

FOR SUBLEASE

1450 Broadway

SOUTHEAST CORNER OF 41ST STREET

10,630 RSF

PARTIAL 8TH FLOOR

RENT: Upon Request

TERM: August 2029

POSSESSION: Arranged

SPACE FEATURES:

- Newly built plug & play opportunity
- Currently built out with 53 workstations, 1 larger conference room (16 person divisible air wall), 2 breakout rooms, and pantry
- Strong credit sub-landlord
- Direct elevator presence
- Furniture can be made available

BUILDING FEATURES:

- Centrally located to major transit lines & hubs (1,2,3,7,B,D,F,M,N,Q, R, Penn Station & Grand Central Station)
- Recently completed building renovations include new elevators, mechanical systems, building security systems and tenant controlled HVAC
- 3 parking garages within a one block radius



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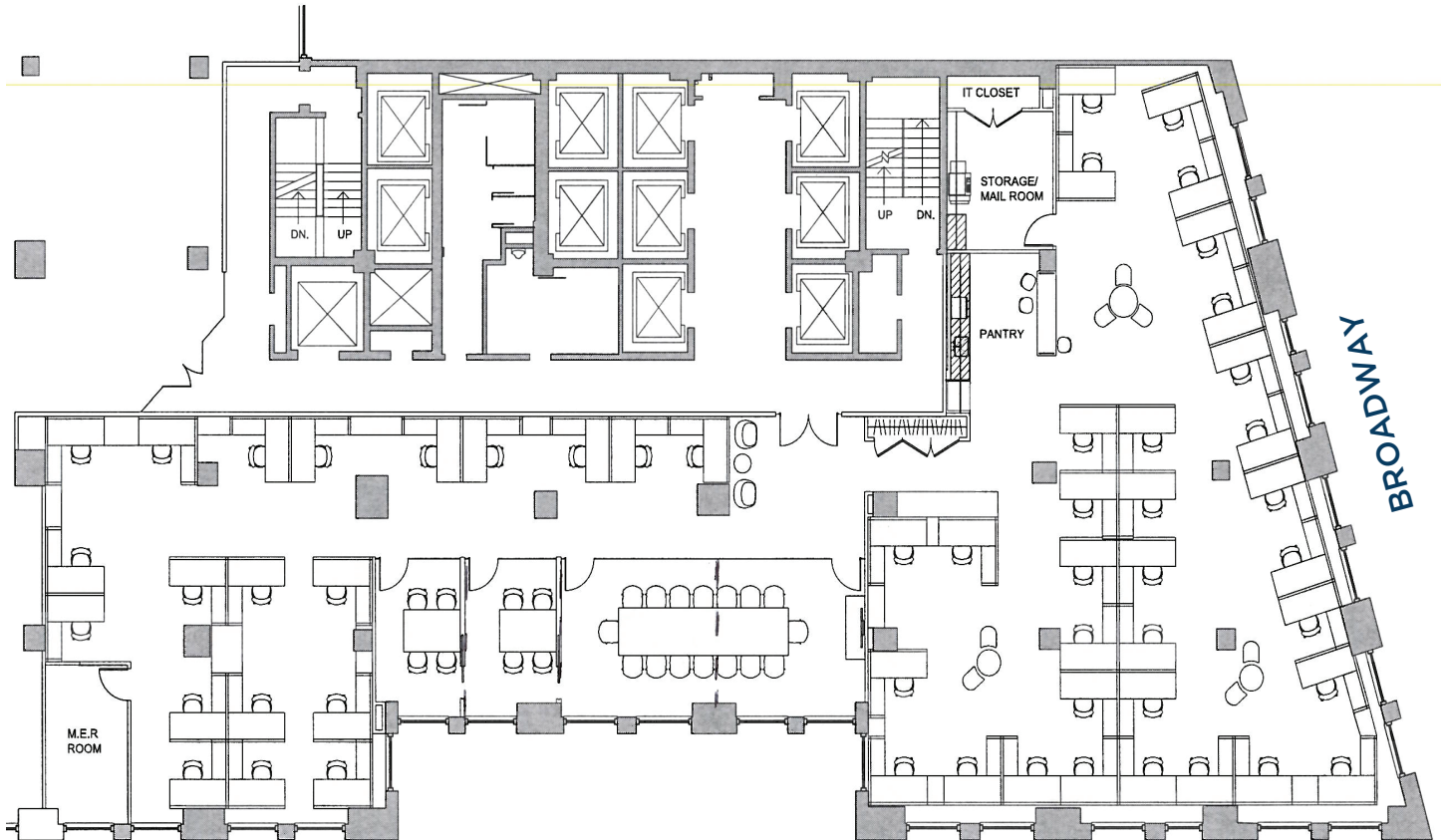


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