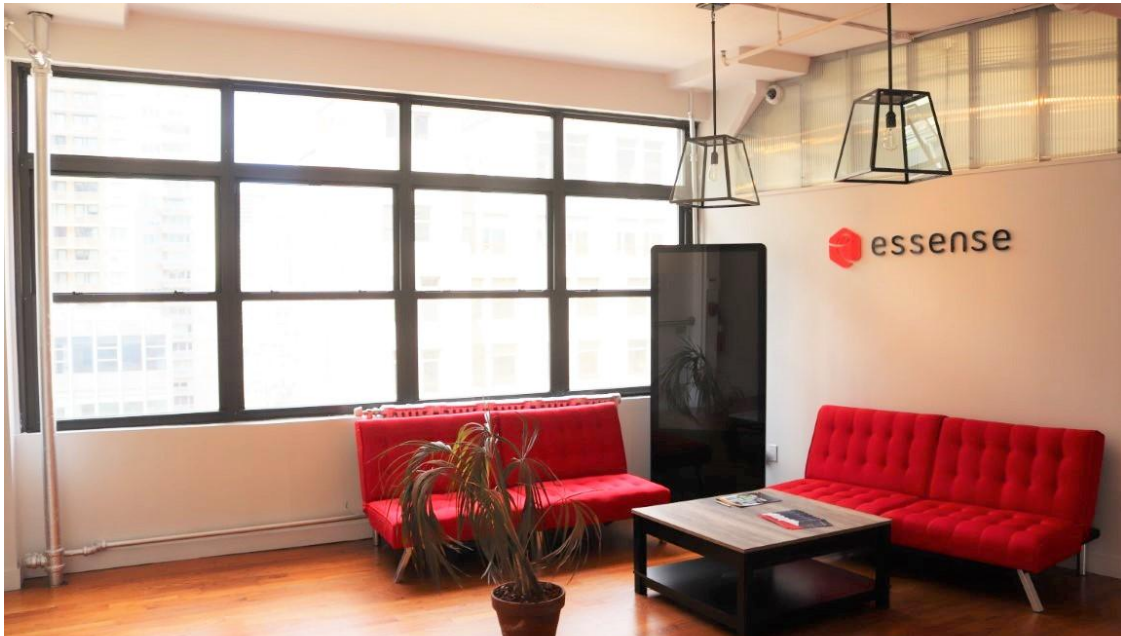


216 East 45th Street

Between 2nd & 3rd Avenue



Turnkey Full Floor Sublease

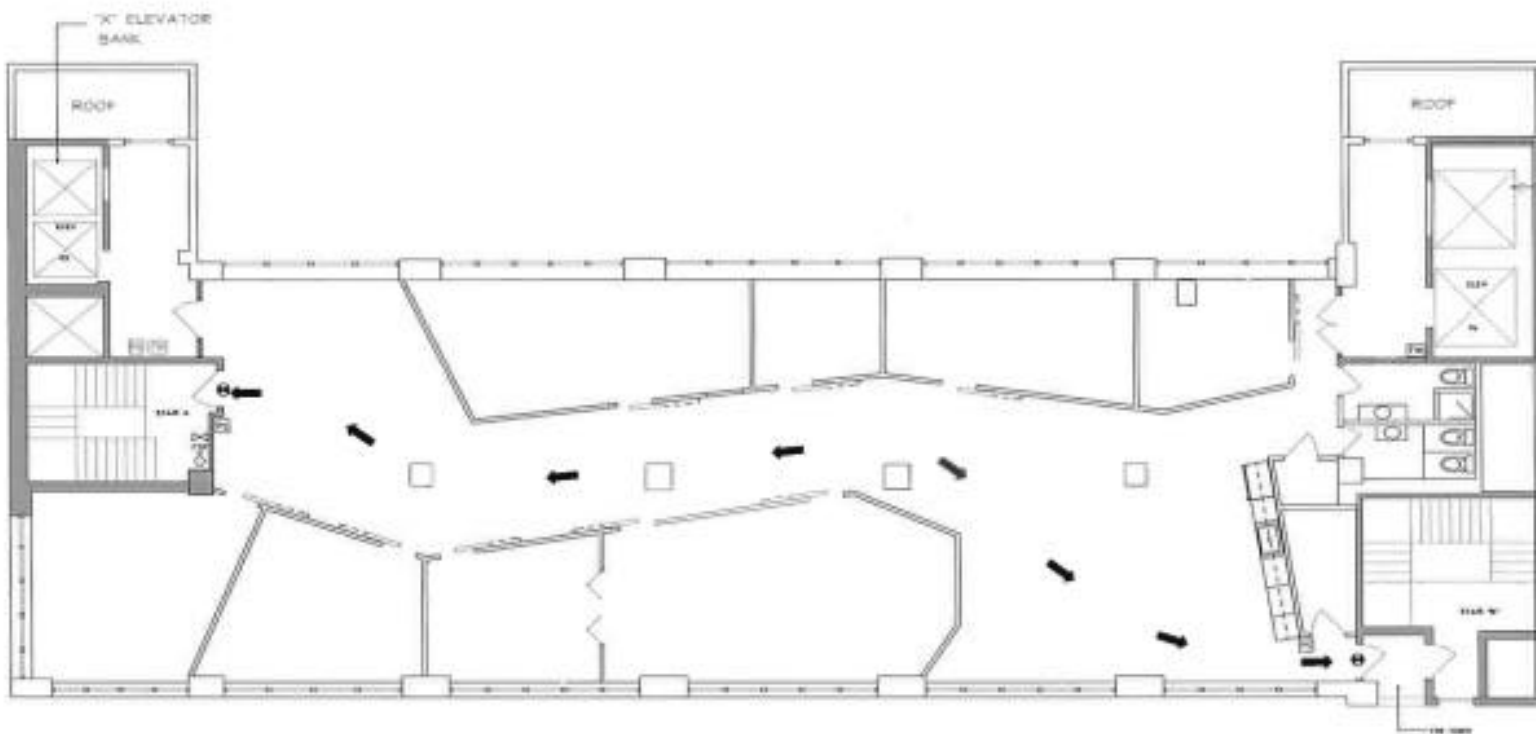
Entire 15th floor: 5,200 sf - Sublease through November 30, 2021

- Fully furnished and wired for Pilot
- Sundrenched tower floor w/ outstanding natural light and ubiquitous windows
- Hardwood floors and exposed ceilings
- Exquisitely and cheerfully designed and in immaculate condition
- 24/7 tenant-controlled central a/c w/ oval ductwork and ultrathin governale radiators
- Owner-managed property with recently redesigned, modern elevators

Location:

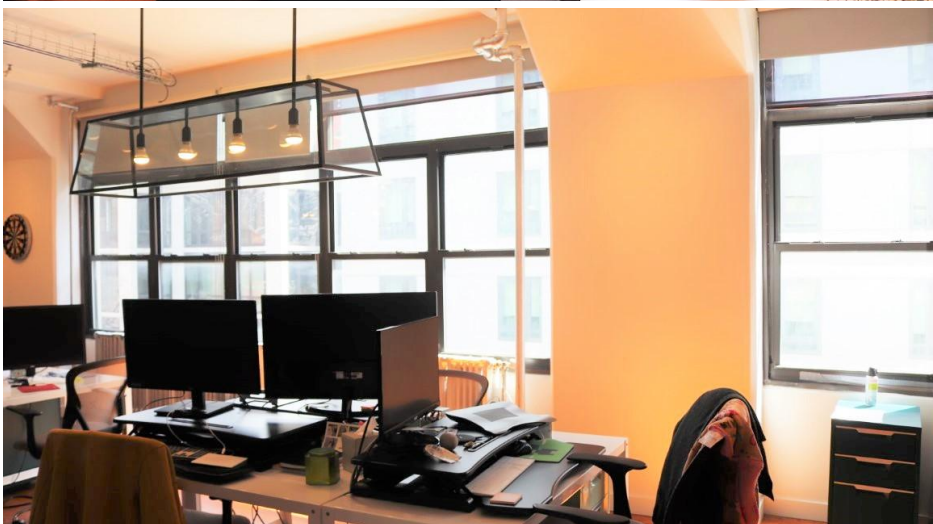
- One block from Grand Central Terminal (4, 5, 6, 7, S and MetroNorth)
- Citibike dock steps away from the building

Floorplan

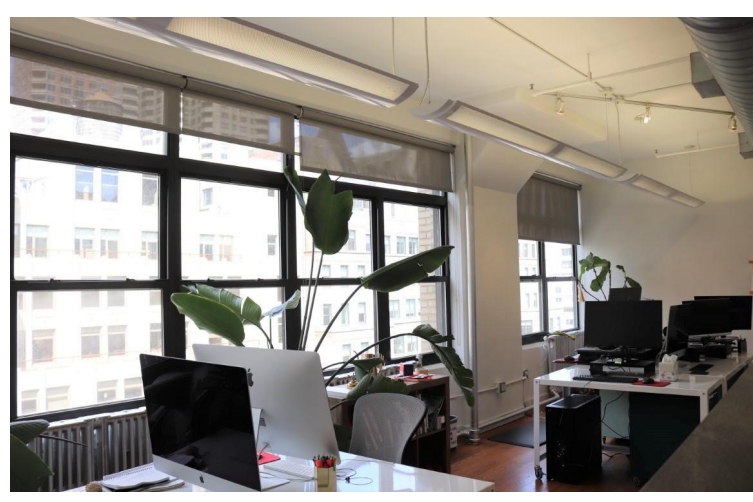
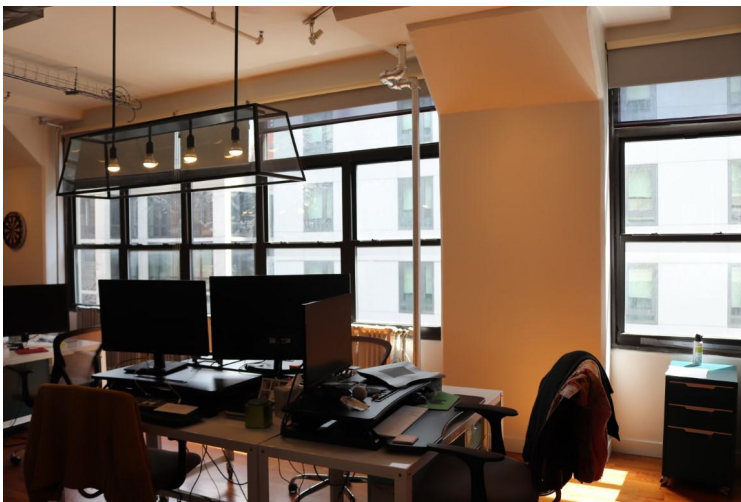


Built as:

- Ample reception area
- Two (2) Offices including huge corner office
- Two (2) Conference Rooms
- Open area (furnished for 7)
- Open area (furnished for 6)
- Large mechanical/storage room that can be used as office outside of cooling season
- Sprawling lounge area with couches and huge TV
- Wet pantry w/ dishwasher
- Two designer bathrooms w/ mosaic tile
- Large IT room
- Second large storage room



Photos



Photos

