









Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div></div> <div>450 W 14th St, New York, NY 10014 98,825 SF Class B Office with street-level Retail Building Built in 2007 Building Notes: Proposed 6 story addition and renovation of industrial building on 450 West 14th Street. Property will be a mixture of retail and office space. High Line Park will be accessible through the building.</div>											
E 3rd	2,100	Negotiable	Negotiable	Arranged		Office/N	2,100 SF	2,100 SF	Negotiable	4 Days	N
Rent upon request.											
E PENT	5,000	Negotiable	Negotiable	Arranged		Office/N	5,000 SF	5,000 SF	Negotiable	4 Days	N
Rent upon request.											



<div></div> <div>543-545 W 25th St, New York, NY 10001 Chelsea Arts Tower (CAT) 65,750 SF Class A Office Building Built in 2006 Building Notes: 545 W 25th Street is a 20-story commercial condo, office tower in the heart of West Chelsea<ul style="list-style-type: none">• Striking 20-story concrete and glass structure• 17' ceiling height on 1st floor 11' ceiling heights floors 2–21• Three elevators: two passenger/ one 8,000 lb freight• Exceptional light and views• Superb signage opportunities• High-speed fiber optics• Lobby concierge/full-time superintendent• State-of-the-art security• 24/7 access• Centralized HVAC• Direct metered electric</div>											
P 6th	2,000	Negotiable	3-5 yrs	Arranged		Off/Ret/D	2,000 SF	2,000 SF	Negotiable	6 Days	N
Ideal location for gallery Floor to ceiling windows facing north The space will be shared with another gallery user, which means that the restrooms and foyer are shared between the two tenants on the floor. The owner will base the rent on whether they do the build out or the tenant. However, we will provide the restrooms and the HVAC unit for the sublet space. Call to setup appointment to view space. For more details got to www.chelsearttower.com											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	12 W 32nd St, New York, NY 10001 Between Fifth Avenue & Broadway 36,000 SF Class B Office Building Built in 1908 Building Notes: Co-op building										
	* 24 hour access										
	* Convenient to Penn Station										
	* Commercial co-op building										
	* New Attended Lobby										
	* Renovated Elevators										
	* Central A/C										
P 7th	2,200	\$35.00/negot	Negotiable	Vacant		Office/S	2,200 SF	2,200 SF	\$6,416.67	15 Days	N
Space is built out with partial drop and partial open ceilings, many workstation areas, private restrooms and entrance into premises.											
	100 W 33rd St, New York, NY 10001 Manhattan Mall, Manhattan Mall Between Sixth & Seventh Avenues 1,000,000 SF Class A Office with street-level Retail Building Renovated in 2002 Built in 1911 Building Notes: Building is under redevelopment stages.										
	05/2004: Building sold, see Comps# NYC-67994.										
	Building has a 13-story atrium and underground passage to subways and path trains, state of the art food court on LL2 and over 50 retail shops.										
	P 9th	2,896	Negotiable	Negotiable	Vacant	Office/D	2,896 SF	2,896 SF	Negotiable	13 Days	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>424-438 W 33rd St, New York, NY 10001 Between Ninth & Tenth Avenues 146,000 SF Class B Office Building Built in 1913 Building Notes: 10/00: Building sold by NYC Industrial Development to 424 W 33rd Associates for an undisclosed price.</p> <p>* New windows,HVAC and ADA approved bathrooms</p>											
P 6th	4,344	Negotiable	Thru Aug 2010	60 Days		Office/S	4,344 SF	4,344 SF	Negotiable	13 Days	N
6 windowed, 1 internal office. 1 windowed conference room. 20 + work stations. Furniture deliverable. Bright Loft-like space. Completely upgraded building.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 225 W 34th St, New York, NY 10122 14 Penn Plaza Between Seventh & Eighth Avenues 558,766 SF Class B Office Building Built in 1925 Building Notes: Also known as 234 W 35th Street </div> </div>											
<ul style="list-style-type: none"> * Cleaning service included in base rent * New entrance canopy * New elevators * Renovated lobby * 24 hour, 7 day access * Security service * Tenant controlled A/C <p>Formerly known as the Pennsylvania Building</p>											
P 4th/ Suite 402	2,483	\$58.00/+elec	Negotiable	01/2008	Some Work	Office/D	7,587 SF	7,587 SF	\$12,001.17	4 Wks	N
Prefer to lease with suite 403 (for a contiguous 7,587sf block) but will divide Landlord contribution to work letter Long term lease											
P 4th/ Suite 403	5,104	\$58.00/+elec	Negotiable	01/2008	Some Work	Office/D	7,587 SF	7,587 SF	\$24,669.33	4 Wks	N
Prefer to lease with suite 402 (for contiguous 7,587sf block) but will divide. Landlord contribution to work letter Long term lease											
P 15th	3,232	\$62.00/+elec	Negotiable	Vacant		Office/D	3,232 SF	3,232 SF	\$16,698.67	11 Days	N
High-end unit Three windowed offices Large conference room Bull Pen area for 10 people											
P 20th/ Suite 2005	5,082	\$62.00/+elec	Negotiable	Vacant		Office/D	5,082 SF	5,082 SF	\$26,257.00	20 Days	Y

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>10 E 40th St, New York, NY 10016 Chase Tower Between Madison & Fifth Avenues 350,000 SF Class A Office Building Built in 1911 Building Notes: Attended lobby 24/7 Refurbished facade 24/7 access Accessible from 7 E 39th Street Convenient to public transportation The Grand Hyatt and the Helmsley are among the better hotels nearby All units have tenant controlled package A/C units. Cleaning and Maintenance Provided by the landlord Monday through Friday 5:00pm - 12:00am. Freight entrance at 11 East 39th Street. UPS and Federal Express pick up stations in building. Full-time staff of twelve handymen and porters.</p>											
P 36th/ Suite 3601	1,580	\$72.00/+elec	Negotiable	04/2008		Office/D	1,580 SF	1,580 SF	\$9,480.00	18 Days	N
Fantastic light and views over midtown Manhattan in this move in corner suite. Tenant controlled a/c, pantry, glass walled offices. Call or see lobby attendant for inspection.											
 <p>12 E 41st St, New York, NY 10017 Real Estate Board Bldg Between Madison & Fifth Avenues 95,020 SF Class B Office Building Built in 1926 Building Notes: 2/24/98: Treeline Management sold the building to Boston Properties, Inc. for \$11,365,000. Eastern Consolidated Properties represented both sides. February 1997: 12 E 41st Street was sold by Harliegh 41 Associates with 10 and 14 E 41st Streets for \$7,900,000. Treeline Management was the purchaser. The sales and buyer agents were not disclosed. Just steps from the New York Public Library and only two blocks from Grand Central Station, the Real Estate Board Building at 12 East 41st Street is ideally situated in an area teeming with offices, convenient shopping, fine hotels and neighborhood restaurants. * Modernized lobby with concierge * Renovated elevators * 24 hour access</p>											
P 11th/ Suite 1101	1,750	Negotiable	5 yrs	12/2007		Office/S	1,750 SF	1,750 SF	Negotiable	5 Days	N
*Rent upon request Comments: *Move-in condition *Furniture and phones possible											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	50 E 42nd St, New York, NY 10017 S/E/C of Madison Avenue 138,883 SF Class B Office Building Built in 1917 Building Notes: In close proximity to Grand Central Station and Bryant Park. Underground passage to Grand Central Terminal. 24 hr/7 day access.										
	P 7th/ Suite 702	2,490	\$55.00/+elec	Negotiable	01/2008	Office/D	2,490 SF	2,490 SF	\$11,412.50	4 Wks	N
	51 E 42nd St, New York, NY 10017 NW/C of Vanderbilt Avenue 160,482 SF Class B Office Building Built in 1913 Building Notes: Just steps away from unparalleled transportation, renowned cultural sites, fine dining and upscale retail stores, 51 East 42nd Street is the right building for a company seeking an affordable midtown location. At the crossroads of New York City, Madison Avenue and 42nd Street is the location of choice for many Fortune 500 companies, law and accounting firms, banks and financial institutions, world class hotels, major retail chains and all manner of restaurants.										
	<ul style="list-style-type: none"> * Modernized attended lobby * New elevator cabs, windows & corridors * Conference center in building * Tenant controlled HVAC system * Underground passage to Grand Central Terminal 										
	P 14th/ Suite 1401	2,605	\$55.00/+elec	5-7 yrs	03/2008	Office/D	2,605 SF	2,605 SF	\$11,939.58	20 Days	N
	Corner unit Great views Very bright										



60 E 42nd St, New York, NY 10165

Lincoln Bldg

Between Park & Madison Avenues

1,116,680 SF Class A Office Building Built in 1930

Building Notes: A 30 Million dollar capital improvement is now underway which includes installation of double-pane operable windows, new bathrooms, new elevator cabs as well as re-decorated air conditioned public corridors and a conference center for tenant use.

An extraordinary opportunity to locate your company in this prestigious building in the Grand Central Area with its magnificent views of the city. From its distinctive lobby to its tower floors the Lincoln Building is a truly desirable alternative to Manhattan's look alike glass buildings.

The Lincoln Building combines state-of-the art facilities and traditional elegance. A recent multi-million dollar program restored the landmark lobby and installed new windows, elevators, facade and a covered loggia entryway. The building offers a newly expanded Federal and State Law and Accounting library for the use of its tenants.

Newly built out conference center available for tenant use consisting of telephone, internet capabilities, power point presentations. Seating available for 20 people or auditorium style for 40 people. Catering available.

The Lincoln Building is a member of the Grand Central Partnership, the new organization responsible for the overall improvement of security and the physical appearance of the area.

The Lincoln Building offers direct access to Grand Central Station and the Shuttle and is convenient to all forms of public transportation, hotels, banks, restaurants, and other major corporations.

* A/K/A 305 Madison Avenue & 49 E 41st Street

* Pedestrian plaza/atrium

* Direct access to Grand Central Terminal

* Newsstand

* Building attendant

* Art-deco lobby with concierge and 24 hr security

ELEVATORS:

27 passenger, 3 freight, 1 private

3-9 (6)



10-17 (6)



18-28 (6)


29-41 (4)


42-53 (5)

P 12th	3,052	Negotiable	Thru Jun 2012	Vacant	Office/S	3,052 SF	3,052 SF	Negotiable	15 Days	N
*Rent upon request Comments: *1 year pre-built in excellent condition *4 windowed offices, conference room, pantry and open area *Term: 6/30/2012										
P 14th/ Suite 1442	1,555	\$59.00/+elec	Negotiable	Arranged	Office/D	1,555 SF	1,555 SF	\$7,645.42	7 Days	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
P 16th/ Suite 1663	3,512	\$61.00/+elec	Negotiable	Vacant		Office/D	3,512 SF	3,512 SF	\$17,852.67	7 Days	N
 <p>18-22 E 48th St, New York, NY 10017 Between Madison & Fifth Avenues 100,000 SF Class B Office Building Renovated in 1998 Built in 1929 Building Notes: -</p>											
P 12th/ Suite South	1,700	\$53.00/negot	Negotiable	Arranged	NBI	Office/N	1,700 SF	1,700 SF	\$7,508.33	19 Days	N
<p>This building is located in a prime spot, just a quick one block walk from the North entrance of Grand Central Station and a block away from Rockefeller Center. 18 East 48th Street is a first-rate building that is in the process of renovating the lobby and installing state of the art elevators. This building will surely stand out as being one of the best in the Grand Central area for tenants seeking space between 2500- 6500 square feet. The building, built in 1930, has four elevators with 24 hours access and an attended lobby. The available space, located on the south side of the 12th floor, is a third of a floor that is ready to be built to convey the image that the new tenant wishes to project. So, potential tenants bring your ideas so we can try to make them happen.</p>											
 <p>253 W 51st St, New York, NY 10019 5,309 SF Class B Office Building Built in 1991 Building Notes: -</p>											
E 3rd/ Suite 301, 302	1,000- 2,000	\$36.00- \$43.20/+elec	Negotiable	Vacant	As-Is	Office/D	2,000 SF	2,000 SF	\$7,200.00	6 Days	to 1,000
<p>\$3,000-\$3,600 monthly The space is individually metered. There is central air & heat.</p>											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	20 W 55th St, New York, NY 10019 Rockefeller Townhouses Between Fifth & Sixth Avenues 104,000 SF Class A Office Building Built in 1985 Building Notes: A 13-story boutique office building connected via atrium to the five-story luxury Rockefeller Townhouse office property (13-15 West 54th Street) Located within the heart of the Plaza District, the buildings amenities include on-site management, concierge, five-story atrium with waterfall, and beautiful architectural details. A lobby renovation for 20 West 55th Street was completed in 2002. The handsome exterior and elegant limestone and terrazzo lobby are reminiscent of the Art Deco architectural style. The building systems are among the most technologically advanced available. Other features include tenant-controlled A/C and heat, 24 hour white glove concierge services, security including a patrolling guard and a computerized monitoring system with spectacular views overlooking Rockefeller Apartments, 5- story atrium connecting the townhouses on West 54th Street, spectacular views overlooking Rockefeller Center.										
	P 6th	3,452	\$67.00/+elec	5-10 yrs	Arranged	Office/D	3,452 SF	3,452 SF	\$19,273.67	4 Wks	N
	Existing, high-end prebuilt suite featuring stainless appliances and full height wood doors with wood and glass sidelights. Extremely functional layout featuring a large perimeter office, conference room, pantry, and a large open area for trading. Direct presence off elevator. Supplemental HVAC currently installed in IT room.										
	11 E 57th St, New York, NY 10022 Between Madison & Fifth Avenues 24,000 SF Class A Office Building Built in 1923 Building Notes: * Primarily a gallery/showroom building * Loft										
	E 5th	4,000	Negotiable	10 yrs	Vacant	Office/S	8,000 SF	4,000 SF	Negotiable	20 Days	N
	*Rent upon request Comments: *Ideal for showroom/office *Beautiful office/showroom space located in the heart of the Plaza District *Potential for "Building within a Building" scenario										
	E 6th	4,000	Negotiable	10 yrs	Vacant	Office/S	8,000 SF	4,000 SF	Negotiable	20 Days	N
	*Rent upon request Comments: *Ideal for showroom/office *Beautiful office/showroom space located in the heart of the Plaza District *Potential for "Building within a Building" scenario										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 20 W 57th St, New York, NY 10019 Between Fifth & Sixth Avenues 37,241 SF Class B Office Building Built in 1928 Building Notes: * Tenant-controlled A/C Loft											
P 7th/ Suite 701	2,200	\$80.00/negot	Negotiable	Vacant	Some Work	Office/D	2,200 SF	2,200 SF	\$14,666.67	22 Days	N
	2200sf										
 37 W 57th St, New York, NY 10019 Vogar Bldg Between Fifth & Sixth Avenues 69,629 SF Class A Office Building Built in 1923 Building Notes: 37 West 57th Street is centered among Fortune 500 neighbors, world-famous boutiques and 4-star hotels and is ideal for the international design, fashion or business tenant. 37 West 57th Street is a 12-story prominently situated on 57th between Fifth and Sixth Avenues. The striking architectural design of this 1920's structure is gracefully enhanced by the recent improvements, which include new floor-to-ceiling thermopane windows on the facade, cherry and granite lobby upgrades and a two-story modernized entry. Full floor users at 37 West 57th Street benefit from an efficient, central core design offering prominent elevator lobby exposure, column-free interiors, 11' unfinished ceiling heights and individual, tenant-controlled air conditioning units. Features: * 24 hour concierge and access * Refurbished elevators and public corridors * Executive fitness center * Tenant Controlled Air Conditioning * High Ceilings * Center Core Design with Column Free Interiors											
P 10th/ Suite 1001	2,780	\$85.00/+elec	Negotiable	02/2008		Office/D	2,780 SF	2,780 SF	\$19,691.67	4 Wks	N
	Built showroom space										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 140 W 57th St, New York, NY 10019 Between Sixth & Seventh Aves 89,650 SF Class B Office Building Renovated in 1998 Built in 1908 Building Notes: * Double heigh-ceilings * Double-height bay windows * Formerly a residential building which was converted in 1998 * New lobby installed complete with limestone floors and sycamore wood walls </div> </div>											
P 3rd/ Suite 3A	2,510	\$68.00/negot	Negotiable	Vacant		Office/D	2,510 SF	2,510 SF	\$14,223.33	22 Days	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
-------	----------	------------	------	-----------	---------	----------	-------------	--------------	---------	--------	-----------



152 W 57th St, New York, NY 10019

Carnegie Hall Tower

Between Sixth & Seventh Avenues

547,000 SF Class A Office Building Built in 1990

Building Notes: Designed by Cesar Pelli to complement the Renaissance Revival style of Carnegie Hall next door, Carnegie Hall Tower fashions a dramatic architectural presence and therefore commands sweeping panoramic views of Central Park, the Hudson River and the Manhattan skyline.

Tenants of Carnegie Hall Tower's highest floors enjoy unprecedented 360-degree views of the George Washington Bridge to New York Harbor, the East River to the Hudson, Central Park, even the Atlantic Ocean. These panoramas transform reception areas and conference rooms into breathtaking visual experiences.



Rising to a height of 60 stories, the mid-rise floors, from 8,000 to 10,500 square feet are virtually column-free, providing tenants great flexibility in interior design. Five windowed corner offices on each floor offer panoramic views in four directions presenting Central Park, the Hudson and East Rivers and the sparkling City skyline.


At the base of Carnegie Hall Tower are 24 flexible floor plates ranging from 9,800 to 14,500 square feet. Image conscious entrepreneurial firms can achieve the prestige of a full floor presence unlike any other in the City. Many of these floors also offer Central Park and open skyline views.

* 24 hour security including tenant-controlled elevator lockout system and card-reader security access

* Marble lobby with 24 hour concierge

P 41st/ Suite B	4,031	Negotiable	Negotiable	12/2007	Office/D	4,031 SF	4,031 SF	Negotiable	14 Days	N
Brand new, high-end prebuilt suite under construction featuring stone reception, pantry with stainless appliances, and full height wood doors with wood and glass sidelights. Extremely functional layout featuring 7 perimeter offices (two executive), interior conference room, and open area with direct presence off elevator. Excellent ceiling height throughout and package HVAC unit servicing the floor. Double corner suite with CENTRAL PARK, HUDSON RIVER, AND NEW YORK CITY VIEWS.										
P 41st/ Suite C	4,089	Negotiable	Negotiable	12/2007	Office/D	4,089 SF	4,089 SF	Negotiable	14 Days	N
Brand new, high-end prebuilt suite under construction featuring stone reception, pantry with stainless appliances, and full height wood doors with wood and glass sidelights. Extremely functional layout featuring 6 perimeter offices (two executive), windowed conference room, and windowed open area with direct presence off elevator. Excellent ceiling height throughout and package HVAC unit servicing the floor. Double corner suite with CENTRAL PARK, HUDSON RIVER, AND NEW YORK CITY VIEWS										
P 41st/ Suite A	1,980	Negotiable	Negotiable	12/2007	Office/D	1,980 SF	1,980 SF	Negotiable	14 Days	N
Brand new, high-end prebuilt suite under construction featuring stone reception, pantry with stainless appliances, and full height wood doors with wood and glass sidelights. Extremely functional layout featuring 3 perimeter offices (one executive), interior conference room, and open area with direct presence off elevator. Excellent ceiling height throughout and package HVAC unit servicing the floor. Corner suite with excellent New York City views.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	200 W 57th St, New York, NY 10019 Rodin Studios S/W/C of Seventh Avenue 158,607 SF Class A Office Building Renovated in 2007 Built in 1917 Building Notes: Located directly across from Carnegie Hall at 57th Street and Seventh Avenue, this classic Cass Gilbert structure has been restored inside and out at a cost of over \$2 million. The renovation features a painstaking restoration of the magnificent vaulted lobby ceiling, enhanced by the use of travertine and wall-sized mirrors; fully refurbished corridors with bronze reflective ceilings, solid oak doors and custom signage; a full mechanical systems overhaul; new travertine facade at street level with ornamental bronze grills; signature pavements; new storefronts; a new subway entrance; and new plantings. The street address speaks for itself--the building is within a short walking distance of Rockefeller Center and the midtown office district, Central Park, Lincoln Center and a wealth of other cultural institutions. 57th Street and environs are lined with New York's most exclusive shops and department stores. The area is also famous for its fine restaurants and great hotels, like the Plaza, St. Moritz and Parker Meridien. The BMT subway station is directly beneath, and the Columbus Circle terminal is one block away. This corner is also the site for stops on the 57th Street crosstown and Seventh Avenue downtown bus routes. Features: * Beautifully restored lobby and hallways * Modernized concierge-controlled, high-speed elevators * 24 hour concierge & access * Tenant-controlled A/C										
	P 11th/ Suite 1104	2,765	\$75.00/+elec	Negotiable	05/2008	Office/D	2,765 SF	2,765 SF	\$17,281.25	7 Days	N
	Base rent: \$17,281.25 per month. Electric is \$748.85 per month.										
	250 W 57th St, New York, NY 10019 Fisk Bldg Between Broadway & Eighth Avenue 512,415 SF Class B Office Building Built in 1921 Building Notes: 250 West 57th Street is a classic 26-story office tower, technologically updated to meet the demands of a new century. Our thorough enhancement and upgrade program provides a first-rate infrastructure and a premier business environment. A \$30 million improvement program is well underway at 250 West 57th Street, and includes upgrades to the building façade, building mechanicals, lobby renovation, new windows, new elevator cabs with video monitors and new corridors. 250 West 57th Street is an important and prominent address. Located at one the city's best serviced transportation hubs, 250 West 57th Street is at the epicenter of one of New York's finest, revitalized commercial districts featuring full office services, outstanding shopping, a broad range of dining and food services, hotels, and the arts. Our neighbors include the Time Warner Center, Carnegie Hall, Lincoln Center, the headquarters for Hearst and Newsweek, and Central Park.										
	P 13th/ Suite 1316	2,715	\$58.00/+elec	5 yrs	Vacant	Office/D	2,715 SF	2,715 SF	\$13,122.50	5 Days	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	133 E 58th St, New York, NY 10022 N/W/C of Lexington Avenue 128,659 SF Class B Medical Building Built in 1930 Building Notes: * Attended lobby * 24 hour/7 day access * Tenant-controlled HVAC * Perfect for general office, medical or dental use * Across from Bloomingdales * Multiple Telecommunication Service Providers										
	P 12th	3,790	\$55.00/negot	2-3 yrs	12/2007	Office/S	3,790 SF	3,790 SF	\$17,370.83	12 Days	N
Comments: *Move-in condition(1yr old installation) *Bright, light space with new Thermal pane operable windows *Tenant-controlled A/C * Possession: 12/1/2007 *Very bright & light space. Four exposures * New operable Thermalplane windows * Excellent access to subways at 59th Street											



150 E 58th St, New York, NY 10155

Architects & Designers Bldg

Between Third & Lexington Avenues

527,000 SF Class A Office Building Built in 1969

Building Notes: 3/1998: 150 East 58th Street LLP, an affiliate of Vornado Realty Trust, purchased 150 East 58th Street & 964 Third Avenue from 150 East 58th St Partnership for \$118 million. Newmark & Company Real Estate, Inc. negotiated the sale.

The Architecture & Design (A&D) building has over 200,000 sq. ft. dedicated to manufacturers in the commercial and residential furnishings industry. The A&D Building is known as a premier design address in New York for residential, kitchen and bath and commercial furnishings.

* Wired and serviceable for high speed internet access by Everest Broadband Networks

* Interconnecting lobby and shares lot with 964 Third Avenue

* Lobby renovated in 1999

* Security

* 24 hour/7 day access

* 225 car garage

* First 12 floors leased to decorative arts tenants

* High window to floor ratio

* Spectacular views

* Excellent proximity to transportation, restaurants and shopping

*FLOOR SIZES: Range: 11,000 rsf - 20,000 rsf

*PEDESTRIAN ENTRANCE: 58th Street between Lexington and Third Avenue; Annex entrance on Third Avenue between 57th and 58th Street.

*SLAB HEIGHT: 11'3" - 11'6"

*ELECTRICAL SERVICE: 7-8 watts per useable sf

*EMERGENCY LIGHTING: Emergency battery back-up light fixtures throughout building stairwells.

*HVAC: The building provides HVAC from 8:00am - 6:00pm Monday through Friday and is equipped for supplemental A/C units to tie-in to a tenant cooling tower.

*TELECOMMUNICATIONS: The building is equipped for fiber-optic and cable wiring.

P 29th	2.011	Negotiable	5-10 yrs	Arranged	Office/D	2.011	SF	2.011	SF	Negotiable	5 Days	N
--------	-------	------------	----------	----------	----------	-------	----	-------	----	------------	--------	---

The receipt and use of this proprietary information appoints Manhattan Office Space™ (MOS) the sole procuring broker in any lease/sublease transaction as to those spaces (a) identified herein or (b) shown to the recipient by MOS personnel. This copyrighted report contains research licensed to Manhattan Office Space™ - 63250.

11/13/2007
Page 15

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
Pre-built											




211 E 59th St, New York, NY 10022


11,500 SF Class B Office with street-level Retail Building Renovated in 1984 Built in 1910


Building Notes: -



E 3rd	2,000	Negotiable	Negotiable	05/2008		Office/D	10,000 SF	2,000 SF	Negotiable	4 Wks	N
	Rent upon request										
E 4th	2,000	Negotiable	Negotiable	05/2008		Office/D	10,000 SF	2,000 SF	Negotiable	4 Wks	N
	Rent upon request										
E 5th	2,000	Negotiable	Negotiable	05/2008		Office/D	10,000 SF	2,000 SF	Negotiable	4 Wks	N
	Rent upon request										
E 6th	2,000	Negotiable	Negotiable	05/2008		Office/D	10,000 SF	2,000 SF	Negotiable	4 Wks	N
	Rent upon request										




[illegible]


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	1 Battery Park Plz, New York, NY 10004										
	Btwn State,Pearl,Bridge & Whitehall										
	775,990 SF Class A Office Building Built in 1971										
	Building Notes: 1 Battery Park Plaza is centrally located in the heart of the Financial District, occupying the full block bounded by Bridge, Pearl, Whitehall and State Streets.										
State-of-the-art security system including card readers, motion detectors, video intercom and closed-circuit TV. Magnificent harbor views. Freight entrance on Bridge Street. Extended base building HVAC hours; supplemental cooling. 150 car garage. Convenient to transportation: IRT, BMT, Staten Island Ferry, FDR Drive and West Side Highway.											
P 24th	5,500	Negotiable	Thru Apr 2011	Arranged	As-Is	Office/S	5,500 SF	5,500 SF	Negotiable	19 Days	N
Floor: Part 24th Area: 5,500 rsf Possession: Arranged Rental Rate: Upon Request Term: Through April 29,2011 Features * Built in good condition * Open layout - works well for trading * Partial river views and good light * Direct extension possible * Phones and furniture may be available											

	11 Broadway, New York, NY 10004										
	Bowling Green Bldg										
	Between Battery Place & Morris St										
	490,709 SF Class B Office Building Built in 1898										
Building Notes: Built by financier Spencer Trask in 1898 and altered in 1920, 11 Broadway presents a unique form to the area skyline with its entrance reminiscent of ancient Egypt and its upper floors of glazed brick piers. The building is wired and serviceable for high speed Internet access, has Fiber optic services for voice and data connection services, and has redundancy built-in for critical mechanical and electrical systems. The building also offers an attended lobby, security service, and tenant-controlled A/C.											
In February 1997 the City of New York, the Alliance for Downtown and the owners of 11 and 32 Broadway, 55, 90 and 111 John St., and 90 William St. have launched the "Plug 'n Go" marketing program to attract high-tech firms to Lower Manhattan. The program offers rental discounts on Internet-ready space and will offer industry-related seminars, networking events and information sharing.											
P 4th/ Suite 410	2,312	\$38.00/+elec	Negotiable	Vacant	Some Work	Office/D	2,312 SF	2,312 SF	\$7,321.33	15 Days	N
Equipped for data facility. \$3.25 psf for electric.											
P 9th/ Suite 968	1,550	\$38.00/+elec	Negotiable	Arranged		Office/D	1,550 SF	1,550 SF	\$4,908.33	4 Wks	N
\$3.25 psf for electric.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	61 Broadway, New York, NY 10006 Between Exchange Alley & Rector St 619,238 SF Class A Office Building Renovated in 1988 Built in 1916 Building Notes: 09/08/2004: Building sold. See Comps# NYC-34200 1/98: Crown Properties purchased the building from Metropolitan Life Insurance Company for \$58 million. The seller was represented by Sonnenblick-Goldman Company. The buyer was represented by Kriss & Feit, P.C. 5/20/88: Building was sold for \$90,000,000 to Metropolitan Life Insurance Company. The seller was 19 New York Properties L.P. * Building completely renovated * Award-winning fully restored Beaux-Arts lobby * Restored and refurbished facade * Central location to the Exchanges, Financial District destinations and all modes of transportation * New elevators with computerized controls * New electrical/mechanical systems * Thermostatically controlled heating and cooling system * 24 hour/7 day concierge and security system * Handsome common areas with mahogany moldings and baseboards, full-height hardwood doors * Above-standard electrical system * Thermopane windows * Subway entry										
	P 5th	3,365	\$50.00/negot	5-10 yrs	Vacant	Office/D	3,365 SF	3,365 SF	\$14,020.83	15 Days	N
	Comments: *Build to suit										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	65 Broadway, New York, NY 10006 Media Technology Center at 65 Broadway Between Exchange Alley & Rector St 342,278 SF Class B Office Building Renovated in 1985 Built in 1917 Building Notes: Most recently the American Bureau of Shipping Building; previously the American Railway Express Company Building. Originally built as office space for American Express in 1916. New elevator cabs and mechanical systems, attended lobby, 24 hour/7 day access, freight entrance on Trinity Place. Fully renovated in 1985, already fiber wired, in-house telecom provider-anything from 56K to multiple T3s. State of the art security. Near all major transportation.										
	P 5th/ Suite 502-03	3,245	\$40.00/+elec	Negotiable	03/2008	Office/D	3,245 SF	3,245 SF	\$10,816.67	18 Days	N
	Paint, carpet, moderate work										
	150 Broadway, New York, NY 10038 N/E/C of Liberty Street 248,627 SF Class B Office Building Built in 1924 Building Notes: * New lobby, elevator cabs and windows * Tenant-controlled A/C * 24 hour access/security Leases signed in this building may qualify for the Commercial Revitalization Tax Incentive Program. Please contact the Alliance for Downtown New York's Benefits Hotline, (212)732-2407.										
	P 16th/ Suite 1616	2,636	\$42.00/+elec	Negotiable	03/2008	Office/D	2,636 SF	2,636 SF	\$9,226.00	25 Days	N
	Plus escalations.										
	P 19th/ Suite 1920	1,977	\$42.00/+elec	Negotiable	02/2008	Office/D	1,977 SF	1,977 SF	\$6,919.50	22 Days	N
	Plus escalations. Could be made available immediately.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	160 Broadway, New York, NY 10038 Between Liberty St & Maiden Lane 113,600 SF Class B Office Building Built in 1908 Building Notes: * Wired and serviceable for high speed internet access by Everest Broadband Networks * Interconnecting lobbies & shared lots with 6 Liberty Pl & 6 Maiden Ln * Attended lobby * 2 interconnected buildings Leases signed in this building may qualify for the Commercial Revitalization Tax Incentive Program. Please contact the Alliance for Downtown New York's Benefits Hotline, (212)732-2407.										
	P 10th/ Suite 1010	1,731	\$30.00/+elec	1-10 yrs	Vacant	Some Work Office/D	1,731 SF	1,731 SF	\$4,327.50	15 Days	N
	1,731sf										
	225 Broadway, New York, NY 10007 Transportation Bldg S/W/C of Barclay Street 480,831 SF Class B Office Building Built in 1927 Building Notes: Wired and serviceable for high speed internet access. Also features an attended lobby and security service. Leases signed in this building may qualify for the Commercial Revitalization Tax Incentive Program. Please contact the Alliance for Downtown New York's Benefits Hotline, (212)732-2407.										
	P 16th/ Suite 1608	1,563	\$35.00/+elec	Negotiable	Vacant	Office/D	1,563 SF	1,563 SF	\$4,558.75	15 Days	N
	LEASE PENDING \$3.25 PSF for Electric										
	P 34th/ Suite 3404	1,662	\$38.00/+elec	Negotiable	Vacant	Office/D	1,662 SF	1,662 SF	\$5,263.00	4 Wks	N
	\$3.25 PSF for Electric										
	391 Broadway, New York, NY 10013 Between Walker & White Streets 18,000 SF Class B Office with street-level Retail Building Built in 1915 Building Notes: -										
	P 5th/ Suite 2	2,900	\$38.07/+util	3-4 yrs	01/2008	Some Work Office/D	2,900 SF	2,900 SF	\$9,200.25	18 Days	N
	2900 SF direct utilities available January 1, 2008 3-4 year term creative loft space full floor private bathrooms \$9200 a month direct utilities tin ceilings shown by appointment only- mrouzen@aol.com										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 594 Broadway, New York, NY 10012 Between Prince & Houston Streets 216,363 SF Class B Office Building Built in 1897 Building Notes: * Completely renovated building </div> </div>											
P 6th/ Suite 607	3,275	\$51.00/mg	Negotiable	12/2007		Office/D	3,275 SF	3,275 SF	\$13,918.75	26 Days	N
P 9th/ Suite 906	2,520	\$51.00/mg	Negotiable	01/2008		Office/D	2,520 SF	2,520 SF	\$10,710.00	26 Days	N



665 Broadway, New York, NY 10012

Between Bleecker & Bond Streets

160,000 SF Class B Office Building Built in 1912

Building Notes: 665 Broadway has undergone an extensive renovation including:

- * New lobby with attended concierge
- * New cooling towers and condenser water loop
- * New Fin-tube perimeter heating system
- * New life safety systems
- * New operable windows
- * New elevators, shafts and motor
- * New directly metered electric service
- * New sprinkler system
- * New core with bathrooms, HVAC rooms, telephone and electric closets
- * Building wired with fiber optics

665 Broadway is located in the Washington Square area, where classic architecture abounds and some of New York City's most progressive organizations are headquartered. Penn Station and Grand Central Station are just minutes away.

- * Shares lot with 661 Broadway

P 3rd/ Suite 302	3,600	Negotiable	Thru Dec 2010	05/2008	Office/S	18,600 SF	13,600 SF	Negotiable	5 Days	N
Rare block of space in Greenwich Village, 3 separate suites located on the 3rd and 4th floors. Versatile installations in place, including both executive and administrative functions with open and perimeter office configurations throughout. Phone and Furniture are available for subtenant use. Strong Sublandlord that is motivated to sublease this space. Long Term direct extension is possible with the Landlord. Conveniently accessible to subway lines: 6, F, V, N, R, W, Shuttle train and the PATH. Neighborhood amenities include New York Spots Club, fine cuisine and great shopping. Close proximity to Washington Square Park, Union Square and Tompkins Square Park.										
P 3rd/ Suite 300	5,000	Negotiable	Thru Dec 2010	05/2008	Office/S	18,600 SF	13,600 SF	Negotiable	5 Days	N
Rare block of space in Greenwich Village, 3 separate suites located on the 3rd and 4th floors. Versatile installations in place, including both executive and administrative functions with open and perimeter office configurations throughout. Phone and Furniture are available for subtenant use. Strong Sublandlord that is motivated to sublease this space. Long Term direct extension is possible with the Landlord. Conveniently accessible to subway lines: 6, F, V, N, R, W, Shuttle train and the PATH. Neighborhood amenities include New York Spots Club, fine cuisine and great shopping. Close proximity to Washington Square Park, Union Square and Tompkins Square Park.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
P 3rd	5,000	\$50.00/+elec	Negotiable	04/2008	As-Is	Office/D	18,600 SF	13,600 SF	\$20,833.33	19 Days	N
4 windowed offices, large conference room, large IT room with supplemental AC, open area for 15 workstations.											
P 4th/ Suite 400	5,000	Negotiable	Thru Dec 2010	05/2008		Office/S	18,600 SF	5,000 SF	Negotiable	5 Days	N
Rare block of space in Greenwich Village, 3 separate suites located on the 3rd and 4th floors. Versatile installations in place, including both executive and administrative functions with open and perimeter office configurations throughout. Phone and Furniture are available for subtenant use. Strong Sublandlord that is motivated to sublease this space. Long Term direct extension is possible with the Landlord. Conveniently accessible to subway lines: 6, F, V, N, R, W, Shuttle train and the PATH. Neighborhood amenities include New York Spots Club, fine cuisine and great shopping. Close proximity to Washington Square Park, Union Square and Tompkins Square Park.											



873 Broadway, New York, NY 10003

N/W/C East 18th Street

100,000 SF Class B Office Building Built in 1900

Building Notes: * 24 hour access
Loft

P 5th/ Suite 502	3,500	\$49.00/+elec	Negotiable	Vacant		Office/D	3,500 SF	3,500 SF	\$14,291.67	22 Days	N
------------------	-------	---------------	------------	--------	--	----------	----------	----------	-------------	---------	---



1370 Broadway, New York, NY 10018

S/E/C West 37th Street

250,517 SF Class B Office Building Built in 1922




Building Notes: 7/03: The building sold. Please see Comps NYC-80880-08-0320.


Located in the heart of Times Square South, on Broadway between 36th and 37th Streets, 1370 Broadway has been fully renovated with a new lobby, new elevator cab and new common corridors. The building features a mix of large and small office and showroom tenants. Recently renovated lobby, elevator cabs and common corridors.


The address of the building is 1364-1370 Broadway.


P 8th/ Suite P8th	2,088	Negotiable	Negotiable	Vacant	Some Work	Office/D	2,088 SF	2,088 SF	Negotiable	25 Days	N
-------------------	-------	------------	------------	--------	-----------	----------	----------	----------	------------	---------	---



Space appears much large than 2,088sf. Layout includes two large offices, one small office, conference/showroom and reception. New installation, wood floors, exposed ceilings. E-mail Michael@benchmarknyc.com for details and showings.


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	1410 Broadway, New York, NY 10018										
	S/E/C West 39th Street										
	358,450 SF Class A Office Building Renovated in 2004 Built in 1930										
	Building Notes: This building has an attended lobby and offers 24 hour/7 day access										
P 22nd	2,300	\$49.00/+elec	Thru Oct 2008	Arranged	As-Is	Office/S	2,300 SF	2,300 SF	\$9,391.67	4 Wks	N
4 executive offices, 2 of which are windowed. Very bright. Furniture possibly available.											
	1430 Broadway, New York, NY 10018										
	S/E/C West 40th Street										
	364,000 SF Class B Office Building Built in 1955										
	Building Notes: * Attended lobby										
* 24 hour/7 day access											
* State of the art telecommunications and high-speed internet services											
* Central air conditioning											
* Freight entrance on West 40th Street											
* Very favorable loss factor											
P 16th	2,228	\$50.00/+elec	Negotiable	02/2008		Office/D	2,228 SF	2,228 SF	\$9,283.33	14 Days	N
4 private offices Conference room Bull pen											
	1560 Broadway, New York, NY 10036										
	Actor's Equity Bldg										
	Between 46th & 47th Streets										
	212,500 SF Class B Office Building Built in 1924										
Building Notes: -											
P 5th	1,800	\$50.00/+elec	2-10 yrs	Vacant		Office/D	1,800 SF	1,800 SF	\$7,500.00	14 Days	N
Electric is \$3.50/sf. 1,800 square feet will extraordinary views of Times Square is available at The Actors' Equity Building. The space has two windowed offices, a large conference room, pantry and up to 15 workstations. The building has recently completed a major renovation including new lobby, corridors and elevator cabs.											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	1700 Broadway, New York, NY 10019 Between 53rd & 54th Streets 596,559 SF Class A Office Building Built in 1968 Building Notes: With its precedent-setting architecture, the building that introduced the state-of-the-art business environment to Midtown's west side has recently undergone a major renovation project that has enhanced its status as one of the premier high-tech towers in corporate Manhattan.										
	* Wired and serviceable for high speed internet access by Everest Broadband Networks										
	* Newly enlarged marble lobby										
	* Central concierge/security command station										
	* State-of-the-art security including video monitoring, cardkey access, floor-by-floor lockout, and messenger center										
	* New high-tech elevators with call response and memory feature										
	* Otis Elvonic										
	* Fiber optic and microwave transmission capabilities										
	* 24 hour garage in the building accessed by secured in-building elevator										
	* Additional entrance on Broadway										
	* Owner managed										
	* Low loss factor										
P 21st	1,900	Negotiable	5-10 yrs	Vacant		Office/D	1,900 SF	1,900 SF	Negotiable	6 Days	N
Brand new full completed pre-built units with high-end finishes featuring a wood & glass installation, stone reception area, pantry, and conference room.											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 22 Cortlandt St, New York, NY 10007 Between Broadway & Church Street 647,875 SF Class A Office Building Built in 1973 Building Notes: * Renovated attended secure lobby/24 hr. building * Near transportation: Entrances for all North/South Lower Manhattan Subways & PATH are on block * Building qualifies for Lower Manhattan Revitalization Plan * Unobstructed panoramic views, turn-key installation, high-tech design throughout. * Upgraded air conditioning * Fiber optics in building * 26' column spans * 12' slab height </div> </div>											
P 14th	2,521	\$40.00/negot	Thru Apr 2013	01/2008		Office/S	2,521 SF	2,521 SF	\$8,403.33	15 Days	N
Comments: *Mix of office and open space *Great views *Great location *24 hour/7 day access *Close to proximity to transportation											



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	494 Eighth Ave, New York, NY 10001 S/E/C West 35th Street 108,000 SF Class B Office Building Renovated in 2000 Built in 1928 Building Notes: * Newly renovated lobby with 24/7/365 access * Fully wired with fibre, satellite and cable connectivity * New tenant controlled HVAC Systems * New elevators * Corner building with wraparound windows * Convenient to all subway lines * Across from Penn Station * High Quality Build Out * Will Modify to Suit * Light, Bright Space * Brand New Windows * Attended Lobby * High Speed Internet Access * Tenant-Controlled HVAC										
	E 3rd	5,250	Negotiable	7-10 yrs	01/2008	Office/D	5,250 SF	5,250 SF	Negotiable	4 Days	N
	3 windowed offices, Conference room, Bullpen, Reception area and Pantry. Rent upon request. NW corner, 3 offices, conference room, reception, filing, and copy area. *High Quality New building installation *Will design to suit *Light, bright space with views *24/7 access *Renovated, attended lobby *New elevators with elevator lock off. *High speed internet access *Tenant-controlled HVAC										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	555 Eighth Ave, New York, NY 10018 Between 37th & 38th Streets 150,000 SF Class B Office Building Renovated in 2000 Built in 1927 Building Notes: 24/7 Access. Renovated attended lobby. Full time professional security. New elevators, bathrooms, windows, heavy electric, sprinklered, very light, great views and internet.										
	P 8th/ Suite 802	3,511	\$36.95/tbd	3-5 yrs	02/2008	Office/D	4,121 SF	4,121 SF	\$10,810.95	22 Days	N
Bright space with alot of windows.											
	267 Fifth Ave, New York, NY 10016 N/E/C East 29th Street 60,000 SF Class B Office Building Built in 1915 Building Notes: 267 fifth avenue is an upscale, doorman building in the heart of midtown Manhattan. The building is a family-managed property, providing tenants with that extra sense of comfort and personal attention. The building's office space ranges from an intimate 169 sq. ft. to an entire floor of 5,000 sq. ft. and features newly refurbished maple floors, high-end light fixtures, double-glass windows and 14-foot ceilings. With an interior color scheme that exudes warmth and comfort, working at 267 Fifth is as close as you can get to working in the comfort of your own home. Not everyone's home, however, offers stunning views of the Empire State Building, the famous Marble Collegiate Church and the Church of Transfiguration and its lush garden. The building's management is not only onsite but also directs an onsite construction team that will expertly customize your space to fit your needs. But that's not all. The building has 24/7 accessibility. It is equipped with a closed-circuit TV security system and provides doorman service, ensuring a safe and secure working environment any time of day or night. Conveniently located just a few minutes from the N/R, 1/9 and 6 trains and Penn Station, 267 Fifth Avenue provides your business with convenience, prestige and luxury. Why go anywhere else?										
	P 5th/ Suite 502	1,888	\$60.00/+elec	3 yrs	03/2008	Office/D	1,888 SF	1,888 SF	\$9,440.00	5 Days	N
Comments: *Ideal for office/showroom use *Rubbish \$.60psf											



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	276 Fifth Ave, New York, NY 10001 S/W/C West 30th Street 140,000 SF Class B Office Building Built in 1890 Building Notes: * New lobby & windows * 24 hr attendant & security * Freight entrance on W 30th Street * Night cleaning included * 24/7 access 05/08/2002: Property sold to The Kash Group. See Comps # NYC-90512.										
	P 3rd/ Suite 301	2,138	\$50.00/+elec	5-7 yrs	Vacant	Office/D	2,138 SF	2,138 SF	\$8,908.33	27 Days	N
	Two offices. Alcove bull pen. Remaining space is open area.										
	500 Fifth Ave, New York, NY 10110 Salmon Tower N/W/C West 42nd Street & Fifth Ave 687,565 SF Class A Office Building Built in 1932 Building Notes: This building offers a number of outstanding views in its Prime Grand Central Location. In addition it has a steam cleaned facade, upgraded mechanical systems, tenant-controlled HVAC, 24 hour/7 day access, fiber optic link, state-of-the-art security system, video conferencing facility, and it is directly across from New York's Hot Spot, Bryant Park.										
	P 16th/ Suite 1650	3,700	Negotiable	5-7 yrs	01/2008	Office/D	3,700 SF	3,700 SF	Negotiable	25 Days	N
	Views of up Fifth Avenue. 8 offices plus open area and pantry. Very efficient space. Please see attached plan for existing conditions. Can be combined with Suite 1650 to create a 9,544 rsf unit.										
	P 18th/ Suite 1820	3,971	Negotiable	Thru Dec 2010	Vacant	Office/S	3,971 SF	3,971 SF	Negotiable	6 Days	N
	Move-in condition sublease with two offices, conference room and open areas. Perfect for tenants looking for an open plan. Outstanding light with views of New York Library and Bryant Park.										
	P 30th/ Suite 3020	4,338	Negotiable	Thru May 2009	Vacant	Office/S	4,338 SF	4,338 SF	Negotiable	21 Days	Y
	Short-term sublease with views of Bryant Park and New York Library; Six offices, two conference rooms and open area; Tenant will share premises for smaller requirements.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>666 Fifth Ave, New York, NY 10103 Between 52nd & 53rd Streets 1,454,110 SF Class A Office Building Renovated in 1999 Built in 1957</p> <p>Building Notes: 12/02: The Tishman Speyer/TMW partnership that owns the building has hired Lazard Freres to handle the marketing of the building. The sales price is expected to reach \$900 million.</p> <p>3/15/00: Sumitomo Realty & Development sold the building to 666 Fifth, L.P. for \$518 million. CB Richard Ellis represented the seller.</p> <p>1/99: The building completed an \$39 million renovation which included: an upgrade of the building's lobby, installation of an all-glass two-story facade, and moving the underground subway entrance which is now directly accessible from 53rd Street, rather than through the building concourse. The renovation was designed by the architectural firm of Ashihara Associates.</p> <p>This stately internationally renowned office tower houses 1.46 million square feet of prime office space and occupies the entire block on Fifth Avenue between 52nd and 53rd streets. 666 Fifth's central location and huge floor space distinguish it from all other buildings in the area, attracting among its tenants leaders in insurance, construction, publishing and communications, banking and financial management and international trade.</p> <p>Within a few minute's walk in any direction there is an outstanding range of activities, including internationally renowned restaurants, shops, museums, entertainment, cultural exhibitions and major corporate headquarters. The exceptional quantity and quality of restaurants and cafes in the surrounding neighborhood are well known. Grand Central Station is a short walk away and Rockefeller Center is just across the street.</p> <ul style="list-style-type: none"> * Underground retail arcade * Attended lobby * 24 hour/7 day access * Large window expanses on all four sides * Excellent column spacing * Full sprinkler system * In-building parking garage * Direct access to E and F subway lines and garage * "Grand Havana Room" located on the top floor of the building * Cost-effective handling of special HVAC/electrical requirements 											
P 14th	4,162	\$105.00/+elec	5-10 yrs	09/2008		Office/D	4,162 SF	4,162 SF	\$36,417.50	27 Days	N
Partial floor. 8 offices conference room storage/copy room reception open area											



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	712 Fifth Ave, New York, NY 10019										
	S/W/C West 56th Street										
	540,000 SF Class A Office Building Built in 1989										
	Building Notes: 6/98: Building was purchased by Paramount Group from 712 Fifth Avenue Associates for \$282,420,000. Lazard Freres & Company, LLP represented the seller in the deal.										
	Located in the heart of the Plaza District at the corner of 56th Street, 712 Fifth Avenue offers convenient proximity to New York's leading hotels, restaurants, shops and corporate headquarters.										
The graceful office tower is constructed of luminous gray limestone, lightly polished pearl-gray Mariposa marble, black Cambrian granite, and bronze. 712 Fifth Avenue was designed by the renowned architectural firm of Kohn Pedersen Fox and rises over five floors of Henri Bendel's flagship department store, which now incorporates the landmark fronts of the former Coty and Rizzoli Buildings. These Fifth Avenue landmark facades have been meticulously restored to their turn-of-the-century elegance.											
State-of-the-art security and life-safety systems combine sophisticated technology with the city's most competent and attentive professional staff.											
* Office entrance on West 56th Street											
* 24 hour/7 day access											
* 24 hour concierge and security											
* Direct electric metering											
* In-house messenger service											
* 9-foot finished ceilings											
P 41st	2,667	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	2,667 SF	2,667 SF	Negotiable	4 Wks	N
Rent is Negotiable Central Park Views											



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	333 Hudson St, New York, NY 10013 S/W/C of Charlton Street 101,290 SF Class B Office Building Renovated in 2000 Built in 1925 Building Notes: Building has undergone an extensive renovation with new windows, new lobby, new facade, and new wiring. 10/98: 333 Hudson Street LLC purchased building from Gerson Offset Lithography Company, Inc. for \$4,100,000. Newmark & Company represented the buyer and seller. * An additional 25,000 square feet, floors 11-13, may be built on top of the existing structure * Newly renovated lobby and entrance * Closed circuit TV intercom security * Public transportation within walking distance										
	P 9th/ Suite 901	2,700	\$48.00/negot	Negotiable	Vacant	Some Work Office/D	2,700 SF	2,700 SF	\$10,800.00	22 Days	N
	\$10,800 per month. Direct Electric. Possession: immediate. Description: corner unit with northeast exposures. Wood floors, new windows, water, tenant controlled AC, exposed ceilings, great light. Partially built.										
	111 John St, New York, NY 10038 N/W/C of Pearl Street 296,076 SF Class B Office Building Built in 1929 Building Notes: The building is Wired and serviceable for high speed internet access. The Art Deco marble lobby has 24 hour/7 day security & access. Other amenities include on-site parking, owner-managed, full sprinkler system, operable windows, Dual Ring FDDI Back-bone and switched ethernet available, 220 Amp circuits available, Cisco 7513 routers with redundant Internet backbone DS3s, Fiber optic services for voice and data connection services and redundancy built-in for critical mechanical and electrical systems. February 1997: The City of New York, the Alliance for Downtown and the owners of 11 & 32 Broadway, 55, 90 & 111 John, and 90 William have launched the "Plug 'n Go" marketing program to attract high-tech firms to Lower Manhattan. The program offers rental discounts on Internet-ready space and will offer industry-related seminars, networking events and information sharing.										
	P 17th/ Suite 1702	1,860	\$35.00/+elec	Negotiable	Vacant	Office/D	1,860 SF	1,860 SF	\$5,425.00	4 Wks	N
	LEASE PENDING 3% per annum in lieu of operating expense. Real estate tax pass along. \$3.25 psf for electric.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	353 Lexington Ave, New York, NY 10016 S/E/C East 40th St. & Lexington Ave 78,000 SF Class B Office Building Built in 1926 Building Notes: 6/99: Building sold to Hilson Management. Eastern Consolidated Properties represented the seller, The Macklowe Organization.										
	* Attended lobby										
	* 24 hour, 7 day access										
	* Recently renovated										
	* Modernized thermopane windows										
	* 2 blocks from Grand Central and convenient to all public transportation										
	* Fully wired										
E 4th	5,200	Negotiable	Thru May 2012	Vacant	Some Work	Office/S	5,200 SF	5,200 SF	Negotiable	8 Days	N
Size: 5,200 SF Term: Sublease thru May 2012 Notes: 9 windowed offices conference room 4-6 work areas Kitchen Reception area Full Floor identity Asking: Negotiable Showings only after hours or early in the morning.											
	360 Lexington Ave, New York, NY 10017 N/W/C East 40th St. & Lexington Ave 251,382 SF Class A Office Building Built in 1957 Building Notes: -										
P 23rd	4,200	\$64.00/+elec	10 yrs	05/2008		Office/D	4,200 SF	4,200 SF	\$22,400.00	13 Days	N



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	420 Lexington Ave, New York, NY 10170 Graybar Bldg Between 43rd & 44th Streets 1,188,000 SF Class A Office Building Built in 1927 Building Notes: Winner of the BOMA/NY 1994-95 Historic Building of the Year Award. The Graybar building offers a newly renovated lobby, dramatic new entrance design and new storefront. In addition, the building has upgraded CCTV security system and centered security desk, direct access to Grand Central Terminal, and in-house messenger center.										
	P 23rd/ Suite 2300	2,396	\$65.00/+elec	Negotiable	04/2008	Office/D	2,396 SF	2,396 SF	\$12,978.33	12 Days	N
Move in condition.											
	441 Lexington Ave, New York, NY 10017 N/E/C East 44th St. & Lexington Ave 104,784 SF Class A Office Building Built in 1924 Building Notes: * Attended lobby with T.V. security * Entrance on East 44th Street * 24 hour/7 day access										
	E 18th	3,700	\$63.00/+elec	Negotiable	Vacant	Office/D	3,700 SF	3,700 SF	\$19,425.00	7 Days	N
Full Floor Identity in a Boutique Office Building in the heart of Grand Central. Built installation with great light; Tenant controlled a/c, brand new windows, bathrooms & wet pantry. Must be seen by appointment only.											



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>570 Lexington Ave, New York, NY 10022 Tower 570 S/W/C East 51st Street 450,000 SF Class A Office Building Built in 1930</p> <p>Building Notes: 05/17/01: Vornado Realty Trust along with Columbia University sold this building to BHM Company for \$120,000,000. Eastdil represented the seller and the buyer represented themselves.</p> <p>12/97: The building sold to Vornado Realty Trust along with 866 UN Plaza, 2 Penn Plaza, 2 Park Ave, 330 Madison Ave, 1740 Broadway, and 393 Seventh Ave for a combined total of \$654,000,000.</p> <p>Built to complement the nearby St. Bartholemew's Episcopal Church, this octagonal orange and buff brick tower, originally the RCA Victor Building, is one of the most distinguished and unique skyscrapers of its era. Note the marvelous detail of the decor both at street level and at the crown.</p> <ul style="list-style-type: none"> * Wired and serviceable for high speed internet access by Everest Broadband Networks * 1995/1996 BOMA/NY Award for Excellence for Historic Building * 1996 Recipient of the Lucy G. Moses Commercial Project Award * Gothic Art Deco design * Enameled terra cotta 30-foot tall crown * Restored brick facade * National landmark * New windows * TV security * 50th floor is mechanical * Attended lobby 											
E 28th	3,880	Negotiable	Thru Mar 2010	Vacant		Office/S	3,880 SF	3,880 SF	Negotiable	13 Days	N
Rent inclusion. Entire floor in classic midtown location. High-end installation. Furniture available. Excellent light. Seven windowed offices and a conference room. Easy access to Grand Central and Penn Station. Landlord will consider direct deal.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	180 Madison Ave, New York, NY 10016 The Lingerie Building S/W/C East 34th Street 252,503 SF Class B Office Building Built in 1927 Building Notes: 08/2005- Building is under contract. 12/00: S.L. Green Realty Corp and Morgan Stanley Real Estate Fund III, LLP purchased the building from 180 Madison Ave Co for \$41.25m. SL Green will have a 49.9% interest, while Morgan Stanley will have a 50.1% ownership interest in the property. * Ladies' lingerie building * Immaculate Old World Lobby * 24 hour/7 day access and security * Steps from the East Side IRT and within easy walking distance of Grand Central and Penn Stations										
	P 3rd/ Suite 301	2,533	\$60.00/+elec	5-10 yrs	Vacant	Some Work Office/D	2,533 SF	2,533 SF	\$12,665.00	15 Days	N
	Built out space (3 Large Offices / 1 Kitchen / Large Open Area)										
	185 Madison Ave, New York, NY 10016 N/E/C East 34th Street 91,800 SF Class B Office Building Built in 1910 Building Notes: * 24/7 access * Fully wired										
	P 4th/ Suite B	2,550	\$50.00/+elec	Negotiable	02/2008	Office/D	2,550 SF	2,550 SF	\$10,625.00	14 Days	Y
	Electric is direct to con Edison only on full floor. Landlord will negotiate a cash contribution towards work. Water \$150 per month. Sprinkler \$150 per month. Rubbish \$350 per month on each floor.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	274 Madison Ave, New York, NY 10016 Between 39th & 40th Streets 83,600 SF Class B Office Building Built in 1927 Building Notes: 274 Madison Avenue is open 24 hours a day, 7 days a week.										
	P 7th/ Suite 705	1,641	\$48.00/+elec	Negotiable	01/2008	As-Is	Office/D	1,641 SF	1,641 SF	\$6,564.00	19 Days
	275 Madison Ave, New York, NY 10016 S/E/C East 40th St. & Madison Ave. 281,263 SF Class A Office Building Built in 1931 Building Notes: 3/31/98: RFR Realty LLC purchased the building from Ben Ploiny Inc. for \$42 million. Eastern Consolidated represented both parties. February 1995: Building was transferred from 275 Madison, LLP to Ben Ploiny, Inc. <ul style="list-style-type: none">* Restored and modernized Art Deco lobby with 24 hour concierge* New closed-circuit security system* Computerized elevators* Tower floors have tenant-controlled A/C units* Operable windows* Lobby access to bank and coffee shop* Full floor identity										
	E 38th/ Suite 3800	3,500	\$80.00/negot	Negotiable	Arranged	Some Work	Office/D	3,500 SF	3,500 SF	\$23,333.33	18 Days
\$80.00-Rentable Square Feet Availability Arranged Great Layout & Great Views Glass Office Installation											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 317-325 Madison Ave, New York, NY 10017 Columbia Carbon Bldg N/E/C of 42nd and Madison 450,000 SF Class B Office Building Built in 1920 Building Notes: 5/01: SL Green purchased this building from Richfield Investment Company for \$105,600,000. Cushman & Wakefield and Williamson, Pickett, Gross, Inc arranged the sale </div> </div>											
<ul style="list-style-type: none"> * 24 hour/7 day attended lobby * New public corridors * New lobby & corridor treatment * Direct access to Grand Central Terminal * Tenant-controlled A/C * Cable ready through out * Fiber optics connections available * T1 line available 											
P 9th/ Suite 920	1,933	\$55.00/+elec	5 yrs	06/2008	As-Is	Office/D	1,933 SF	1,933 SF	\$8,859.58	22 Days	N
Move in condition.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	444 Madison Ave, New York, NY 10022										
	Between 49th & 50th Streets										
	401,686 SF Class A Office Building Built in 1931										
	Building Notes: 12/95: 444 Madison, LLC purchased building from P & E Properties. No further details were available.										
	* Renovated attended marble lobby										
* 24 hour/7 day access											
* Kastle Systems security											
* New HVAC											
* Newly renovated elevators											
P 32nd	3,208	Negotiable	Thru Oct 2009	Arranged		Office/S	3,208 SF	3,208 SF	Negotiable	7 Days	N
*Rent upon request Comments: *Corner unit with great light *Furniture available *Term: 10/1/2009											
P 34th/ Suite 3401	1,949	\$91.00/negot	Negotiable	12/2007		Office/D	1,949 SF	1,949 SF	\$14,779.92	4 Wks	N
P 35th	2,065	\$91.00/negot	Negotiable	02/2008		Office/D	2,065 SF	2,065 SF	\$15,659.58	6 Days	N
Comments: *Build-out, 5-7 offices, 2 conference rooms, open area, pantry, excellent condition											
	600 Madison Ave, New York, NY 10022										
	S/W/C East 58th Street										
	327,960 SF Class A Office Building Built in 1965										
	Building Notes: * Views of Central Park, Grand Army Plaza, & Madison Avenue										
	* Modernized attended lobby										
* 24 hour/7 day access											
* New HVAC, facade and entrance											
P 24th	2,035	Negotiable	Negotiable	04/2008	Some Work	Office/D	5,610 SF	5,610 SF	Negotiable	8 Days	N
This space can be combined with 3757sf for a total of 5610 sf.											
P 24th	3,575	Negotiable	Negotiable	04/2008	Some Work	Office/D	5,610 SF	5,610 SF	Negotiable	8 Days	N
This space can be combined with 2035 sf for a total of 5610 sf.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 80 Maiden Ln, New York, NY 10038 Between William and Pearl Streets 544,654 SF Class B Office Building Renovated in 1986 Built in 1912 Building Notes: Located at the south side of Maiden Lane between William and Pearl Streets, its H-shape, which allows for more natural light than a traditional rectangular box, inspired the design of the Equitable Building at 120 Broadway. The building, which rises 25-stories and totals 507,000 square feet, is located in the heart of the Financial District, two blocks from Wall Street and the subway.											
P 12th	2,360	\$45.00/negot	5-10 yrs	01/2008	Some Work	Office/D	2,360 SF	2,360 SF	\$8,850.00	6 Days	N
Existing upscale installation, only 2 years old.											
P 19th	3,422	\$40.00/negot	5-10 yrs	Vacant		Office/D	3,422 SF	3,422 SF	\$11,406.67	13 Days	N
Paint, carpet, moderate work Lots of windows facing two sides											
 125 Maiden Ln, New York, NY 10038 Water Street Plaza Between Pearl & Water Streets 302,330 SF Class B Office Building Built in 1958 Building Notes: 125 Maiden Lane is an institutional quality building occupying an entire block in the heart of Financial and Insurance Districts. Building amenities include high Speed T3 Internet Access; Fiber Optics; LAN Writing, new lobby with atrium entrance, 24 hour concierge/security service, and computerized elevators & new cabs. Complimentary gym facility with locker rooms and shower. Landscaped roof garden. Art work displayed in lobby, with exhibits changing quarterly.											
P 3rd	2,712	\$42.00/+elec	Negotiable	Vacant		Office/D	2,712 SF	2,712 SF	\$9,492.00	22 Days	N
Bright corner unit with lots of windows 5 offices Open area See www.125maiden.com for more information.											



32 Old Slip, New York, NY 10005

Financial Square

Between Front & South Streets

1,132,340 SF Class A Office Building Built in 1987

Building Notes: Financial Square is Downtown's most sophisticated new business environment. It has been designed to anticipate all the high-tech demands of today and





tomorrow, with many features simply unavailable at competing properties. The result being high-capacity, high-flexibility facilities for the modern tenant.



Financial Square is surrounded by landscaped plazas and welcomes tenants and visitors with a 40-foot granite and marble lobby. The stone facade of the building's base was designed to complement the masonry of the original 1st Precinct Station House adjacent to the building. Just steps from any Financial District appointment, Financial Square is also convenient to all ground, air, water and underground transportation.


Building-wide design features include:


- * Column-free design with continuous ribbon windows providing complete design flexibility
- * 24 hr tenant controlled HVAC
- * Individual electric metering directly to local utility
- * 100 lb. floor load capacity per sq ft
- * Separate messenger entrance and delivery distribution center
- * Basement-level garage and U.S. Post Office
- * Security system including closed circuit telemonitoring, ingress/egress screening, door alarms, panic alarms and direct phone links to security and concierge desk
- * Micro-processor elevator systems with lockout capacity
- * Provision for installation of tenant-supplied emergency generators to ensure uninterrupted power flow
- * Core facilities designed to accept supplemental electrical and HVAC equipment
- * Ample vertical pathways for power distribution or communications
- * 24 hour concierge and security
- * State-of-the-art safety systems
- * Tenant controlled HVAC
- * 24 hour/7 day access
- * 110-car garage
- * Multiple IDF/LAN rooms per floor
- * Fiber optic, high speed data access
- * T1-T3 service



P 4th	2,417	Negotiable	10-15 yrs	Vacant	Office/D	2,417 SF	2,417 SF	Negotiable	5 Days	N
-------	-------	------------	-----------	--------	----------	----------	----------	------------	--------	---


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
*Rent upon request Comments: *Garage for tenants *Above standard power and HVAC *Back up generator *Great views and light *Column-free space *High ceilings											
<div>  <div> 375 Park Ave, New York, NY 10152 Seagram Bldg Between 52nd & 53rd Streets 791,993 SF Class A Office Building Built in 1958 Building Notes: 07/2002: Partial interest sold, see Comps# NYC-18740-03-0320. 2/14/00: Building sold see comps number NYC-25616-05-0120. <p>Towering 38 stories above Park Avenue, this outstanding midtown office building is home to some of the world's most prestigious corporations. This building is a distinguished landmark International Style monument of glass walls and cubist simplicity designed by Ludwig Mies van der Rohe and Philip Johnson. The Seagram Building is ideally located between 52nd & 53rd Streets, just minutes away from Grand Central Station; it is also convenient to banking, business centers, hotels, restaurants, shopping, athletic facilities and luncheon clubs. The Four Seasons and the Brasserie restaurants are located in the building. The designated landmark lobby features travertine walls and floor and bronze mullions.</p> <p>Other amenities offered include: 24 hour concierge, security and access, 150-car garage, outdoor public plaza with water fountains, full sprinkler systems with direct communication to each floor from a fire command station in the ground level lobby, cellular floors, closed circuit television, monitoring all public areas from ground floor, and computer-controlled mechanical operations and equipment.</p> </div> </div>											
P 19th/ Suite 1902	2,204	Negotiable	Thru Jul 2009	Vacant	As-Is	Office/S	2,204 SF	2,204 SF	Negotiable	6 Days	N
Part 19th Floor – Suite 1902 Sublease thru 7/31/09 2,204-Rentable Square Feet Rental Amount: Upon Request											
<div>  <div> 381 Park Ave S, New York, NY 10016 S/E/C East 27th Street 208,481 SF Class B Office Building Built in 1910 Building Notes: * Classic design <p>* 24 hour/7 day access</p> <p>* Elegant lobby</p> </div> </div>											
P 12th/ Suite 1200-23	2,868	\$48.00/+elec	10 yrs	Vacant		Office/D	2,868 SF	2,868 SF	\$11,472.00	20 Days	N
Bright space Open area High ceilings											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 386-388 Park Ave S, New York, NY 10016 N/W/C East 27th Street 210,700 SF Class B Office Building Built in 1927 Building Notes: Cleaning service included. Attended Art Deco lobby. 24 hour access. Owner occupied & managed. Tenant-controlled A/C. Short walk to subway. 08/24/05: Building sold, see Comps# NYC-37622.											
P 16th/ Suite 1604	3,975	Negotiable	Thru Dec 2009	Vacant		Office/D	3,975 SF	3,975 SF	Negotiable	15 Days	N
Suite 1604 (3,975 sf): Short term opportunity. LXD-12/31/09. Reception, 2 conference rooms, pantry, furniture included. Great light.											
P 16th/ Suite 1603	2,057	Negotiable	Thru Dec 2009	Vacant	Some Work	Office/D	2,057 SF	2,057 SF	Negotiable	15 Days	N
Lease out. Open space Furniture included Great light											
 280 Park Ave W, New York, NY 10017 Bankers Trust Building, 280 Park Avenue W Between Park & Madison Avenues 799,456 SF Class A Office Building Built in 1968 Building Notes: 280 Park Avenue is a stately concrete office tower and a first class corporate facility strategically located on the world's premier business boulevard. Situated across from the Waldorf Astoria, 280 Park is surrounded by many of the City's premier hotels, clubs, associations and corporate headquarters. The building's proximity to attended parking, Grand Central Terminal and its adjoining mass transit hub provides a quality commute for its tenants. Many of Manhattan's elite luncheon and dinner restaurants are within a short walk.											
P 24th/ Suite P24	3,648	\$75.00/negot	Thru Jun 2009	Vacant	As-Is	Office/S	3,648 SF	3,648 SF	\$22,800.00	12 Days	N
High End Build Out Central to transportation Below market short term lease- long term deal can be made 24th floor lease expires June 28th, 2009 (direct deal can be made) 28th floor lease expires June 29, 2008 (direct deal can be made) Furniture can be made available											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 2 Penn Plz, New York, NY 10121 Between 31st & 33rd Streets 1,561,000 SF Class A Office Building Built in 1968 Building Notes: * Wired and serviceable for high speed internet access by Everest Broadband Networks * Renovated building * Attended lobby * Technologically advanced building featuring fiber optics, cable television capabilities and satellite services * Direct indoor access to Penn-Station & PATH Trains * Immediately adjacent to Madison Square Garden * Covered taxi stand on premises * Central HVAC </div> </div>											
P 19th	3,075	\$52.00/negot	Thru Mar 2011	Vacant		Office/S	3,075 SF	3,075 SF	\$13,325.00	4 Wks	N
Comments: *Term: 3/30/2011 *Beautiful newly built space *Furniture and phones available *Direct lease available											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	21 Penn Plz, New York, NY 10001 Between Eighth & Ninth Avenues 321,037 SF Class B Office Building Built in 1931 Building Notes: This beautifully restored building in the heart of midtown Manhattan features two distinctive lobbies, modern high speed elevators, carpeted and well-lit corridors. 21 Penn Plaza's strategic location, 1/2 block from Penn Station, with close proximity to the Lincoln Tunnel, the Hoboken Ferry and West Side Highway assures easy access to all transportation. Features include: <ul style="list-style-type: none"> * Outstanding work letter * Excellent natural light * Central air conditioning * Operable windows * Very low loss factor * Building name available * Two complete fiber optic systems in building * New lobby and elevators * Excellent tenant roster 										
	P 11th	3,010	Negotiable	Thru Apr 2009	Vacant	Office/S	3,010 SF	3,010 SF	Negotiable	14 Days	N
	*Rent upon request Comments: *Shared space situation *Furniture included *Free access to conference rooms and pantry *Additional storage space available *Electricity: no additional charge-included in Base Rental Amount *Term: 4/29/2009										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	330 Seventh Ave, New York, NY 10001 Gross Bldg S/W/C West 29th Street 246,840 SF Class B Office Building Built in 1920 Building Notes: * 24 hour/7 day access * Attended lobby * TV security * Freight entrances on Seventh Avenue and West 29th Street * Steps from Penn Station										
	P 21st	5,200	\$50.00/negot	7-10 yrs	Vacant	Office/D	5,200 SF	5,200 SF	\$21,666.67	13 Days	N
	Spectacular light and views, exposed ceiling with windows on 3 sides. Cash contribution available for qualified tenants.										
	450 Seventh Ave, New York, NY 10001 Nelson Tower Between 34th & 35th Streets 428,000 SF Class B Office Building Built in 1930 Building Notes: This Art Deco office tower has a magnificent bas-relief at its crown and an attended white marble lobby. * Lobby renovation completed in December 1999. * Elevator modernization also began in July 1999, the modernization project will take 1 year * 24 hour/7 day access * Subway access from building										
	P 21st/ Suite 2104	1,793	\$48.00/negot	Negotiable	12/2007	Office/D	1,793 SF	1,793 SF	\$7,172.00	21 Days	N
	Lease out. *Design space, corner unit *3 offices, open space and many upgrades										
	P 44th	3,500	\$58.00/negot	Negotiable	12/2007	Office/S	3,500 SF	3,500 SF	\$16,916.67	6 Days	N
	Comments: *High End Office Built Out including 12 cubicles, collating station and storage. *Shared internet and VOIP available thru 3/31/13.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 810 Seventh Ave, New York, NY 10019 S/W/C West 53rd Street 748,023 SF Class A Office Building Built in 1970 Building Notes: 5/99: Reckson Associates Realty Corp. acquired the building during their merger with Tower Realty Trust. 12/97: Tower Realty Trust purchased the building from 810 Partners LLC for \$147,712,500. Both the seller and buyer represented themselves. 10/97: 810 Partners LLC purchased the building for \$115,000,000. Insignia/ESG represented the buyer. The RAK Group represented the seller, 810 Seventh Avenue LLC. 810 Seventh Avenue adds a truly outstanding state-of-the-art environment to Midtown West's remarkable new corporate district. The 41-story glass tower is located on the 53rd Street blockfront between Seventh Avenue and Broadway, where the main entrance features an illuminated canopy stretching from the building to the curb. The newly landscaped atrium lobby unites classic architectural features with bold, Avant Garde artwork, while elevators have been entirely refurbished with natural woods and custom lighting. All systems utilize the latest technology, including computer-controlled elevators, HVAC and life safety, security and communications facilities. The resulting high-performance, 24 hour environment has attracted one of the most diverse, prestigious tenant rosters in Manhattan. New landscaped lobby with skylighting & 24 hour concierge. Two conference centers. Computerized tenant-controlled A/C. State-of-the-art safety systems. 300 car garage. </div> </div>											
P 4th/ Suite 400	4,324	\$80.00/negot	Negotiable	10/2008		Office/D	4,324 SF	4,324 SF	\$28,826.67	12 Days	N
	Pre-built unit.										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 708 Third Ave, New York, NY 10017 The Commerce Bldg N/W/C East 44th St. & Third Ave 334,000 SF Class A Office Building Built in 1931 Building Notes: Building Features: </div> </div> <div> <ul style="list-style-type: none"> *Convenient midtown location, close proximity to Grand Central Terminal *Lobby undergoing renovation *New building standard common corridors and bathrooms *New operable windows *Full service building with 24 hour/7 day access *Owner occupied building with on-site management <p>708 Third is a prestigious business address in the heart of Midtown Manhattan just steps from Grand Central. Attended marble lobby to undergo extensive upgrade. 24 hour/7 day access. Owner-managed. Side core configuration. New operable thermo pane windows</p> <p>Kim Mogull is the Retail contact: (212) 286-5500</p> </div>											
P 18th/ Suite 1810	4,155	\$65.00/+elec	5-10 yrs	01/2008		Office/D	4,155 SF	4,155 SF	\$22,506.25	21 Days	N
Comments: *Suites 210 and 215 can be combined for a total of 7,716 RSF *Suite 305 can be divided into two units of 5,023 RSF and 3,285 RSF *Suite 2500 can be divided into two units of 4,693 RSF and 2,165 RSF *15th floor features usable terraces with great light and views *Landlord to prebuild units											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <p>711 Third Ave, New York, NY 10017 Between 44th & 45th Streets 524,000 SF Class A Office Building Built in 1955 Building Notes: 711 Third is located just one block east of Grand Central Station. Building features a dramatic 1,200-square foot, 500-color mosaic mural by Hans Hoffman.</p> <ul style="list-style-type: none"> * Brick facade * Recently upgraded attended lobby * New windows and renovated common corridors * New high speed communications systems including T-1, T-3 and Fiber Optic capabilities * 24 hour access * 165 car garage * State-of-the-art security with Kastle Systems </div>											
P 5th	5,060	\$48.00/+elec	Negotiable	03/2008		Office/D	5,060 SF	5,060 SF	\$20,240.00	12 Days	N
	Short term.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 747 Third Ave, New York, NY 10017 Between 46th & 47th Streets 358,926 SF Class A Office Building Built in 1972 Building Notes: From its undulating brick sidewalk with antique street lamps and redwood benches to the plush carpeted lobby of neon directional signs and lucite-encased electronics, 747 Third presents a stimulating environment of visual excitement and unexpected pleasures; all designed to maximize the human potential within. </div> </div> <ul style="list-style-type: none"> * Award winning lobby design * Inspirational Tower views and light on four sides * High proportion of executive perimeter offices * "Vest-pocket" park areas * Concierge-attended lobby * 28-camera security network * Unique video and card key security system * Sidewalk security patrol * Prime Third Avenue location * Convenient Grand Central proximity * Year round individual tenant-controlled HVAC available 24 hours, 7 days at no additional charge * Outdoor public plaza 											
E PENT	1,508	Negotiable	5-10 yrs	Vacant		Office/D	1,508 SF	1,508 SF	Negotiable		
Duplex unit with 38th floor Usable Terrace with Spectacular Views Eleven (11) Windowed offices - Large open windowed bullpen area - Two (2) Conference Rooms - Two (2) Pantries - Roof Top Terrace - Grand Interconnecting stairway - Above Standard Installation - 7 Tons of Supplemental HVAC ALL PERIMETER OFFICES HAVE INDIVIDUALLY CONTROLLED AIR CONDITIONING AND HEATING, 24-HOURS A DAY, 7 DAYS A WEEK AT NO ADDITIONAL CHARGE TO TENANT											
										1 Day	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	750 Third Ave, New York, NY 10017 Between 46th & 47th Streets 780,000 SF Class A Office Building Built in 1958 Building Notes: * New marble lobby with 2 story glass atrium * Upgraded elevator cabs * Operable windows * 24 hour concierge * Interconnecting lobby with 485 Lexington Avenue * Institutional ownership * Four blocks from Grand Central Terminal * Three blocks from Metro North access * Modernized HVAC and electrical systems 07/04: Building sold, see Comp #NYC-17784.										
	P 23rd/ Suite 2301	5,022	\$72.00/+elec	Negotiable	01/2008	Office/D	5,022 SF	5,022 SF	\$30,132.00	12 Days	N
	Pre-build-pending.										
	805 Third Ave, New York, NY 10022 805 Third Ave S/E/C East 50th Street 615,000 SF Class A Office Building Built in 1982 Building Notes: Premier 31-story Class-A office tower. Direct lease. Spectacular East River views. Third Avenue corporate corridor location in Grand Central District. 3-story atrium featuring fine shops and restaurants. Direct metered electric electric on full floors. Concierge in Lobby. Newly renovated Lobby, Atrium, elevators and public corridors. State-of-the-art security and fire emergency safety systems.										
	P 14th	3,120	Negotiable	Negotiable	05/2008	Some Work Office/D	3,120 SF	3,120 SF	Negotiable	27 Days	N
	May 2008										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
<div>  <div> 885 Third Ave, New York, NY 10022 Lipstick Bldg Between 53rd & 54th Streets 586,589 SF Class A Office Building Built in 1986 Building Notes: 06/2005- 49% stake in building sold, see Comps# 03/2004: Building sold, see Comps# NYC-36442. Third Avenue's most exciting architectural statement: a luxurious, convenient and sophisticated oval building in the heart of midtown. * Marble and granite lobby * Sophisticated fire safety and security systems * Lobby newsstand * Connection to IND Lexington Avenue concourse in building * Panoramic views of East River * Lexington Avenue/53rd Street Subway stop * 24 hour/7 day access and concierge * Fine dining at Vong Restaurant and Lipstick Cafe </div> </div>											
P 30th	1,930	\$75.00/negot	Negotiable	Vacant		Office/S	1,930 SF	1,930 SF	\$12,062.50	21 Days	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	30 Vesey St, New York, NY 10007										
	Underwood Bldg										
	N/E/C of Church Street										
	66,000 SF Class B Office Building Built in 1911										
	Building Notes: * Corner building, four sides light with views.										
* On site Ownership/Managment											
* Minutes from Courts, City Hall, Wall Street, and Subway/PATH											
* High elevator to floor ratio											
* Private floors available											
Leases signed in this building may qualify for the Commercial Revitalization Tax Incentive Program. Please contact the Alliance for Downtown New York Benefits Hotline at (212) 732-2407.											
P 14th/ Suite 1405	1,976	\$39.00/+elec	3-10 yrs	Vacant		Office/D	1,976 SF	1,976 SF	\$6,422.00	15 Days	N
Comments: *Corner space with three sides of light *NBI available *Electric Direct to Con Ed											
	2 Wall St, New York, NY 10005										
	N/E/C of Broadway										
	195,000 SF Class A Office Building Renovated in 1986 Built in 1932										
	Building Notes: Situated directly across the street from Trinity Church, halfway between the stock exchanges, Two Wall Street enjoys the most desirable of all Financial District locations. This boutique building is also equidistant from the World Trade/Financial Centers and the South Street Seaport areas, affording ideal access to all transportation. Meticulously restored and fully renovated to state-of-the-art status, this pink granite classic is occupied by Downtown's most prestigious tenancy.										
	Features include 2 private elevators, Restored granite facade, Elegant new lobby, New double-glazed operable windows, 24 hour security and concierge, State-of-the-art security, Tenant-controlled HVAC, Landmark-district-protected light and views with high window-to-floor ratios, Two blocks away from downtown's largest parking garage, Immediately accessible car routes include the FDR Drive, West Side Highway, Brooklyn Battery Tunnel, the downtown heliport, PATH trains and Staten Island Ferry										
Leases signed in this building may qualify for the Commercial Revitalization Tax Incentive Program. Please contact the Alliance for Downtown New York's Benefits Hotline, (212)732-2407.											
P 8th	3,500	\$42.00/negot	Thru Dec 2015	Vacant	As-Is	Office/S	3,500 SF	3,500 SF	\$12,250.00	11 Days	N
8th Floor Office - 3500 Square Feet @ \$42/SF Sub-Lease to December 15, 2015 Move-In-Ready Offices Available Immediately 3 Windowed Offices, 1 Windowed Conference Room, 2 Large Interior Rooms, Pantry & Lunch Rooms, Large Storage Room and Furnishings Brokerage: Co-Brokerage.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
-------	----------	------------	------	-----------	---------	----------	-------------	--------------	---------	--------	-----------



99 Wall St, New York, NY 10005

N/W/C of Front Street

91,357 SF Class A Office Building Built in 1931

Building Notes: At the heart of New York's financial & business district, 99 Wall Street offers outstanding accommodations perfect for law firms, executive and sales offices. The building also offers flexible and efficient open space, new lobby, elevators and window, exceptional window to floor ratio, asbestos-free construction, and a low loss factor.

Leases signed in this building may qualify for the Commercial Revitalization Tax Incentive Program. Please contact the Alliance for Downtown New York's Benefits Hotline, (212)732-2407.

P 17th	1,572	\$42.00/negot	5-10 yrs	02/2008		Office/D	1,572 SF	1,572 SF	\$5,502.00	22 Days	N
Comments: *Currently built with 2 exterior offices											