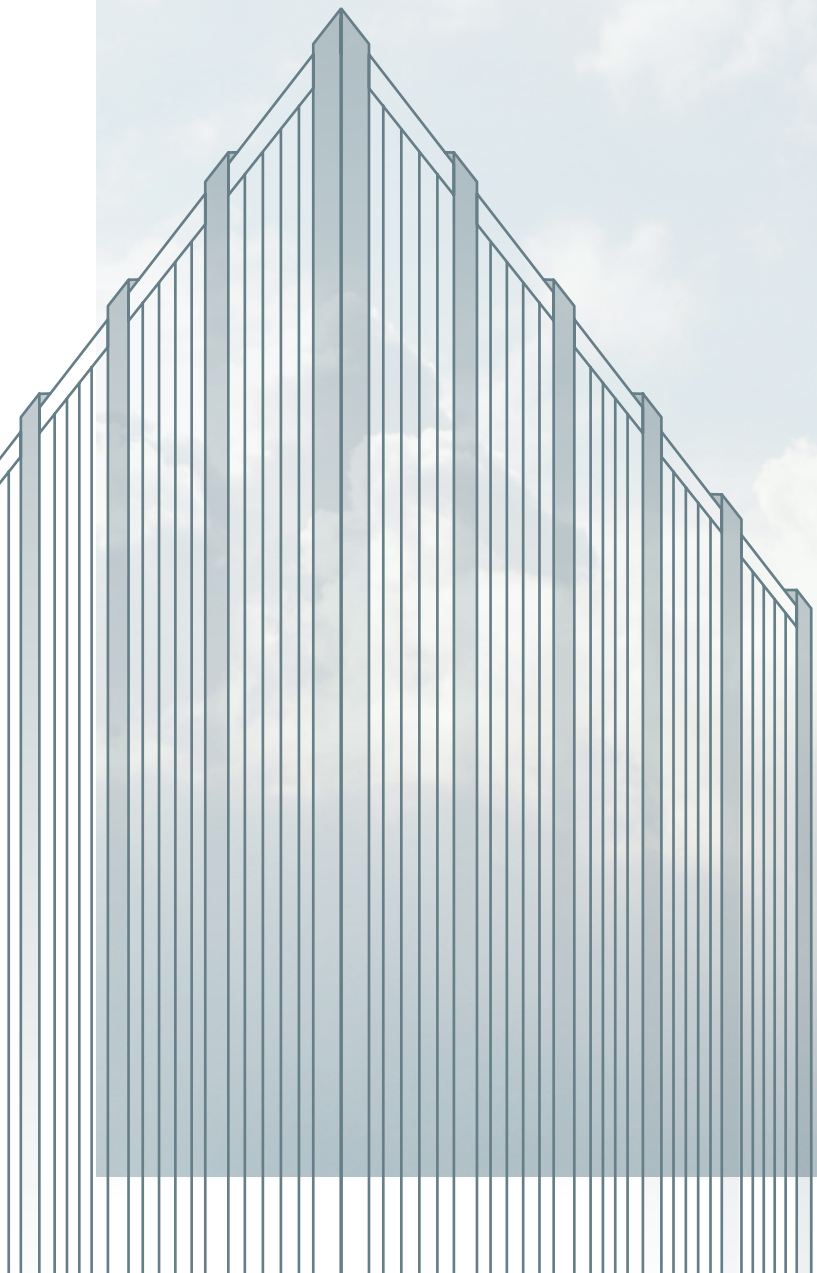


1 1 8 5

AVENUE OF THE AMERICAS



**TOWER FLOORS  
SUBLEASE**



SITUATED IN THE HEART OF  
MIDTOWN, THE ABOVE-STANDARD  
FINISHES AND LAYOUT FITS A  
VARIETY OF USES AND USERS!

**28,906 RSF**  
FL 30 (FULL)

**16,643 RSF**  
+ FL 31 (PARTIAL)

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**45,549 RSF**  
COMBINED TOTAL

- MOTIVATED SUBLESSOR
- SUBLEASE THROUGH SEPTEMBER 2025
- FLOORS CAN BE LEASED SEPARATELY
- EXCEPTIONAL LIGHT & VIEWS
- FULLY FURNISHED



## THE AREA

CENTRAL PARK

MOMA

ROCKEFELLER CNTR

**1185 AVENUE OF  
THE AMERICAS**

GRAND CENTRAL

PORT AUTHORITY

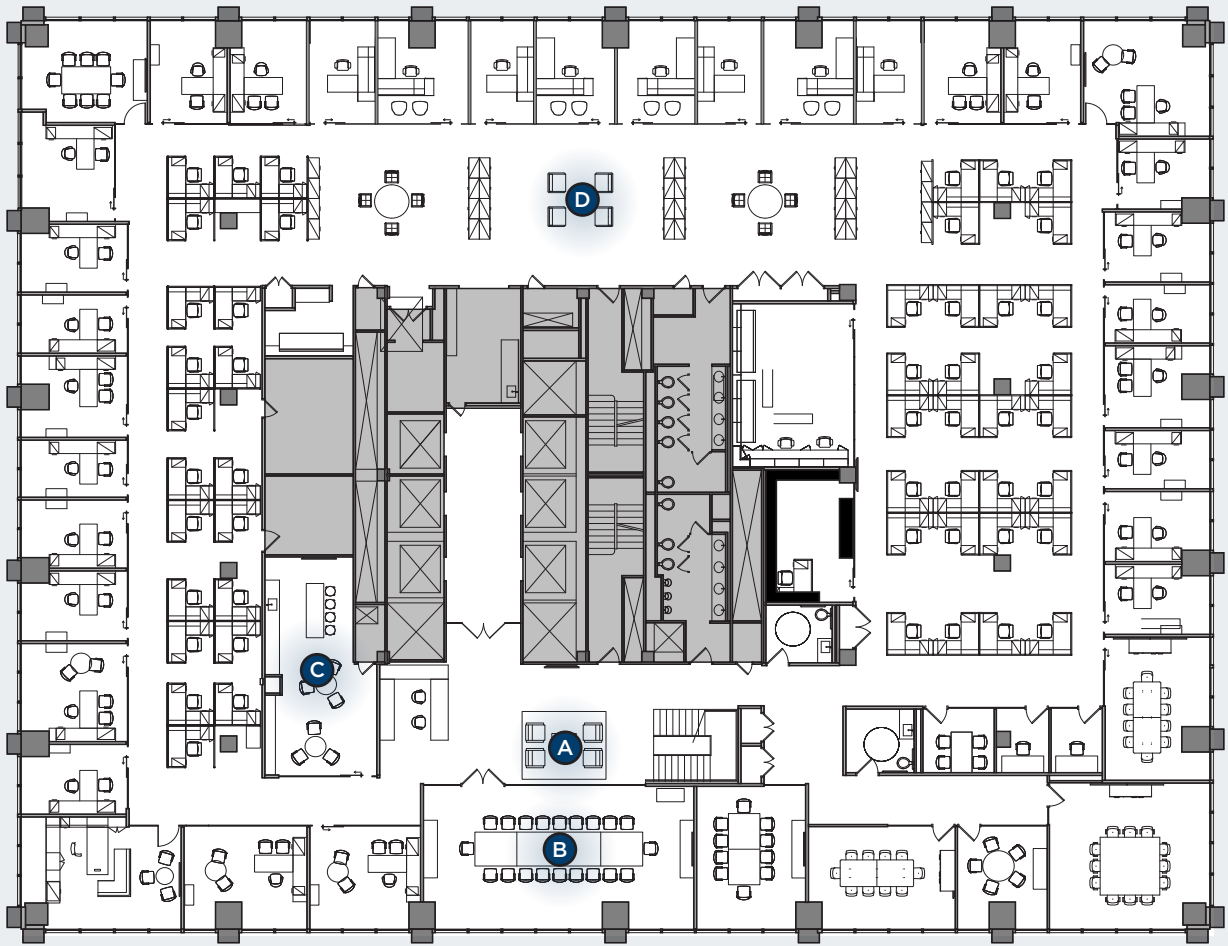
PENN STATION





← WEST 46TH STREET →

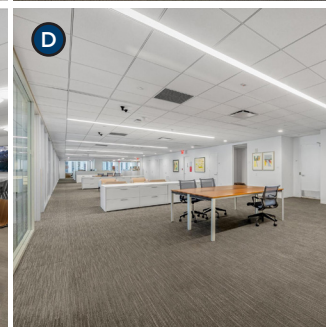
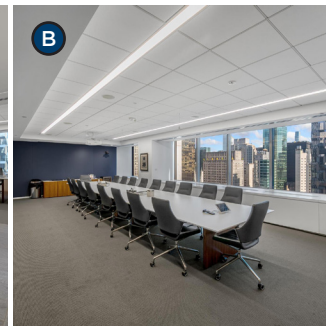
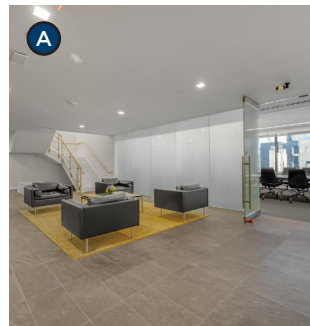
← WEST 47TH STREET →



← AVENUE OF THE AMERICAS →

## FLOOR 30

- 32 OFFICES
- 49 WORKSTATIONS
- 6 CONFERENCE ROOMS
- 3 PHONE ROOMS
- 3 SOFT SEATING AREAS
- 2 PANTRY
- 1 RECEPTION



← WEST 46TH STREET →

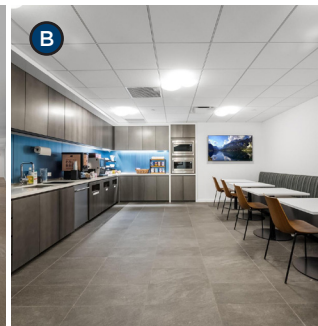
← WEST 47TH STREET →

SPACE NOT INCLUDED

← AVENUE OF THE AMERICAS →

## FLOOR 31

- 20 OFFICES
- 37 WORKSTATIONS
- 2 CONFERENCE ROOMS
- 1 SOFT SEATING AREAS
- 1 PANTRY
- 1 RECEPTION



























THE VIEWS

**BOTH  
FLOORS  
OFFER AN  
EXTENSIVE  
AMOUNT OF  
NATURAL  
LIGHT AND  
TIMELESS  
MIDTOWN  
VIEWS.**