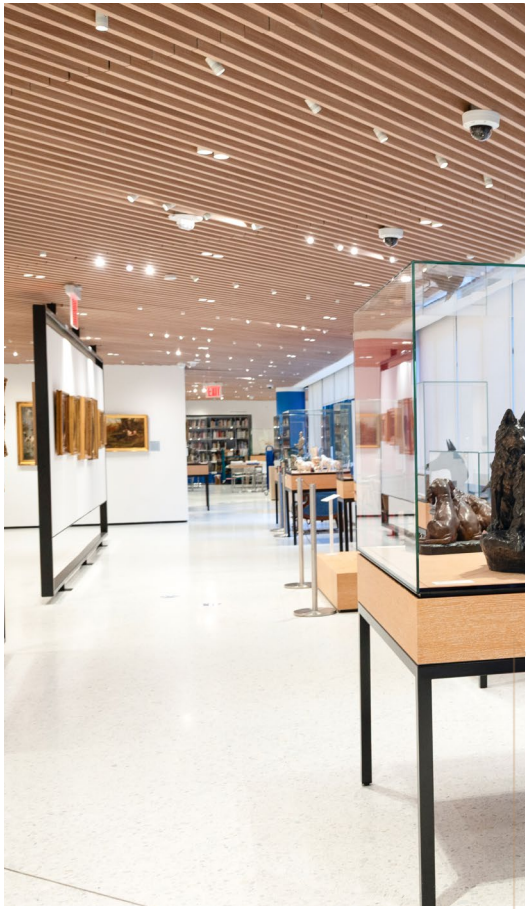
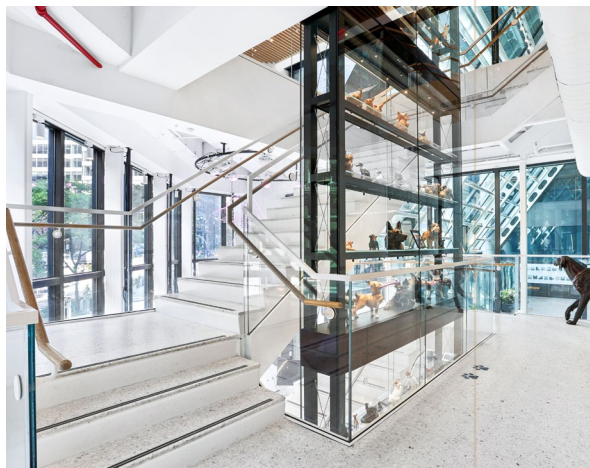




SUBLEASE
101
PARK
AVENUE
GRAND CENTRAL

**GROUND + THIRD FLOORS
17,517 RSF TOTAL**





A SUBLEASE SPACE THAT IS

UNIQUE, CLEAN & CONT

A rare opportunity to lease a fully realized, experience-driven space at **101 Park Avenue**. Currently home to a museum-quality installation with entrances both from the lobby and from 40th street, the space offers a high-end buildout with exceptional lighting, flexible layouts, and infrastructure **designed for engagement and storytelling**. Well suited for a creative office, conference center, showroom, or client-facing environment, the space delivers Park Avenue credibility with a distinctive, move-in-ready interior.

PREMISES

Partial Ground Floor	4,357 RSF
Partial Third Floor	13,160 RSF
Total	17,517 RSF*

CEILING HEIGHTS

Partial Ground Floor	19' 2"
Partial Third Floor	12' 3"

POSSESSION

Arranged

TERM

Thru 12/30/2038

RATE

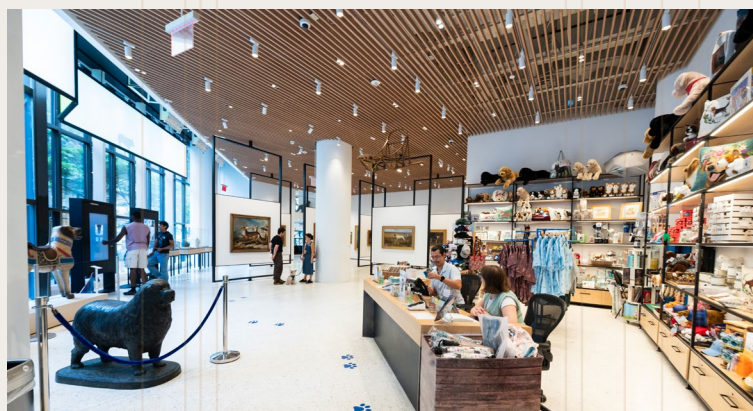
Upon Request



*Entire 4th floor (42,000 RSF) can be made available with an opportunity to create a large block of space



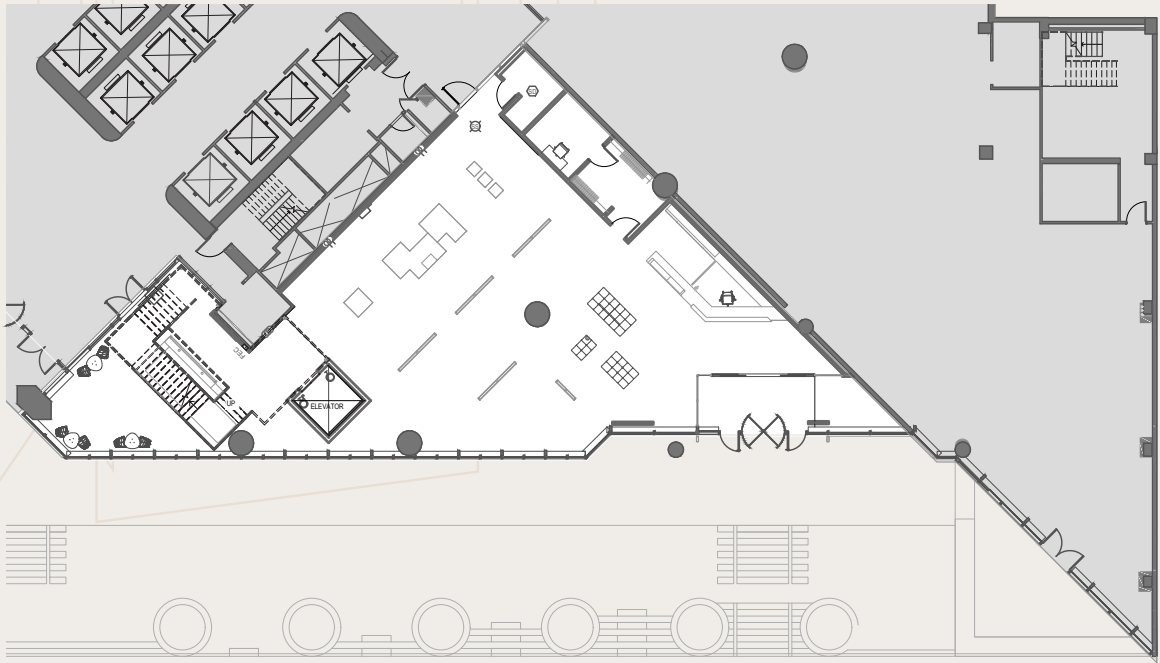
EMPORARY



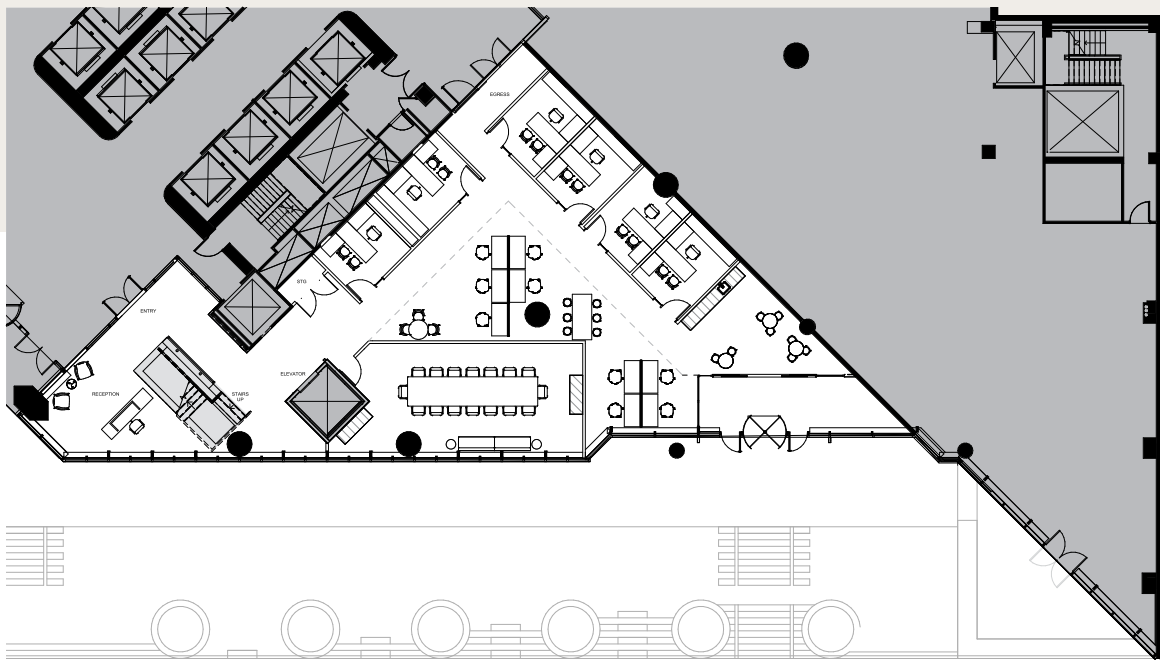
A SUBLEASE SPACE THAT IS

CREATIVE & INNOVATIV

GROUND FLOOR 4,357 RSF
Existing Conditions



Office Test Fit

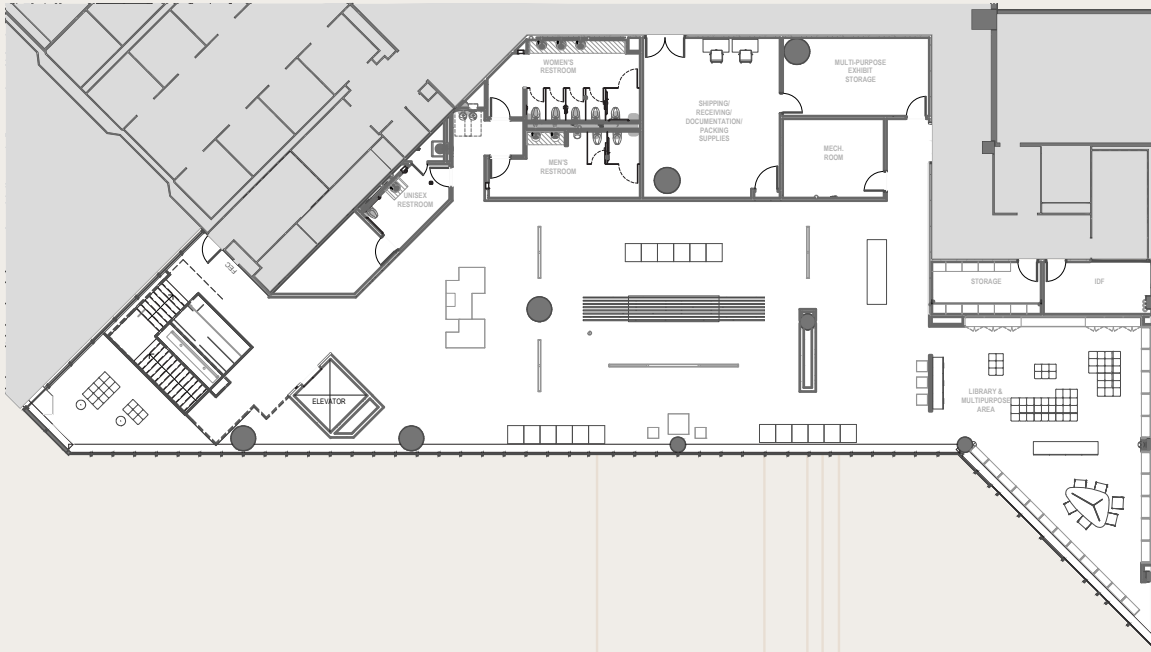


SPACE HIGHLIGHTS

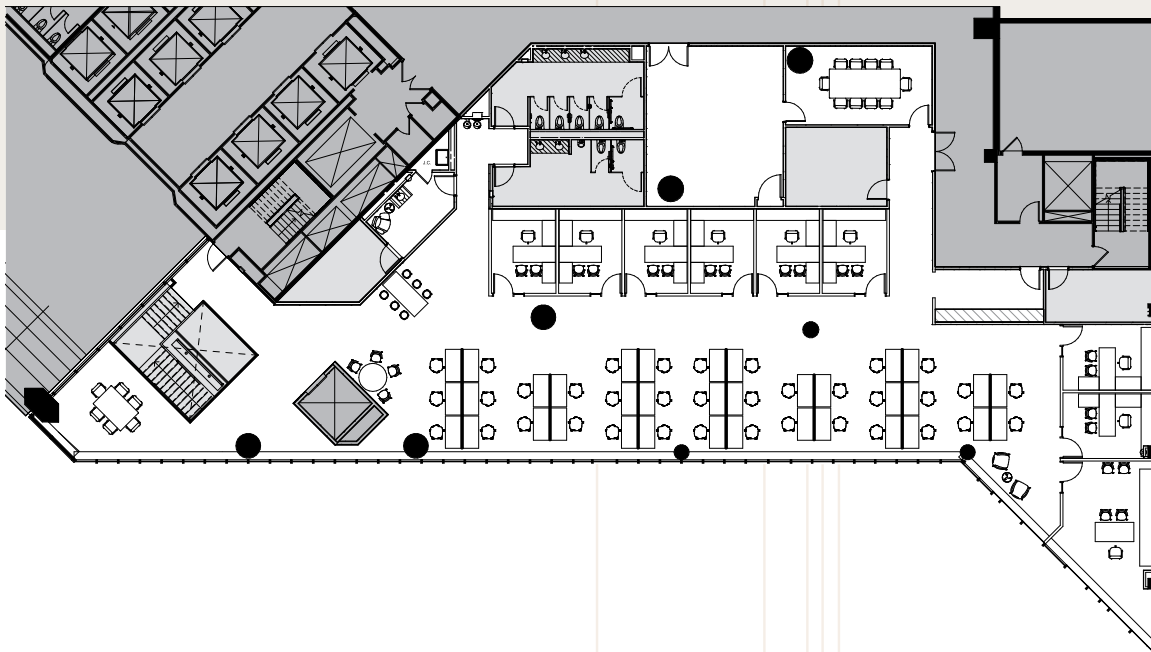
- Magnificent interior staircase with private elevator
- Each floor has independent, tenant-controlled air conditioning system

PARTIAL THIRD FLOOR 13,160 RSF

Existing Conditions

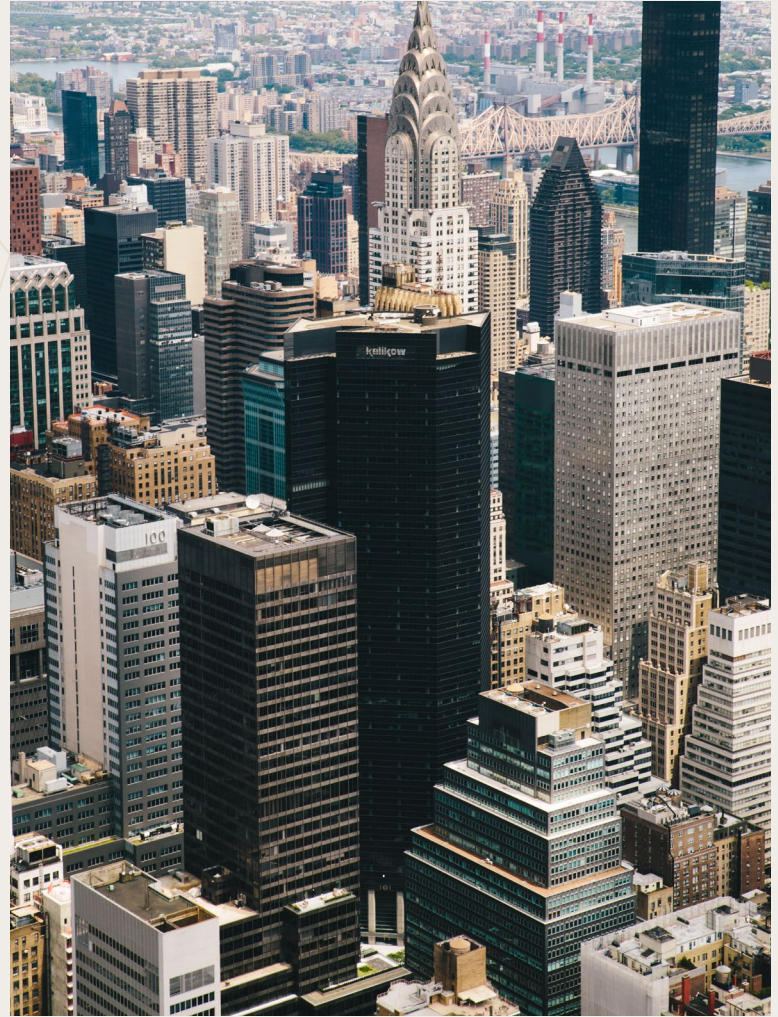


Office Test Fit



A SUBLEASE SPACE THAT IS

IN THE CENTER OF IT ALL



BUILDING/LOCATION HIGHLIGHTS

- Iconic office tower located at the corner of Park Avenue and East 41st Street, the heart of Midtown
- Amenities include the dining and lounge spaces at Club 101, Café 101 with daily food service, Convene 101 Park Avenue, and Five Iron Golf Grand Central
- In-building car parking garage along with bike storage
- 24/7 security
- Surrounded by retail, dining and hotel accommodations
- Located steps from Grand Central Terminal with access to       Metro-North Railroad  Long Island Railroad

SUBLEASE
101
PARK AVENUE
GRAND CENTRAL





SUBLEASE

101

PARK
AVENUE

GRAND CENTRAL

