



# For Sublease

## Space Features

- Available immediately
- Term thru February 2034 (shorter terms will be considered)
- Recent, above-standard installation with full glass fronts, floor-to-ceiling windows and 360-degree panoramic views
- Cat6 wired and fully furnished with adjustable-height workstations
- Each floor features a customizable mix of offices, benching, conferences, full kitchen/lounge, server with supplemental cooling and copy area
- 200 KVA backup generator services the entire premises

## Building Features

- Superior Mass Transit access
  - Times Square
  - Penn Station
  - Port Authority Bus Terminal
- Well Health Safety Rated and Energy Star Recipient – 2021
- Access to NYTimes dining hall, conference center, and auditorium
- On-site building management and 24/7 lobby security

1 2 3 S 7 N Q R

1 2 3 A C E NJ Long Island Rail Road

## 620 Eighth Avenue

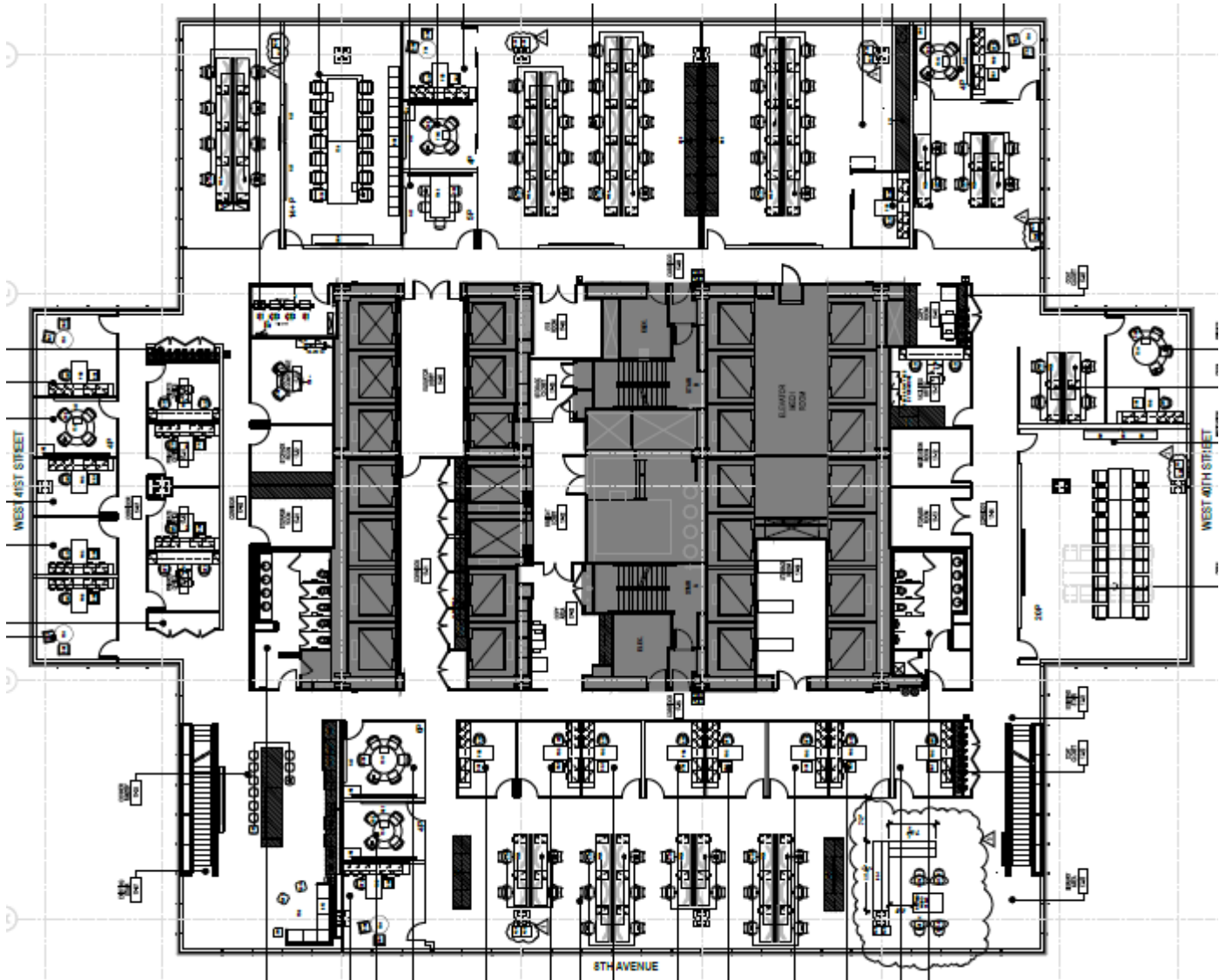
Between West 40<sup>th</sup> & West 41<sup>st</sup> Streets

**17<sup>th</sup> : 31,500 RSF**

**18<sup>th</sup> : 31,500 RSF**

# For Sublease

620 Eighth Avenue | 17<sup>th</sup> Floor | As-Built Plan

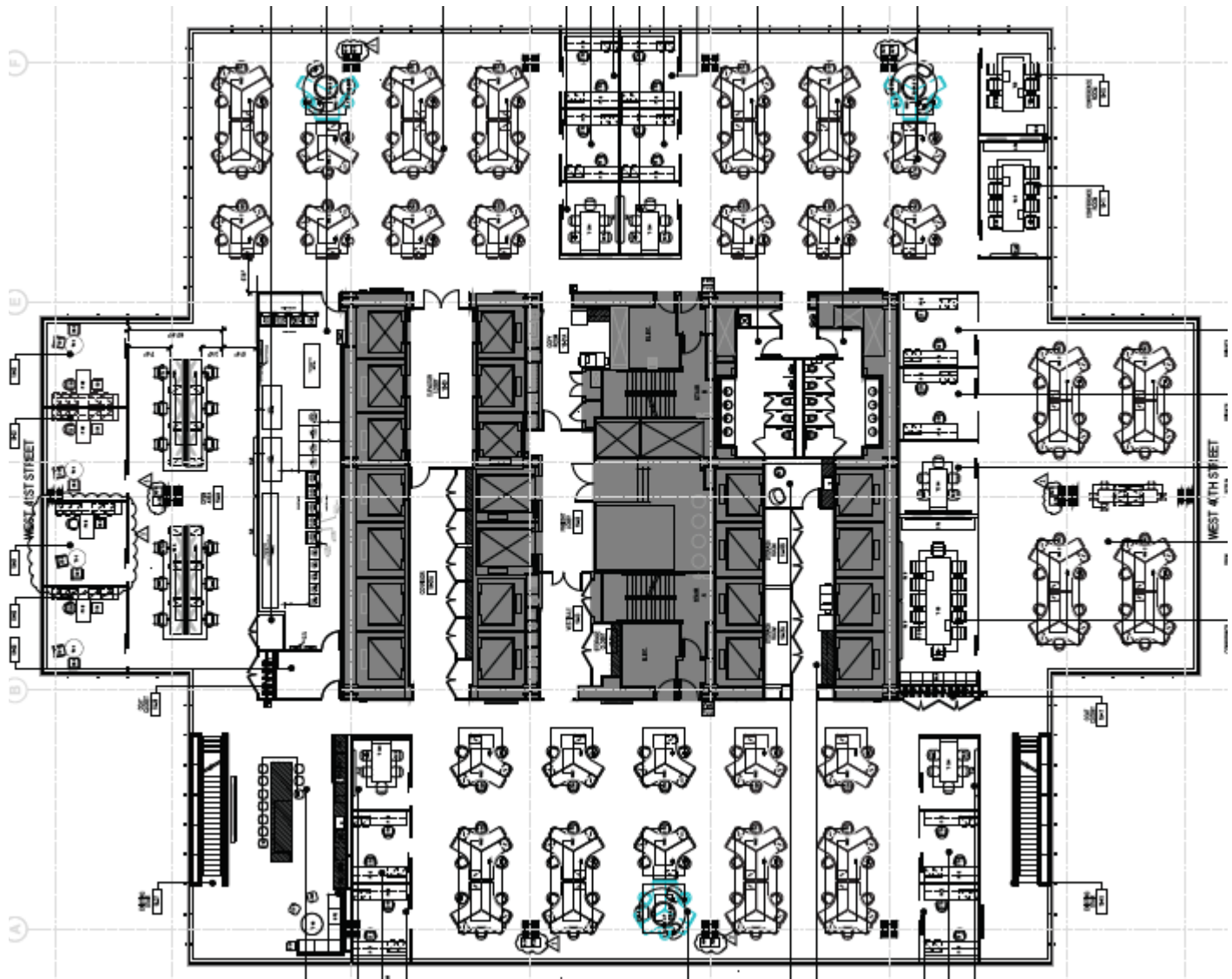


- 66 workstations
- 20 offices
- 3 conference rooms:
  - One 8 person
  - One 14 person
  - One 20 person
- 8 huddle rooms
- Wellness room
- Storage
- Copy room
- Kitchen/lounge



# For Sublease

620 Eighth Avenue | 18<sup>th</sup> Floor | As-Built Plan

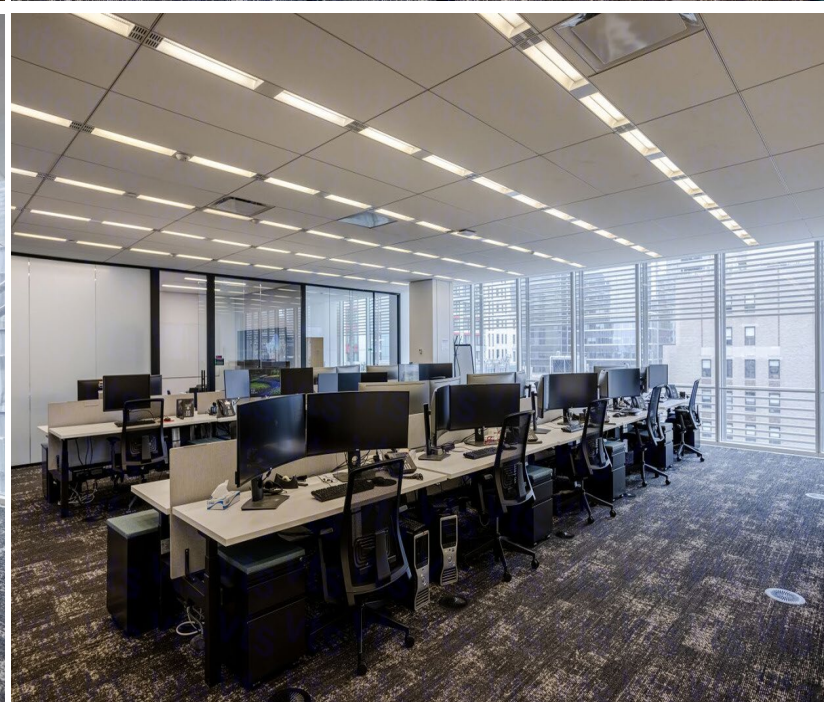


- 136 workstations
- 15 offices
- 3 huddle rooms
- 3 conference rooms:
  - One 6 person
  - One 8 person
  - One 12 person
- Storage
- Copy rooms
- Pantry

# For Sublease

620 Eighth Avenue | 17<sup>th</sup> Floor | Photos

17th Floor VTS Listing

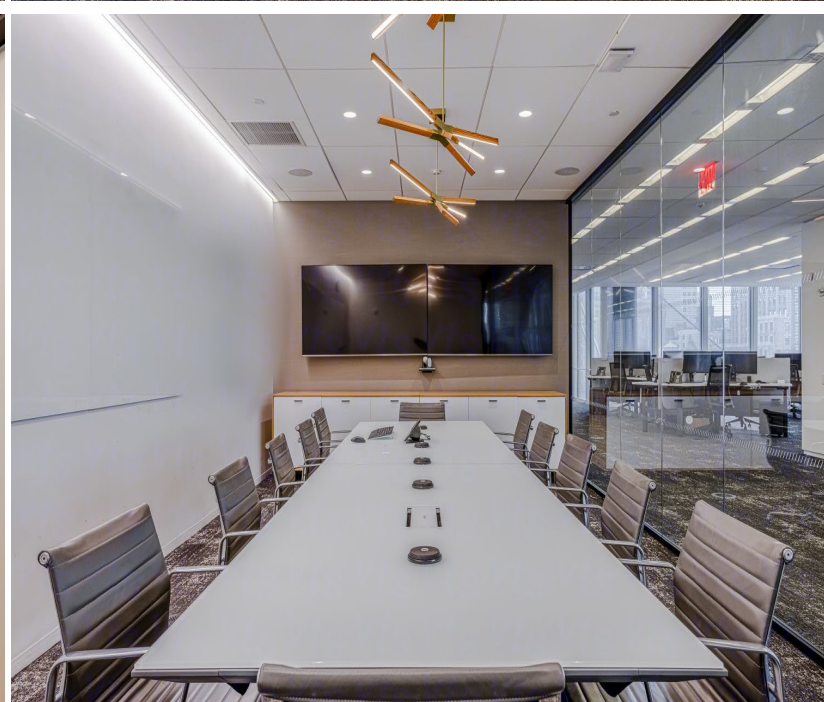




# For Sublease

620 Eighth Avenue | 18<sup>th</sup> Floor | Photos

[18th Floor VTS Listing](#)



# For Sublease

## 620 Eight Avenue | Amenity Map

### RESTAURANTS

1. Boqueria
2. Magic Hour Rooftop Bar & Lounge
3. Pig n Whistle
4. Mercato
5. Tavola
6. Wolfgang's Steakhouse
7. Black Iron Burger
8. STK Steakhouse Midtown NYC
9. Refinery Rooftop
10. Sardi's
11. Sushi of Gari 46
12. OBAO

### GRAB-N-GO

1. Chipotle
2. Blue Maiz
3. Angelina Bakery NYC
4. Culture Espresso
5. By CHOLE
6. Baked by Melissa
7. Chick-fil-A
8. Pret a Manger
9. Gregorys Coffee
10. Starbucks
11. Los Tacos No. 1
12. E.A.K. IZAKAYA
13. Empanada Mama

### HOTELS

1. The New Yorker Hotel
2. EVEN Hotel New York – Times Square South
3. Crowne Plaza HY36 Midtown
4. Renaissance New York Midtown Hotel
5. The Knickerbocker
6. The Westin New York at Times Square
7. InterContinental New York Times Square
8. New York Marriott Marquis

### FITNESS

1. Planet Fitness
2. Boss NYC
3. Mid City Gym & Tanning
4. Mark Fisher Fitness
5. Fitness New York
6. Blink Fitness



Citi Bike Locations



Penn Station, Port Authority

