

# 101

## PARK AVENUE

BETWEEN 40<sup>TH</sup> & 41<sup>ST</sup> STREETS

PLUG & PLAY SUBLEASE

8,402 SQUARE FEET

PARTIAL 46<sup>TH</sup> FLOOR

TERM THROUGH 1/31/2034







## SPACE FEATURES

- HIGHEST-END, NO EXPENSE SPARED INSTALLATION (BUILDOUT ~\$450.00 PSF)
- UNOBSTRUCTED VIEWS FROM RIVER TO RIVER
- IN-SUITE RESTROOM
- DIRECT OFF-ELEVATOR PRESENCE
- FURNITURE AVAILABLE
- EFFICIENT, COLUMN-FREE FLOOR PLATE





## BUILDING FEATURES

- STEPS FROM GRAND CENTRAL BETWEEN 40<sup>TH</sup> & 41<sup>ST</sup> STREET
- 124 CAR PARKING GARAGE IN BUILDING
- CLUB 101: PRIVATE DINING, CONFERENCE FACILITIES & CATERING
- CONVEVE IN BUILDING
- FIVE IRON GOLF ON 3<sup>RD</sup> FLOOR
- LEED CERTIFIED GOLD







# PARTIAL 46<sup>TH</sup> FLOOR 8,402 SF

## AS-BUILT PROGRAMMING

- 5 OFFICES
- 2 EXECUTIVE OFFICES
- 12 WORKSTATIONS
- 1 MEDIUM CONFERENCE ROOM
- 1 LARGE CONFERENCE/BOARD ROOM
- PANTRY
- LIBRARY
- WELLNESS ROOM
- COFFEE BAR

