

9 Times Square

MIDTOWN SOUTH · NYC

9 Times Square: Where Luxury Meets Innovation.

ELEVATE YOUR BUSINESS IN THE HEART OF MANHATTAN!

This distinguished corner building in the heart of Times Square, where modern elegance meets unparalleled convenience was recently transformed by major renovations, including a striking new lobby. This property offers a sophisticated and efficient environment for today's businesses.

A 24/7 attended lobby attendant ensures a professional and welcoming atmosphere. Seamless connectivity to the entire city and beyond with Penn Station, Port Authority, and numerous subway lines just steps away.

Expansive windows bathe the office suites in natural light, offering inspiring views of Times Square and the surrounding iconic skyline.

Move in quickly and easily with a selection of thoughtfully designed, fully furnished suites. The building has recently been meticulously updated, including a state-of-the-art lobby and refreshed common areas.

This is the ideal location for businesses seeking a prestigious address as well as a dynamic work environment.



SPECIFICATIONS

SPACE

ENTIRE 5TH FLOOR

SIZE

9,157 SF

ASKING RENT

PLEASE INQUIRE

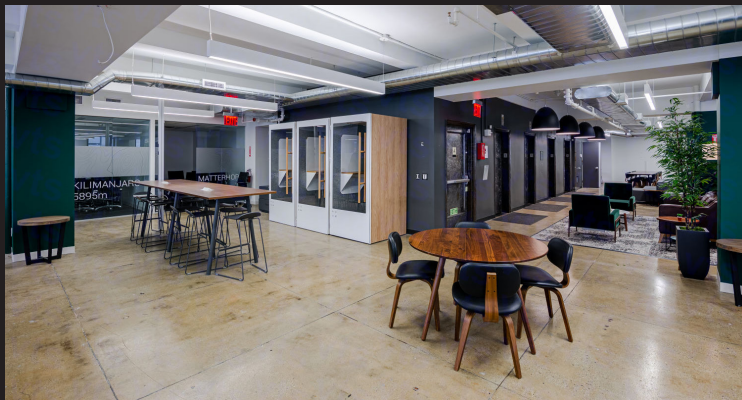
POSSESSION

IMMEDIATE

DETAILS

Fully furnished and pre-built, with 4 offices, 1 conference room and private restrooms, this suite occupies an entire floor. Panoramic views of Times Square and the iconic Manhattan skyline are complemented by abundant natural light and sound-insulated windows.

- Move in ready
- Listed rate may not include certain utilities, building services and property expenses
- Space is in Excellent Condition
- Elevator Access
- Exposed Ceiling
- After Hours HVAC Available
- Mostly Open Floor Plan Layout
- Central Air Conditioning
- High Ceilings
- Open-Plan



SPECIFICATIONS

SPACE

21ST FLOOR | STE 2101

SIZE

2,908 SF

ASKING RENT

PLEASE INQUIRE

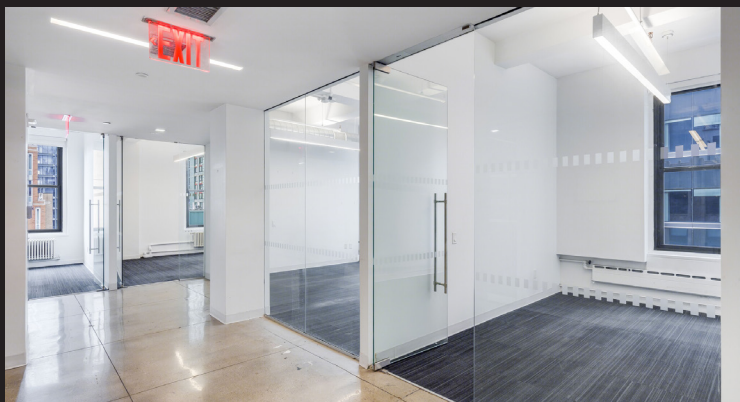
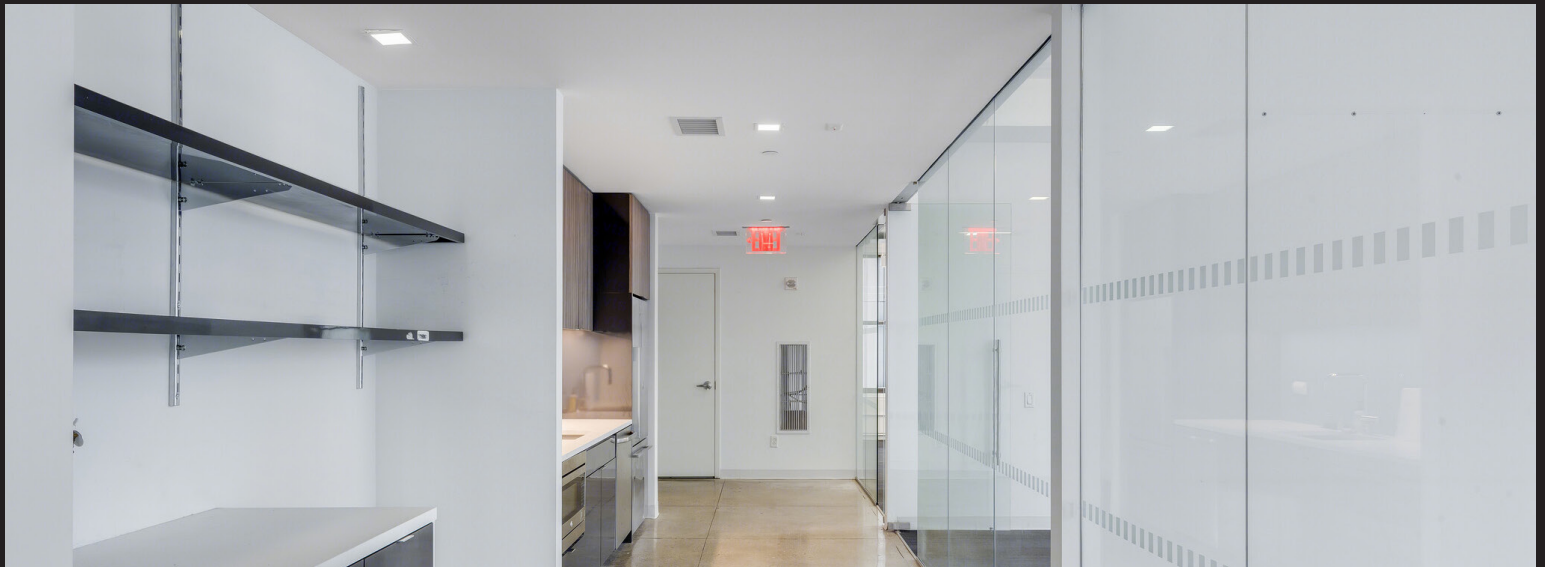
POSSESSION

IMMEDIATE

DETAILS

**Partial floor unit with 3 sides of windows with natural light and views!
Currently built with 5 private offices, 1 conference room, and a wet pantry.
Can be combined with Suite 2102 to create a full floor unit!**

- Pre-build
- Listed rate may not include certain utilities, building services and property expenses
- Space is in Excellent Condition
- Corner Space
- Incredible Views of the City
- Mostly Open Floor Plan Layout
- Central Air Conditioning
- Exposed Ceiling
- Open-Plan



SPECIFICATIONS

SPACE

21ST FLOOR | STE 2102

SIZE

3,940 SF

ASKING RENT

PLEASE INQUIRE

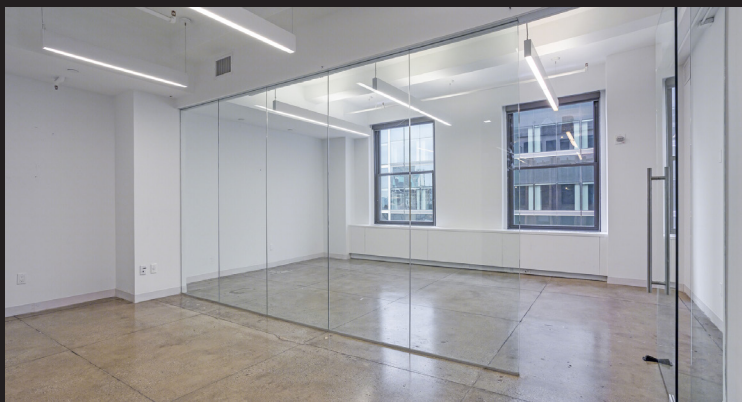
POSSESSION

IMMEDIATE

DETAILS

Partial floor unit with 3 sides of windows with natural light and views! Currently built with 4 private offices, 2 conference room, and a wet pantry. Can be combined with Suite 2101 to create a full floor unit!

- Pre-build
- Listed rate may not include certain utilities, building services and property expenses
- Mostly Open Floor Plan Layout
- Can be combined with additional space(s) for up to 11,082 SF of adjacent space
- Incredible Views of the City
- Fully Built-Out as Standard Office
- Space is in Excellent Condition



LOCATION

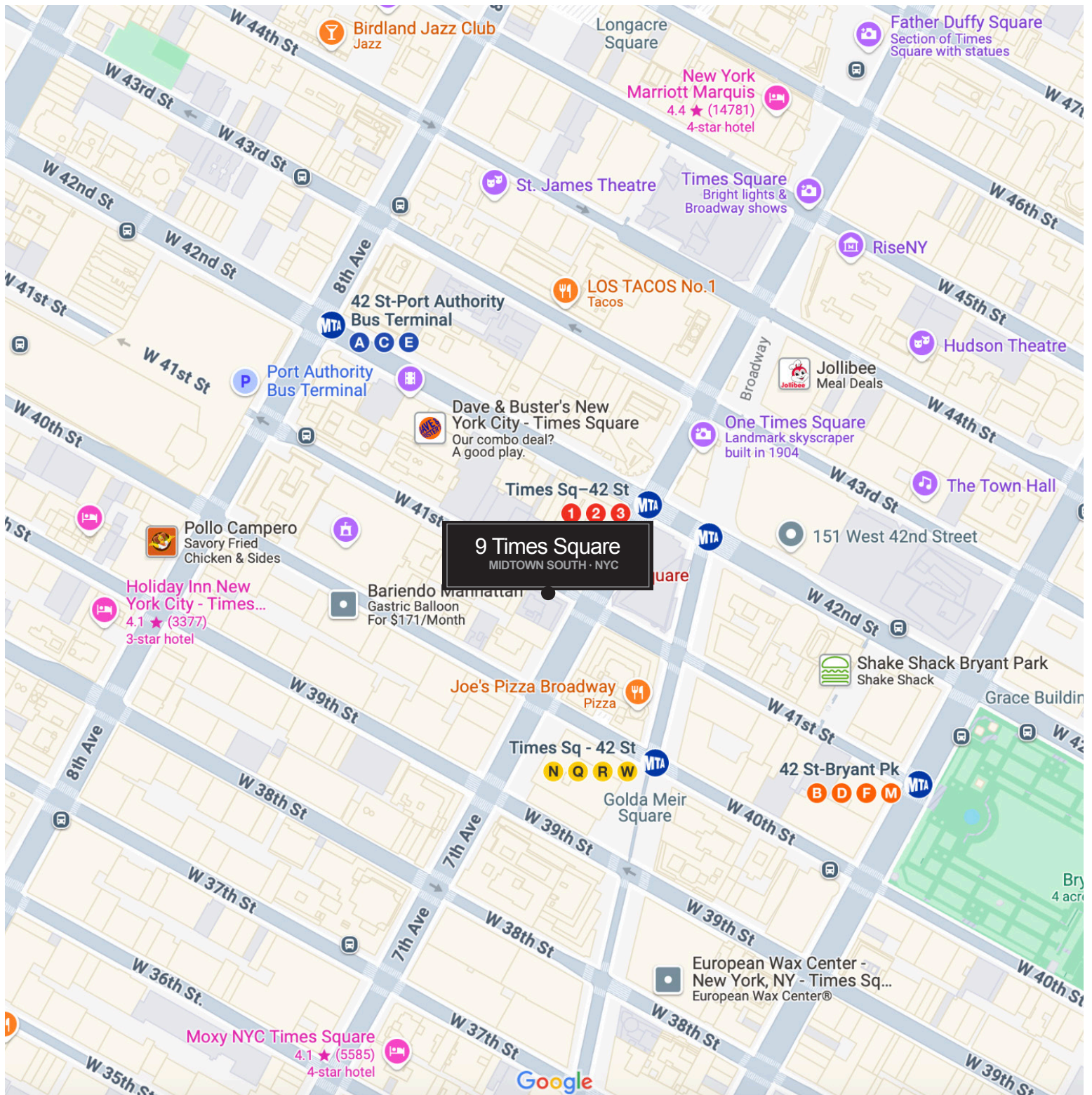
Midtown South is a hub of commerce as well as culture. This neighborhood offers a unique blend of urban sophistication while retaining its historic charm. Literally in the heart of Manhattan.

Although it is a place to work, it is also a thriving ecosystem that fosters innovation and success. Your immediate neighbors are the iconic Empire State Building and

Bryant Park, bathed in the natural light that floods the city's skyline.

A range of businesses and brands are already here! This area is buzzing with energy and opportunity. Proximity to world-renowned universities, cultural institutions, and transportation hubs provides easy access to a talented workforce and a vast customer base.

Experience NYC with a range of dining, shopping, and entertainment options. Midtown South is more than just a neighborhood – it's a gateway to success. By choosing this vibrant location for your business or brand, you'll gain access to a dynamic community, a world-class infrastructure, and countless opportunities for growth.





Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 4.2 million square

feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



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