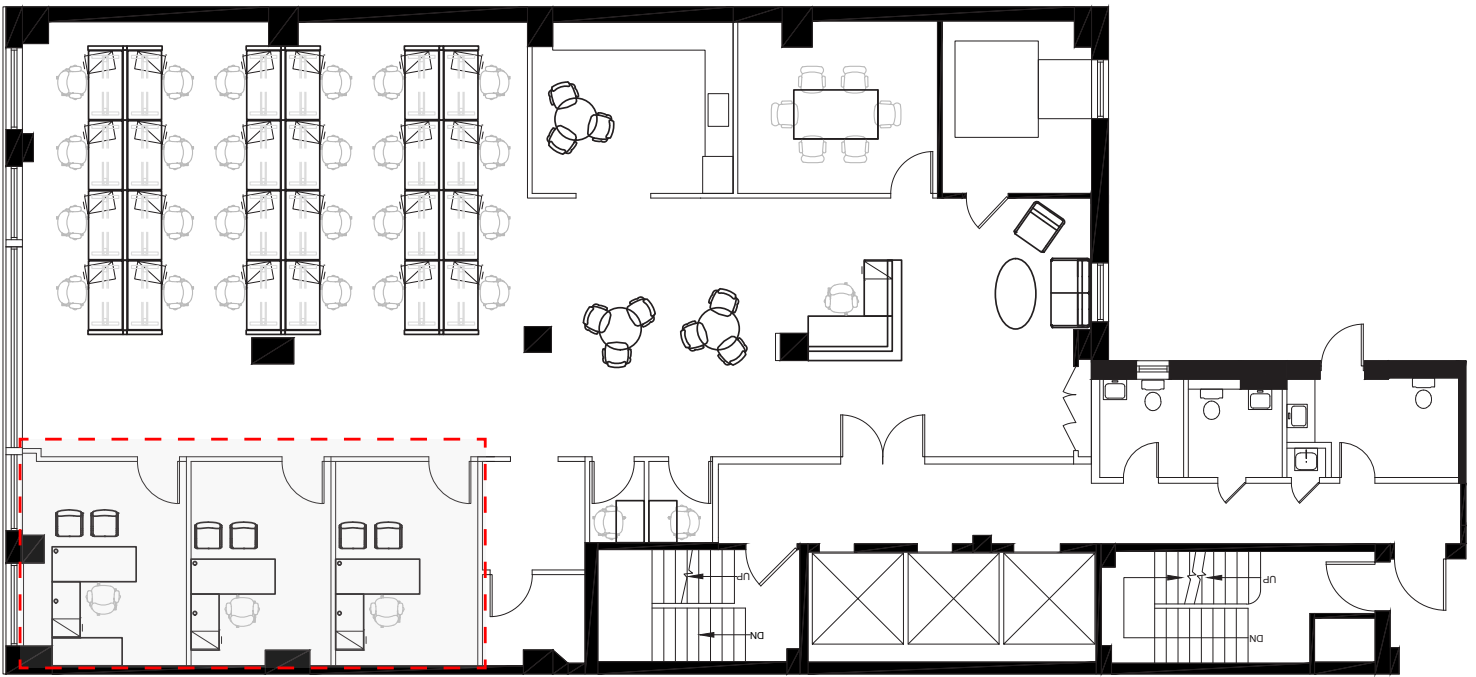
**LEE & ASSOCIATES**

# 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**





*Easy to Add Offices*

## 2<sup>ND</sup> 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



rendering

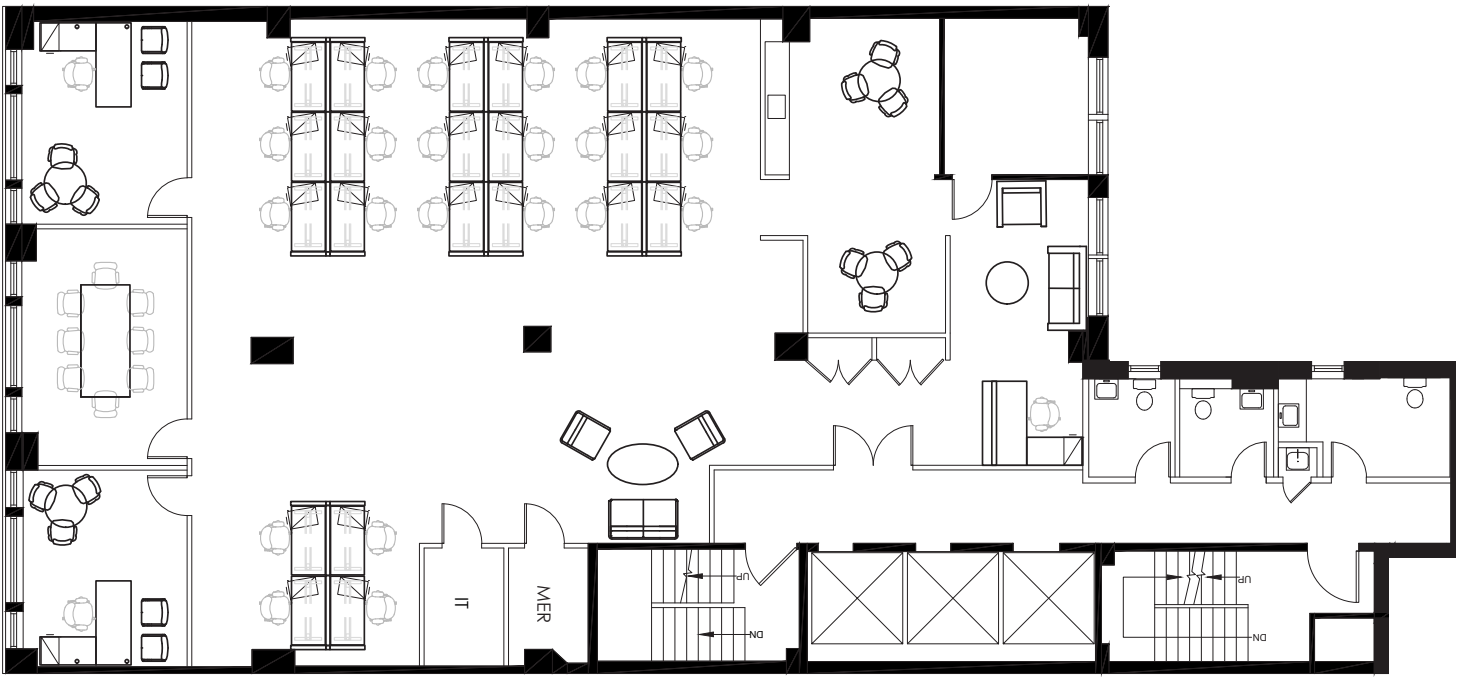
## 2<sup>ND</sup> Floor



rendering



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**3<sup>RD</sup> Floor**



**3<sup>RD</sup> 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
- Furnished

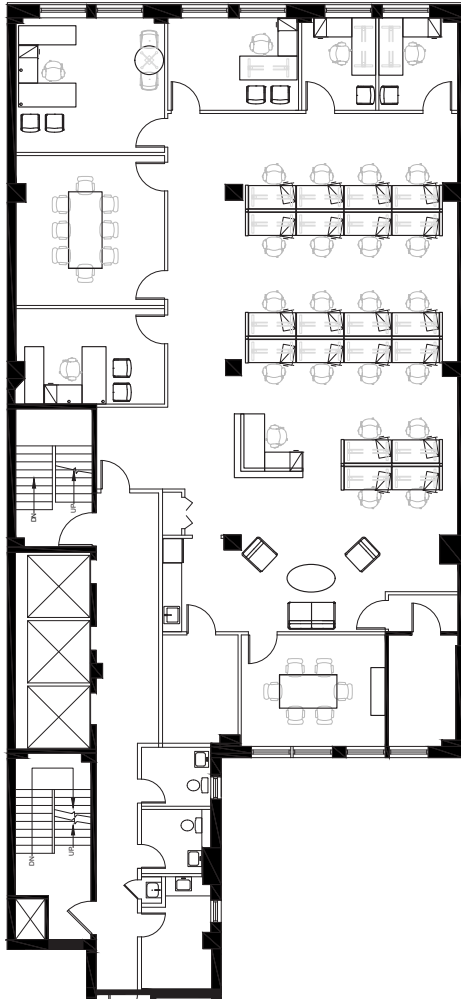




8<sup>TH</sup> Floor

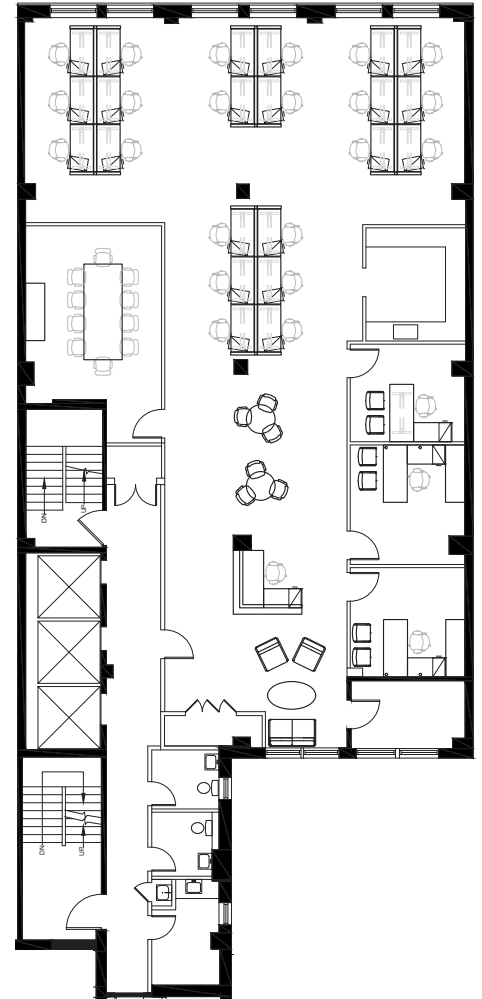


8<sup>TH</sup> Floor



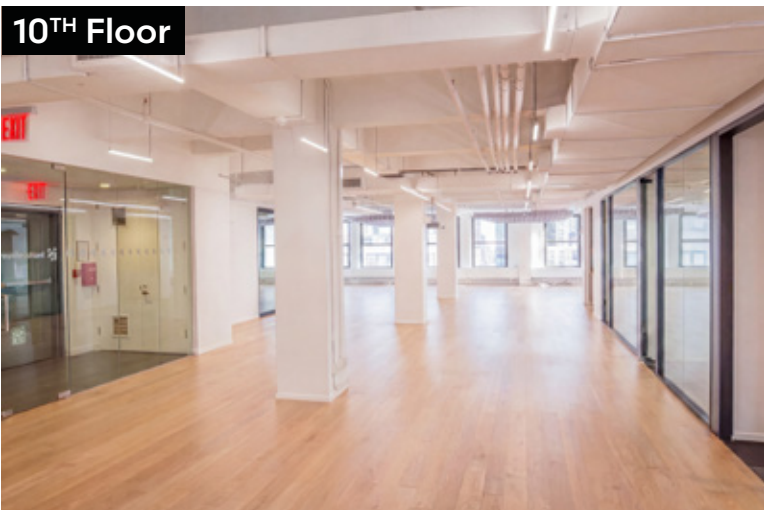
8<sup>TH</sup> FLOOR | 5,255 SF

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

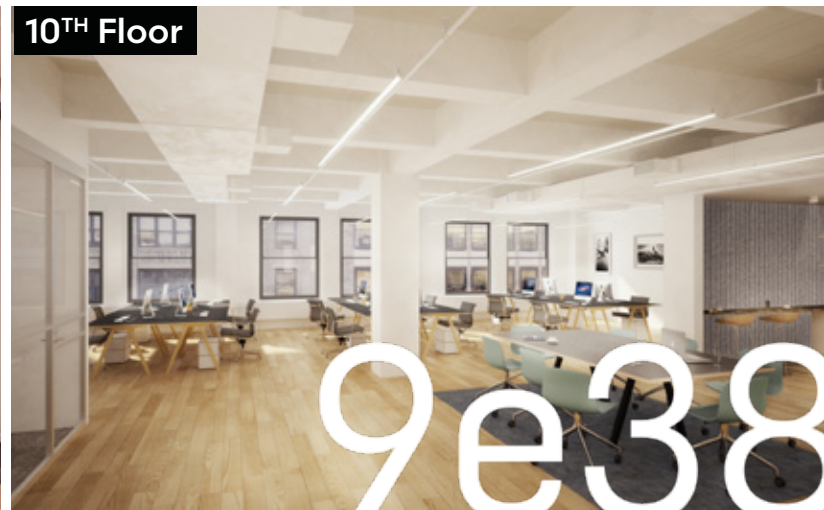


10<sup>TH</sup> FLOOR | 5,258 SF

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

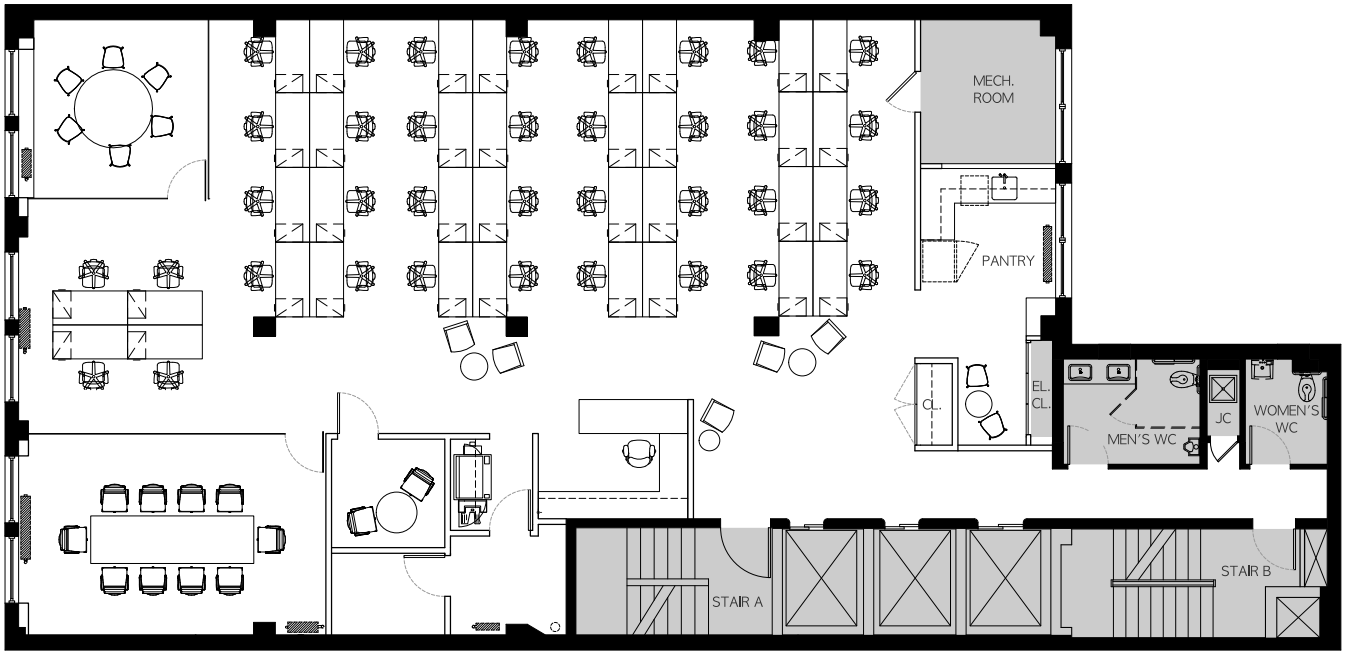


10<sup>TH</sup> Floor



10<sup>TH</sup> Floor

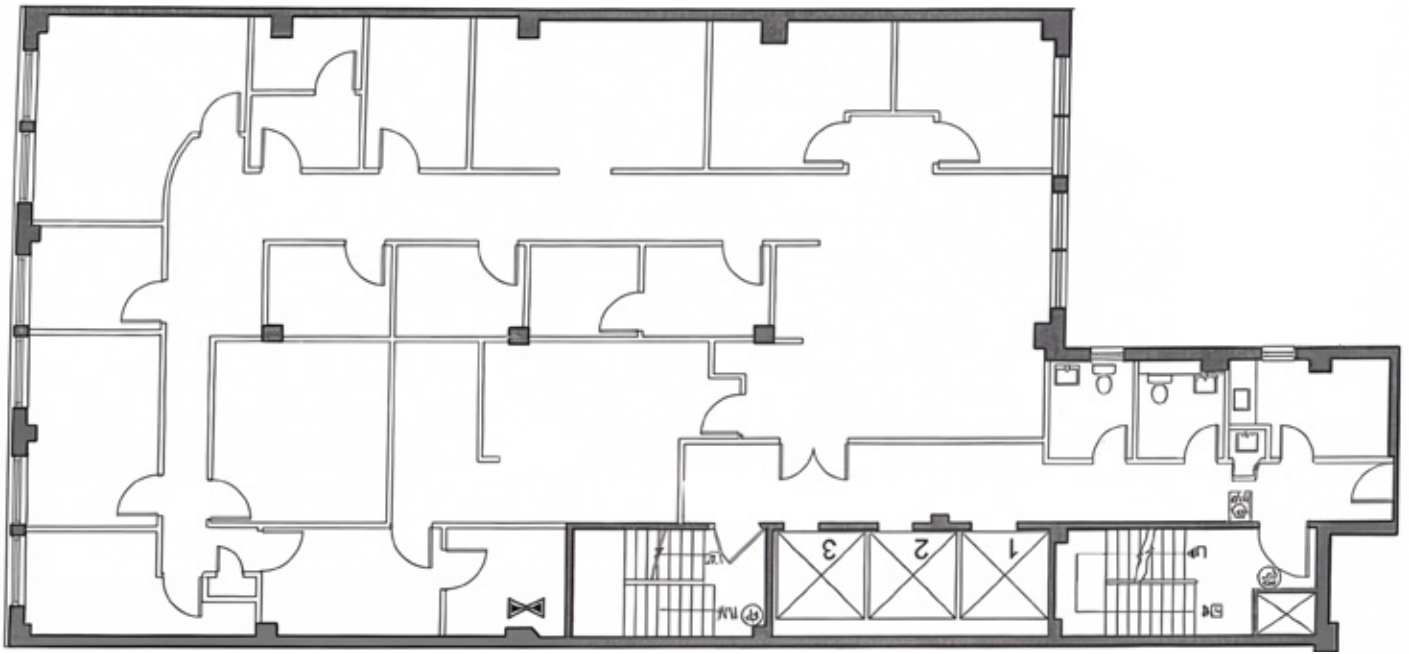
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## 11<sup>TH</sup> FLOOR | 5,178 SF

- 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
- Furnished



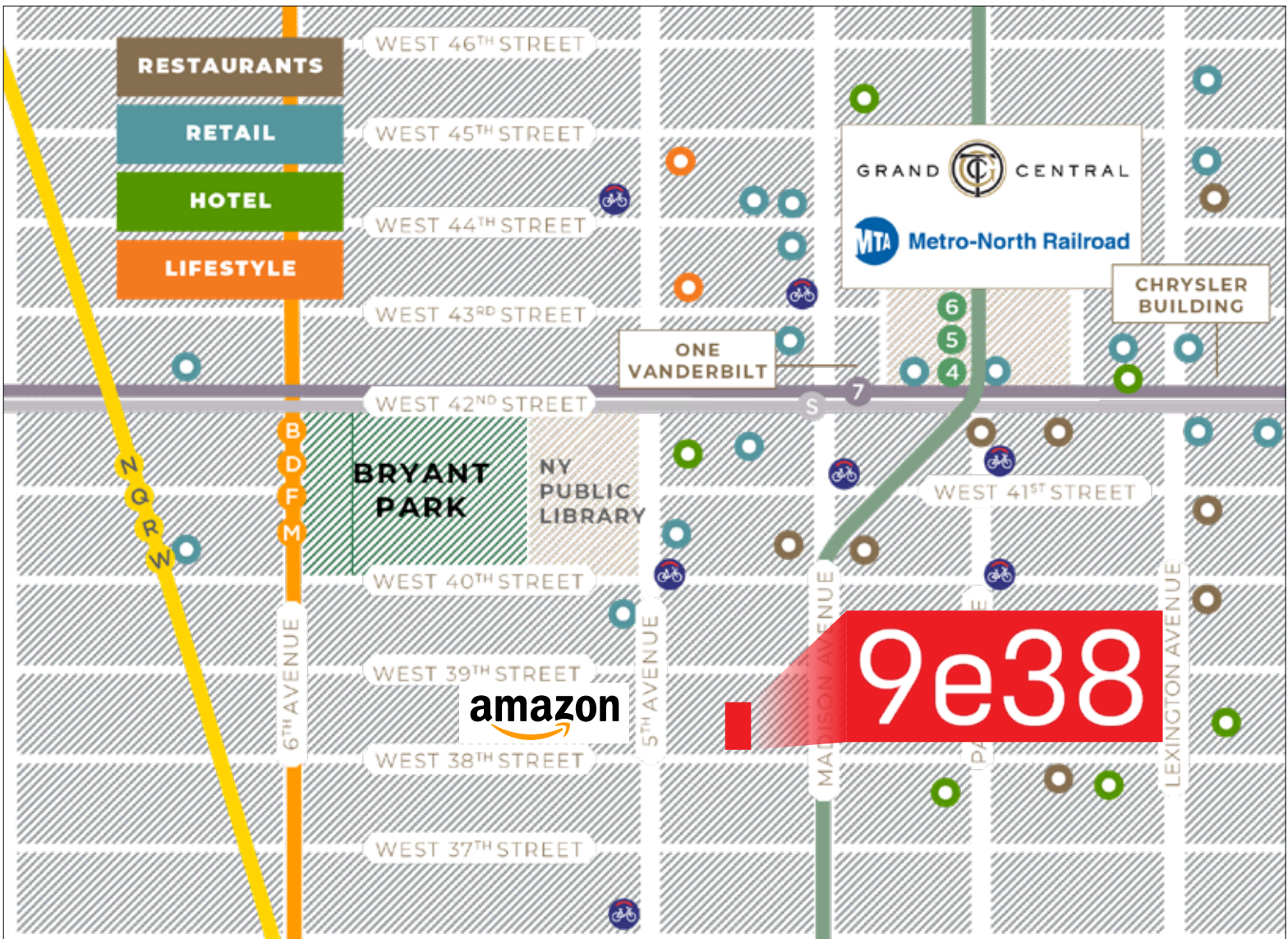


## 9<sup>TH</sup> FLOOR | 5,259 SF

- 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

9<sup>TH</sup> Floor





## NEIGHBORHOOD HIGHLIGHTS

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



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