

1W39
AT 10 BRYANT



THE BRYANT PARK NEIGHBORHOOD

To exist beside so much
greenery is sublime.

Stroll
Sun
Stretch
Socialize





ACCESSIBLE LIFESTYLE

Grab & Go Cuisine
Five-Star Dining
Shopping
Hotels





CENTRAL LOCATION

Access the entire
tristate area:

5-minute walk to Grand Central
16-minute walk to Penn Station
13-minute walk to Port Authority
55-minute train to JFK Int'l Airport
47-minute train to LaGuardia Airport
37-minute train to Newark Airport



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TOTAL BUILDING:

144,621 RSF

FEATURES

Full building/HQ opportunity

Private/dedicated entrance on 39th Street

Significant branding/signage opportunities

Ability to design/curate a unique user experience throughout the ground floor



FLOOR	SQUARE FEET
12	11,429 RSF
11	11,517 RSF
10	12,304 RSF
9	12,304 RSF
8	12,304 RSF
7	12,314 RSF
6	13,064 RSF
5	13,064 RSF
4	13,050 RSF
3	13,043 RSF
2	13,078 RSF
M	1,124 RSF
1	6,026 RSF

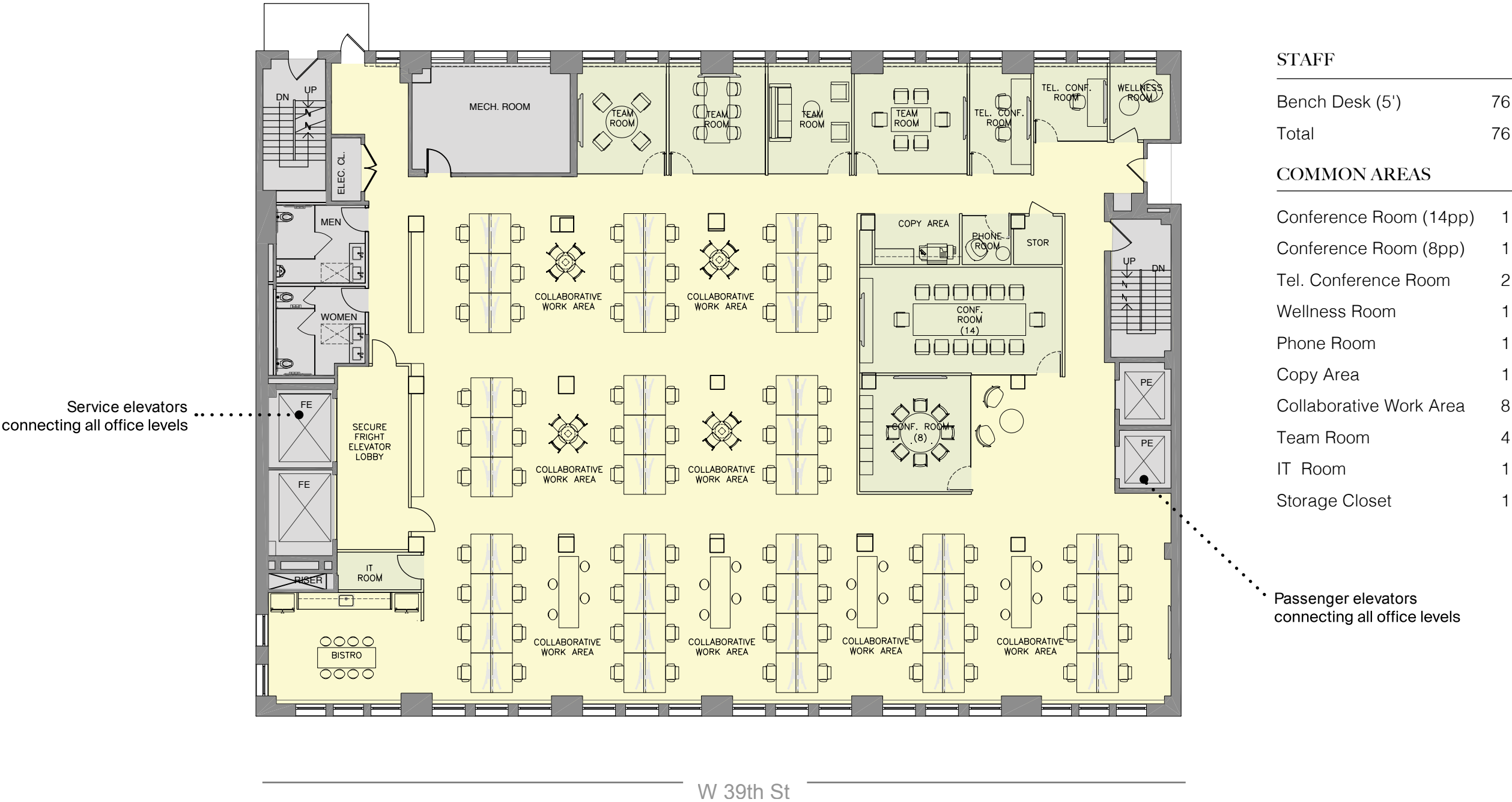
1 West 39th Street

TYPICAL CORE & SHELL



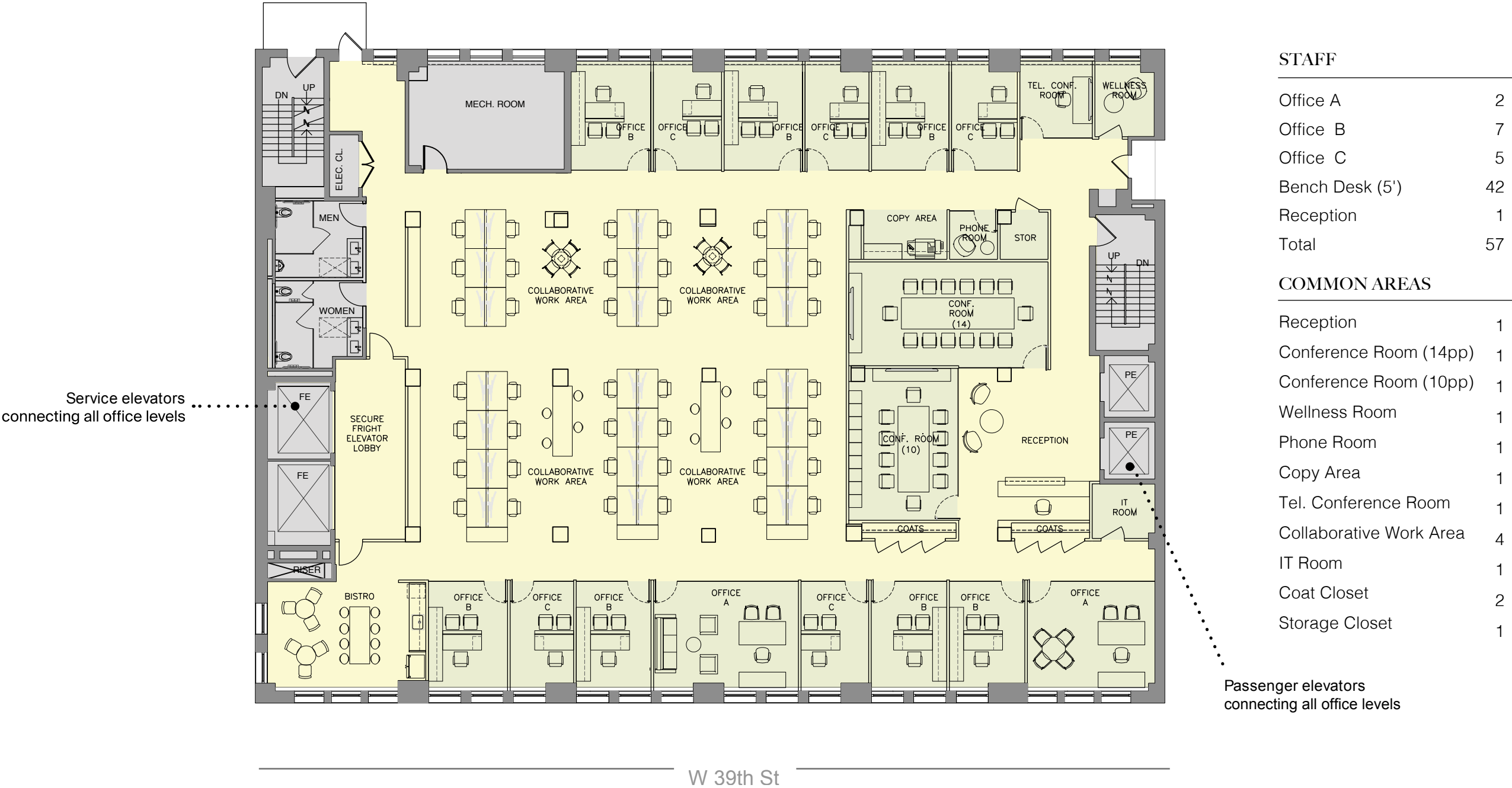
1 West 39th Street

OPEN CREATIVE TEST-FIT



1 West 39th Street

OFFICE INTENSIVE TEST-FIT



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BUILDING SPECS

YEAR BUILT

1984

FLOOR LOAD CAPACITY

120psf (as per CofO)

TYPICAL SLAB HEIGHTS

10' 11"

WINDOWS

Pivot open/tilt

TELECOMMUNICATIONS

Providers serving the building are Verizon, AT&T, Zayo (AboveNet), Spectrum (Time Warner Cable), Altice (Cablevision-Light Path) and Cogent, Pilot, Brooklyn Fiber (BK Fiber)

HVAC

Each floor is equipped with a water cooled direct thirty (30) ton package unit.

CONDENSER WATER

There is a 3" condenser water riser supporting existing telecom rooms air conditioning.

ELECTRICITY

Each floor is designed for a total of four and a seven and a half (7.5) watts/RSF. The building is supplied 120/208 three-phase power by Con Edison, which is distributed to the 2fl switchgear room.

LIFE SAFETY/GENERATOR

Class E fire alarm system

STANDBY EMERGENCY GENERATOR

A five (5) megawatt generator plant serves power life safety, emergency lighting, and security systems.

BUILDING SECURITY

Entry to the building is via lobby turnstiles with card access on every floor.

ELEVATORS

PASSENGER:

Two (2) passenger elevator cars (2,000 lbs capacity)

FREIGHT:

Two (2) freight cars (4,700 lbs capacity)

FITNESS CENTER **LIFE TIME**®

52,000 SF luxury fitness club
located within the building campus

Yoga 360

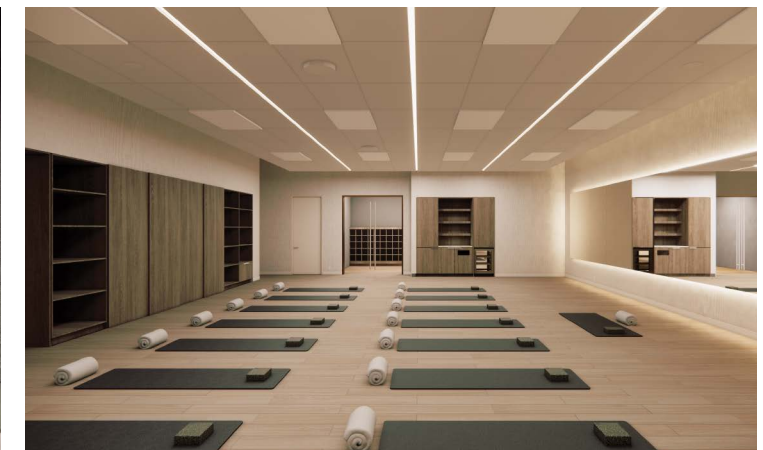
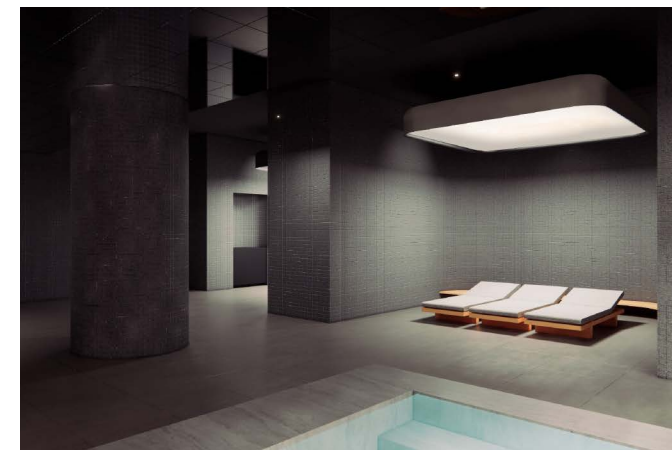
Work Lounge

Dynamic Stretch

Barre & Pilates

GTX

Sauna & Spa





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