



9

EAST 40TH STREET

GRAND CENTRAL

OFFICE SPACES FOR LEASE

Platinum
PROPERTIES

9 EAST 40TH STREET

GRAND CENTRAL

9 East 40th Street is in the heart of the Grand Central sub-market, with easy access to all major transportation, including the LIRR, Metro-North, and multiple subway lines. The area is surrounded by premier attractions such as Bryant Park, One Vanderbilt, Cipriani, and the New York Public Library, along with a variety of dining options, including Cava, Sweetgreen, Naya, Dig, Essen, Pret A Manger, Panera Bread, and Chopt. The location offers unparalleled convenience with seamless transit connections.

The **2nd Floor (8,970 RSF)** is a brand new, high-end, pre-built with a full floor presence. The space features exposed ceilings, oversized operable windows, an open area for approximately 46 workstations, two offices, a ten-person conference room, new bathrooms, and a wet pantry.

The **13th Floor (5,019 RSF)** is a high-end pre-built with a modern layout. It includes a spacious open area for approximately 22 workstations, two windowed offices, a ten-person conference room, exposed ceilings, new bathrooms, and a wet pantry. The landlord is open to customizing both spaces to meet tenant needs.

Stories	17
Total Building Square Feet	96,376 SQFT
Square Footage	2nd Floor: 8,970 RSF 13th Floor: 5,019 RSF

Term Negotiable

Possession Immediate

Pricing Upon Request

Nearby Transportation Grand Central Terminal

34th Street, Herald Square

Time Square, 42nd Street

42nd Street — Bryant Park

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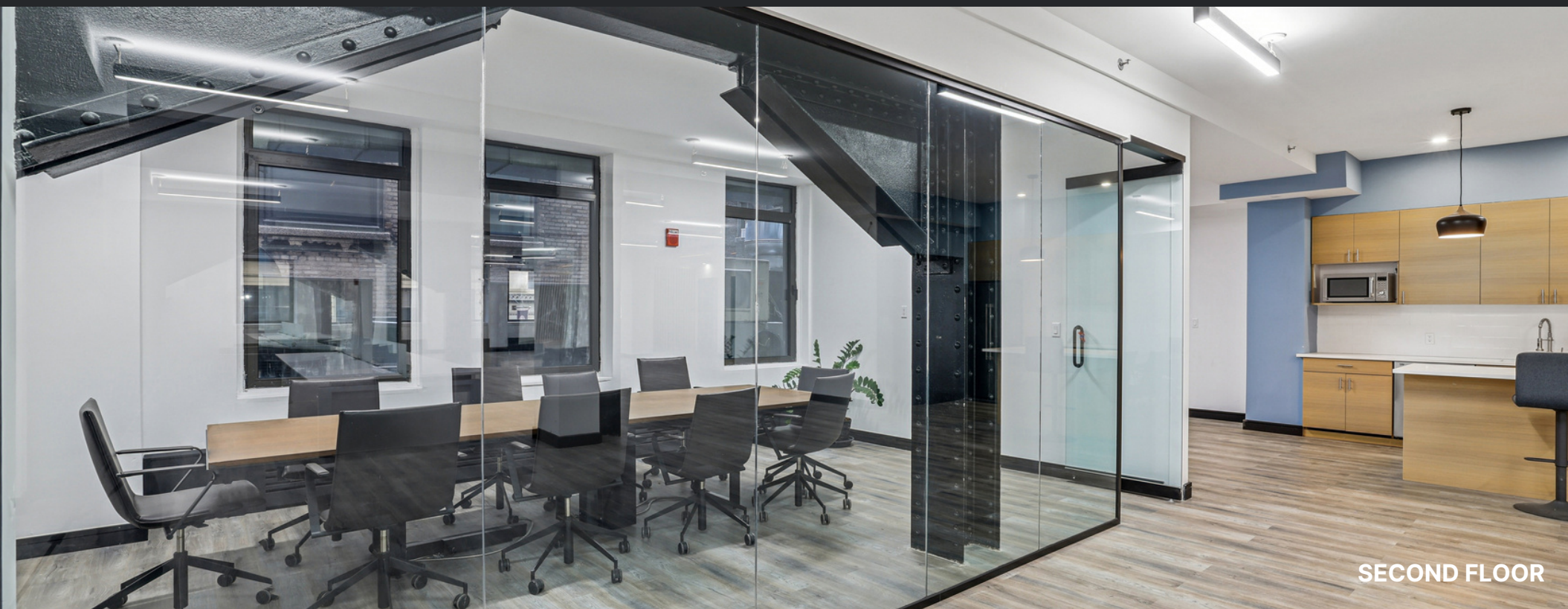
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SECOND FLOOR



SECOND FLOOR



13TH FLOOR

9 EAST 40TH STREET

OFFICE FLOOR PLAN

2ND FLOOR
VIRTUAL TOUR

PROPERTY DETAILS

Total Square Feet

2nd Floor 8,970 SQFT

13th Floor 5,019 SQFT

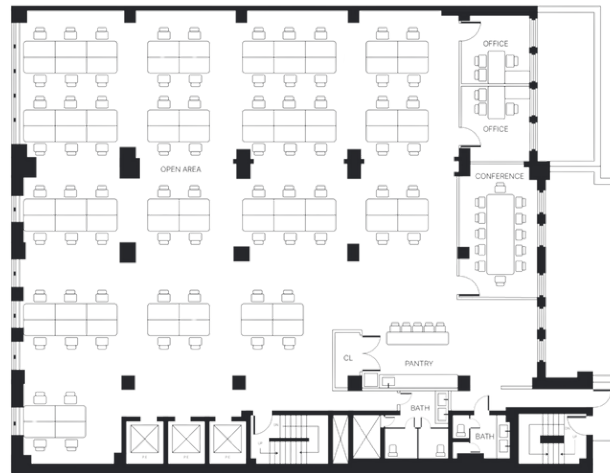
Ceiling Heights

10' (2nd Floor)

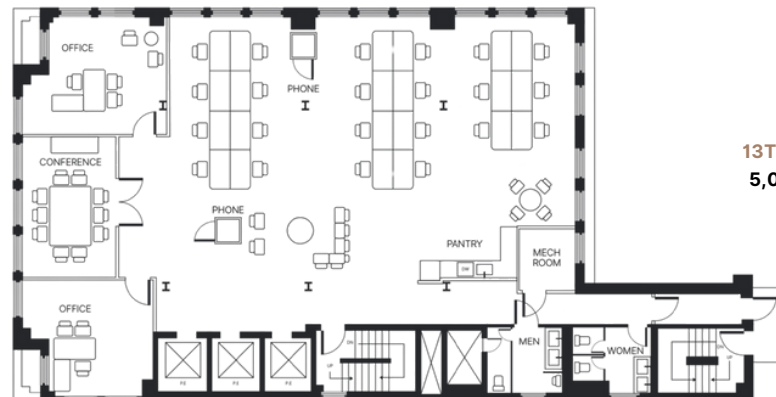
10'6" (13th Floor)

Building Highlights

- Attended Lobby
- Full Floor Presence
- Oversized Windows
- Access to Amenity Center at Ownership's Nearby Building, 295 Madison Avenue
- Two Blocks from Grand Central Terminal



2ND FLOOR
8,970 SQFT



13TH FLOOR
5,019 SQFT

CONFIDENTIAL

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