

280
SUBLEASE
@
PARK
AVENUE
NEW YORK CITY

8,936 RSF
ENTIRE 23RD FLOOR - EAST TOWER



FLEXIBLE PARK AVENUE PRESENCE



The sublease at **280 Park Avenue** offers a tenant a prestigious Park Avenue address with immediate access to Grand Central Terminal, major transit lines, and the city's core business network. Its Park Avenue presence, efficient floor plates, and proximity to top firms, dining, and hotels make it an ideal location for a company seeking connectivity, visibility, and long-term flexibility in New York City.

Space

Entire 23rd Floor - East Tower

Square footage

8,936 RSF

Possession

Immediate

Term

Thru October 2032





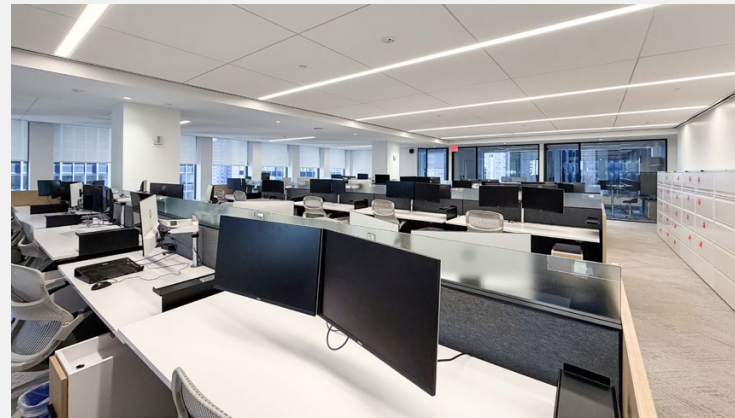
MODERN & EFFICIENT OFFICE SUITE



Space description

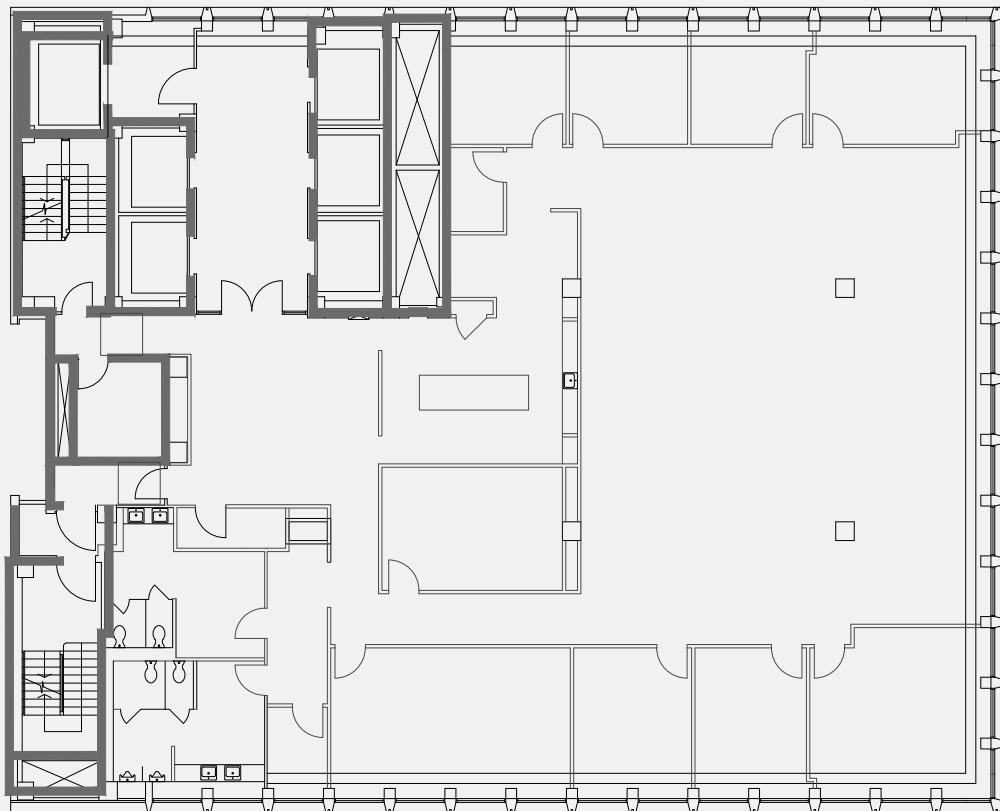
Entire 23rd floor located in the East Tower at 280 Park Avenue which features:

- 4 standard offices
- 1 executive office
- 1 large conference room
- 3 additional conference/collaboration rooms
- Open area seating for 29 sit/stand desks
- Pantry (with appliances)
- Multiple storage closets/cabinets
- IT closet
- Private restrooms
- Call room
- Reception area
- Furniture can be made available





East 49th Street



Park Avenue

East 48th Street

AN ADDRESS THAT DELIVERS



Building notes

- Renovated lobby with 25-foot ceilings and a dramatic interior atrium featuring a reflecting pool and curated art installations
- On-site dining and café options, including Fasano Restaurant and Felix Roasting Co.
- 24/7 security and building management, modern access control, and upgraded life-safety systems
- LEED Gold-certified building with energy-efficient infrastructure
- High-capacity elevators and modernized mechanical systems suitable for Class-A corporate tenant
- Unmatched transit connectivity via Grand Central, serving Metro-North, Long Island Railroad, multiple subway lines, and buses

Area notes

- High-end dining and hospitality, with nearby staples like Brasserie, Casa Lever, The Modern, and numerous business-friendly cafés
- Dense corporate and financial ecosystem, surrounded by leading professional services, finance, real estate, and advisory firms
- Retail and lifestyle conveniences within walking distance in addition to luxury retail along Madison Avenue and Grand Central Terminal
- Proximity to major hotels, including the Waldorf Astoria, InterContinental Barclay and more

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