

WINDSOR MANAGEMENT  
BUILDING TRUST 31E32

# You finally found the perfect office, now exhale.

Windsor Management is pleased to announce that Exhale NoMad is our retail tenant  
where all 31e32 tenants enjoy a 20% discount.

**Matt Kiamie**  
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**WINDSOR**  
**MANAGEMENT**  
31 East 32nd Street, New York, NY 10016

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YOU FINALLY FOUND THE PERFECT OFFICE, NOW EXHALE.

**7TH FLOOR:**  
5,532 SF

**ASKING:**  
UPON REQUEST

**AVAILABLE:**  
IMMEDIATELY

**TERM:**  
5-10 YEARS



FOR MORE INFORMATION ABOUT OUR 5,532sf 7TH FLOOR PLEASE CONTACT:

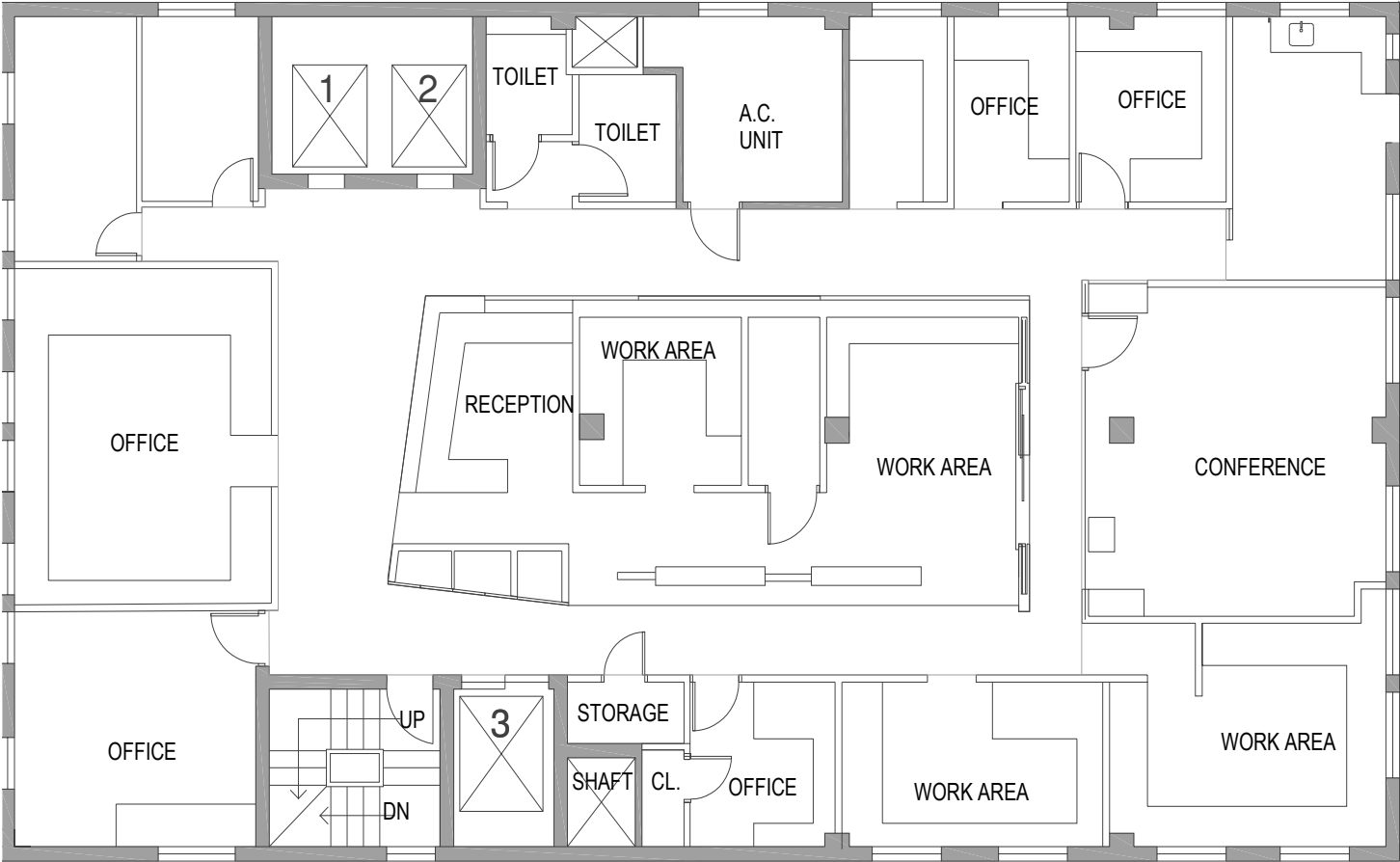
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**7TH FLOOR:  
FLOOR PLAN**



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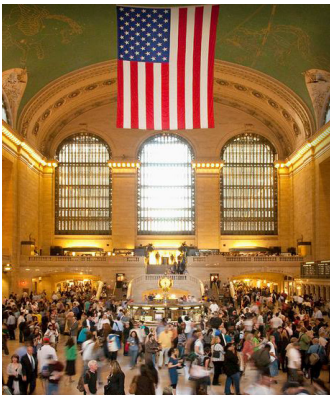
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# WINDSOR MANAGEMENT BUILDING TRUST 31E32

YOU FINALLY FOUND THE PERFECT OFFICE, NOW EXHALE.

Owned and operated by Windsor Management, 31E32 is a 12 Story 71,916 SF office building with 5,532sf typical floor sizes located in Midtown South between Park Avenue South and Madison Avenues, one of the most convenient locations in Manhattan to build your offices and grow your business. 31E32 is also home to building owners, Windsor Management.



FOR MORE INFORMATION ABOUT 31 EAST 32ND STREET PLEASE CONTACT:

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**SPECIFICATIONS AND FEATURES**

**OWNERSHIP:** Kiamie East 32nd Street, Inc.  
**MANAGEMENT:** Windsor Management Corp.  
**LOCATION:** 32nd between Madison and Park  
**HISTORY:** Built in 1915 **STORIES:** 12  
**FLOOR SIZES:** Average 5,542rsf  
**CEILING HEIGHT:** 12 Feet  
**WINDOWS:** Double-paned glass, 4.5' x 8'.  
**COLUMN SPACING:** Typically 21'  
**HEAT:** Steam  
**HVAC:** Individual tenant controlled air units  
**PLUMBING:** City water service pumped to tank  
**SPRINKLER:** Building fully sprinklered  
**LIFE SAFETY:** Class "E" fire alarm system  
**ELECTRICAL:** Direct metered floors, 200 Amps  
**PASSENGER ELEVATORS:** 2 serving all floors  
**FREIGHT ELEVATORS:** 1 serving all floors  
**TELECOM:** FIOS, Spectrum and Pilot Fiber

**BUILDING FEATURES:**  
Premier Loft Space Building in NoMad/Murray Hill  
Perfect for TAMI Tenants  
Newly Renovated White Marble Lobby  
Natural Light with windows on four sides  
Attended Lobby with 24/7 Access

**NEIGHBORHOOD FEATURES:**  
Ground-Floor Tenant: Exhale Spa  
The Cutting Room  
Wolfgangs  
Sushi Sen-Nin  
One block off Korean Way dining and sushi  
Convenient to 4, 5, 6 and Madison Ave buses  
Madison Square Garden  
Walk to Penn Station and Grand Central  
Walk to Herald Square Subway



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ADDITIONAL SMALL SPACE AVAILABILITIES:

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<b>SUITE 501:</b> 441 SF	<b>ASKING:</b> UPON REQUEST	<b>AVAILABLE:</b> IMMEDIATELY	<b>TERM:</b> FLEXIBLE
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<b>SUITE 503:</b> 912 SF	<b>ASKING:</b> UPON REQUEST	<b>AVAILABLE:</b> IMMEDIATELY	<b>TERM:</b> FLEXIBLE
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<b>SUITE 504:</b> 853 SF	<b>ASKING:</b> UPON REQUEST	<b>AVAILABLE:</b> IMMEDIATELY	<b>TERM:</b> FLEXIBLE
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<b>SUITE 510:</b> 1,983 SF	<b>ASKING:</b> UPON REQUEST	<b>AVAILABLE:</b> IMMEDIATELY	<b>TERM:</b> FLEXIBLE
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<b>SUITE 600-02:</b> 864 SF	<b>ASKING:</b> UPON REQUEST	<b>AVAILABLE:</b> IMMEDIATELY	<b>TERM:</b> FLEXIBLE
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<b>SUITE 603:</b> 921 SF	<b>ASKING:</b> UPON REQUEST	<b>AVAILABLE:</b> IMMEDIATELY	<b>TERM:</b> FLEXIBLE
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AVAILABILITIES

SUITE 605: ASKING: AVAILABLE: TERM:
204 SF UPON REQUEST IMMEDIATELY FLEXIBLE

SUITE 610: ASKING: AVAILABLE: TERM:
848 SF UPON REQUEST IMMEDIATELY FLEXIBLE

SUITE 908: ASKING: AVAILABLE: TERM:
988 SF UPON REQUEST IMMEDIATELY FLEXIBLE

SUITE 909: ASKING: AVAILABLE: TERM:
506 SF UPON REQUEST IMMEDIATELY FLEXIBLE

WINDSOR MANAGEMENT CORPORATION is a privately held, full-service commercial real estate company serving New York and Connecticut since 1944. Our operational and ownership philosophy is centered on creating value for our tenants, our employees, and the communities within which we conduct our business through reinvesting in property upgrades and providing top level tenant services.

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