

Sublease at

6 Third Ave



entire 3rd floor
21,382 rsf



Location

West side of Third Avenue between 39th and 40th Streets

Premises

Entire 3rd Floor - 21,382 rsf

Availability/Possession

Immediate/60 days upon execution

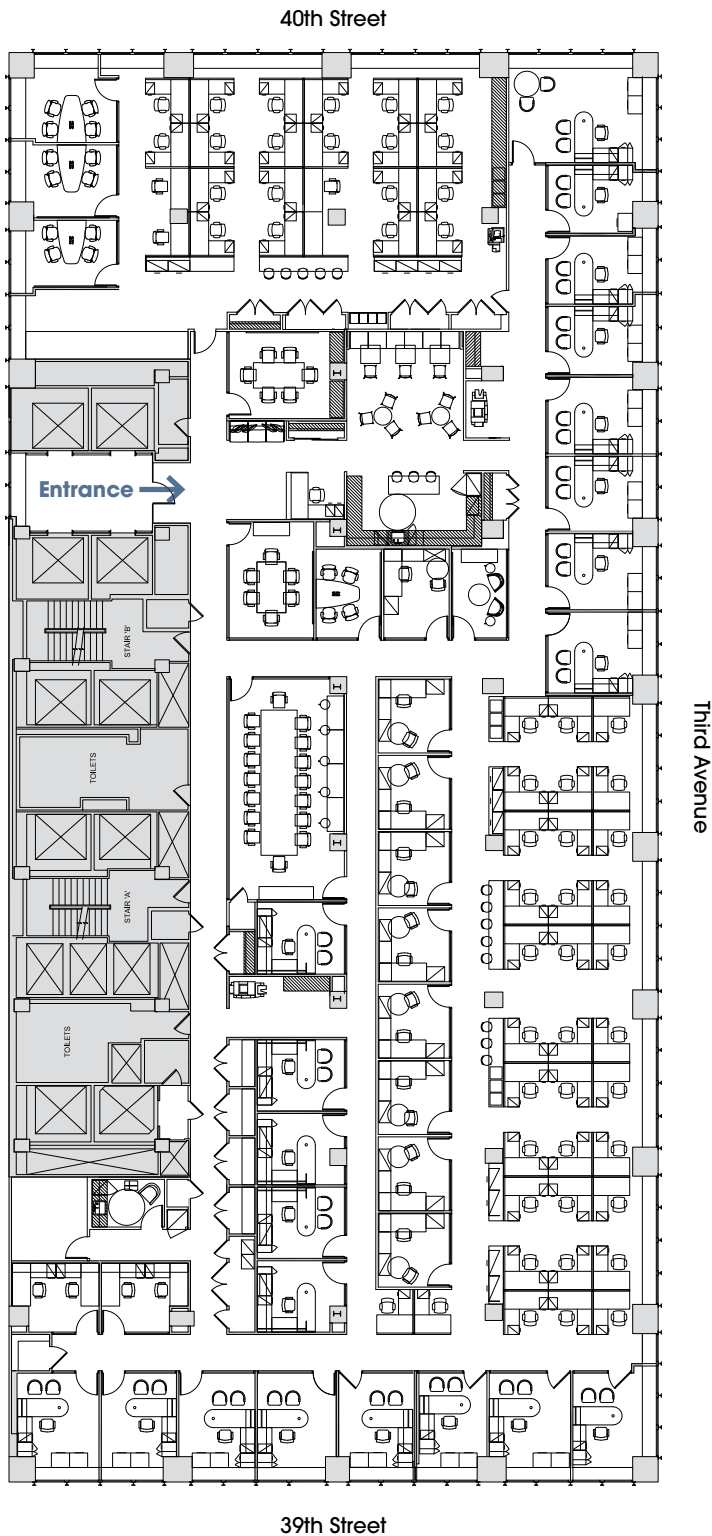
Term

Through September 30, 2030

Space Description

- Attractive, fully-furnished with height adjustable desks, wired, plug-and-play space that was recently renovated
- Perfect blend of offices, conference/collaboration and open work space
- Open work space for 59+, 32 private offices, large boardroom
- with state-of-the-art A/V capabilities, multiple medium-sized conference rooms, all A/V equipped, large eat-in pantry with island and marble floor
- Multiple copy/storage areas and private bike storage
- Financially strong sublandlord





Oversized private offices	32
Workstations	59
18-person boardroom	1
7-person conference room	1
6-person conference room	3
5-person conference room	2
Pantry	1
Copy/supply/storage area	3



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600
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Building Highlights

- 24/7/365 building access with security
- Recent capital improvements include new lobby with contemporary artwork, elevator cabs, visitor registration and security turnstile systems
- FedEx Office, Blink Fitness, Shake Shack and Just Salad at the base of the building
- Steps away from Grand Central Terminal with access to  4 5 6 7 S trains

