

# Exclusive Sublease Listing

## 445 Park Avenue, Midtown South, NYC



**Floor:** Partial 4<sup>th</sup> Floor  
**Size:** 13,545 SF.  
**Rent:** Upon Request  
**Term:** 2 to 9 Years  
**Possession:** Immediate

*Treat your clients and staff members to an expresso lounge retreat to brain storm or relax in a unique social setting as part of your executive office experience.*

*Many conference rooms, break out areas, eat in pantry, and private telephone booths help support this large partial floor office. In total a complete office space with staff open work areas, chairman's office, and enough room for personal comfort and company growth!*

### Space Notes:

- High end office sublease (Class A Building)
- Polished concrete floors and high ceiling
- New, modern construction
- Top quality furniture
- Large eat-in kitchen
- Great natural light
- Local amenities strong with great variety
- Financially Strong Sublandlord

84 Workstations  
4 Private Phone Booths  
3 Conference Rooms w/ Video  
20 Person Boardroom  
1 Large Eat-in Pantry

Jonathan Anapol  
Craig Romm

janapol@primemanhattan.com  
cromm@primemanhattan.com

212.268.8289  
646.974.9351

# Exclusive Sublease Listing

## 445 Park Avenue, Midtown South, NYC

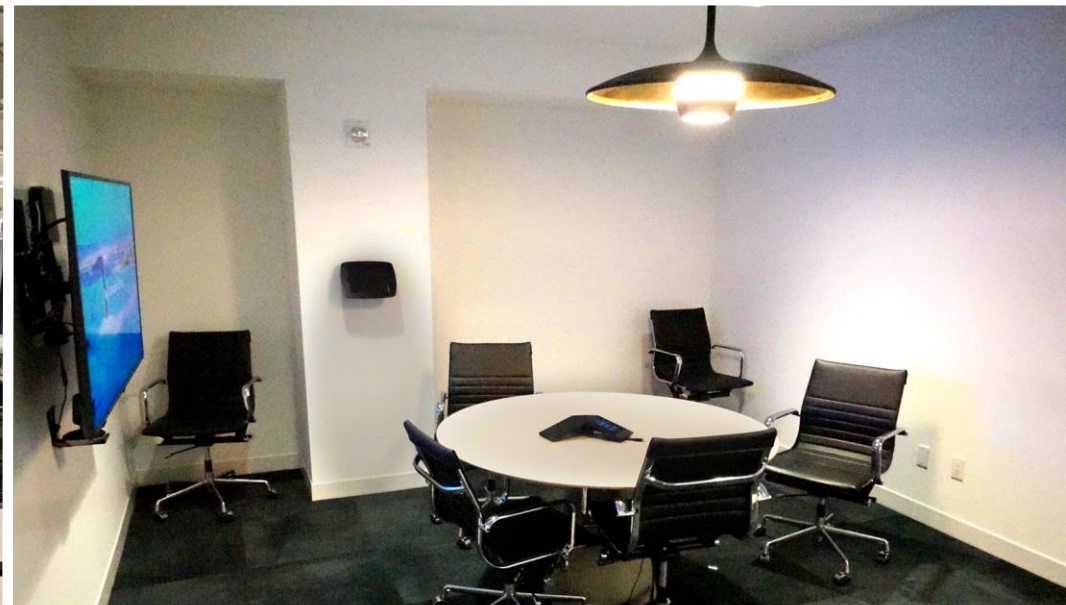
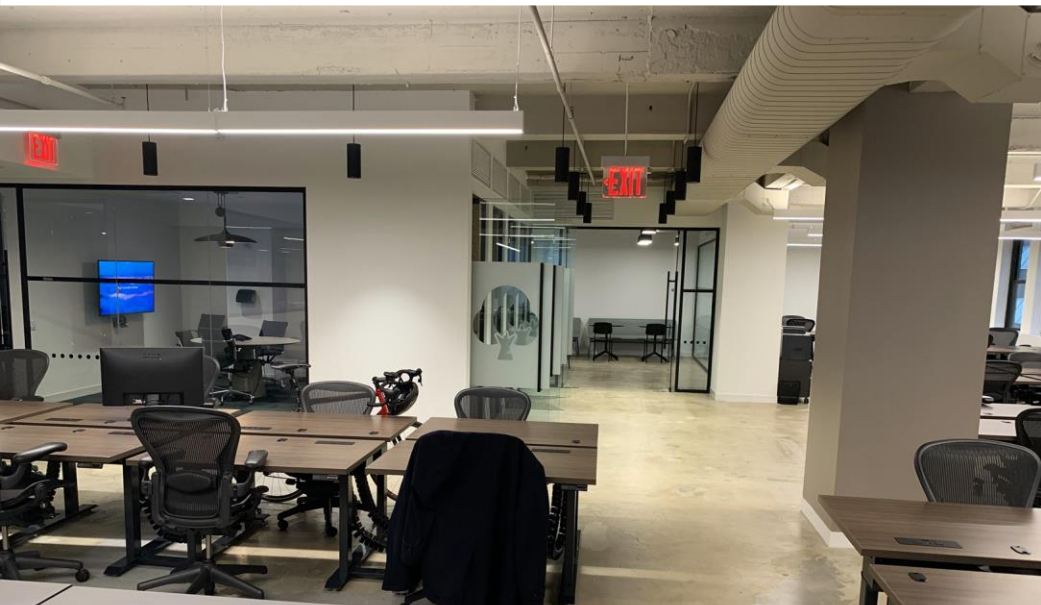
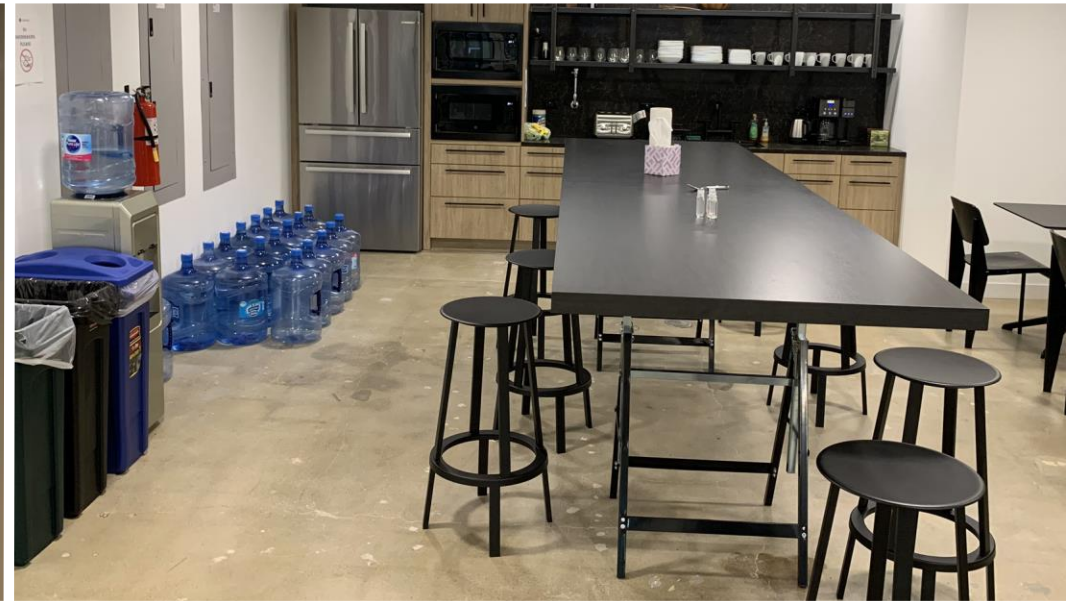


Jonathan Anapol  
Craig Romm

janapol@primemanhattan.com  
cromm@primemanhattan.com

212.268.8289  
646.974.9351

# Exclusive Sublease Listing 445 Park Avenue, Midtown South, NYC

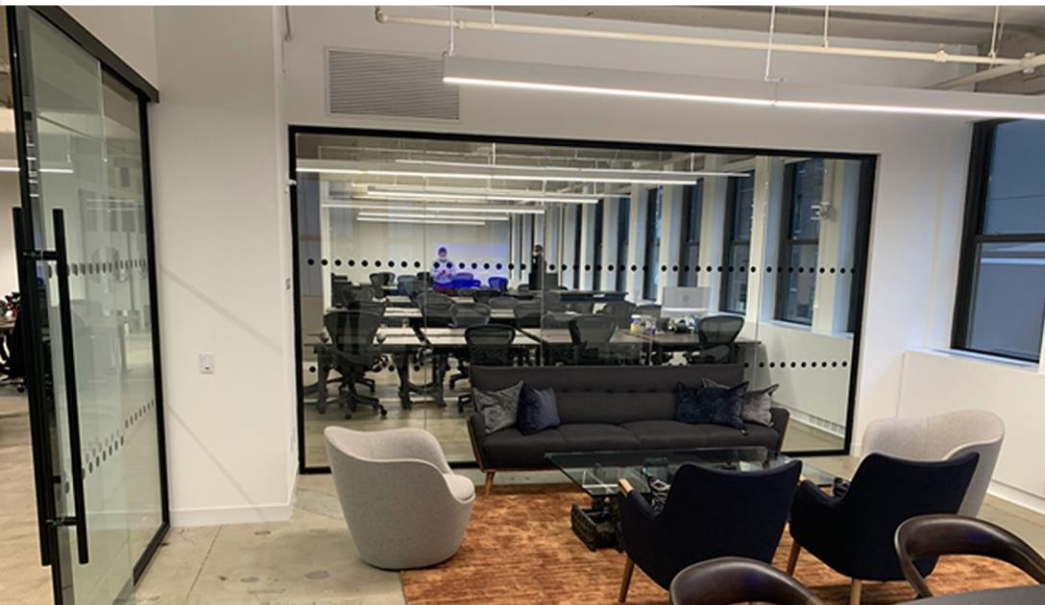


**Jonathan Anapol**  
**Craig Romm**

**janapol@primemanhattan.com**  
**cromm@primemanhattan.com**

**212.268.8289**  
**646.974.9351**

# Exclusive Sublease Listing 445 Park Avenue, Midtown South, NYC



**Jonathan Anapol**  
**Craig Romm**

**janapol@primemanhattan.com**  
**cromm@primemanhattan.com**

**212.268.8289**  
**646.974.9351**