

# 40 RECTOR St.

The smart money's heading *south*.

Office Condominiums



SPACE	QTY.
P0 / Teaming Rooms	28
Open Workstation (3'-0" x 6'-0")	108
<b>TOTAL</b>	<b>136</b>

#### SUPPORT SPACES

Boardroom	1 (18 Seats)
Conference Rooms	4 (44 Seats Total)
Copy	4
Pantry	3
Mail	1

#### NOTES:

Approximately 34,521 RSF  
Test Fit = 250 RSF/Person

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP09-0073.

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt the accuracy of any of the information contained herein, we have not independently verified it and make no guaranty, warranty or representation, whether express or implied, as to its accuracy or completeness. It is your responsibility to independently confirm the accuracy and completeness of the information contained herein with your independent advisors and to determine in your sole discretion whether the subject matter hereof is suitable for your needs.

Sponsor: 40 Rector Owner LLC, C/O Philips International, 295 Madison Avenue - 2nd Floor, New York, NY 10017

[www.40RectorSt.com](http://www.40RectorSt.com)

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SPACE	QTY.
Private Office A	7
Private Office B	24
Open Workstation (3'-0" x 6'-0")	106
<b>TOTAL</b>	<b>137</b>

#### SUPPORT SPACES

Boardroom	1 (30 Seats)
Conference Rooms	2 (24 Seats Total)
Copy	4
Pantry	3
Mail	1

#### NOTES:

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STAFF	QTY.
Partners	9
Associates	34
Paralegals	16
Admin. Support	11
<b>TOTAL</b>	<b>70</b>

SUPPORT SPACES	
Boardroom	1 (30 Seats)
Conference Rooms	2 (24 Seats Total)
Case Rooms	4
Duplicating Center	1
Copy	2
Pantry	2
Mail	1
Library	1
File Room	1

**INDUSTRY STANDARD – TEST FIT ANALYSIS**

800-850 RSF / Attorney – 803 RSF / Attorney  
 1:3 Ratio (Admin. to Attorney) – 1:4 Ratio (Admin. to Attorney)  
 1:3 Ratio (Partner to Assoc.) – 1:3 Ratio (Partner to Assoc.)  
 1:7 Ratio (Partner to Conf. Seats) – 1:6 Ratio (Partner to Conf. Seats)

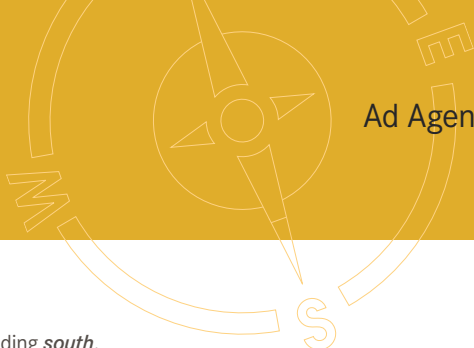
**NOTES:**

Approximately 34,521 RSF  
 Test Fit = 493 RSF/Person

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SPACE	QTY.
P0 / Teaming Rooms	25
Open Workstation (3'-0" x 6'-0")	88
<b>TOTAL</b>	<b>113</b>

SUPPORT SPACES	
Boardroom	1 (18 Seats)
Conference Rooms	4 (44 Seats Total)
Copy	3
Pantry	3
Mail	1

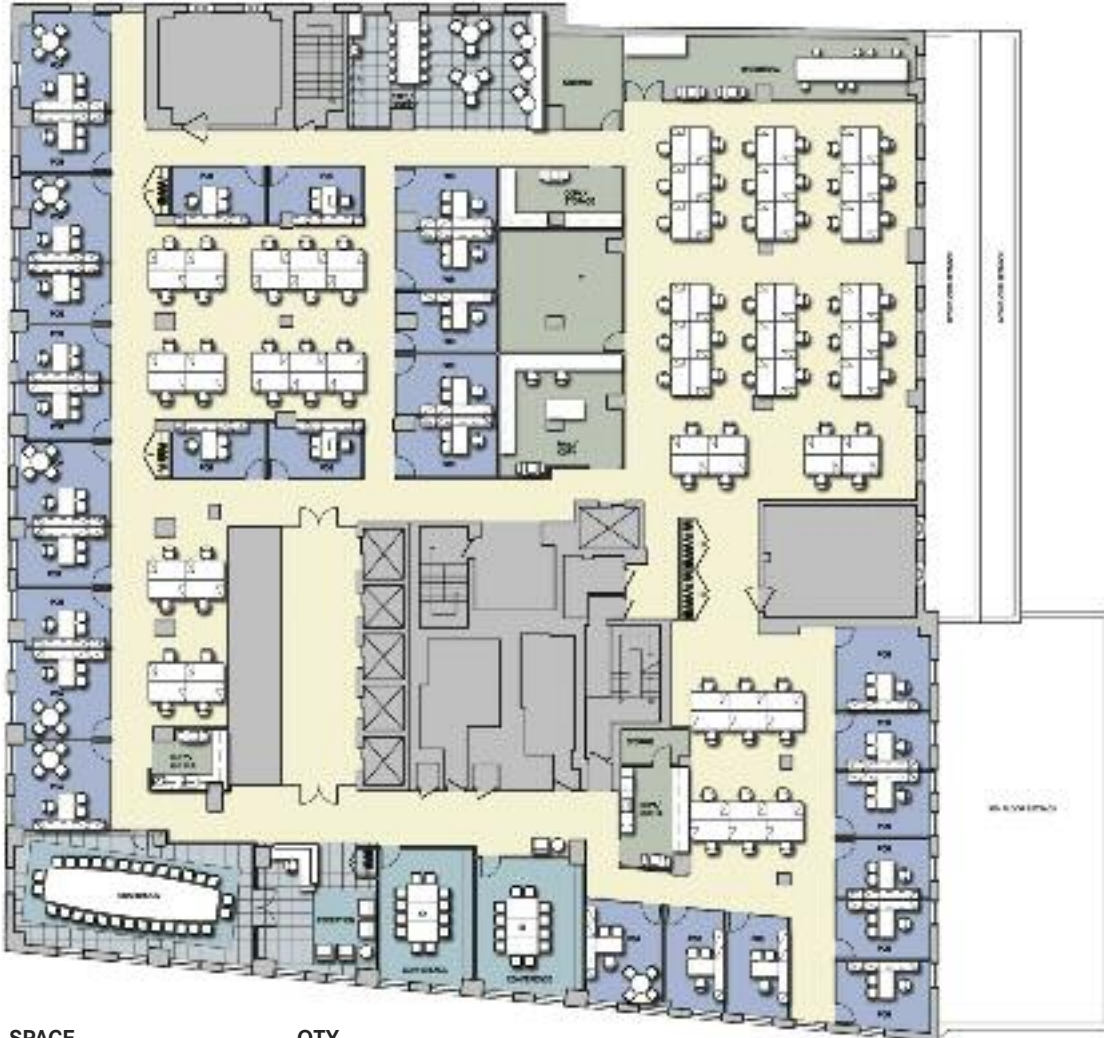
**NOTES:**  
 Approximately 29,966 RSF  
 Test Fit = 260 RSF/Person

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SPACE	QTY.
Private Office A	6
Private Office B	23
Open Workstation (3'-0" x 6'-0")	84
<b>TOTAL</b>	<b>113</b>

**SUPPORT SPACES**

Boardroom	1 (30 Seats)
Conference Rooms	2 (24 Seats Total)
Copy	4
Pantry	3
Mail	1

**NOTES:**

Approximately 29,966 RSF  
Test Fit = 260 RSF/Person

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STAFF	QTY.
Partners	9
Associates	26
Paralegals	13
Admin. Support	10
<b>TOTAL</b>	<b>58</b>

SUPPORT SPACES	
Boardroom	1 (30 Seats)
Conference Rooms	2 (24 Seats Total)
Case Rooms	2
Duplicating Center	1
Copy	3
Pantry	2
Mail	1
Library	1
File Room	1

**INDUSTRY STANDARD – TEST FIT ANALYSIS**

800-850 RSF / Attorney – 856 RSF / Attorney  
 1:3 Ratio (Admin. to Attorney) – 1:3 Ratio (Admin. to Attorney)  
 1:3 Ratio (Partner to Assoc.) – 1:3 Ratio (Partner to Assoc.)  
 1:7 Ratio (Partner to Conf. Seats) – 1:6 Ratio (Partner to Conf. Seats)

**NOTES:**

Approximately 29,966 RSF  
 Test Fit = 516 RSF/Person

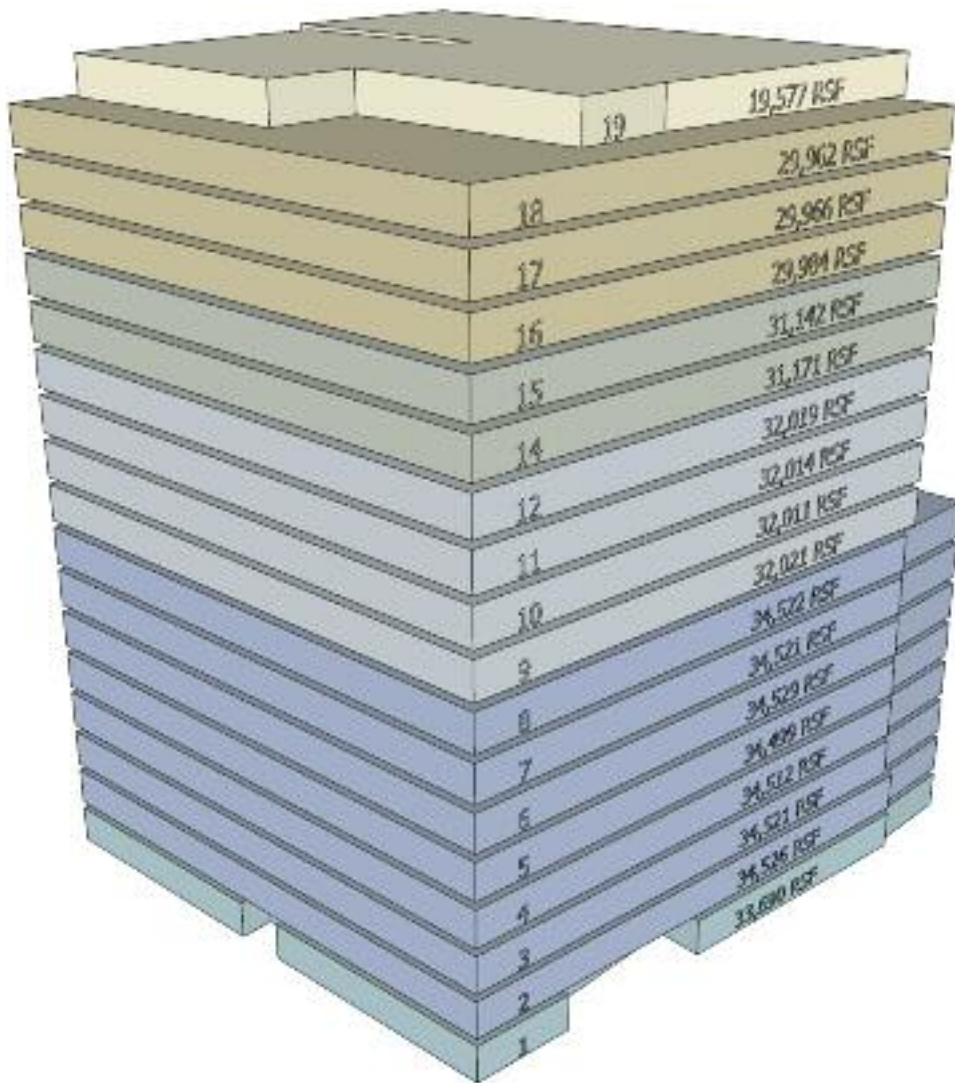
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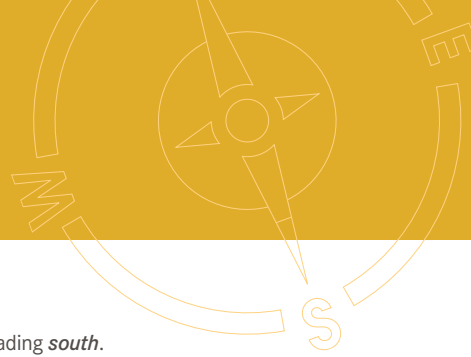
FLOOR	RSF
19	19,577
18	29,962
17	29,966
16	29,984
15	31,142
14	31,171
12	32,019
11	32,014
10	32,011
9	32,021
8	34,522
7	34,521
6	34,529
5	34,499
4	34,512
3	34,521
2	34,526
1	33,690

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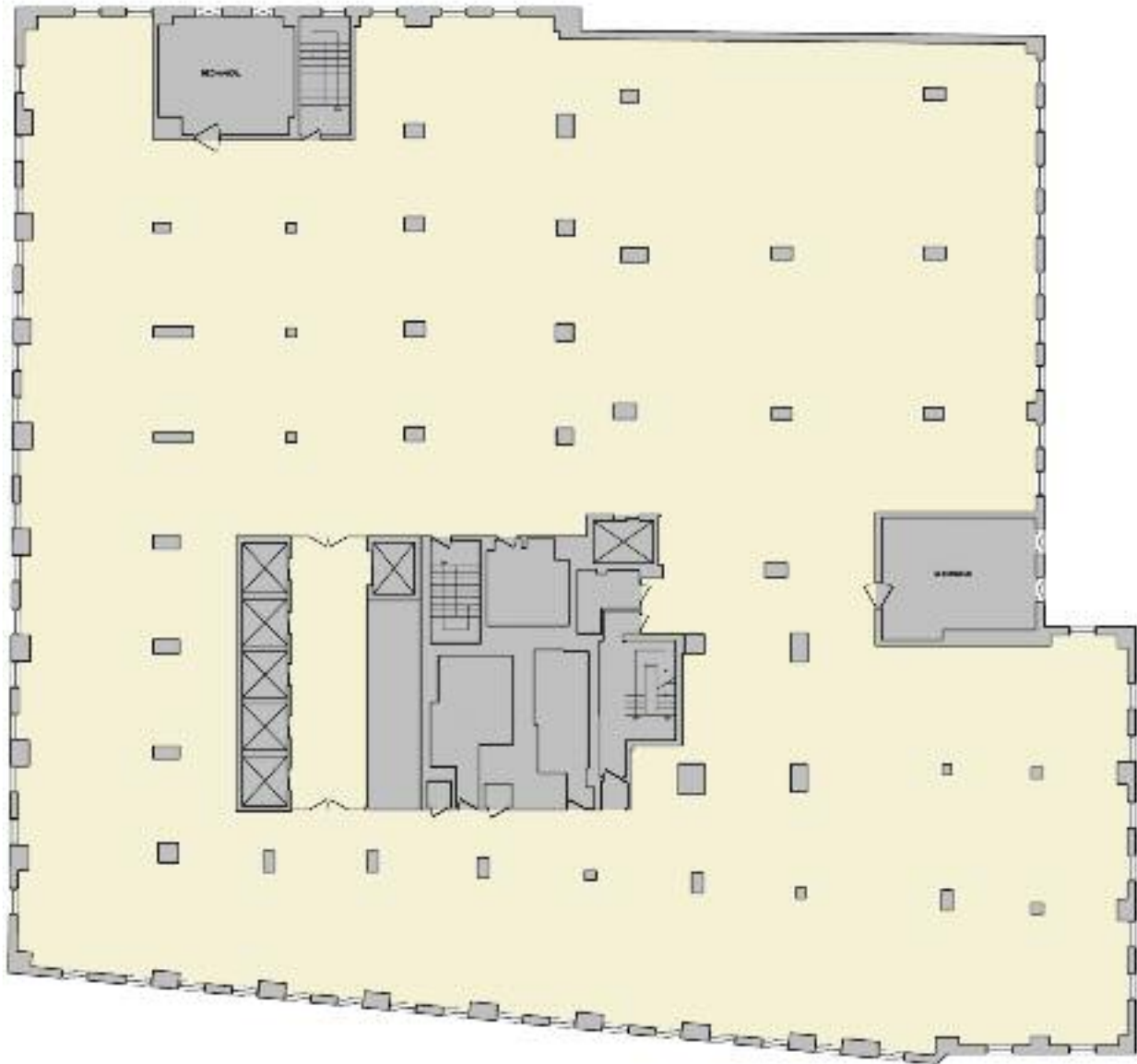
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