

NEW SUBLEASE



485 LEXINGTON AVENUE

NEW YORK, NY 10017, USA

FLOOR PLAN



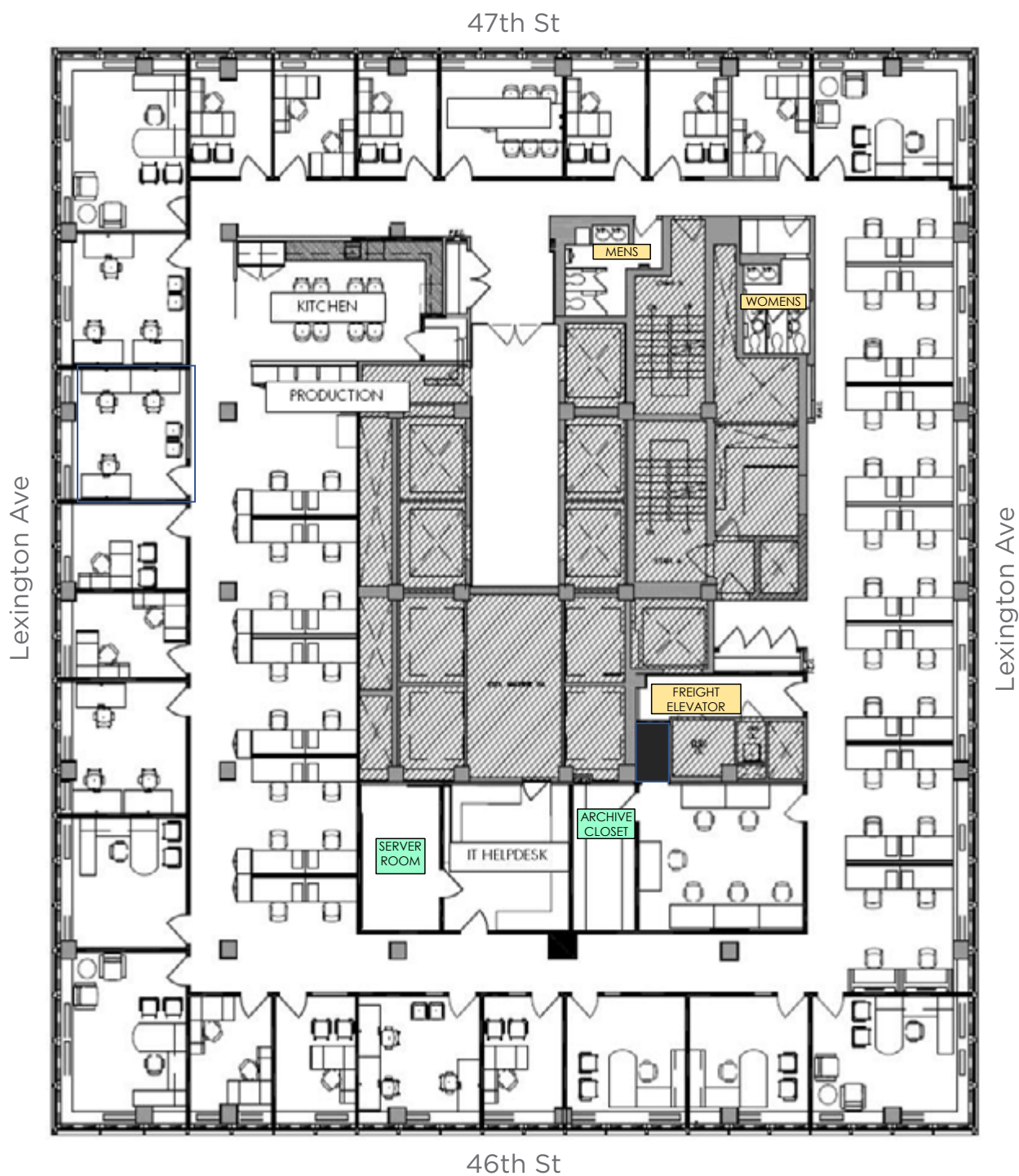
Premises:
Entire 21st Floor
- 13,545 RSF



Sublease Term:
Through
February 28, 2027



Possession:
Immediate



ABOUT THE PROPERTY



SPACE FEATURES



Nicely built installation with
22 offices/meeting rooms



Open area for 40



1 conference room and
1 internal team room



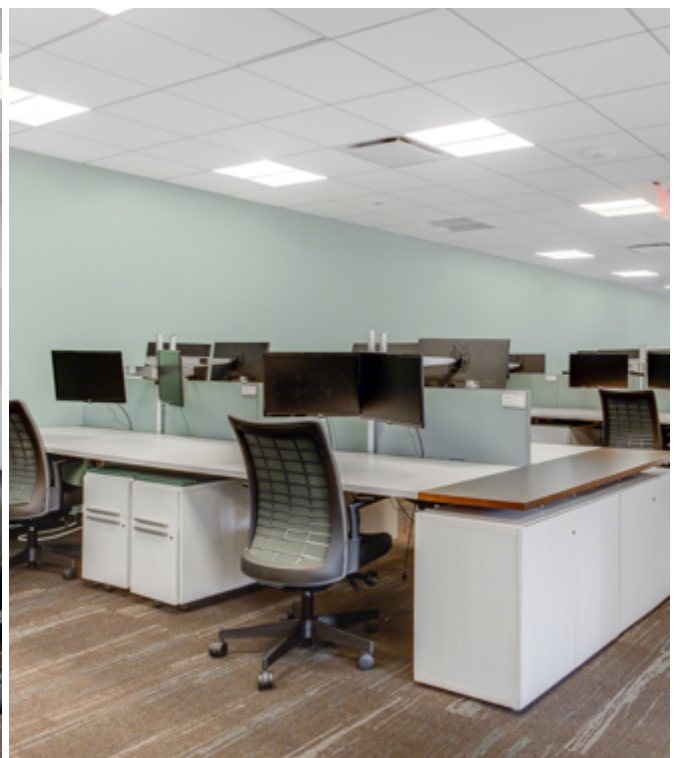
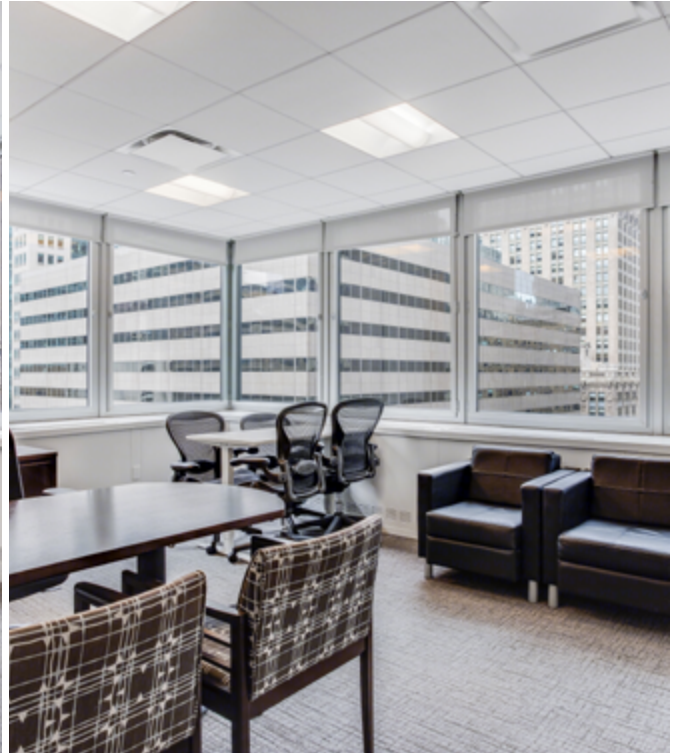
Great natural light



Eat-in pantry



Fully furnished and wired



The map displays the New York City Subway system in Lower Manhattan. Key features include:

- Streets:** Major streets are labeled, including West 63rd St through West 17th St, West 4th St through West 23rd St, and East 42nd St through East 27th St. Avenues shown are 11th, 10th, 9th, 8th, 7th, 6th, 5th, and Lexington Avenue.
- Subway Lines:** Lines are color-coded: Red (1, 2, 3), Blue (A, C, E), Yellow (N, R, W, Q), Green (6), Purple (7), and Orange (B, D, F, M).
- Stations:** Numerous stations are marked with colored circles and line letters. Key stations include Penn Station, Grand Central, Herald Square, and Bryant Park.
- Landmarks:** Hudson Yards, Bryant Park, Madison Square Park, and Madison Square Park are labeled.
- Callout:** A red box with the text "485 LEXINGTON AVENUE" points to a location on Lexington Avenue between 44th and 45th Streets.

