

NEW YORK, NY 10004

FOR SUBLEASE 5 HANOVER SQUARE

STATE OF THE ART CLASSROOM | OFFICE SPACE

SPACE FEATURES

- Brand new installation, never occupied.
- The ground floor/mezzanine and the 6th and 7th floors can be leased individually or together.
- Unique, double height ceiling, private dedicated ground floor branded entrance into administrative office space on the mezzanine.
- The mezzanine space is built with a mix of private glass fronted offices, huddle rooms, large glass fronted conference rooms, open areas and a cafe style wet pantry.
- The 6th and 7th floors have an interconnecting staircase and are built with a combination of polished concrete and carpeted floors, a combination of exposed and dropped ceilings, 14 large classrooms with sliding interconnecting doors, private glass fronted offices and conference rooms, break out areas, phone booths, lockers and cafe style wet pantries on each floor.

BUILDING FEATURES

- Recently renovated, modern, 24/7 attended lobby.
- Brand new windows.
- Efficient side core floor plates.
- Institutional ownership.

POSSESSION: IMMEDIATE

TERM: THROUGH DECEMBER 30, 2033

ASKING RENT: UPON REQUEST

PARTIAL GROUND FLOOR: 750 SF

MEZZANINE: 9,000 SF

ENTIRE 6TH FLOOR: 16,012 SF

ENTIRE 7TH FLOOR: 16,014 SF

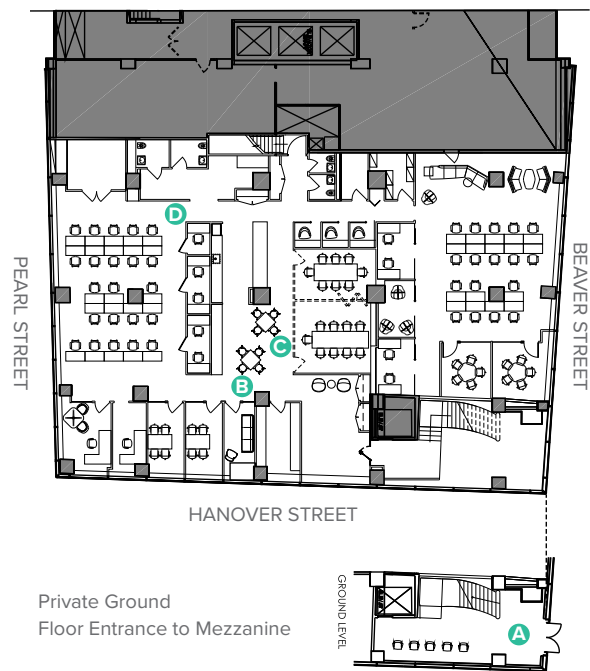
- The 6th and 7th floors have new private, individual, single stall restrooms.
- All the furniture is included along with a state of the art technology infrastructure with latest WiFi 6 Meraki access points.
- Each floor has a Crestron AV system that can be connected in multiple ways or streamed online.
- Above standard remote controlled air conditioning equipment on each floor designed to accommodate high density occupancy in the classrooms.
- “HIK security camera system covering the common areas and lobbies across each floor.
- Great natural light.
- Financially strong, well credited Sublandlord.
- Electricity is submetered.
- Escalations are a fixed per annum increase and a proportionate share of any increases in real estate taxes above a base year.

- Tenant roster features a mix of technology companies, professional service firms and nonprofit organizations.
- Conveniently accessible from most major subway lines including the 1 2 3 4 5 6 J Z M & R lines.

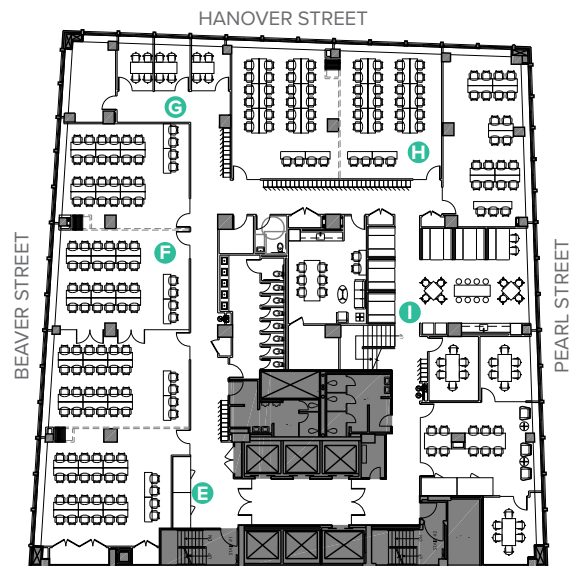


FLOOR PLANS

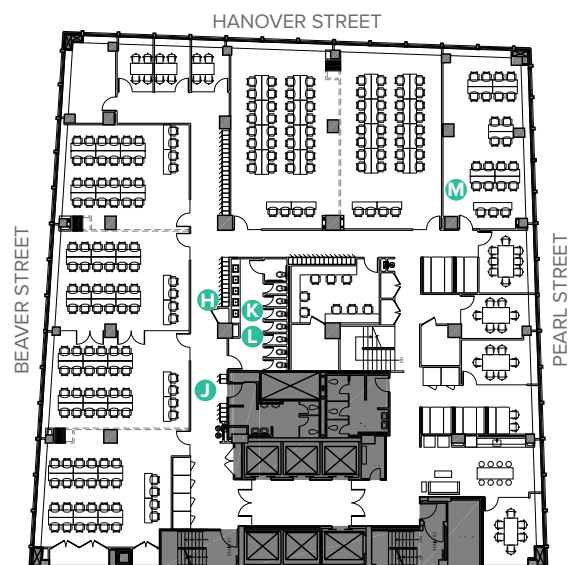
MEZZANINE:



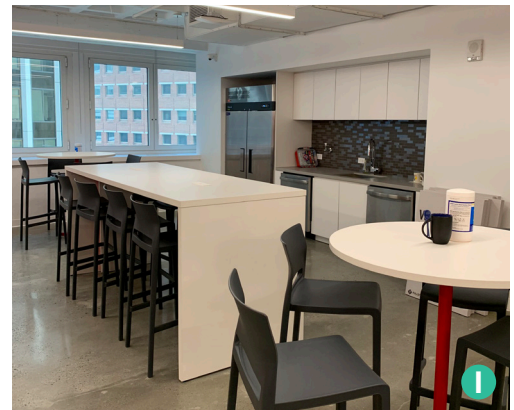
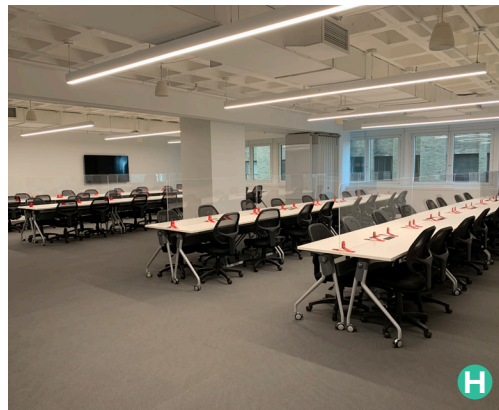
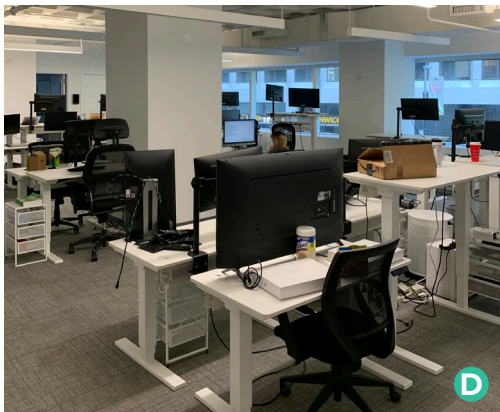
6TH FLOOR:



7TH FLOOR:



PHOTOS



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