

RECENTLY BUILT; AGGRESSIVELY PRICED, TURN-KEY GRAND CENTRAL OPPORTUNITY



Offering

Partial 3rd floor

Size: **11,953 RSF**

Entire 11th Floor

Size: **15,100 RSF**

(Floors can be subleased individually)

Availability: **Immediate**

Term: **Flexible**

Max term though November 2032

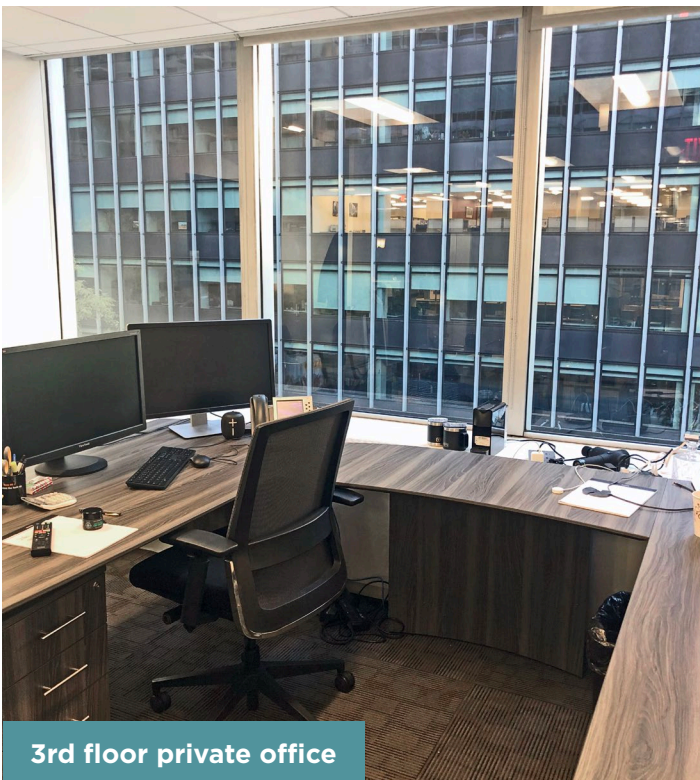
Features / Highlights

- Turn-key fully furnished sublease
- Recently built installations
- Strong Landlord / Sublandlord
- Close proximity to Grand Central Terminal
- 24-hour HVAC individually controlled in each office
- 3rd floor installation features 14 offices, 70 workstations and 3 conference rooms
- 11th floor installation features 31 offices, 38 workstations and 1 large conference room

***Deal must be closed by 6/30/2021**



3rd floor conference room



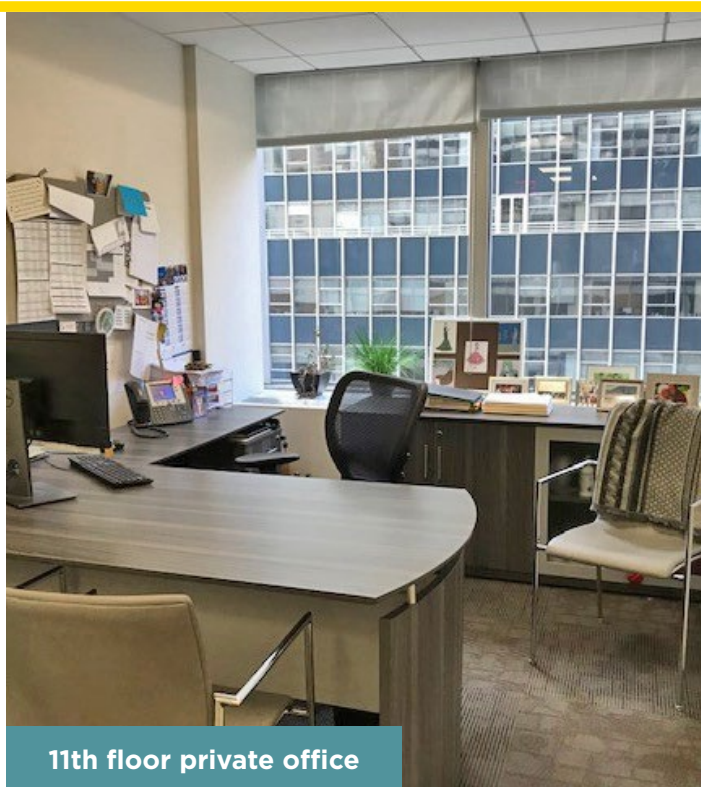
3rd floor private office



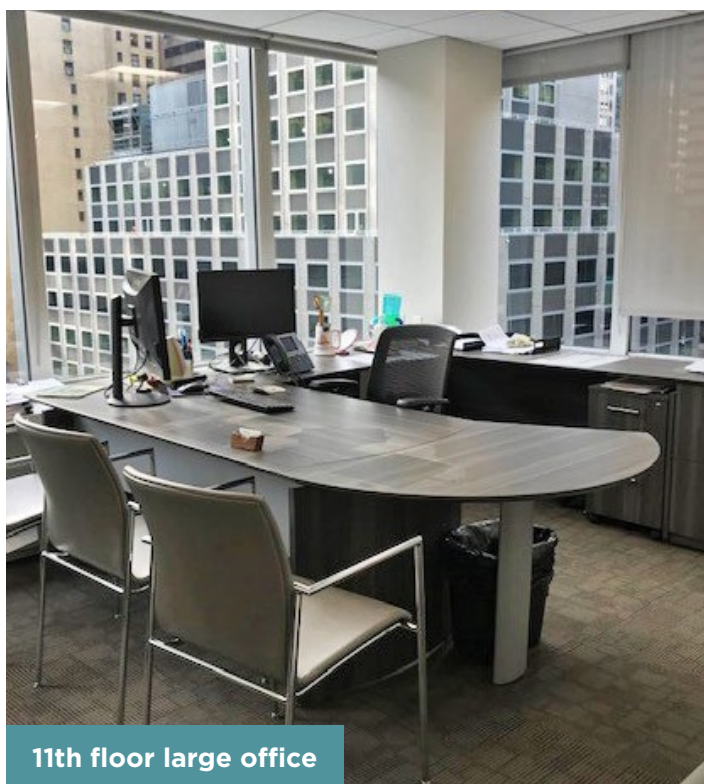
3rd floor open area



11th floor open area



11th floor private office



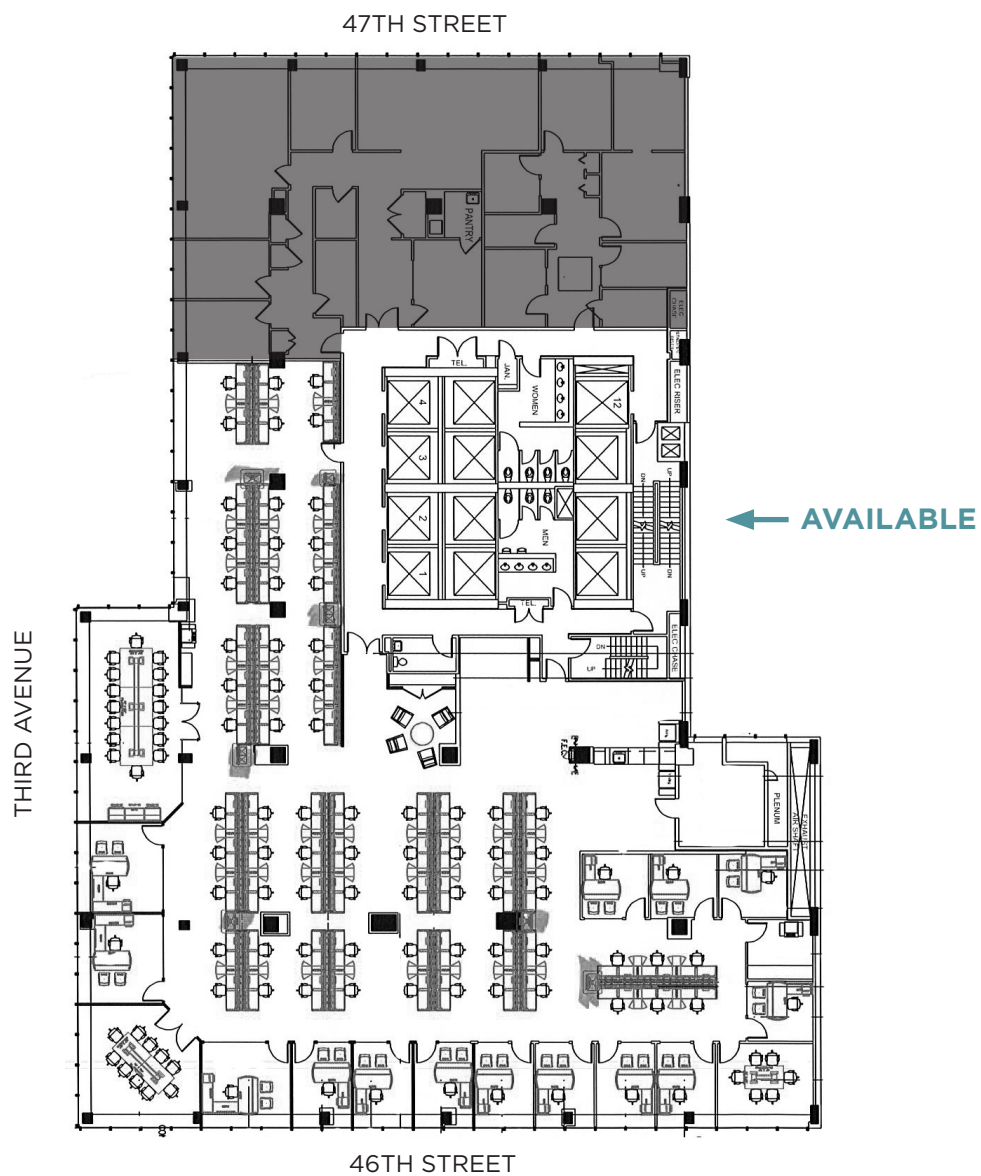
11th floor large office



11th floor conference room

Partial 3rd floor

11,953 RSF

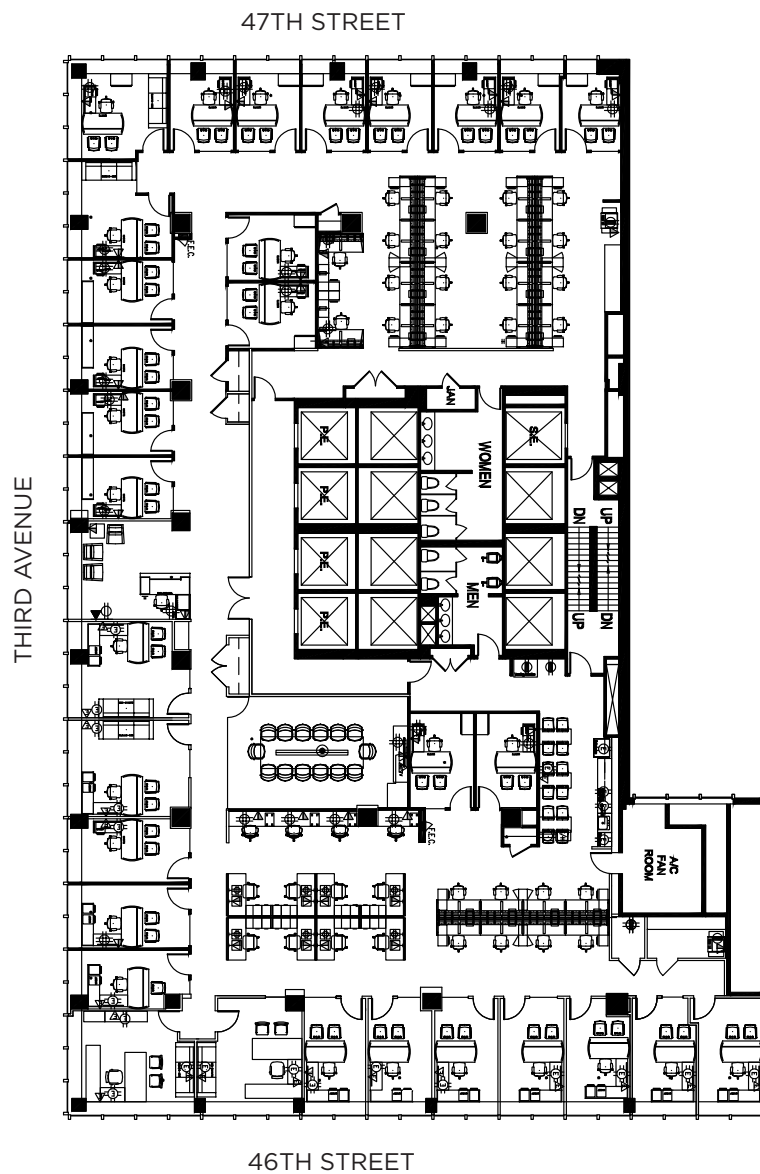


Space Overview

- 14** offices
- 3** conference rooms
- 70** workstations

Entire 11th floor

15,100 RSF



Space Overview

- 31** offices
- 1** large conference room
- 38** workstations