

423 W 55

Sublease Opportunity



Building Highlights

Building Highlights

- 24/7 Tenant Controlled HVAC
- Lobby Security During Business Hours; 24/7 Key Card Access
- Proximity to major subway lines
- Credit-worthy Sublandlord
- Furnished, plug n' play
- Planet Fitness
- Great light and views

Sublease Space

Size	136,119 RSF
Floorplate Size	25,000 RSF
Floors	6th – 11th
Term	December 2027
Possession	Immediate

Building Stack

			12
Available: 25,000 RSF LX: 12/31/2027			11
Available: 25,000 RSF LX: 12/31/2027			10
Available: 25,000 RSF LX: 12/31/2027			9
Available: 25,000 RSF LX: 12/31/2027			8
	Available: 11,386 RSF LX: 12/31/2027		7
Available: 25,000 RSF LX: 12/31/2027			6
			5
			4
			3
			2
Planet Fitness			1
Elevators		Lobby	Ground

Building Lobby

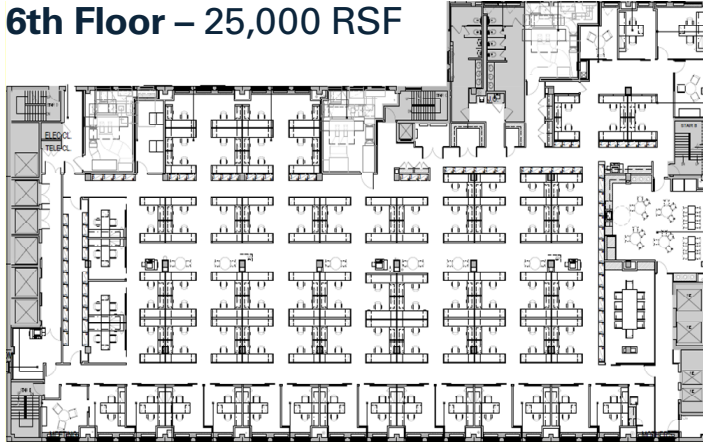


Existing Interiors

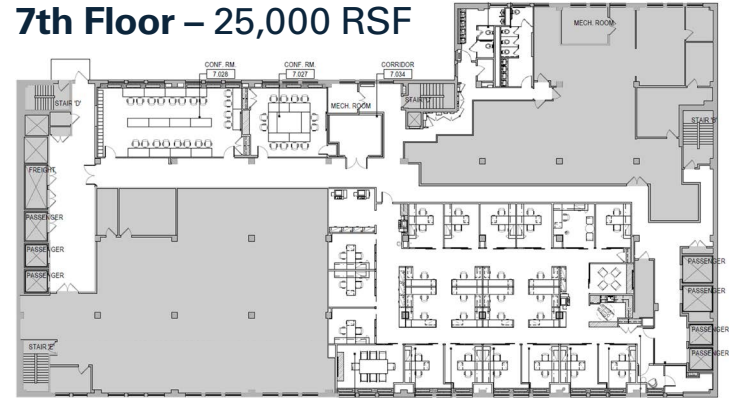




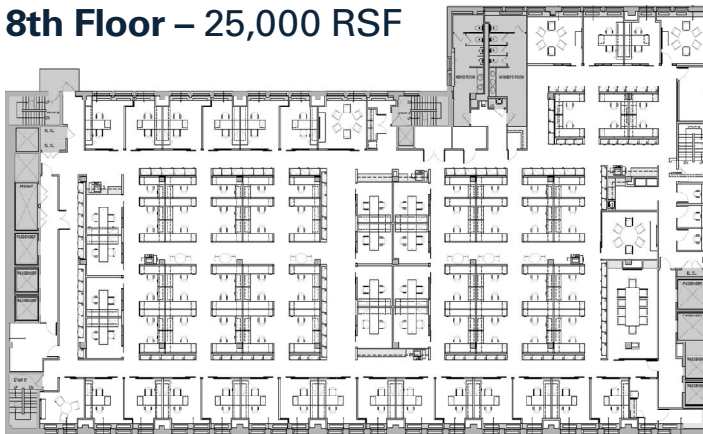
6th Floor – 25,000 RSF



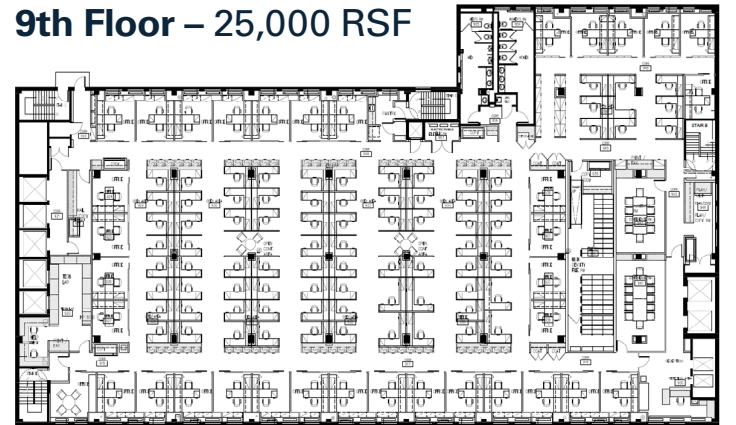
7th Floor – 25,000 RSF



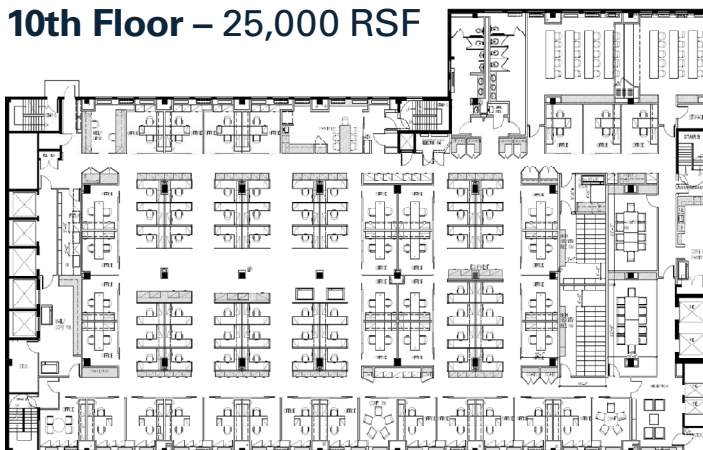
8th Floor – 25,000 RSF



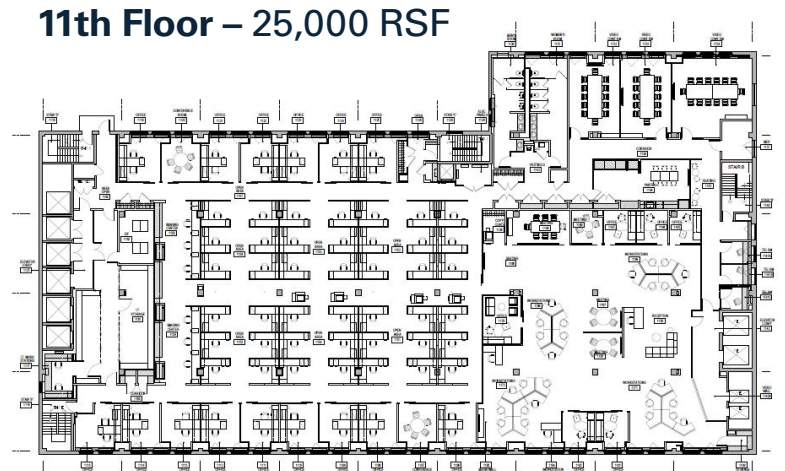
9th Floor – 25,000 RSF



10th Floor – 25,000 RSF



11th Floor – 25,000 RSF



This is a detailed street map of Midtown Manhattan, New York City. The map shows a grid of streets from West 59th Street at the top to West 50th Street at the bottom. Major thoroughfares like Columbus Circle, Eighth Avenue, Broadway, and Seventh Avenue are clearly marked. The map is populated with logos for various businesses, including restaurants (e.g., Ruby's, Fika, Le Soleil), retail stores (e.g., Nordstrom, Gap), and service providers (e.g., CVS, FedEx). A circular inset at the top center provides an aerial view of Columbus Circle, showing the iconic fountains and surrounding skyscrapers. A red line, likely representing a subway line, runs diagonally across the map. The map is color-coded with various shades of blue, green, and yellow, and includes a compass rose in the top right corner.