

# SAMCO PROPERTIES

116 East 27th Street, 3rd Floor | New York, NY 10016 | 212-685-6400

**FEATURED: 440 Park Ave South**



## Prebuilt Office Solution Flexible Terms

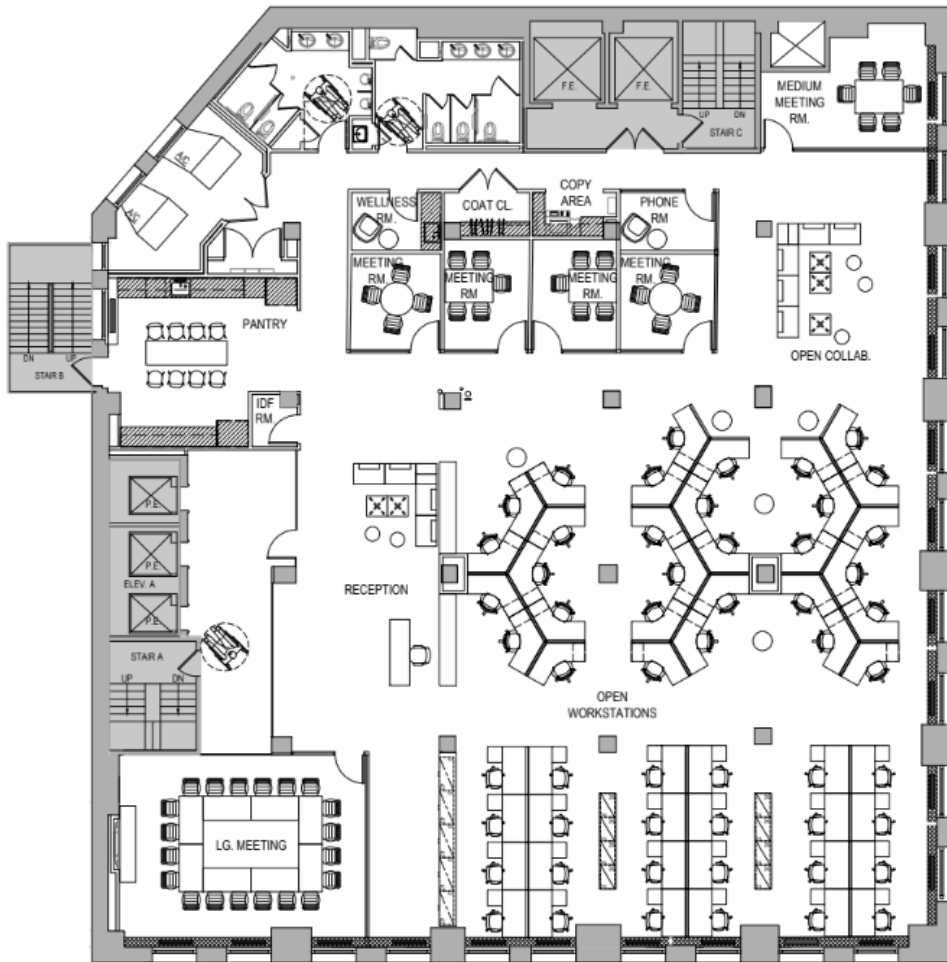
**Size:**  
11,000 SFT

**Price:**  
Upon Request

### Features:

- Tenant controlled HVAC
- Full floor presence
- Corner building with wraparound windows
- 12' Ceilings
- Attended lobby
- Cogent, Pilot Fiber, Verizon Copper and Spectrum ISP providers
- Prebuilt spaces with high end bathrooms and pantry
- Glass fronted offices and conference rooms
- LED Lighting
- Polished Concrete Floors

# FLOOR PLAN: 440 Park Ave South Test Fit [11,000SFT]



EAST 30TH STREET

DESCRIPTION	QTY
WORKSTATIONS	55
SMALL MEETING ROOM	4
MEDIUM MEETING ROOM	1
LARGE MEETING ROOM	1
PHONE ROOMS	1
OPEN BREAKOUT SPACE	1
RECEPTION AREA	1
CAFE / PANTRY	1
COAT CLOSET	1
WELLNESS ROOM	1
COPY / MAIL	1
IDF CLOSET	1
PROPOSED OCCUPANTS	56

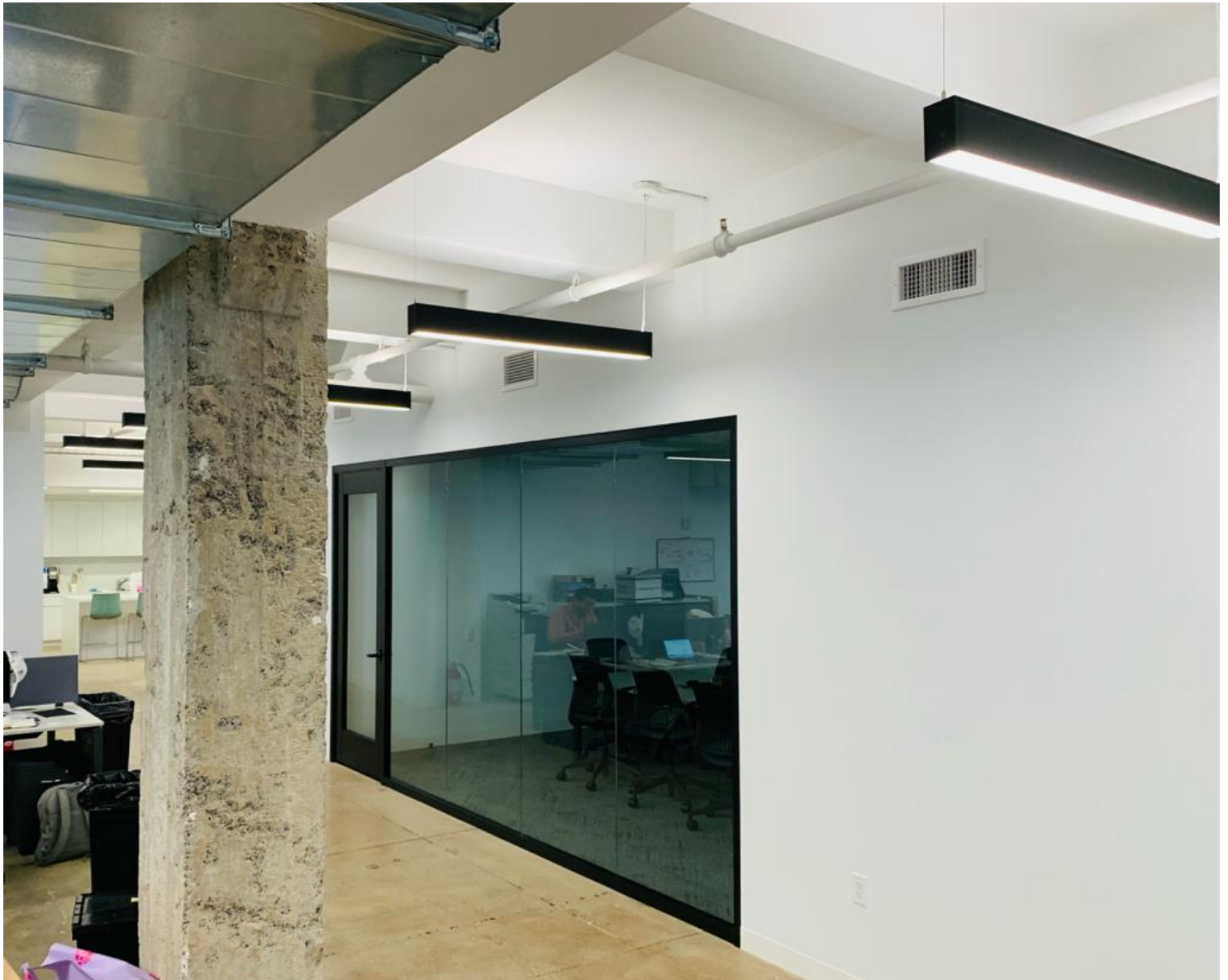
## PRE BUILT PANTRY STANDARD FINISHES



## PRE BUILT STANDARD BATHROOM



## PRE BUILT CONFERENCE ROOM GLASS SYSTEM



## PRE BUILT LIGHTING FIXTURE AND CALL ROOMS GLASS SYSTEM

