

PRIME PARK AVENUE SOUTH SUBLEASE



Space Profile

Floor(s): **Partial 5th Floor – South**

Size: **9,936 SF**

[Click here to view virtual tour](#)

Floor(s): **Entire 6th Floor**

Size: **20,636 RSF**

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Rate: **Upon request**

Availability: **Immediate**

Term: **January 2025**

Key Highlights

- Floors can be leased together or separately
- Premises includes a boxed-in internal staircase that can be removed for full 30K RSF presence
- Building has recently completed a major capital improvement program including an amenity center with a fire pit, bar, entertainment lounge, game area with TV and collaborative furniture and a café
- Nice natural light overlooking Park Avenue South and 31st Street
- Full floor presence with high exposed ceilings, concrete floors and glass-fronted conference/meeting rooms
- Close proximity to the 6 train

SUBLEASE 470 Park Avenue South, New York, NY 10016



Entire 6th Floor

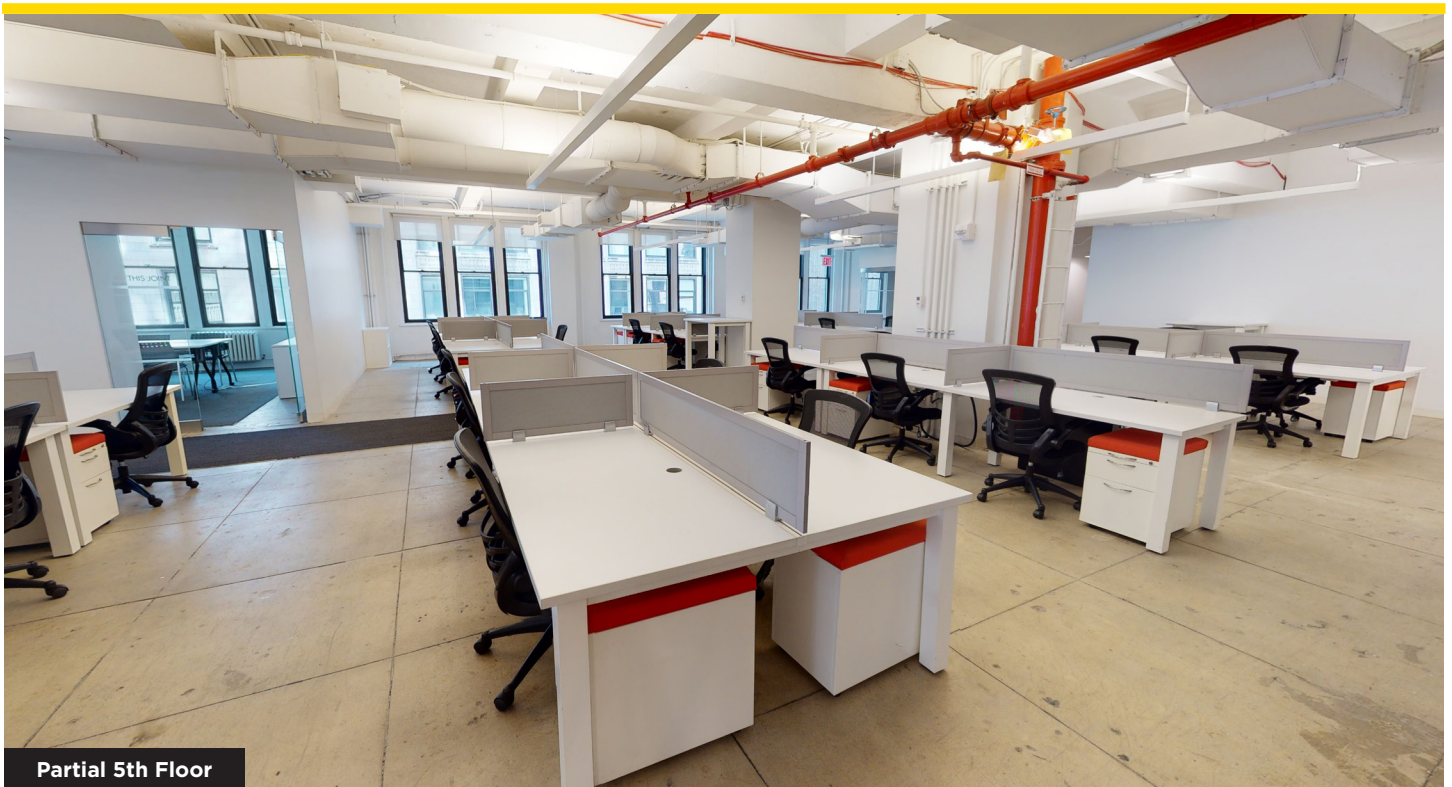


Entire 6th Floor

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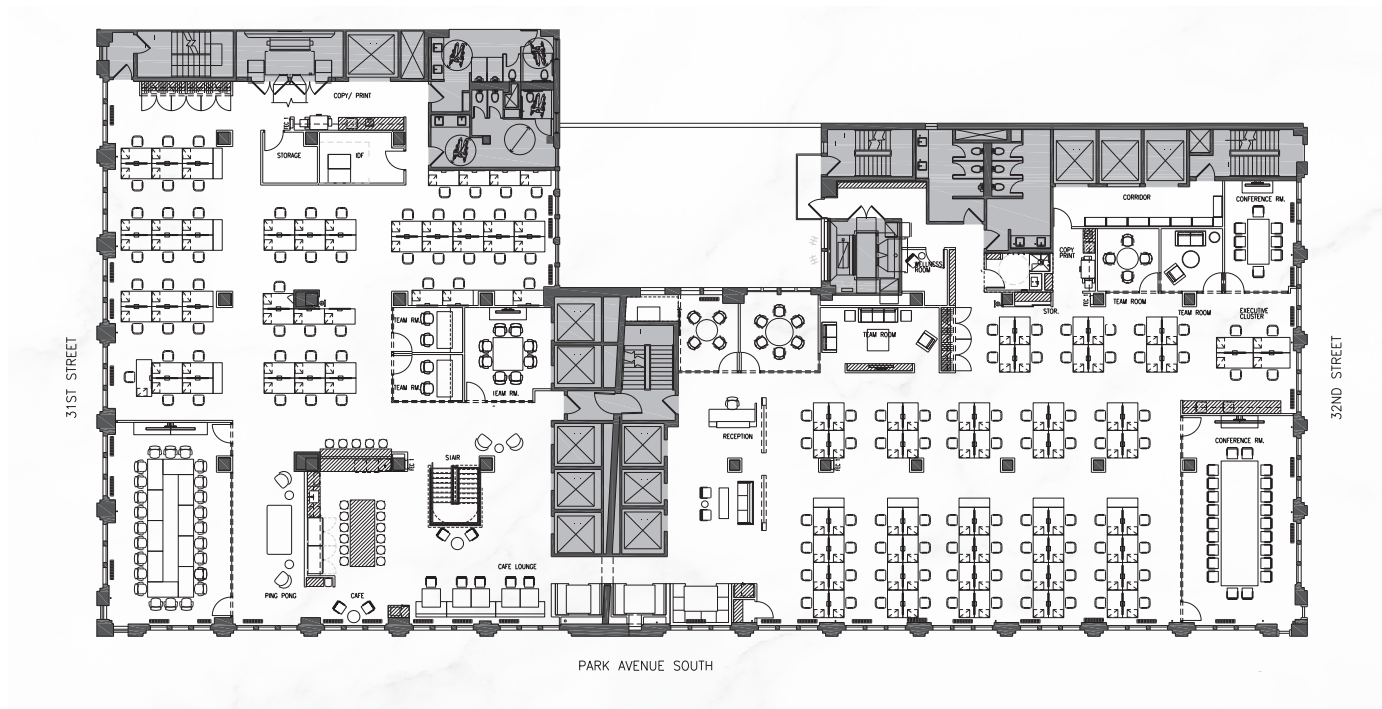


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Entire 6th Floor
20,636 RSF

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Space Overview

- | | | | |
|----------|---|------------|---------------------|
| 1 | boardroom | 3 | phone booths |
| 1 | game room / all-hands
that can be converted back
to a boardroom | 1 | massive pantry/cafe |
| 3 | conference rooms | 1 | wellness room |
| 5 | offices/meeting rooms | 1 | private shower |
| | | 132 | workstations |

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- 1** boardroom
- 1** conference room
- 4** meeting/office/breakout rooms
- 1** wellness room
- 1** wet pantry with soft seating
- 70** workstations