

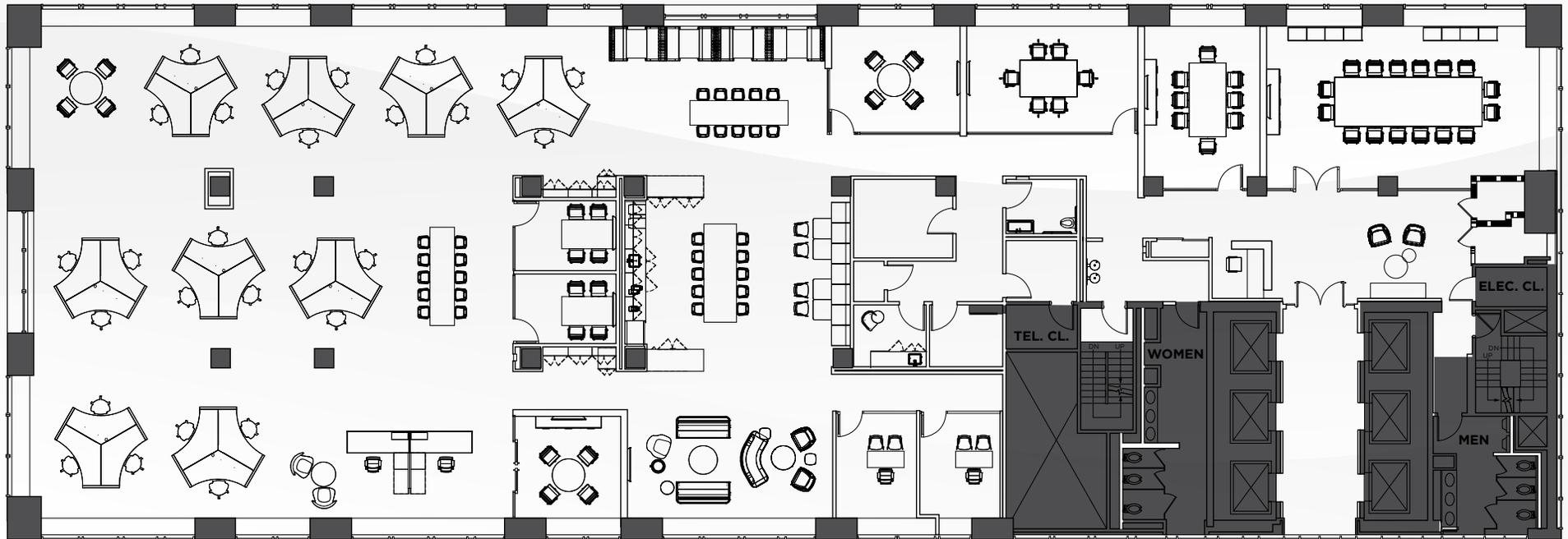
PREMIER OFFICE SUBLEASE OPPORTUNITY  
ENTIRE 40<sup>TH</sup> FLOOR | 15,475 SF

575  
FIFTH AVENUE  
MIDTOWN NYC



# ENTIRE 40<sup>TH</sup> FLOOR

## 15,475 SF



- » High-End, Furnished & Wired
- » Top floor with 14' ceilings
- » Sweeping views and natural light on all four sides
- » Impressive Board Room
- » Two (2) offices
- » Six (6) conference rooms

- » Open space (30 workstations, ability to accommodate +60 in open area)
- » Pantry/Townhall space with booths and lounge area
- » Flexible layouts suitable for a wide range of users



**POSSESSION**  
Immediate



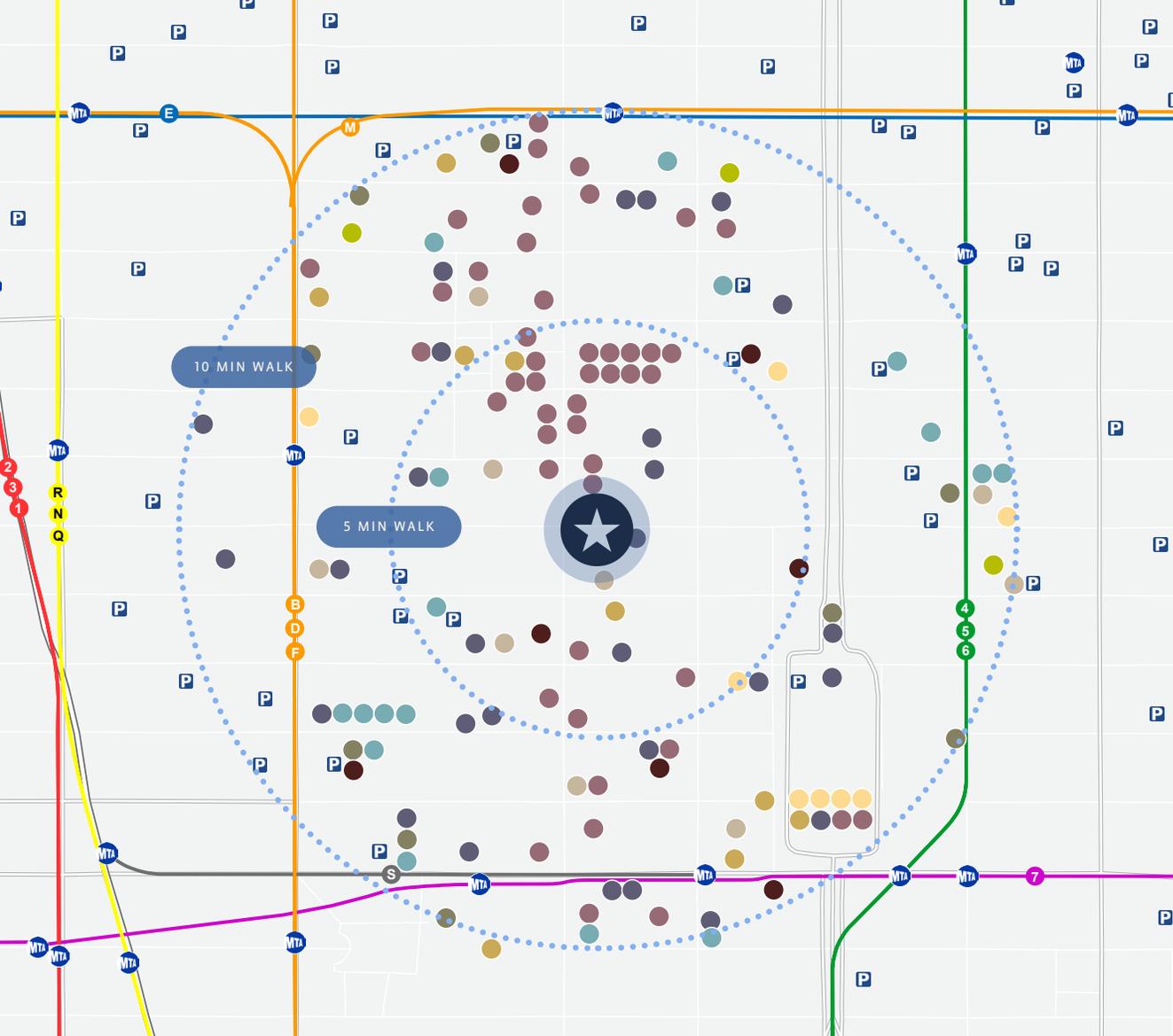
**TERM**  
Through 8/31/2033



**ASKING RENT**  
Upon Request

**575**  
FIFTH AVENUE





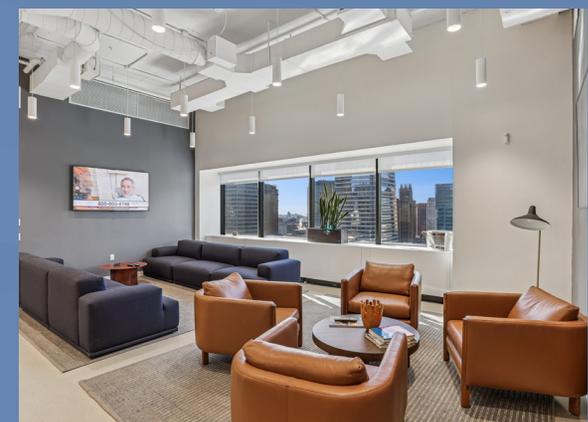
## IN THE HEART OF IT ALL

575 Fifth Avenue provides proximity to Grand Central Terminal, Bryant Park, and an extensive mix of nearby restaurants, retail, and services.

- 47 RETAIL
- 28 RESTAURANTS
- 17 HOTELS/RESORTS
- 9 ARTS/ENTERTAINMENT
- 9 CAFES
- 9 FITNESS
- 8 SUPERMARKETS
- 7 BANKS
- 3 PHARMACIES

## PROPERTY HIGHLIGHTS

- » Four-level, 55,000 SF retail atrium with stained-glass ceiling
- » Fully renovated lobby with granite floors, marble walls, 17'ceiling heights, and wrap-around digital media banner
- » Modernized elevators with destination dispatch and upgraded cab interiors
- » Public atrium designed by award-winning firms MdeAS and Gensler
- » Brand-new conferencing center with flexible meeting and event space
- » Tenant lounge with full kitchen, game room, and luxury pool table
- » Wellness amenities including yoga, meditation, and on-site wellness room
- » Bike storage, grab-and-go café, and lobby access to Starbucks
- » Less than one block from Grand Central Terminal, Metro-North, and multiple subway lines





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