

450 Park Avenue South | Sublease Opportunity

Between East 30th and 31st Streets



Availability:

Total Size:	7,500 RSF
Space:	Entire 4th Floor
Possession:	Immediate
Term:	May 30, 2023 (Extension Possible)
Rental Rate:	Upon Request

Building Highlights:

- Located in the heart of Flatiron/Park Avenue South districts
- Fully renovated lobby with new elevators
- Steps from the 6 train with convenient access to Grand Central Terminal
- Close proximity to several hotels and restaurants

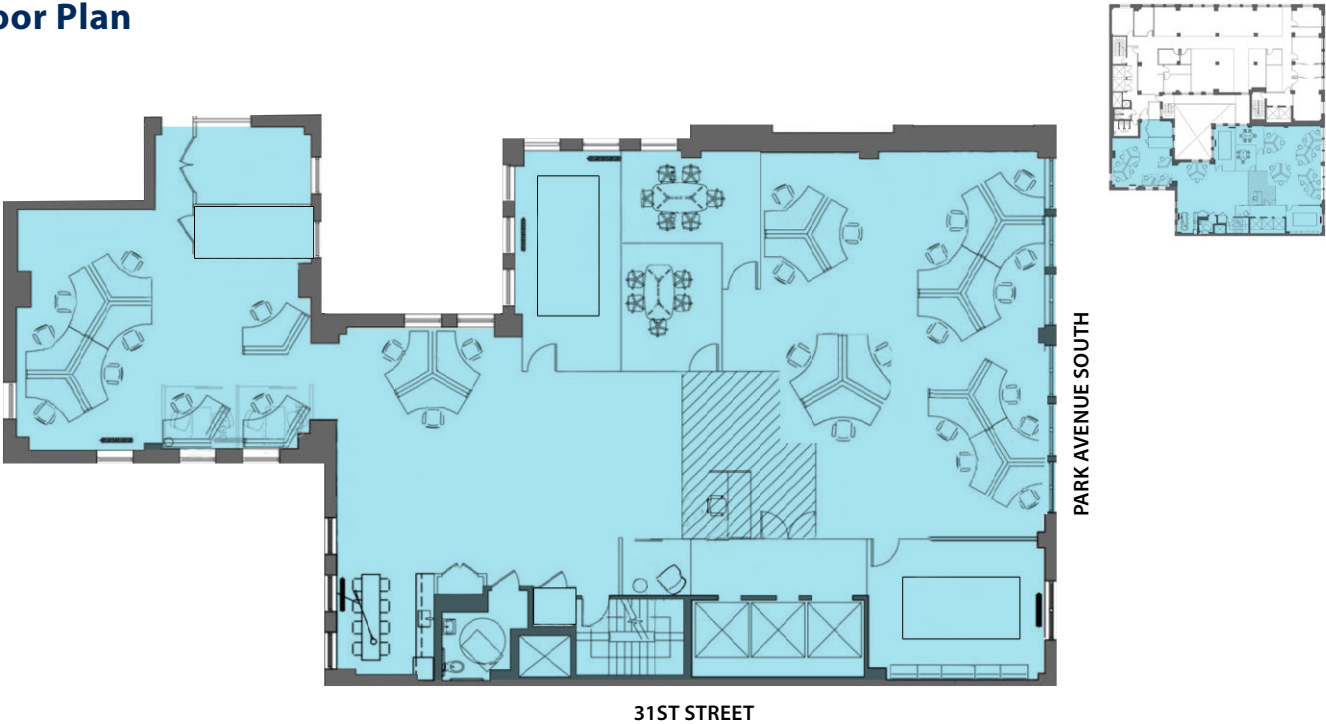
Space Highlights:

- Bright space with windows on three sides
- Exposed 12' ceilings and polished concrete floors
- Current installation includes:
 - 27 workstations with room to densify
 - Two private offices
 - Two medium-sized conference rooms
 - Three breakout rooms
 - Wet pantry
 - Reception area
 - Private ADA compliant restroom
- Furniture and fixtures are available
- Tenant controlled AC
- Credit worthy landlord
- Can be expanded to 16,033 RSF on a direct basis

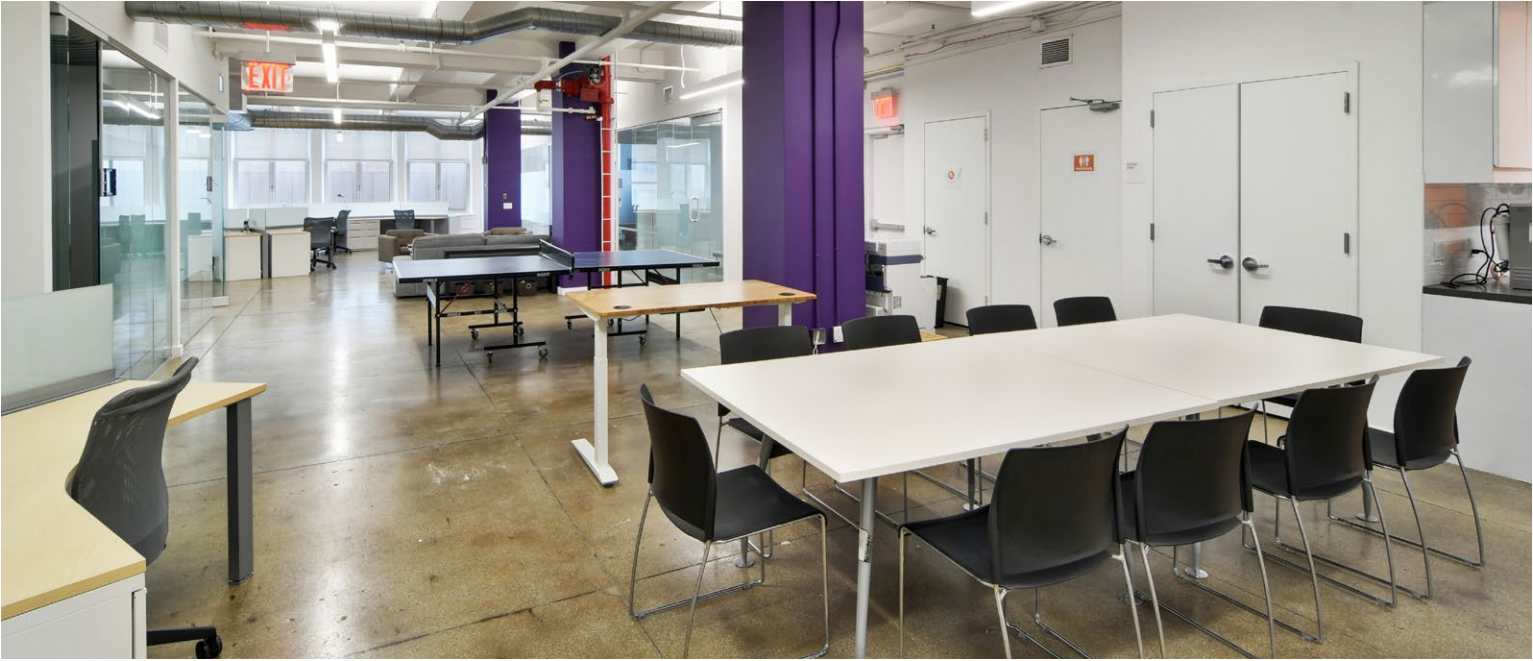
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As-Built Floor Plan



Additional Space Image



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Additional Space Images

