

**Exclusive,
RARE PLUG & PLAY
Penthouse Sublease**



254 WEST 31ST STREET

Between 7th & 8th Avenue

Hudson Yards, Manhattan
West and the Penn District

FULL FLOOR 3,069 RSF

PENTHOUSE MOVE-IN READY

FLEXIBLE OPEN-PLAN WORKSPACE

**IDEAL FOR ARCHITECTURE, ENGINEERING,
CREATIVE & TECH-DRIVEN FIRMS**

SUBLEASE DETAILS

PREMISES

Entire 15th FL, ~3,069 RSF

AVAILABILITY

Immediate

TERM

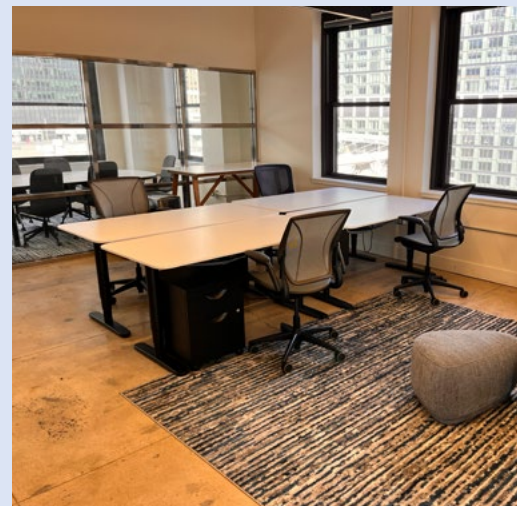
Through January 31, 2029
(direct + extension possible)

RENTAL RATE

Upon Request

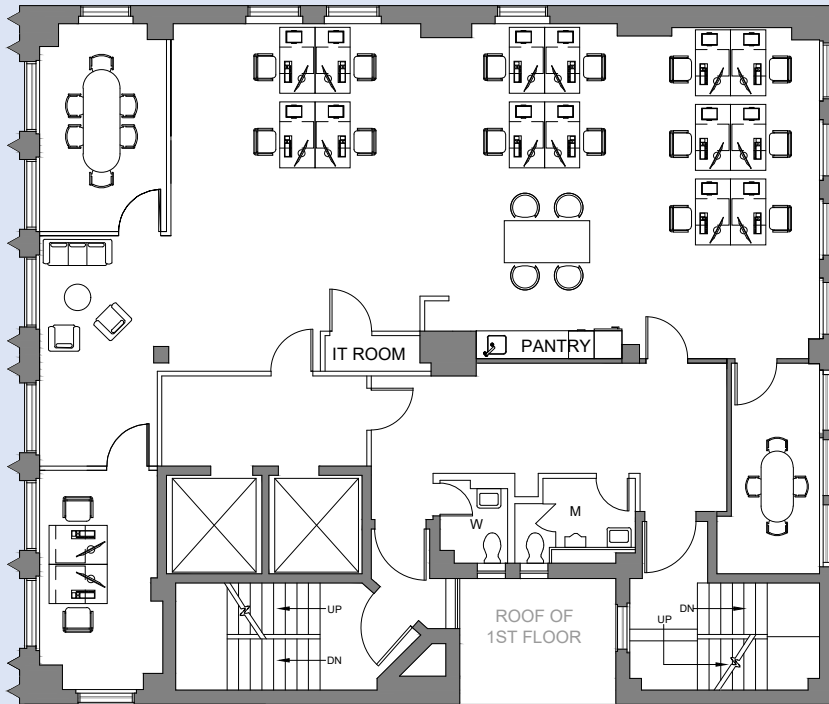
ELECTRIC

Sub metered



FLOOR PLAN

**Not to scale*



SPACE/PROPERTY FEATURES

- Rare Top-Floor Space with abundant natural light and open city views
- Thoughtfully Designed, Exceptionally Flexible open-plan layout
- 2 offices/huddle rooms, 1 conference rooms, 1 phone booths, 17 open area seats, soft seating/ lounge areas
- Fully Furnished & Wired – move-in ready
- Polished Concrete Floors with exposed 11 FT ceilings
- Fully Equipped Large Pantry with stainless steel appliances
- Tenant-Controlled HVAC
- Two Private Bathrooms, (including one ADA accessible)
- New Oversized Operable Windows
- Recently Renovated Lobby & Elevators
- Attended Lobby
- Financially strong Sublandlord
- Steps from Penn Station, Amtrak, PATH, and Port Authority

