

A low-angle, upward-looking photograph of several skyscrapers in a dense urban environment. The central building is a tall, rectangular tower with a light-colored facade and a grid of windows. To its left is a darker, more angular glass skyscraper. To its right is another tall glass building. In the background, a smaller brick building is visible. The sky is blue with some white clouds. A dark, diagonal graphic element cuts across the bottom left of the image, serving as a background for the text.

AVAILABLE
FOR SUBLEASE

**1133 6TH
AVENUE**

NEW YORK, NY 10036

BUILDING HIGHLIGHTS

**DECEMBER
31, 2031**

SUBLEASE LXD
(Direct extension will
be considered)

23,870 RSF

TOTAL
AVAILABILITY

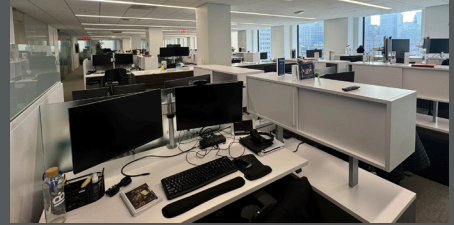
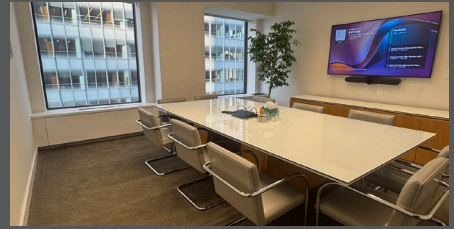
11,457 RSF

PARTIAL 30TH
FLOOR

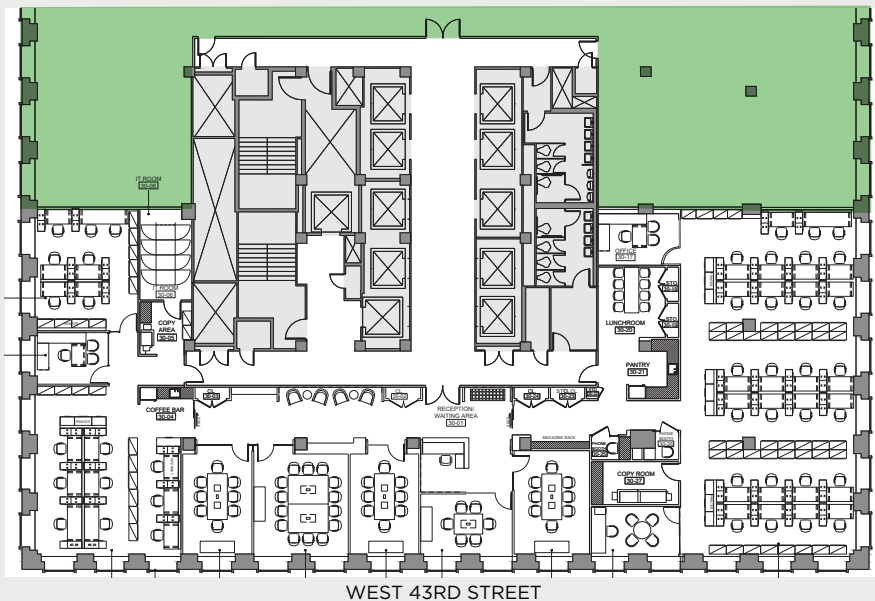
12,413 RSF

PARTIAL 29TH
FLOOR

- Possession: Summer 2026
- Balance of 30th floor vacant and available for direct lease
- Flexible layout with internal staircase (can slab over)
- Spacious bullpens can accommodate higher density
- Abundant natural light with direct view of Bryant Park



30TH FLOOR | 11,457 RSF

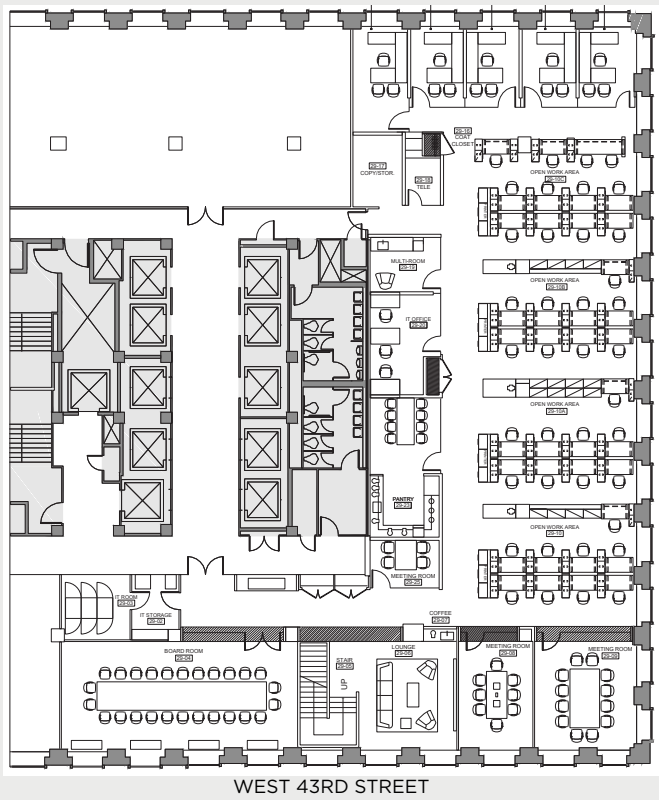


SPACE LAYOUT

Private Offices	2
Workstations	43
Conference Room	6
Reception	1
Phone Room	2
Coffee Bar	1
Pantry & Lunch Room	1

** Balance of 30th floor vacant and available for direct lease*

29TH FLOOR | 12,413 RSF



SPACE LAYOUT

Private Offices	6
Workstations	39
Conference Room	3
Board Room	1
Lounge Area	1
Phone Room	2
Coffee Bar	1
Pantry & Lunch Room	1
Wellness Room	1
Large Office	1

