

Exclusive Sublease Listing

445 Park Avenue, Midtown South, NYC



Floor: Partial 4th Floor
Size: 5,933 SF.
Rent: Upon Request
Term: 2 to 9 Years
Possession: Immediate

Many meeting rooms, break out areas, eat in pantry, and private telephone booths help support this partial floor office. In total a complete office space with staff open work areas, and enough room for personal comfort and company growth!

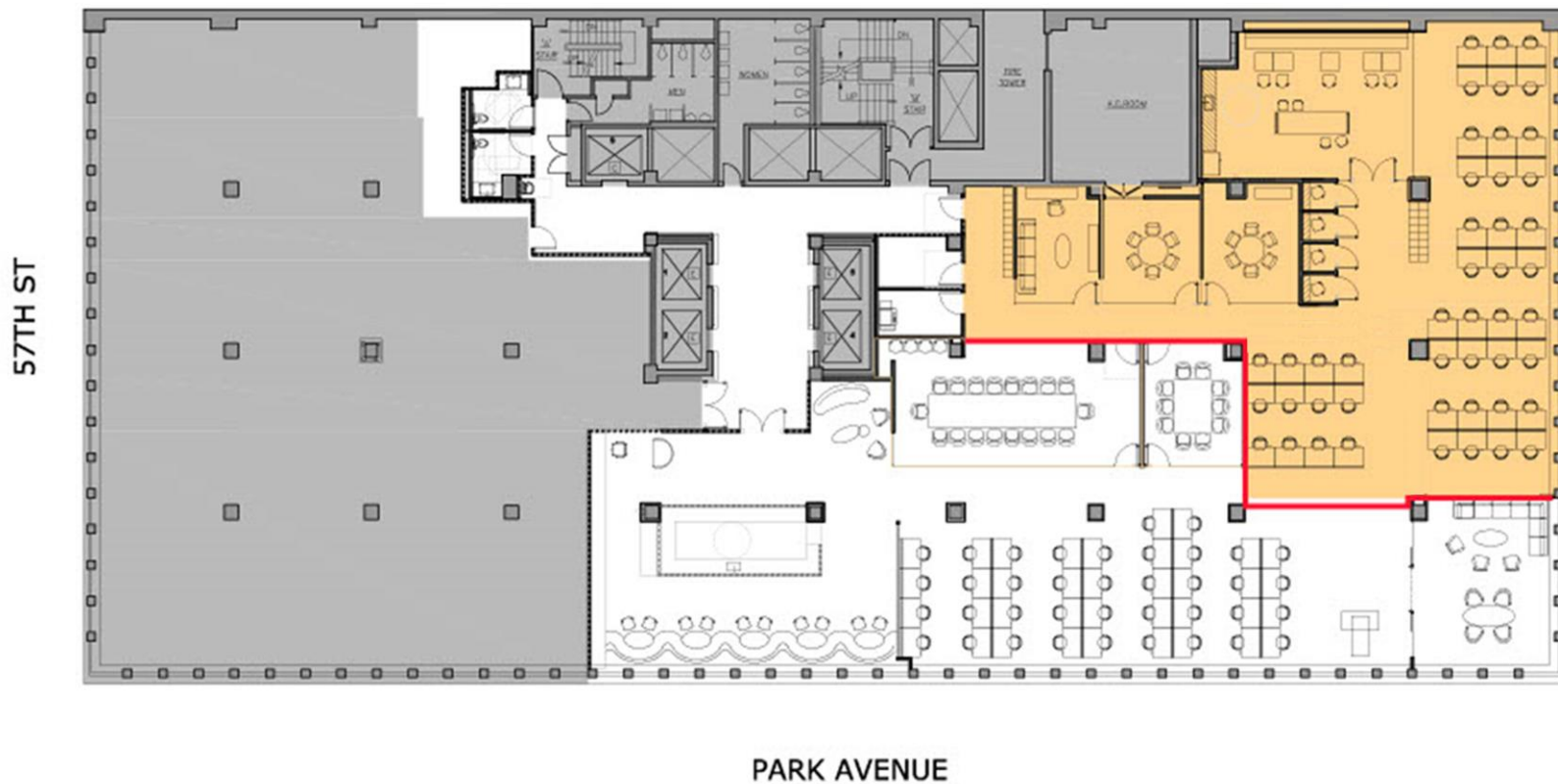
Space Notes:

- High end office sublease (Class A Building)
- Polished concrete floors and high ceilings
- New, modern construction
- Top quality furniture
- Large eat-in kitchen
- Great natural light
- Local amenities strong with great variety.
- Financially Strong Sublandlord

46 Workstations
4 Private Phone Booths
2 Conference Rooms w/ Video
1 Large Eat-in Pantry

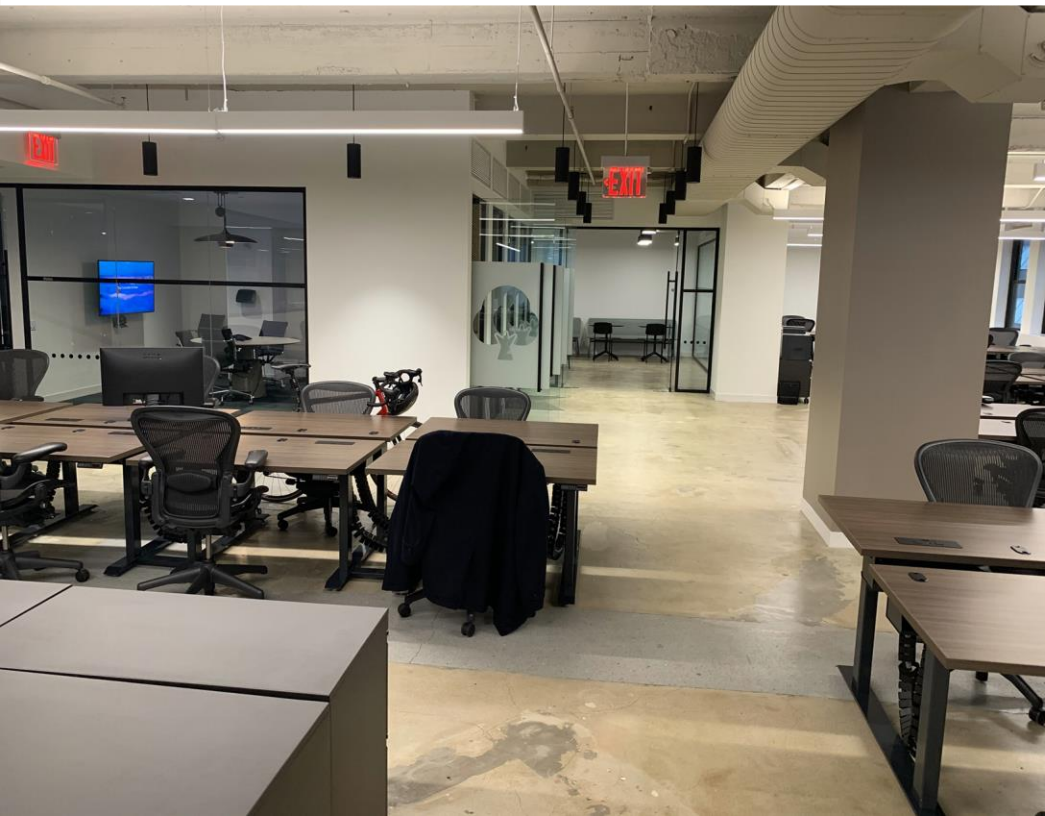
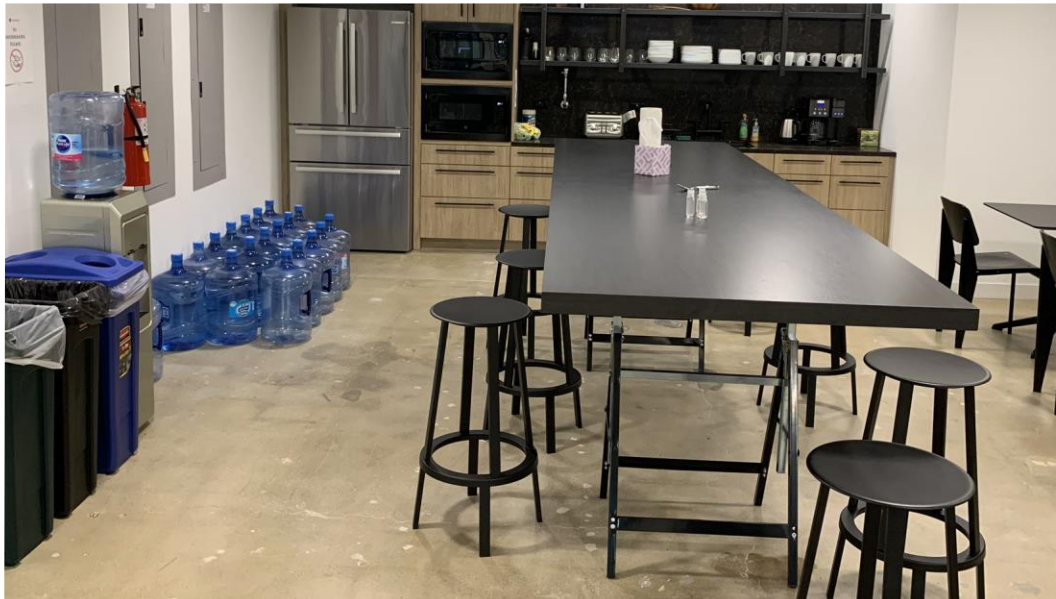
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Move-In Ready Today!

Brand new 5,933 SF. partial floor office sublet that boasts an exceptional build out that can accommodate up to 46 staff. This commercial sublease is both negotiable in size and on lease term.

The office contains polished concrete load bearing floors that have been paired with the space's original exposed ceilings. These design elements have been blended with the architectural enhancements found throughout; such as finished walls, light trough ceilings, glass partitioning, and an assortment of practical and mood lighting.

This is furthered benefitted by both the office's position within the building and with a wall of (13) operable windows that allow fresh air, light, and unencumbered views of the local area facing south.

The functional breakdown of this sublet office is as follows;

One main work area that holds 46 workstations; two small meeting rooms (6 seats each); four private phone booths and a large eat-in kitchen.

This commercial space offers both furniture and comes pre-wired for data/network.

In total this office is available to rent from 2 to 9 years and benefits from a financially strong sub-landlord within a top tier Park Avenue location.