



Stunning Tower Floor Sublease

3 World Trade Center

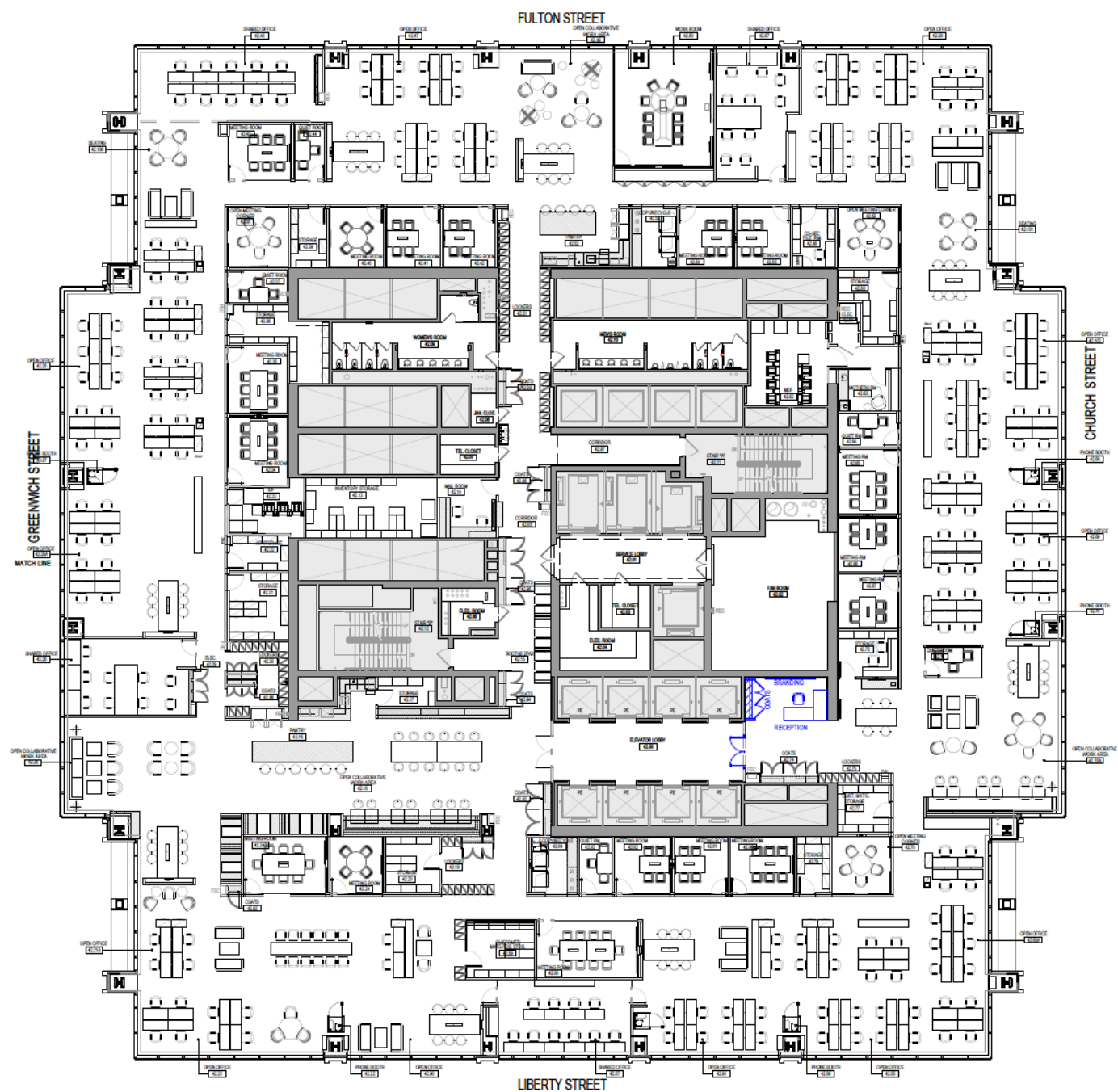
44,110 RSF | Entire 42nd Floor

Plug and Play Opportunity

- Newly built, furnished and wired installation.
- Ability to densify and accommodate a headcount for up to **320 people**
- **Immediate** possession
- Term through **9/30/2035**
- Tremendous light and **360 Degree Views**
- Custom installation from **SDG** with a mix of high-end furniture brands such as **Steelcase** and **Humanscale**.
- **LEED Certified** / energy efficient
- **Best-class acoustically treated** offices and rooms

Floorplan

Entire 42nd Floor: 44,110 RSF



42nd Floor – Space Summary

Space Type	Count
Desks	202
Soft Seating Areas (<i>Opportunity to expand Desk Count</i>)	18
Office/Breakout Sized Rooms	18
Conference Rooms	9
Pantries	2
Mother's Room	1

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