

**24,000 – 74,000 RSF MOVE-IN READY SUBLEASE
BLOCKS FROM GRAND CENTRAL**

SUBLEASE OPPORTUNITY:



THIRD AVENUE





ENTIRE 4TH FLOOR
24,650 RSF

ENTIRE 5TH FLOOR
24,650 RSF

CONTIGUOUS BLOCK: 49,300 RSF

ENTIRE 9TH FLOOR
24,650 RSF

TOTAL AVAILABLE: 73,950 RSF

SUBLEASE POSSESSION:
Immediate

SUBLEASE TERM:
Thru 05/31/2032

SPACE FEATURES:

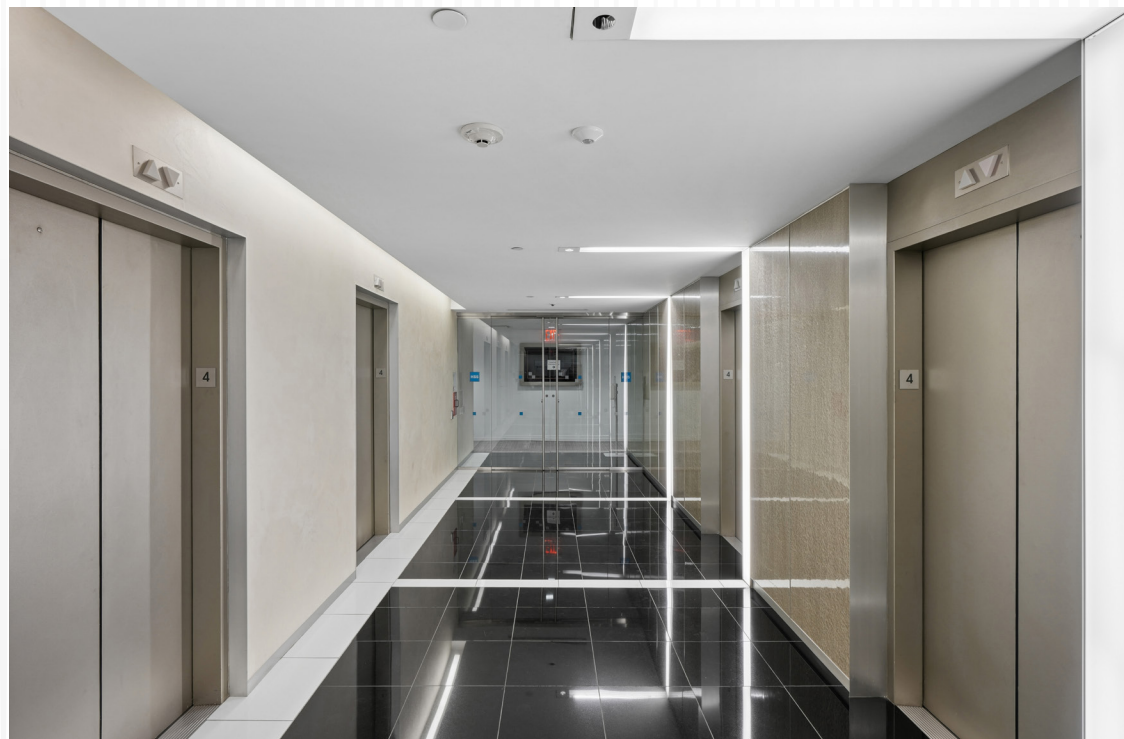
- Fully built, furnished, wired, plug-and-play space.
- Floors can be leased individually or as the entire offering.

BUILDING FEATURES:

- 3 minute walk to Grand Central Station.
- Lobby entrance via an elegant plaza, featuring sculptures made by Beverly Pepper and Theodore Ceraldi.
- 24/7 Attended Lobby, Messenger Center, Bicycle Parking, Third-Party Garage Parking, and access to Cafe Serafina on the ground floor of the property.







ENTIRE 4TH FLOOR
24,650 RSF



*Areas marked in blue reflect modifications to as-built plans

- 86 Workstations
- 18 Offices
- 5 Meeting/Conference Rooms
- 1 Reception

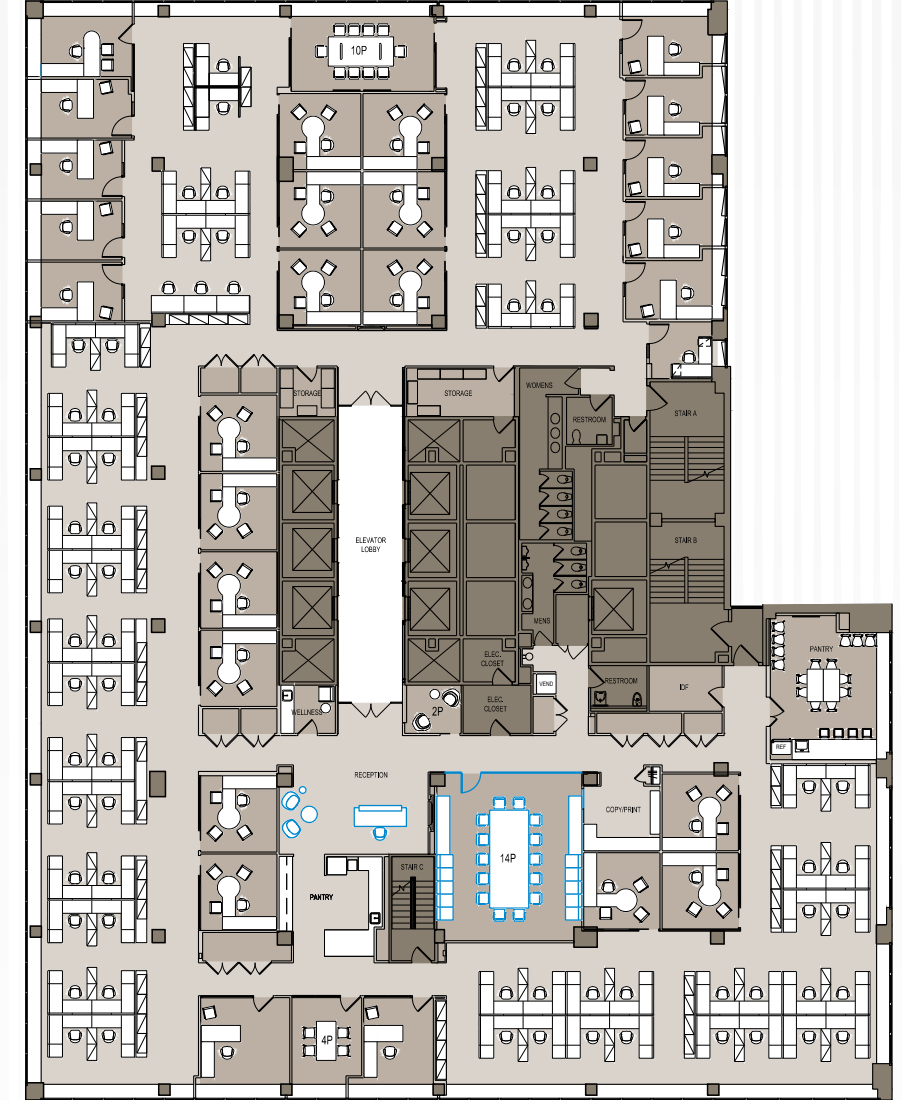
ENTIRE 5TH FLOOR
24,650 RSF



*Areas marked in blue reflect modifications to as-built plans

- 56 Workstations
- 41 Offices
- 4 Meeting/Conference Rooms
- 1 Reception

ENTIRE 9TH FLOOR
24,650 RSF



*Areas marked in blue reflect modifications to as-built plans

- 67 Workstations
- 28 Offices
- 4 Meeting/Conference Rooms
- 1 Reception



THIRD AVENUE