

Boutique private office floors in the Heart of Midtown

CBRE

133 West 52nd Street



Entire 6th Floor

12,789 RSF

Entire 5th Floor

12,789 RSF



Possession: Immediate **Term:** Negotiable

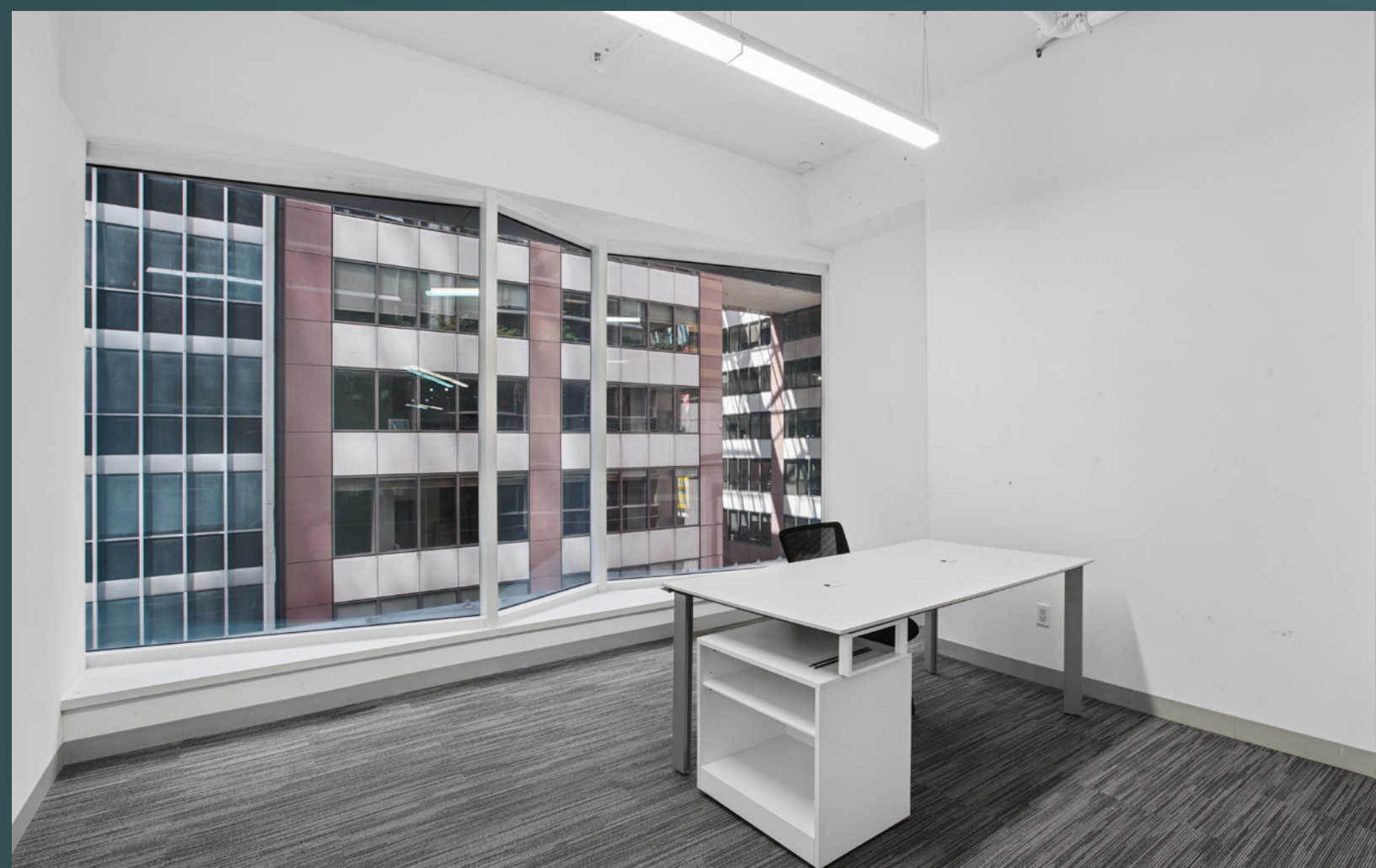
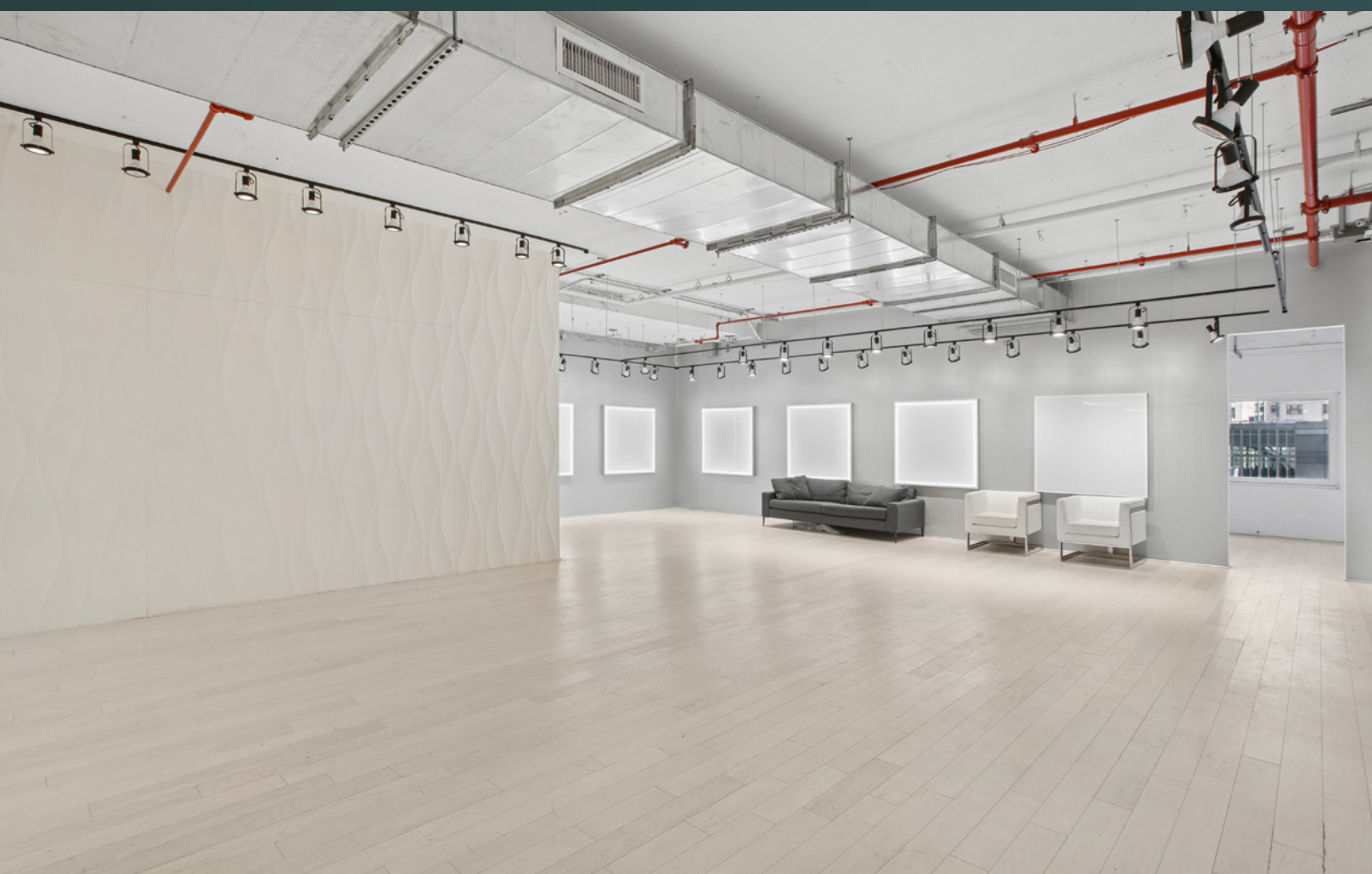
The Offering:

- New, well-capitalized ownership
- Flexible floor plates can be tailored for user requirements
- 12-Foot slab heights with floor-to-ceiling windows
- Access to extensive amenity center including fitness center with locker rooms, showers, sauna, steam room, conference room/lounge and golf simulator

Building Features:

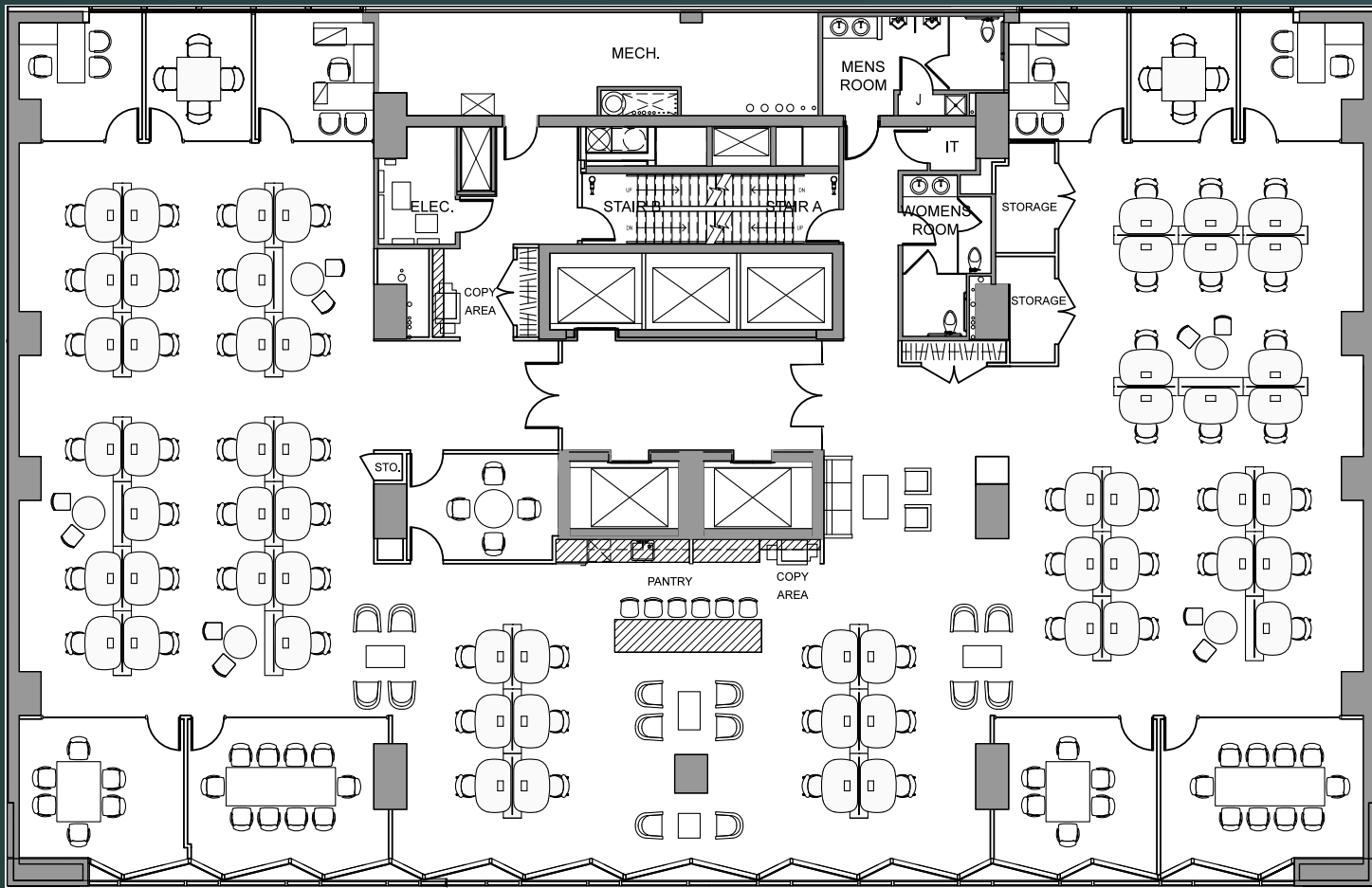
- Dedicated lobby
- Prime Midtown location
- Street-front signage opportunity
- Ability to accommodate leasehold condominium structure
- Outstanding Subway access – Steps from the **B D E** subway station at 53rd & Seventh with seven additional lines within a five minute walk



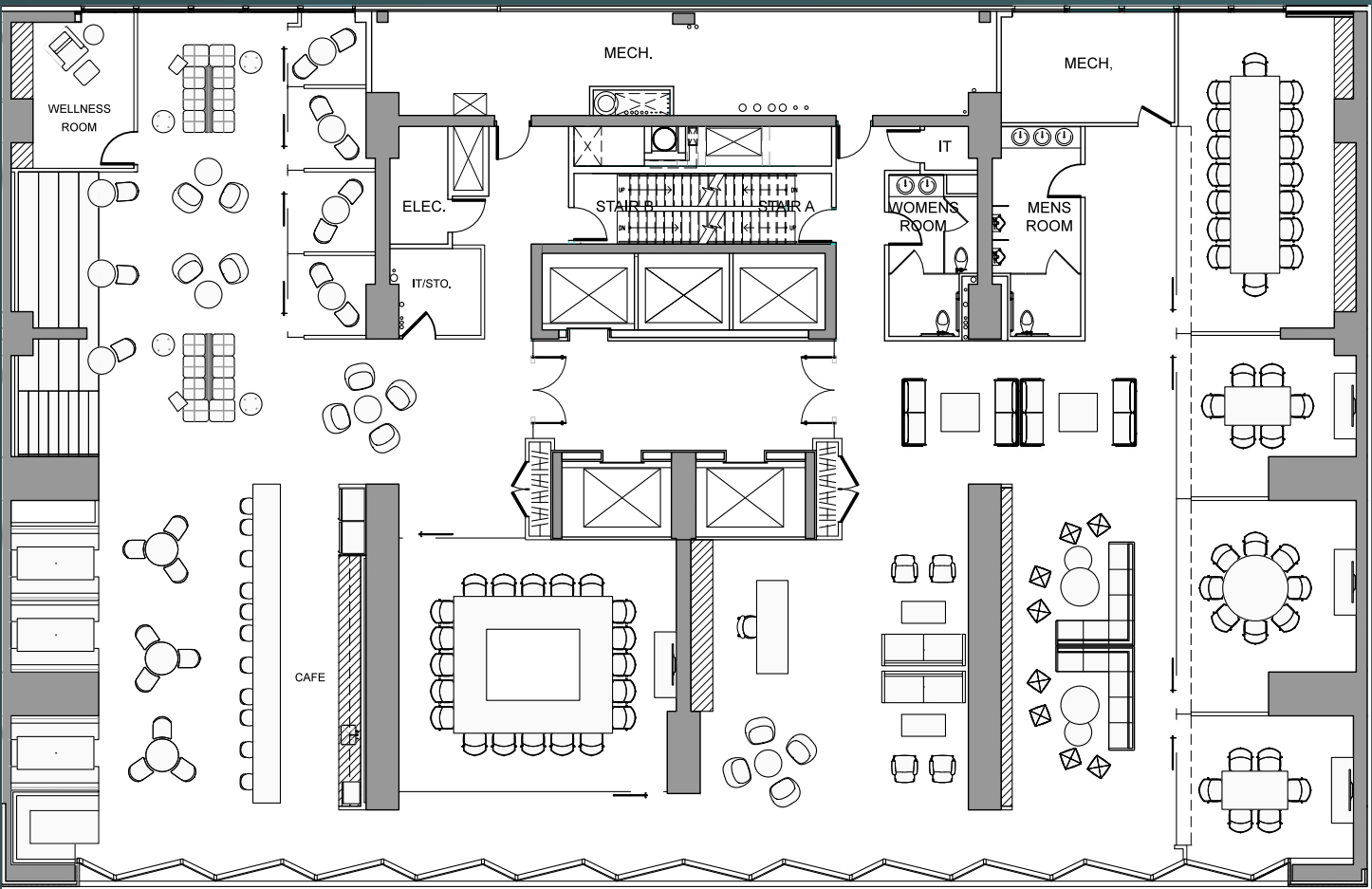


Single Tenant - Office

Test-Fits | Floors 5 & 6 | 12,789 RSF each



- | | | | |
|----|-----------------|---|-------------|
| 4 | Private Office | 1 | Pantry |
| 59 | Workstations | 2 | Coat Closet |
| 63 | Total Seats | 2 | Copy Area |
| 4 | Conference Room | 1 | IT |
| 3 | Meeting Room | 3 | Storage |



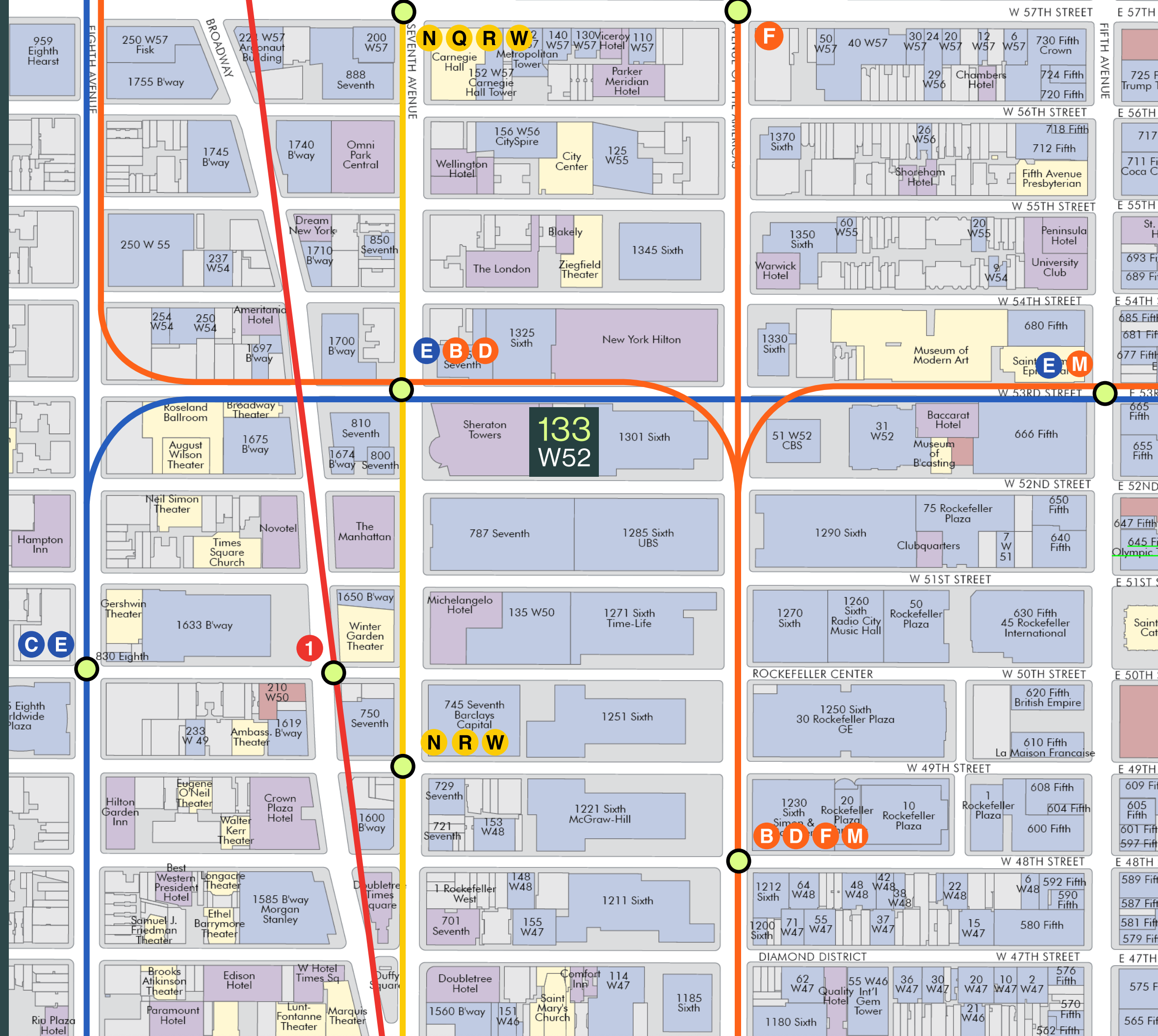
- | | | | |
|---|-----------------|---|---------------|
| 1 | Reception | 1 | Cafe |
| 1 | Total Seats | 2 | Coat Closet |
| 1 | Boardroom | 2 | IT |
| 4 | Conference Room | 1 | Wellness Room |
| 4 | Phone/Meeting | | |

Building Amenities



Area Overview

Over 300,000 Office Workers within a Quarter Square Mile of 133 W 52nd Street





133 West 52nd Street

Laurence Briody

Laurence.Briody@cbre.com
212 984 6630

Paul Walker

Paul.Walker@cbre.com
212 984 7117

William Hooks

William.Hooks@cbre.com
212 984 8004