

56 WEST 45TH STREET



AVAILABILITY

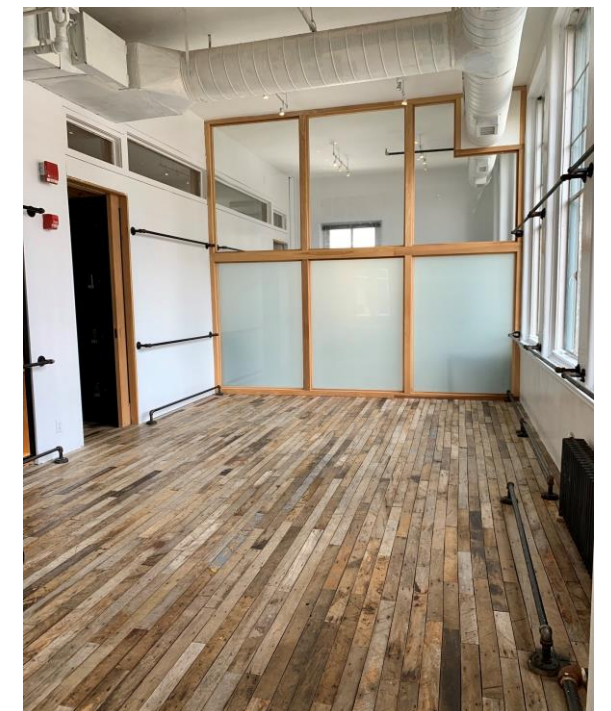


SUITE	SIZE	RENT/MO	RENT/YR	PPSF
200	5,000 SF	\$20,850	\$250,000	\$50
400	5,000 SF	\$20,000	\$240,000	\$48
1400	1,200 SF	\$4,600	\$55,200	\$46
1501	1,500 SF	\$5,750	\$69,000	\$46
1700	1,900 SF	\$7,300	\$87,600	\$46
1800 (Penthouse)	3,800 SF	\$15,200	\$182,400	\$48



BUILDING FEATURES

PRIVATE BUILDING
24/7 ACCESS
SECURITY SYSTEM
ACROSS FROM PARK
NEXT TO GRAND CENTRAL
HIGH CEILINGS
NATURAL LIGHT FROM 3 SIDES
TENANT CONTROLLED HVAC
NEWLY RENOVATED FLOORS

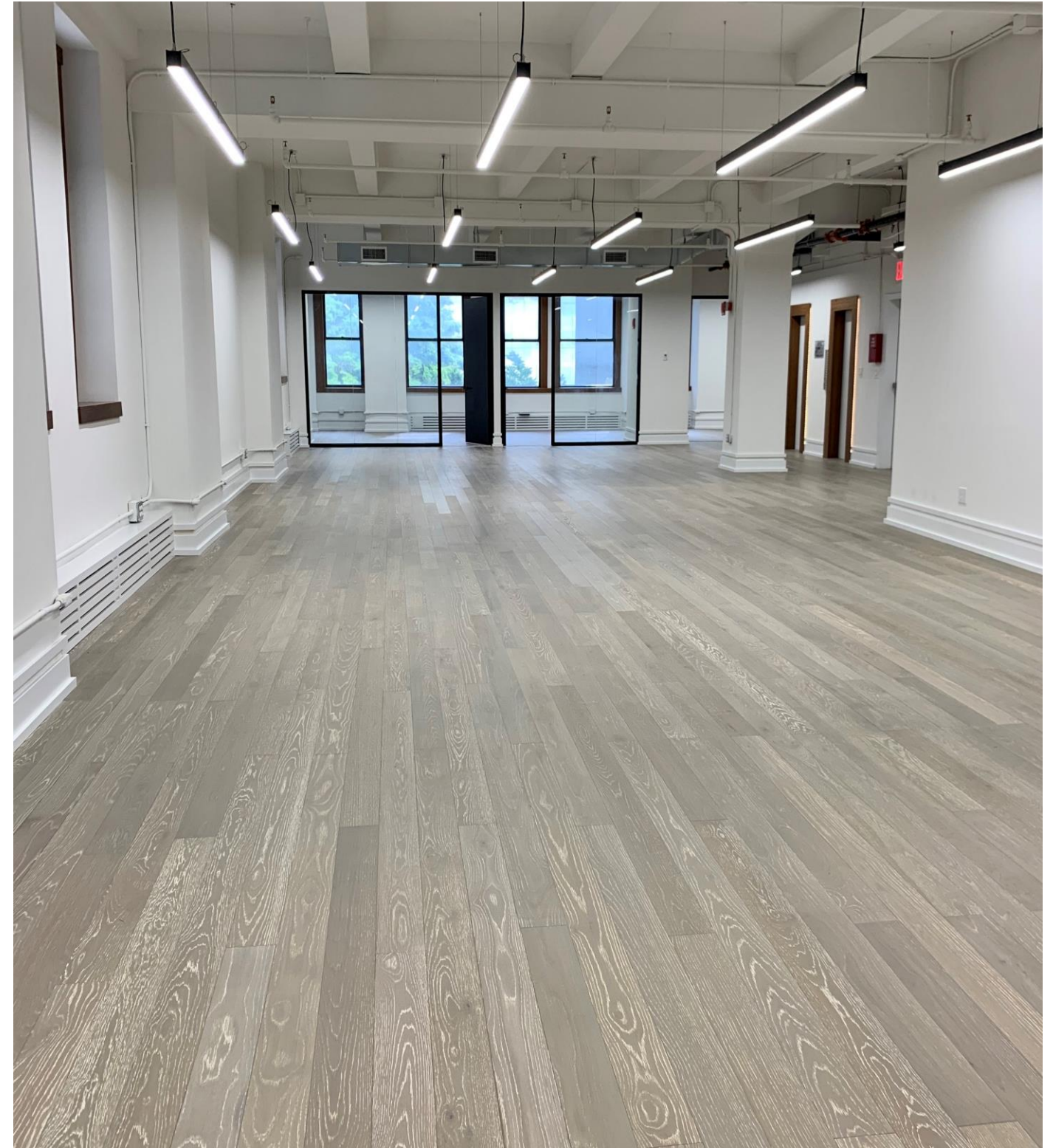


FULL 4TH FLOOR

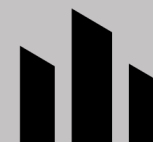


SPECS

- 2 PRIVATE OFFICES
- HIGH END TROPHY SPACE
- ELEVATOR ACCESS
- NATURAL LIGHT
- OPEN FLOOR PLAN LAYOUT
- CONFERENCE ROOMS
- KITCHEN
- PRIVATE RESTROOMS



SUITE 1700



SPECS

- FULLY BUILT-OUT GYM
- HIGH END TROPHY SPACE
- 2 LARGE TRAINING AREA
- PLENTY OF NATURAL LIGHT
- 3 CHANGING ROOMS
- 2 SHOWERS & SINKS
- WATER FOUNTAIN / LOCKERS
- TENANT CONTROLLED HVAC

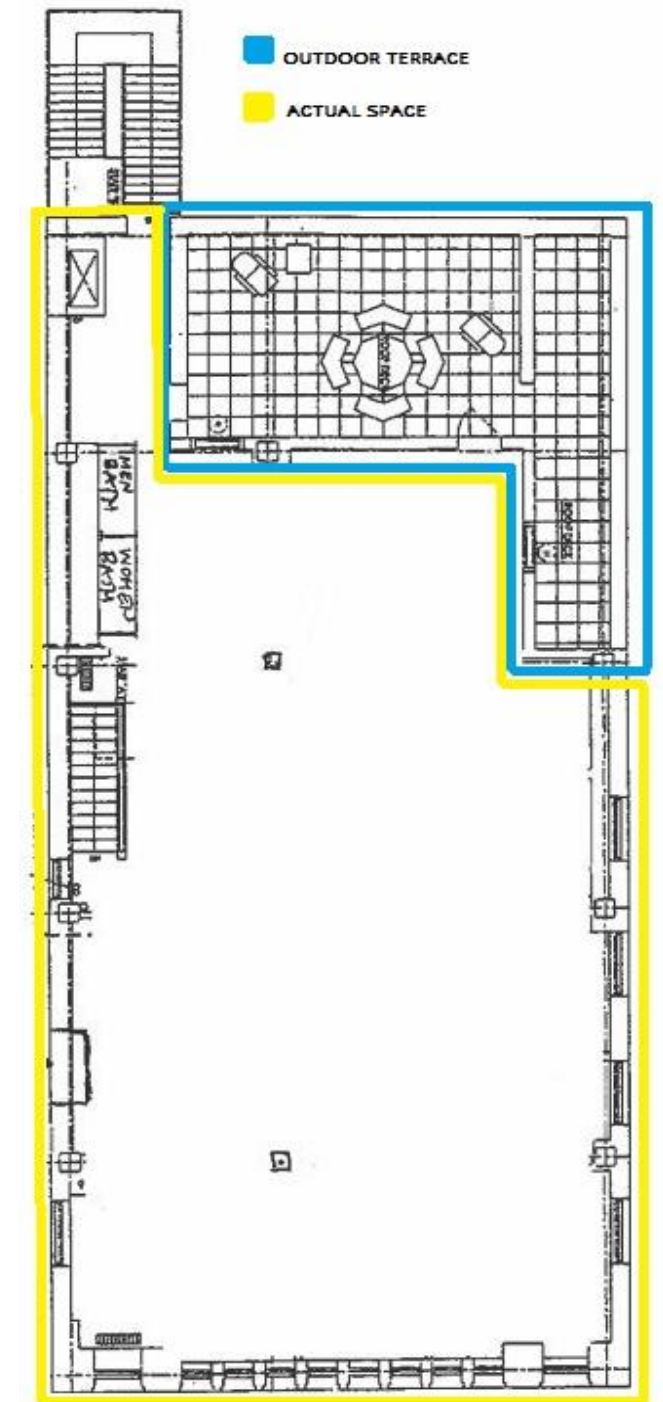


FULL 18TH FLOOR- PENTHOUSE



SPECS

- BUILT OUT COSMETIC BRAND
- LARGE OUTDOOR TERRACE
- NEWLY RENOVATED
- PRIVATE OFFICES
- CONFERENCE ROOMS
- PRIVATE BATHROOMS
- 13' FINISHED CEILINGS
- OPEN FLOOR PLAN LAYOUT



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SPRINKLERS
THROUGHOUT
BUILDING

COMBINATION
SPRINKLER
AND STANDPIPE



ARA

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