SUBLEASE

195 BROADWAY



PARTIAL 24TH FLOOR

23,735 RSF

SPACE FEATURES

- Strong sublessor
- Plug-and-play creative installation with concrete floors, exposed ceilings, and excellent natural light
- Seating for over 116
- Delivered fully furnished & wired

RENT:
Upon request

POSSESSION:
Immediate

SUBLEASE TERM:
November 2033







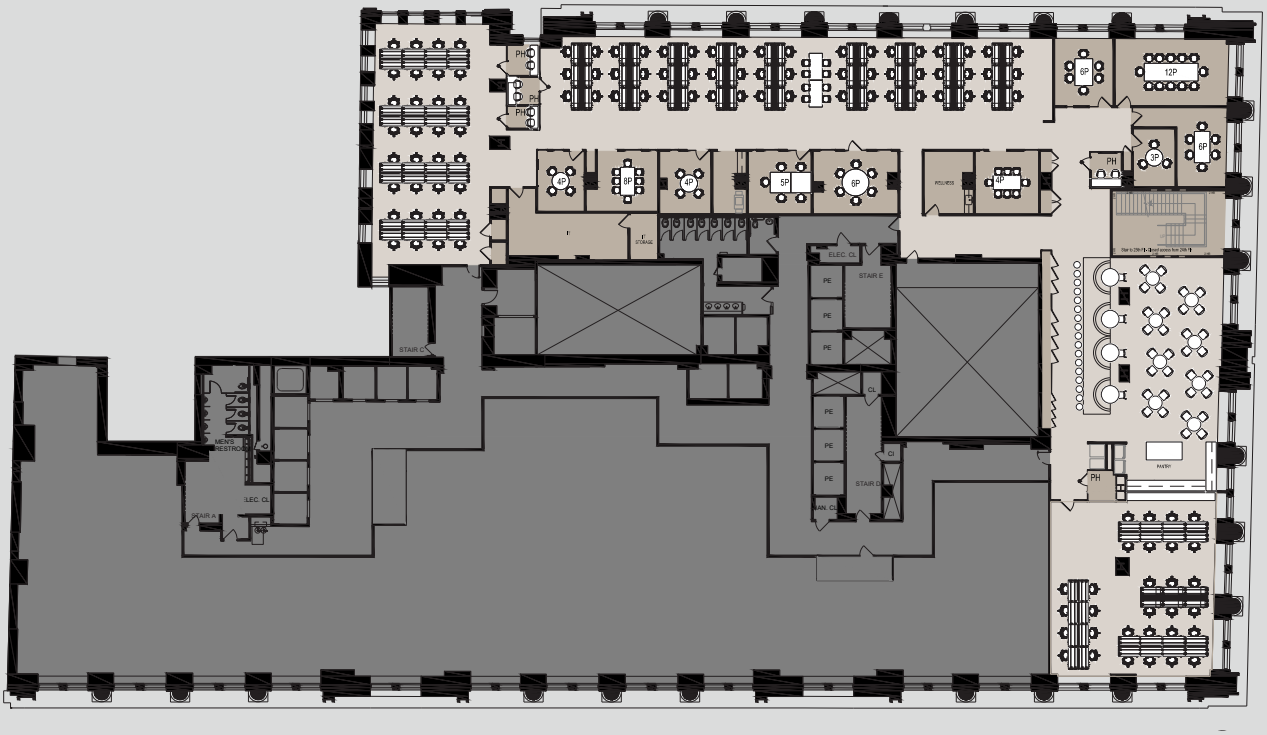




PLUG-AND-PLAY CREATIVE INSTALLATION

FULTON STREET

BROADWAY



CHURCH STREET

DEY STREET

24TH FLOOR

PERSONNEL

SPACE TYPE	SF	PLAN
WORKSTATION		116
TOTAL		**116**

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Closed:			
Conference	12	1	12
Conference	8	2	16
Conference	6	3	18
Meeting	5	1	5
Meeting	4	2	8
Meeting	3	1	1
Phone Room	2	5	10
Open:			
Café	69	1	69
Meeting	8	1	8
TOTAL		**17**	**147**



BUILDING FEATURES

- Class-A landmarked office building
- Nobu and Anthropologie anchor the retail
- Adjacent to Fulton Street Transit Center & the World Trade Center Transit hub and a short walk from Brookfield Place
- Located near 12 subway lines and the PATH train

