

For Sublease

2 Grand Central Tower

140 E 45th Street

Between Third & Lexington Avenues



Space Notes

- 2nd generation installations to be delivered fully built and furnished
- Can be subleased together or individually
- Possession: February 1, 2027
- Term through July 1, 2030
- Entire 10th Floor | 16,000 RSF: open seating for 100+, 6 offices and 3 meeting / conference rooms
- Partial 11th Floor | 9,058 RSF: Open space for 70+, 4 offices, 5 meeting / conference rooms
- A backup generator with capacity of up to 350kW serves the floors
- Potential to combine with direct contiguous space to create an 80,000 RSF block

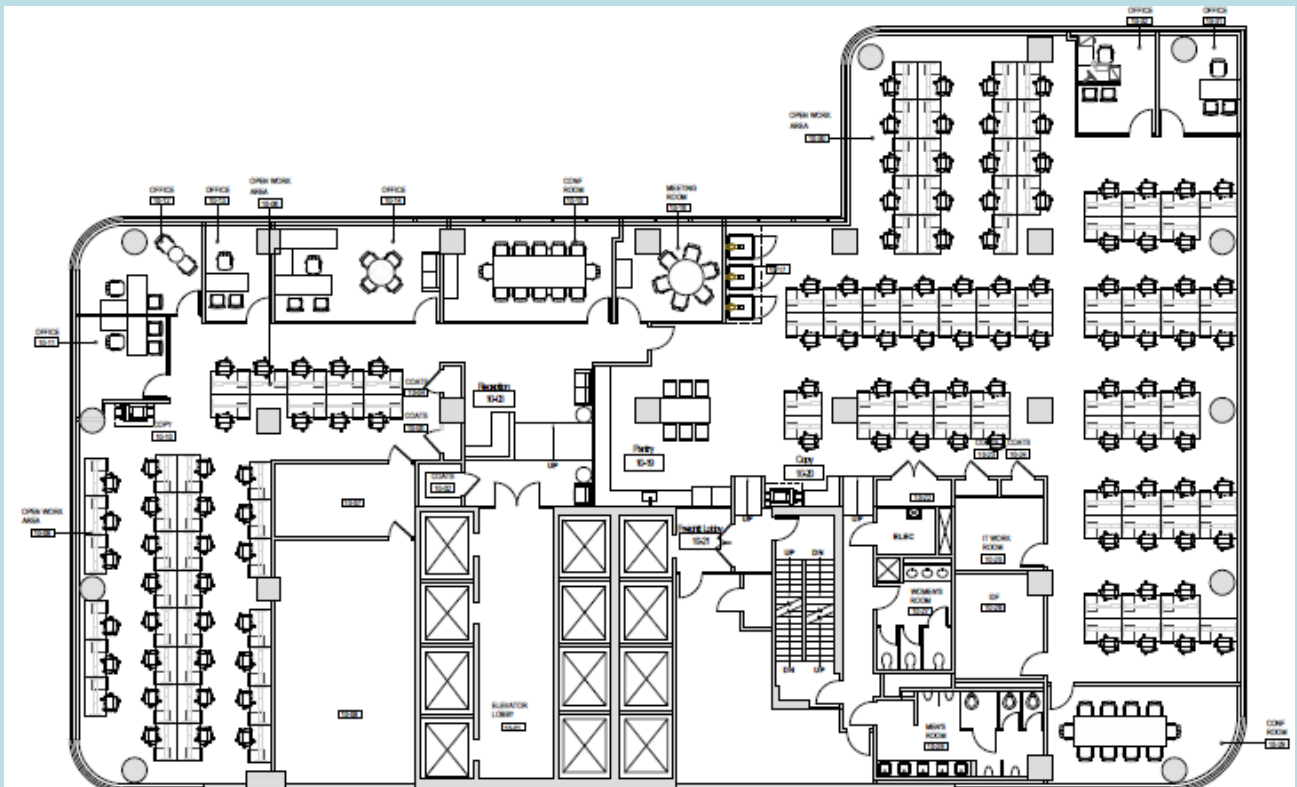
Building Notes

- Great proximity to Grand Central Station and major transportation
- Lobby renovation underway, featuring a grand triple height atrium
- New building amenities to include a fitness center, golf simulator, arcade, cold plunge, sauna and locker rooms/showers
- Roof deck amenity underway including expansive lounge, bar/entertaining area and putting green

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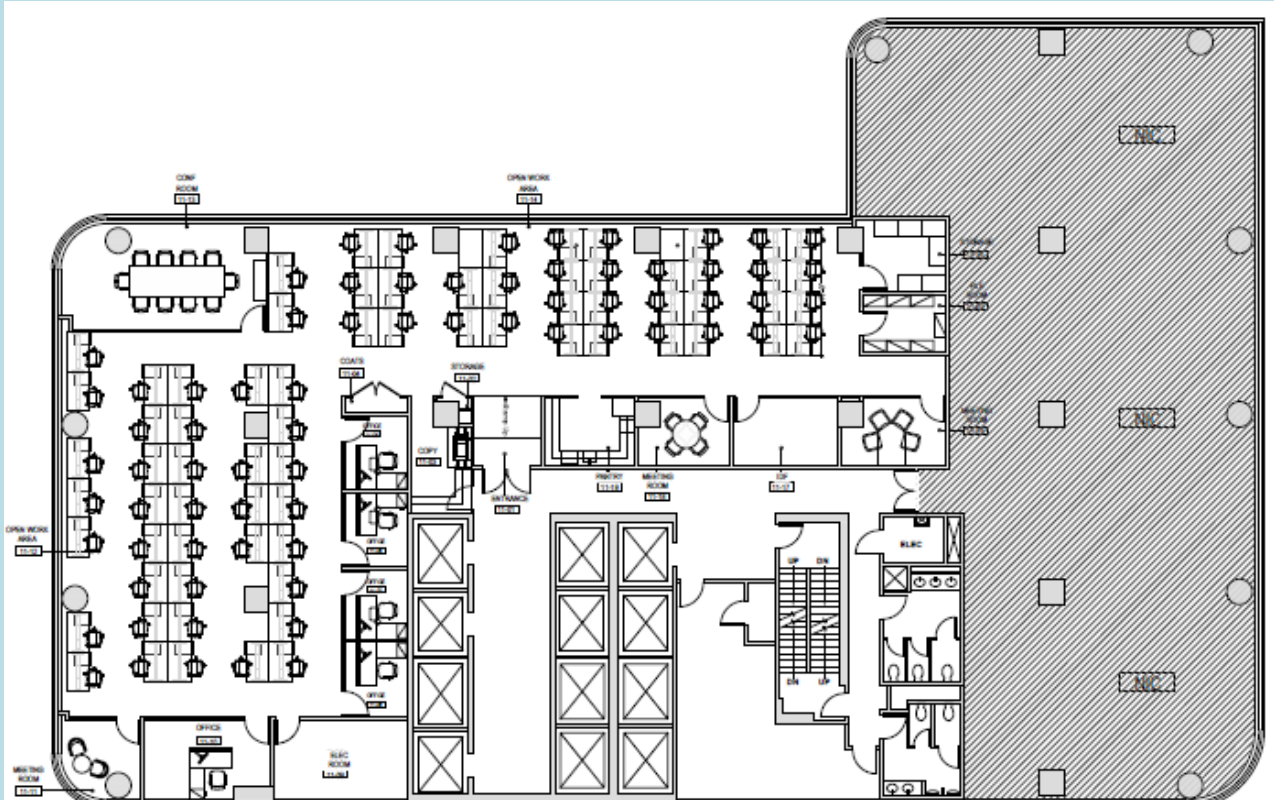
Entire 10th Floor | Floor Plan | 16,000 RSF



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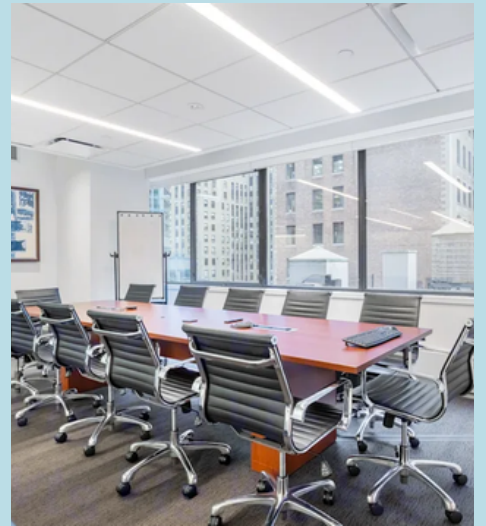
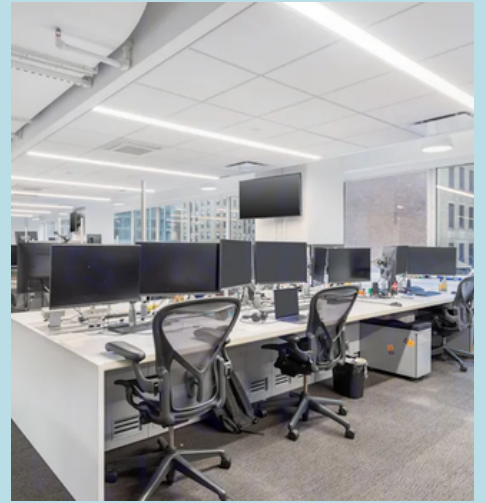
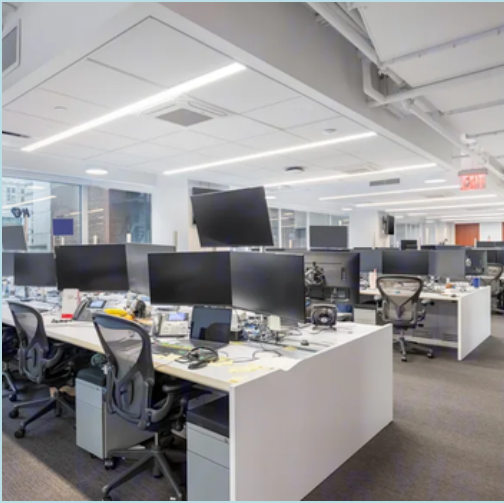
Partial 11th Floor | Floor Plan | 9,058 RSF



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Representative Space Photos



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Building Amenity Photos

