ONE BRYANT PARK

ENTIRE FLOOR 40
36,252 SF

AVAILABILITY
• Spectacular Views of the Skyline and Beyond
• Dramatic 14’ Slab-to-Slab Heights
• Efficient Floorplates Ideal for Multiple Layouts
• Divisions Considered
• Available December 2023

PROPERTY FEATURES
• First LEED Platinum commercial high-rise in the United States
• Significant sustainability features including cogeneration, ice cooling, water reclamation, and green roof systems
• Focus on indoor environmental quality via floor-to-ceiling windows, state-of-the-art air filtration systems, and advanced HVAC controls
• Unparalleled location overlooking Bryant Park in the heart of Midtown Manhattan’s retail, dining, and cultural hub

CORE & SHELL PLAN
West 43rd Street

<table>
<thead>
<tr>
<th>Suite</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>4000</td>
<td>6,864 SF</td>
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<tr>
<td>4050</td>
<td>20,738 SF</td>
</tr>
<tr>
<td>4075</td>
<td>5,696 SF</td>
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Avenue of the Americas

LEASING CONTACTS
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