

FOR SUBLEASE

# 2 GRAND CENTRAL TOWER

140 East 45th Street, NY 10017

PARTIAL 41<sup>ST</sup> FLOOR 8,634 SF



WELCOME TO

# 2 GRAND CENTRAL TOWER

140 EAST 45TH STREET, NY 10017

Premier office tower with breathtaking panoramic views of the New York Skyline and the East River. Concierge in lobby with 2-story atrium, outdoor public plaza, and second entrance on East 44th Street. Lobby renovation to be completed by YE '26.

### Key Highlights:

**Premiere Location:** Directly adjacent to Grand Central Terminal, seamless access to Metro-North, multiple subway lines, and the broader Manhattan transit network.

**Stunning Views:** Offers stunning southwestern views of the NYC skyline.

**Amenities:** Access to the recently finished amenity space which includes a tenant exclusive lounge, conferencing center, fitness center, and golf simulator.



**OUTSIDE VIEW FROM SPACE**

# PROPERTY DETAILS

**SPACE SIZE**  
Partial 41st - 8,634 SF

**TERM THRU**  
May 2029

**OCCUPANCY**  
Immediate

**ASKING RENT**  
Upon Request

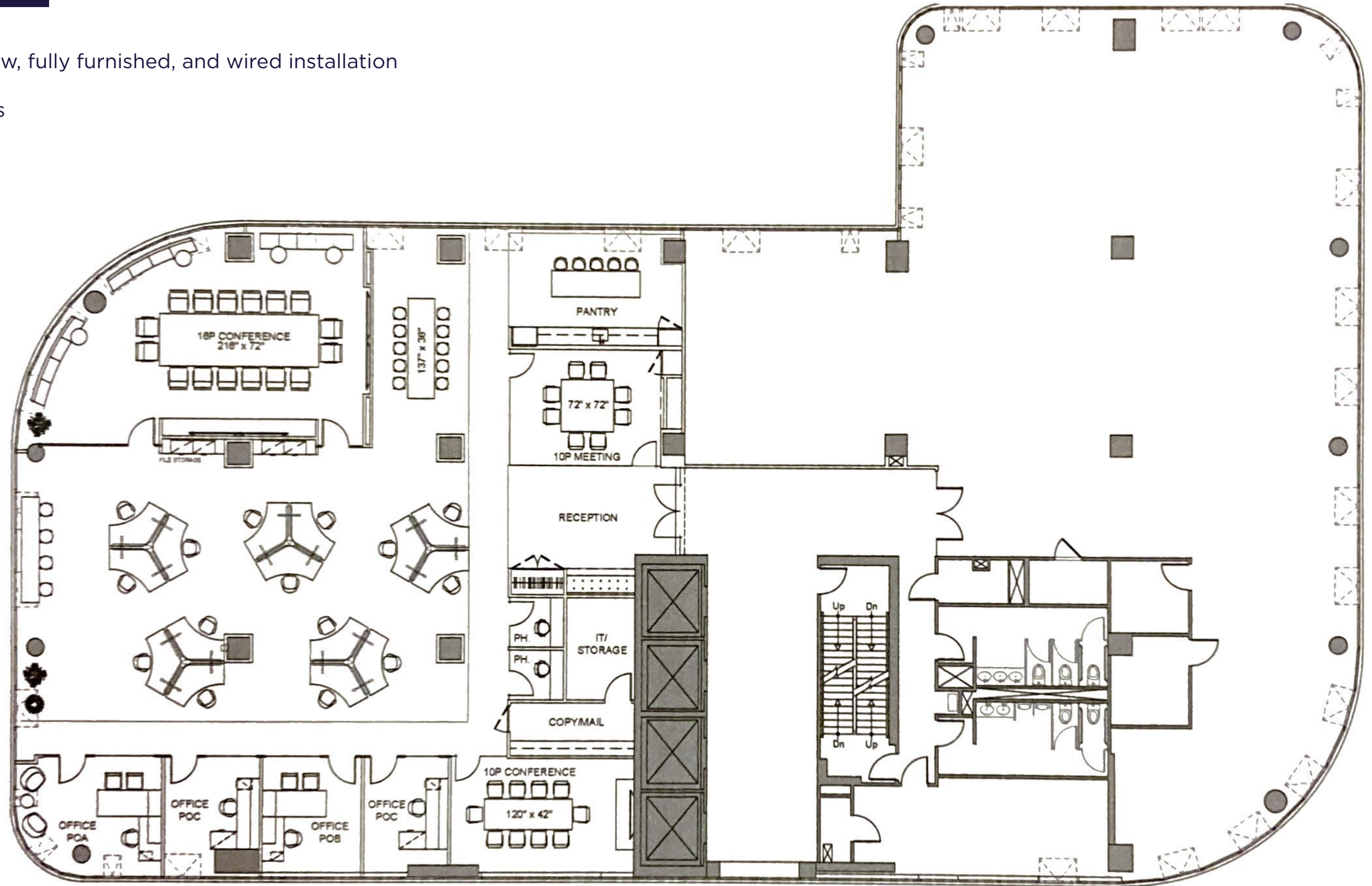


**EXCEPTIONAL LIGHT & VIEWS**  
**FULLY FURNISHED BUILD OUT**

# PARTIAL 41<sup>ST</sup>

8,634 SF

- Premiere quality new, fully furnished, and wired installation
- 1 board room
- 2 conference rooms
- 4 offices
- 2 phone booths
- 15 workstations



# PROPERTY AMENITIES



# SURROUNDING AMENITIES

● 29  
BANKS

● 22  
RETAIL

● 44  
RESTAURANTS

● 22  
HOTEL

● 10  
HEALTH CLUBS

