



9 EAST 40TH STREET
GRAND CENTRAL

OFFICE SPACE FOR LEASE

Platinum
COMMERCIAL

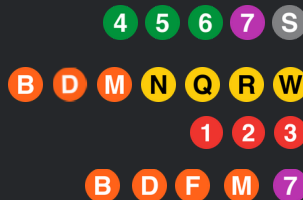
9 EAST 40TH STREET

GRAND CENTRAL

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

The 16th floor is a full-floor suite that consists of four offices, one executive office, one conference room, eight workstations, a pantry, and private restrooms.

Square Footage	16th Floor: 4,100 RSF
Term	Negotiable
Possession	Immediate
Pricing	Upon Request
Nearby Transportation	Grand Central Terminal 34th Street, Herald Square Time Square, 42nd Street 42nd Street — Bryant Park



A





9 EAST 40TH STREET

OFFICE FLOOR PLAN

PROPERTY DETAILS

Total Square Feet

16th Floor 4,100 SQFT

Space Highlights

- Full Floor Presence
- Currently Built with Four Offices, One Executive Office, One Conference Room, Eight Workstations, Pantry, and Private Restrooms.
- Oversized Windows with Light on 3 Sides

Building Highlights

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



9 EAST 40TH STREET

NEIGHBORHOOD MAP



CONFIDENTIAL

CONTACT

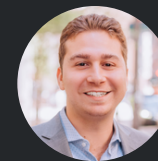
OFFICE



Steven Evans
(646) 533-9589
sevans@pp-nyc.com



Emre Bozkurt
(518) 505-0518
ebozkurt@pp-nyc.com



Joseph Zalta
(718) 419-1112
jzalta@pp-nyc.com

Headquarters
100 Wall Street, Second Floor
New York, NY 10005
www.pp-nyc.com

Platinum Midtown Office
295 Madison Avenue, 10th Floor
New York, NY 10017

THIS OFFERING WAS PREPARED BY PLATINUM PROPERTIES AND HAS BEEN REVIEWED BY THE OWNER. IT CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION WHICH A PROSPECTIVE PURCHASER MAY DESIRE. FINANCIAL PROJECTIONS SHALL NOT BE RELIED UPON, ARE PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY, AND ARE BASED ON ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, COMPETITION, AND OTHER FACTORS BEYOND CONTROL AND, THEREFORE, ARE SUBJECT TO MATERIAL CHANGE OR VARIATION. ACTUAL RESULTS WILL DIFFER FROM THOSE PROJECTED. AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS. IN THIS OFFERING, CERTAIN DOCUMENTS, INCLUDING THE LEASES AND OTHER MATERIALS, ARE DESCRIBED IN SUMMARY FORM. THE SUMMARIES DO NOT PURPORT TO BE COMPLETE NOR, NECESSARILY, ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS INVOLVED, NOR DO THEY CONSTITUTE A LEGAL ANALYSIS OF SUCH DOCUMENTS. INTERESTED PARTIES ARE EXPECTED TO INDEPENDENTLY REVIEW ALL DOCUMENTS. THIS OFFERING IS SUBJECT TO PRIOR PLACEMENT, ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE AND DOES NOT CONSTITUTE A RECOMMENDATION, ENDORSEMENT OR ADVICE AS TO THE VALUE OF THE PROPERTY BY PLATINUM PROPERTIES OR OWNER. EACH PROSPECTIVE PURCHASER IS TO RELY SOLELY UPON ITS OWN INVESTIGATION, EVALUATION AND JUDGMENT AS TO THE ADVISABILITY OF PURCHASING THE PROPERTY DESCRIBED HEREIN. OWNER AND PLATINUM PROPERTIES EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE. OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY PURCHASER REVIEWING THIS OFFERING OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED, AND APPROVED BY OWNER AND ANY CONDITIONS TO OWNER'S OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. PLATINUM PROPERTIES IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF OWNER. THIS OFFERING IS THE PROPERTY OF PLATINUM PROPERTIES AND MAY BE USED ONLY BY PARTIES APPROVED BY PLATINUM PROPERTIES. THE PROPERTY IS PRIVATELY OFFERED AND, BY ACCEPTING THIS OFFERING, THE PARTY IN POSSESSION HEREOF AGREES (I) TO RETURN IT TO PLATINUM PROPERTIES IMMEDIATELY UPON REQUEST OF PLATINUM PROPERTIES OR OWNER AND (II) THAT THIS OFFERING AND ITS CONTENTS ARE OF A CONFIDENTIAL NATURE AND WILL BE HELD AND TREATED IN THE STRICTEST CONFIDENCE. NO PORTION OF THIS OFFERING MAY BE COPIED OR OTHERWISE REPRODUCED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF PLATINUM PROPERTIES AND OWNER. YOUR OBLIGATIONS TO KEEP THE EVALUATION MATERIAL CONFIDENTIAL SHALL NOT INCLUDE INFORMATION THAT: (i) IS OR BECOMES PUBLICLY AVAILABLE OTHER THAN AS A RESULT OF ACTS BY YOU OR YOUR REPRESENTATIVES IN BREACH OF THIS AGREEMENT; OR (ii) ON YOUR COUNSEL'S ADVICE MUST BE DISCLOSED PURSUANT TO LAW OR A SUBPOENA OR OTHER COURT ORDER, BUT ONLY TO THE EXTENT SPECIFIED IN SUCH SUBPOENA OR COURT ORDER; PROVIDED PRIOR TO COMPLYING WITH ANY SUCH ORDER YOU SHALL GIVE WRITTEN NOTICE TO US THAT SUCH DEMAND HAS BEEN MADE UPON YOU AND TO THE EXTENT NOT LEGALLY PROHIBITED YOU SHALL PROVIDE US WITH AN OPPORTUNITY TO CONTEST ANY SUCH DIRECTION OR ORDER. THE TERMS AND CONDITIONS SET FORTH ABOVE APPLY TO THIS OFFERING IN ITS ENTIRETY.

2