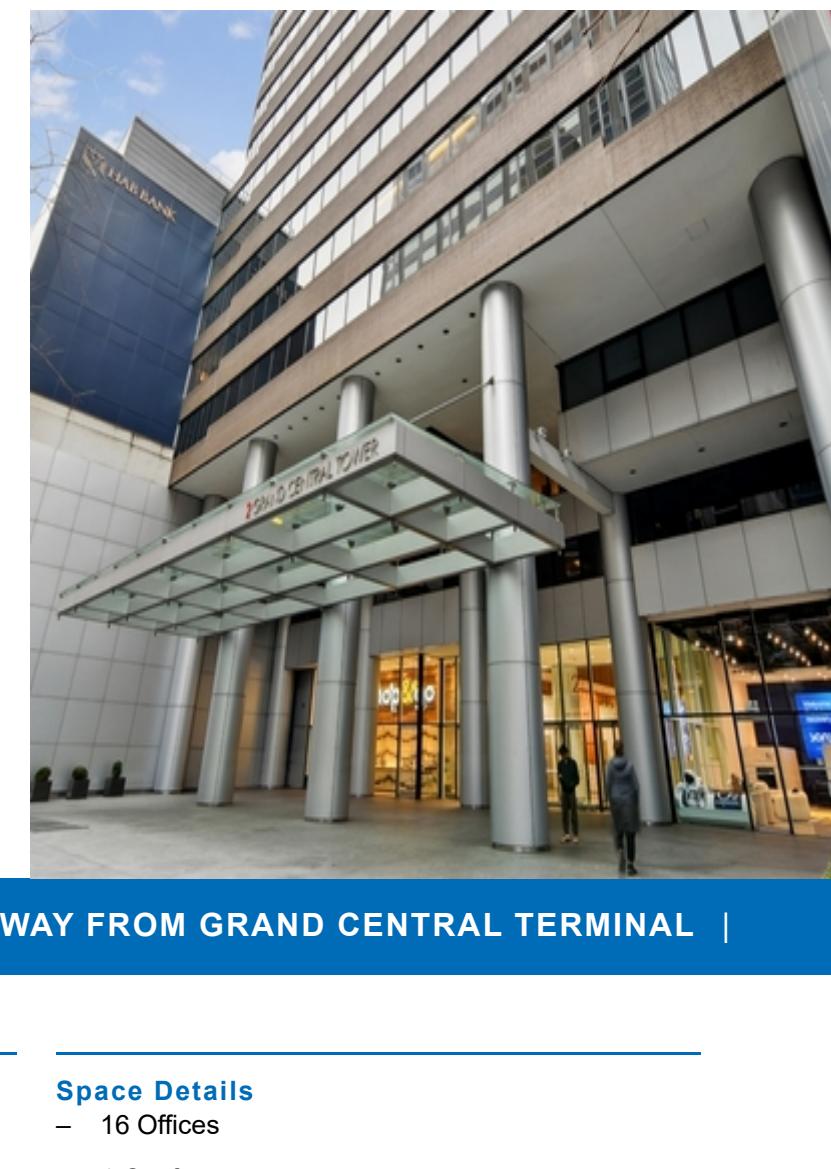


FOR SUBLICENSE

## 2 Grand Central Tower

140 East 45th Street  
New York, NY 10017



| PLUG & PLAY SOLUTION | STEPS AWAY FROM GRAND CENTRAL TERMINAL |

### Area

Entire 12th Floor: 16,000 RSF

### Rental Rate

Upon Request

### Possession

Arranged

### Term

Through July 2035

### Space Details

- 16 Offices
- 1 Conference room
- Large open area for 50+ employees

### Building Details

- Steps from Grand Central Terminal
- Recently renovated building lobby and outdoor plaza
- Landlord to deliver new tenant amenity center inclusive of conferencing, tenant lounge and showers

