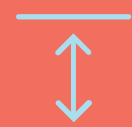




245 WEST
17th STREET

Plug In. Stand Out. Scale Up.
Plug & Play Sublease Opportunity

Opportunity Highlights



TOTAL AVAILABILITY

46,368 RSF

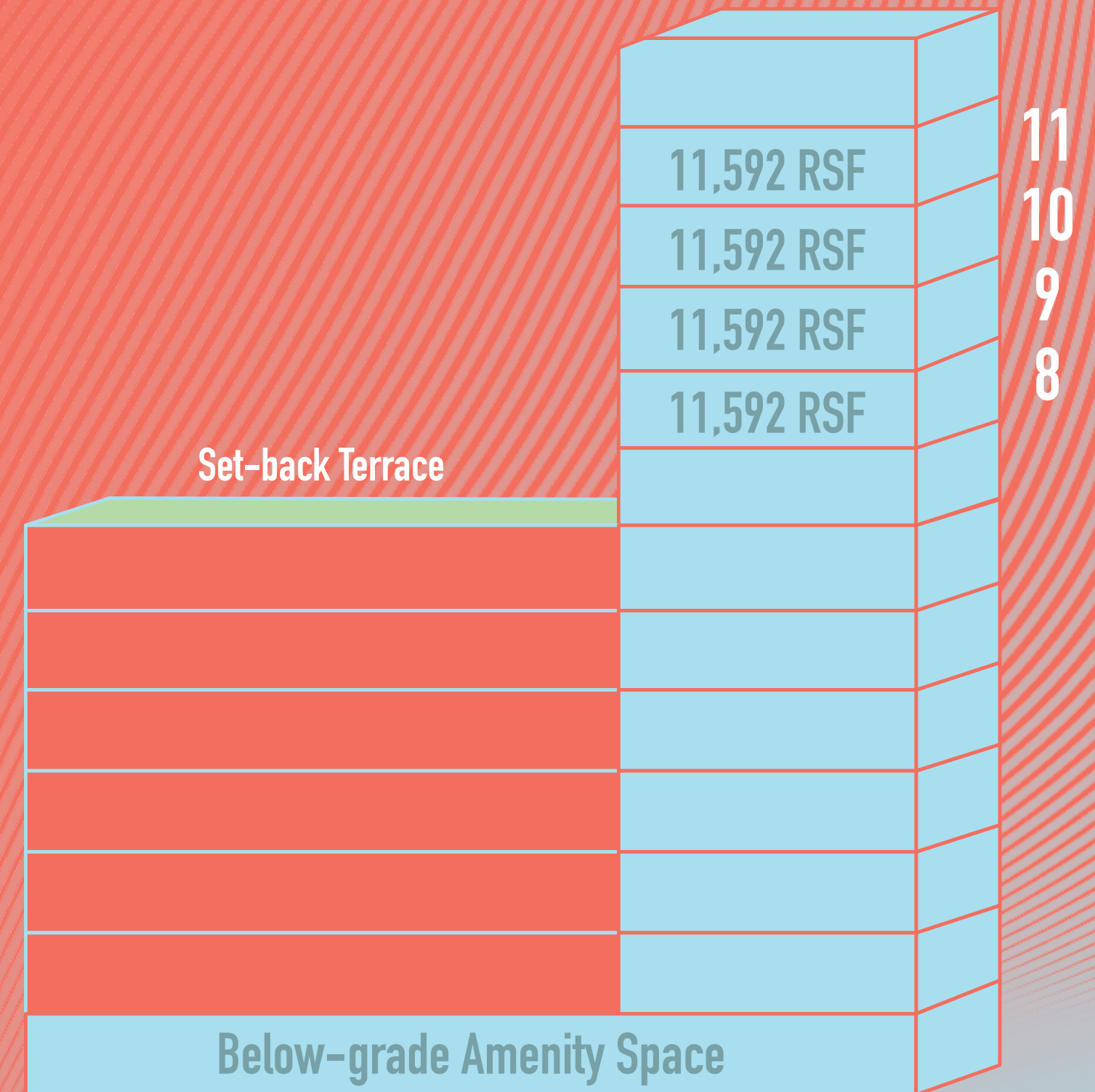
Floors 8 - 11: 11,592 RSF each



TERM

April 2030

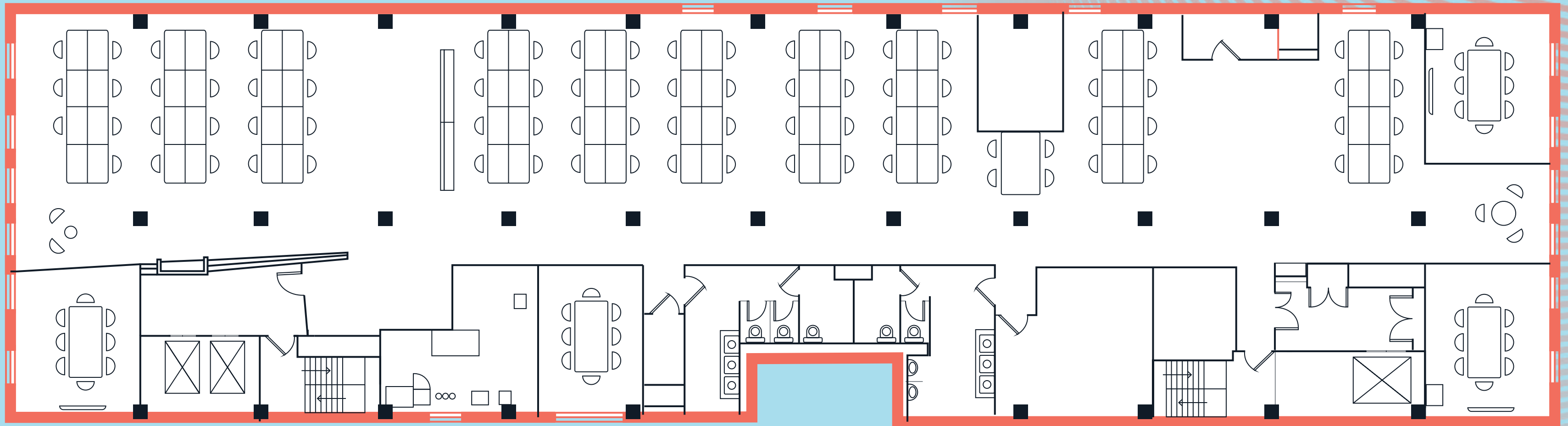
- Plug & play boutique full floors
- Floors have three sides of windows
- Building lobby signage available to all subtenants
- Access to private outdoor space and large-scale entertaining space
- Prime location with seamless transit access
- Below grade amenities with conference and event space



Floors 8, 9, & 11

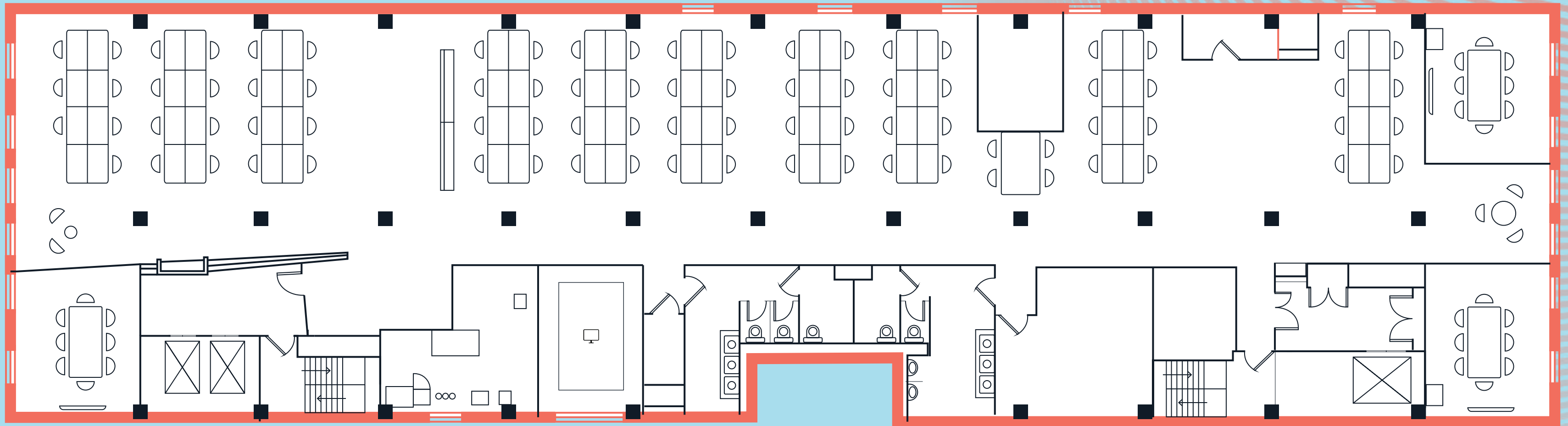
As-Built

- Fully furnished and wired with 80 workstations
- 4 conference rooms
- 2 phone booths



10th Floor As-Built

- Fully furnished and wired with 80 workstations
- 3 conference rooms
- 2 phone booths



11TH FLOOR



7TH FLOOR

SHARED TERRACE AMENITY

