



# 10

EAST 45TH STREET

Midtown East  
MANHATTAN

mona

**10**  
EAST 45TH STREET



**20,000+ SF**

**FLAGSHIP OPPORTUNITY**

BRANDON SINGER  
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# FLOORPLANS

**10**  
EAST 45TH STREET

**GROUND FLOOR**  
4,350 SF

**LOWER LEVEL**  
4,717 SF

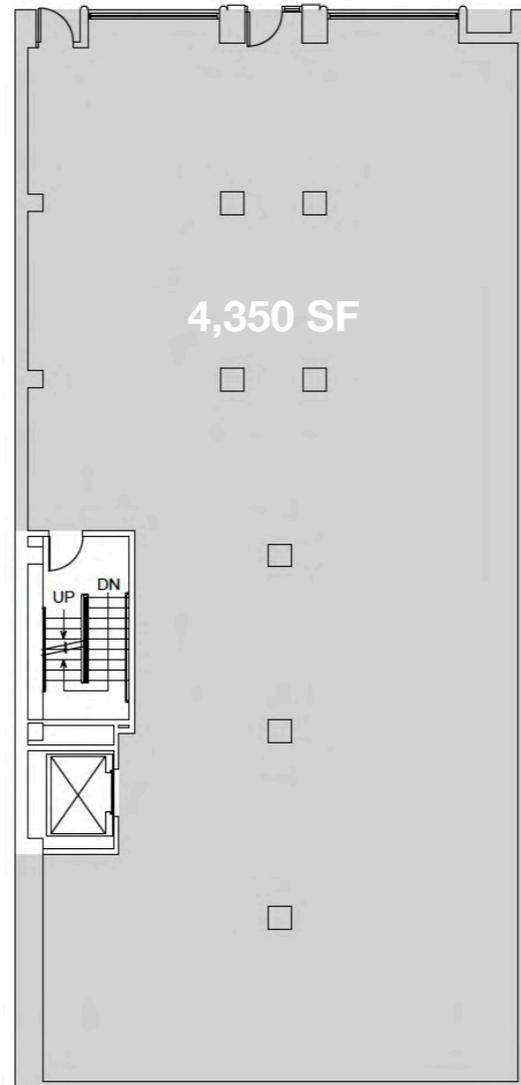
**CEILING HEIGHT**  
Ground Floor: 13' 1"  
Lower Level: 14' 5"

**GROUND FLOOR FRONTAGE**  
45' on East 45th Street

**POSSESSION**  
Immediate

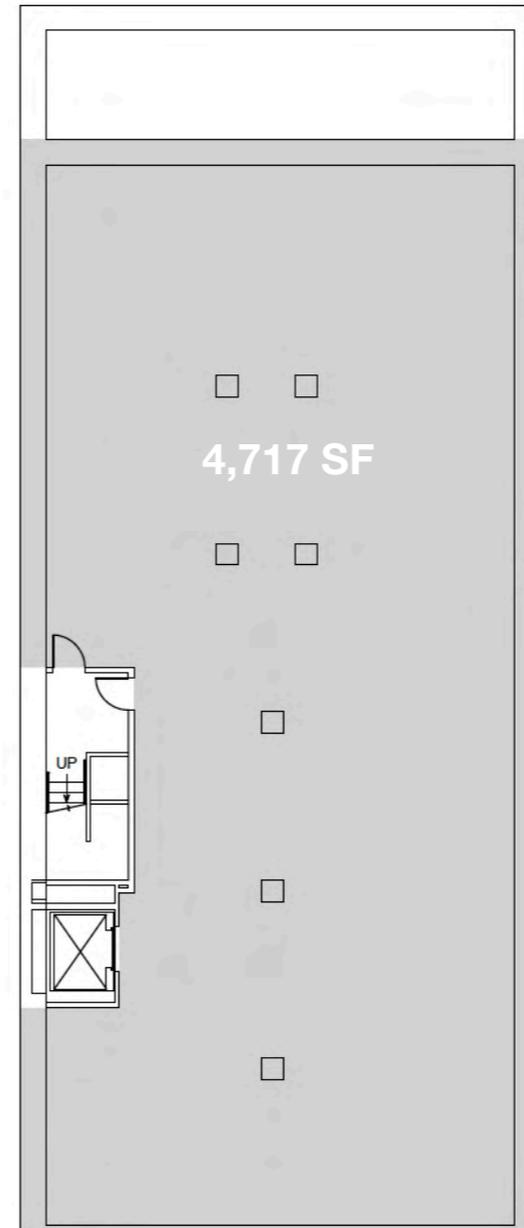
## GROUND FLOOR

East 45th Street



## LOWER LEVEL

East 45th Street



Not to scale. All dimensions and conditions are approximate and for information only.

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# FLOORPLANS

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## SECOND FLOOR

3,612 SF

## SECOND FLOOR MEZZ

1,295 SF

## CEILING HEIGHT

Second Floor: 9' 7" - 18' 8"

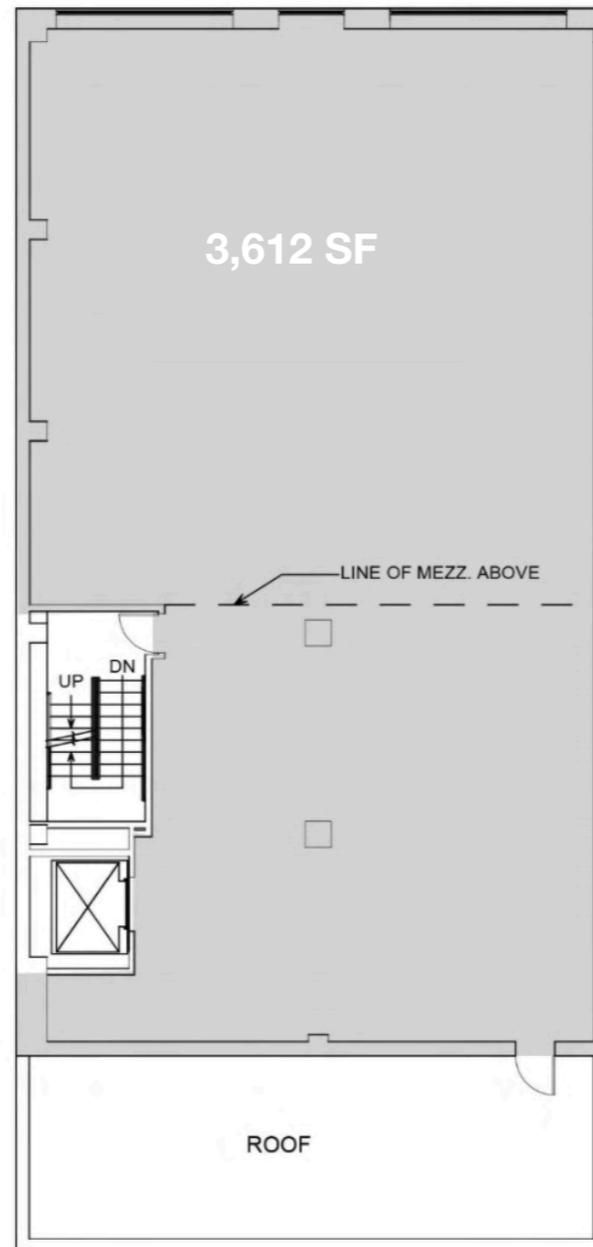
Second Floor Mezz: 9' 1"

## POSSESSION

Immediate

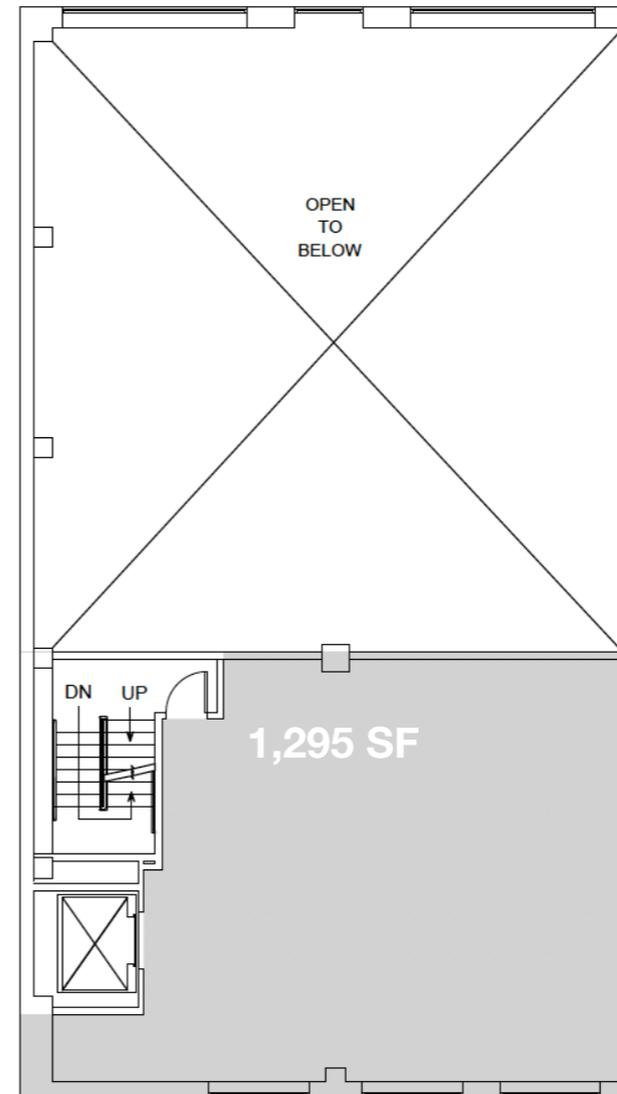
## SECOND FLOOR

East 45th Street



## SECOND FLOOR MEZZ

East 45th Street



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# FLOORPLANS

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## THIRD FLOOR

3,363 SF

## FOURTH FLOOR

3,363 SF

## CEILING HEIGHT

Third Floor: 11' 1"

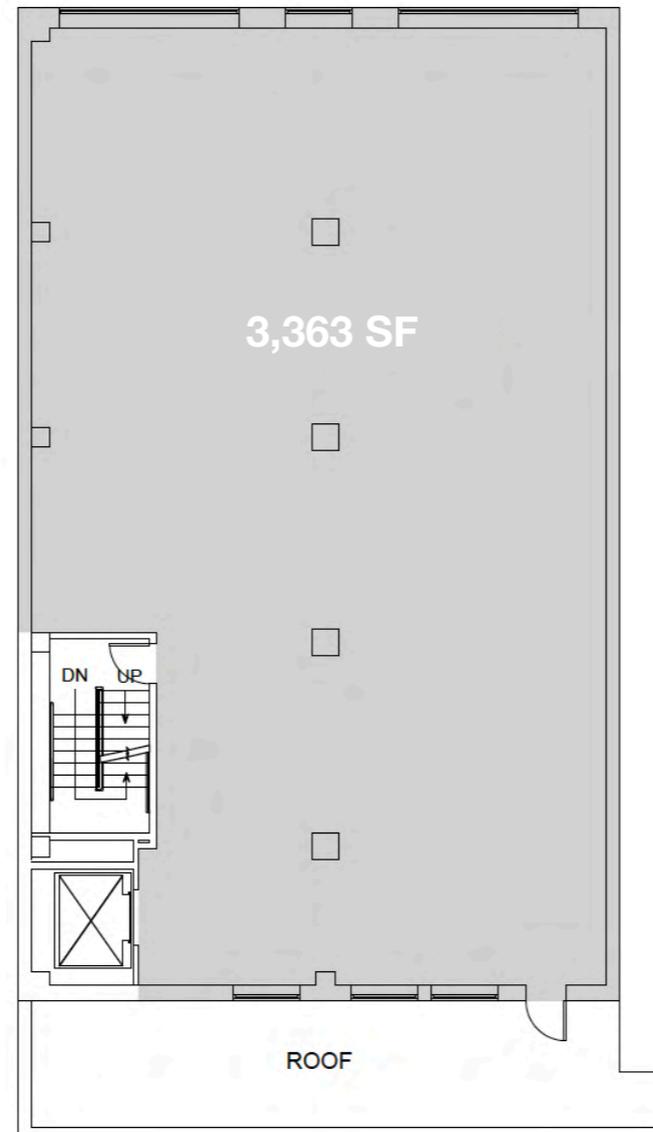
Fourth Floor: 11' 3"

## POSSESSION

Immediate

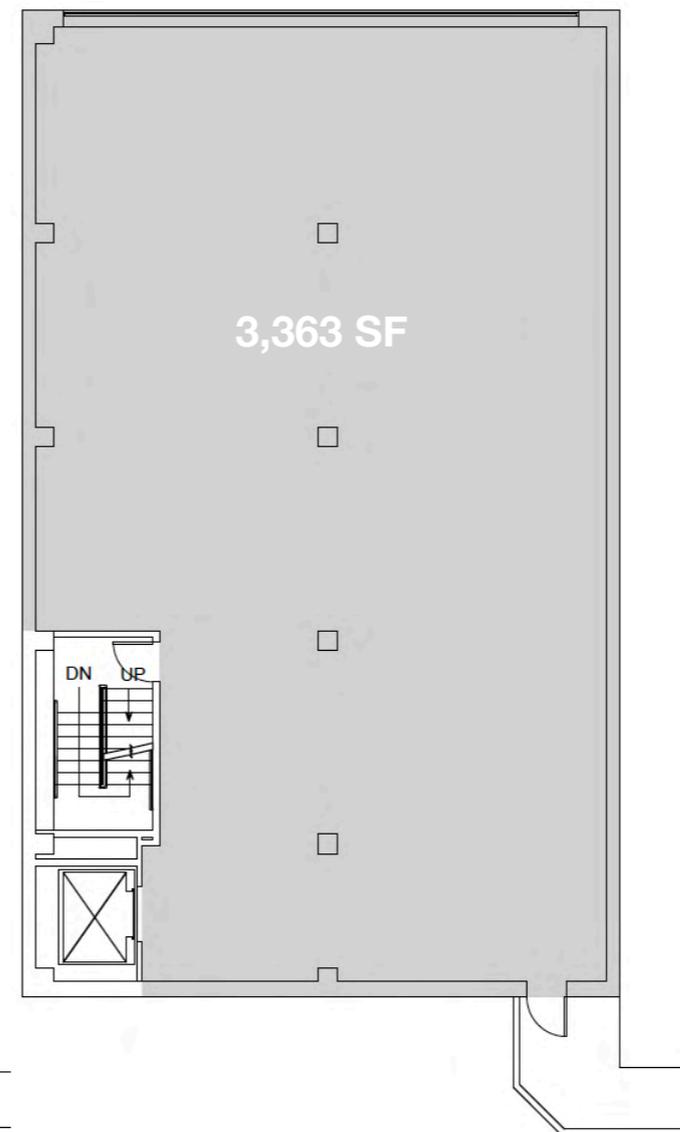
## THIRD FLOOR

East 45th Street



## FOURTH FLOOR

East 45th Street



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# HIGHLIGHTS

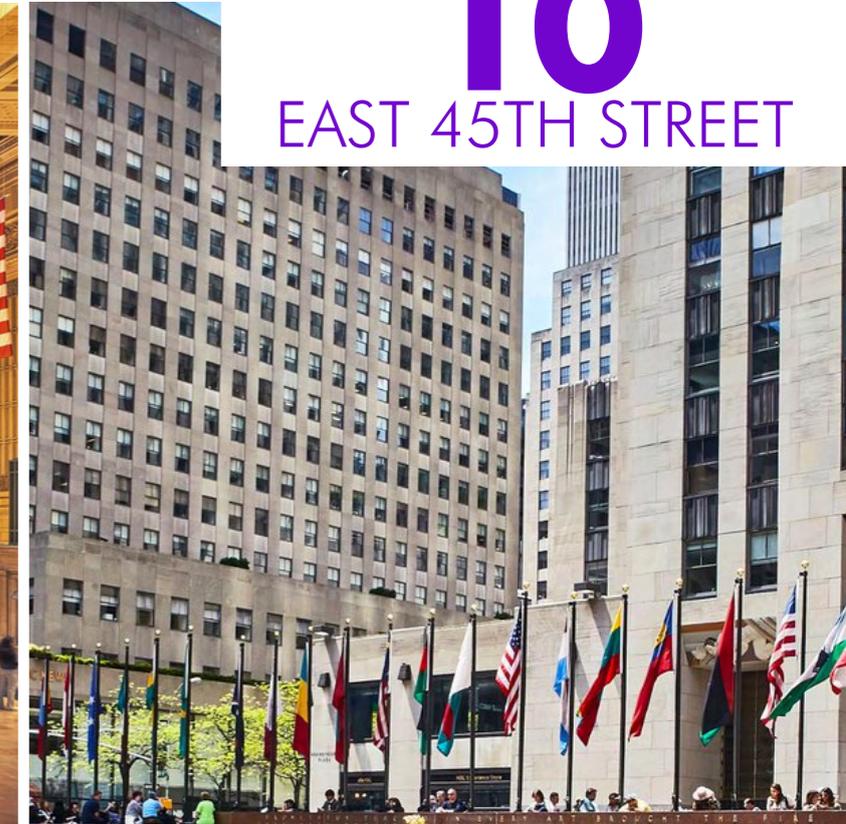
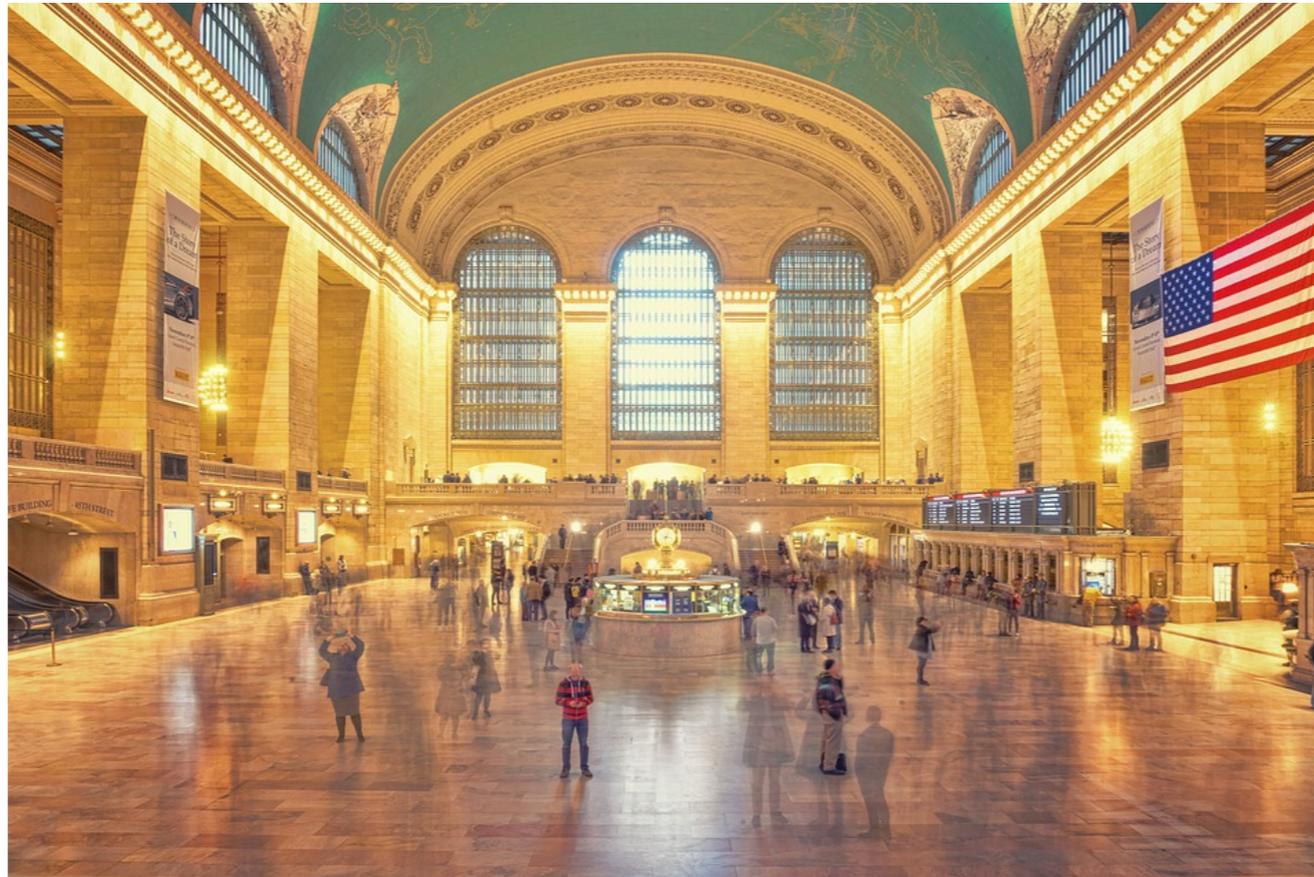
Formerly Paul Stuart's  
flagship store.

Full building opportunity.  
Floors cannot be leased  
separately.

Steps from Grand Central  
Station and Bryant Park.

In close proximity to  
Rockefeller Center and  
Saks Fifth Avenue.

All uses considered.



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# MAP

NEARBY PUBLIC  
TRANSIT

**4 5 6 7 B D F M**  
**42ND ST SHUTTLE**

SELECT NEARBY  
RETAIL TENANTS

- NBA Store**
- Men's Wearhouse**
- Best Buy**
- Vans**
- Five Below**
- Starbucks**
- Urban Outfitters**
- Bostonian**
- Allen Edmonds**
- Barnes & Noble**
- Tommy Bahama**
- Adidas**



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