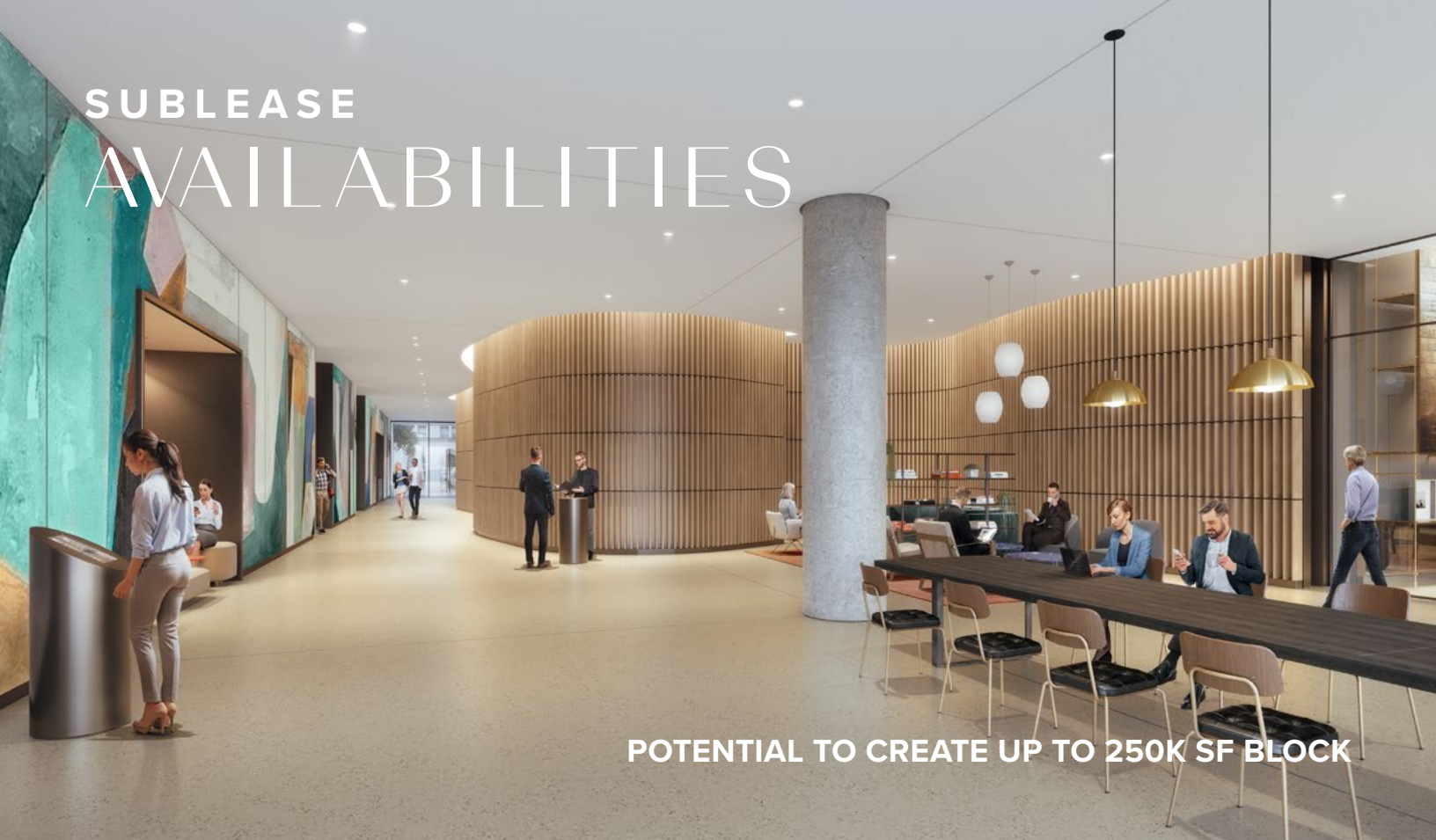


28 EAST 28TH STREET



SUBLEASE AVAILABLE

SUBLEASE AVAILABILITIES



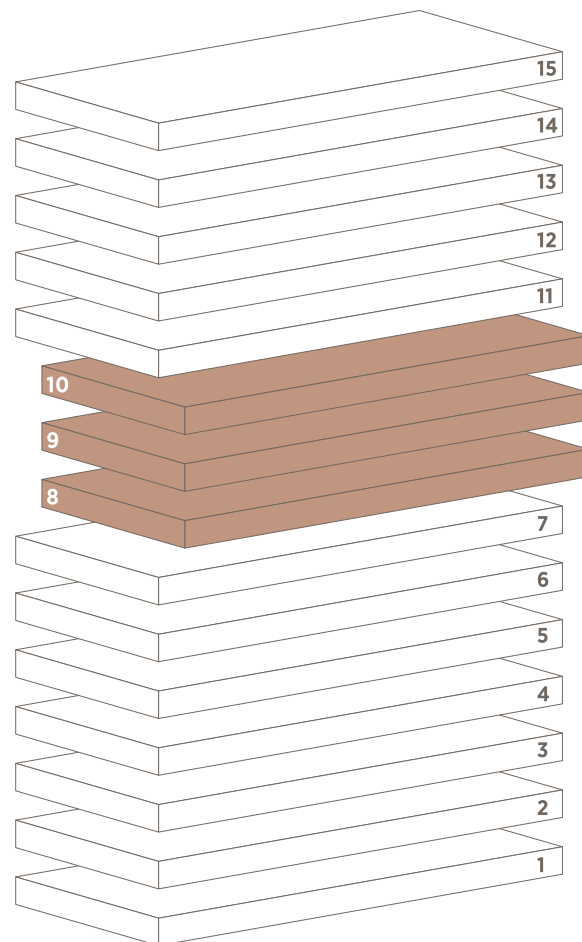
POTENTIAL TO CREATE UP TO 250K SF BLOCK

ENTIRE 10TH FLOOR: **54,097 RSF**

ENTIRE 9TH FLOOR: **54,097 RSF**

ENTIRE 8TH FLOOR: **54,097 RSF**

TOTAL RSF: 162,291 RSF



POSSESSION: ARRANGED

TERM: THROUGH AUGUST 2035

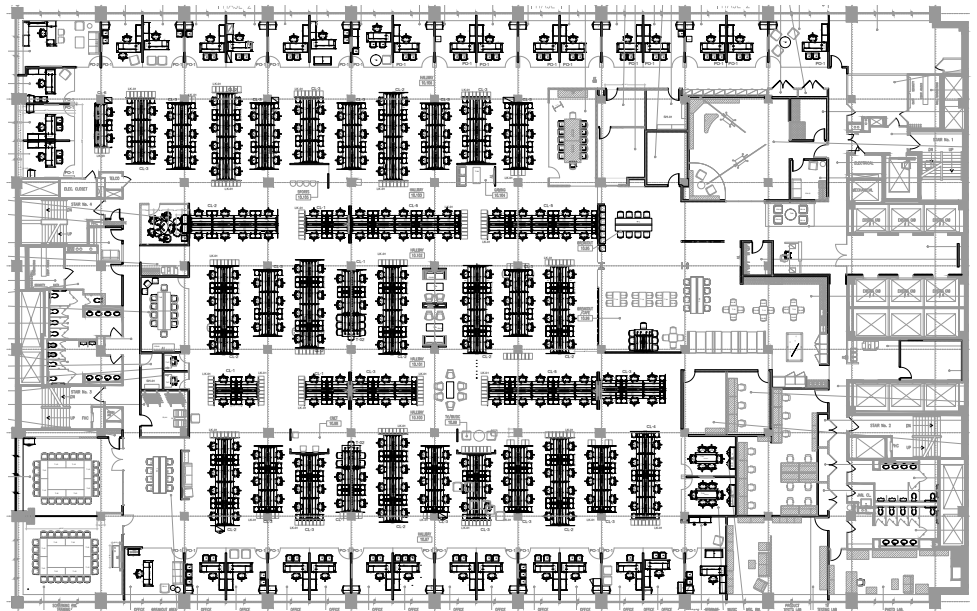
FLOOR PLAN



ENTIRE

10th Floor – 54,097 SF

Windowed Offices	35
Conference Rooms	8
Workstations	+260
Large Open Café / Game Room	
Small Podcast Studios	2
Phonebooths	
Wellness and Mothers Room	
Total Headcount	+305
Total RSF	54,097



Space Features

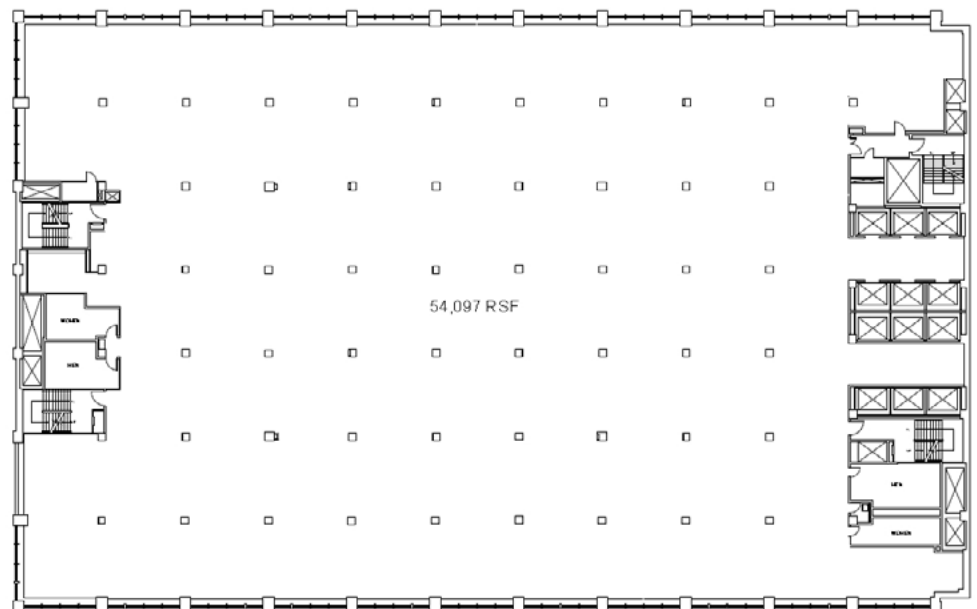
- High-end creative installation
- Fully furnished, wired, plug and play installation with a mixture of open, office and collaborative space
- Exposed 11'6" ceilings
- New Restrooms
- Efficient side core layout

FLOOR PLAN



ENTIRE

8th & 9th Floor – 54,097 SF | Core & Shell



Space Features

- New restrooms
- 11'6" ceilings
- Efficient side core layout
- Raw floor

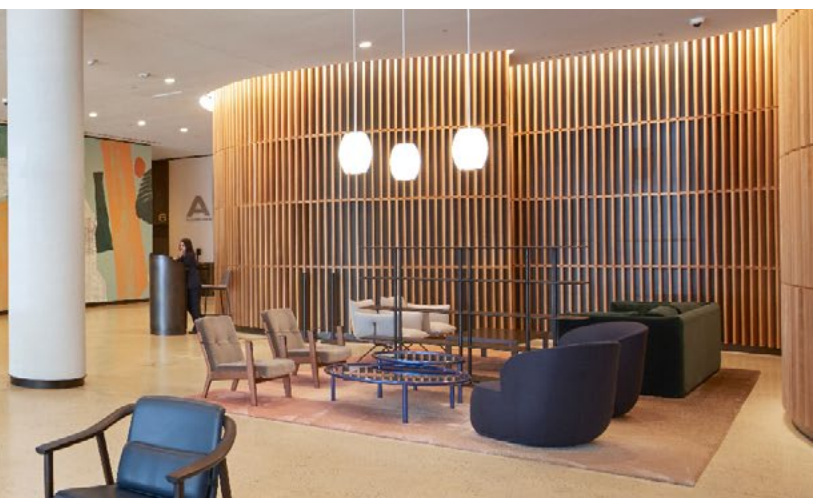
BUILDING FEATURES



Stunning New Lobby, Elevator, Façade and Plaza Renovation Featuring:

- Entrances on 28th and 27th Streets
- Hospitality lobby seating
- Destination dispatch
- Newly renovated 28th Street & 27th Street plaza
- Whole Foods on the ground and 2nd floors

- 1 Block from Madison Square Park
- Extended base building HVAC
hours 6:00 a.m. to 7:00 p.m.
Monday – Friday and
7:00 a.m. to 3:00 p.m. on Saturdays



AREA AMENITIES



MADISON SQUARE
PARK CONSERVANCY

1 Block from Madison Square Park
and Eataly




IN THE Heart of it all

Transportation

- Steps to **6** train (two stops to Grand Central Terminal with access to MetroNorth **4** **5** **7** and shuttle to Times Square)
- Two blocks from **N** and **R** trains
- Proximate to **1** train (One stop to Penn Station with access to the LIRR, **2** and **3** trains)
- Proximate to the Path, **F** and **M** trains

HUBS

- 8 Mins to Grand Central
- 11 Mins to Penn Station
- 14 Mins to Port Authority
- 5 Mins to the PATH
-  Citi Bike locations just a block away

28 EAST 28TH STREET

