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**AT A RENTAL NOT SEEN IN DECADES
+ 150% BROKER BONUS**
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2 PARK AVE

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**100,034 RSF Plug and Play
Sublease Opportunity**

Entire 6th Floor: 50,017 RSF | Term: March 30, 2028

Entire 7th Floor: 50,017 RSF | Term: March 30, 2028

Floors can be subleased individually and all reasonable divisions will be considered

Space Features

Entire 6th Floor.....50,017 RSF

Entire 7th Floor.....50,017 RSF

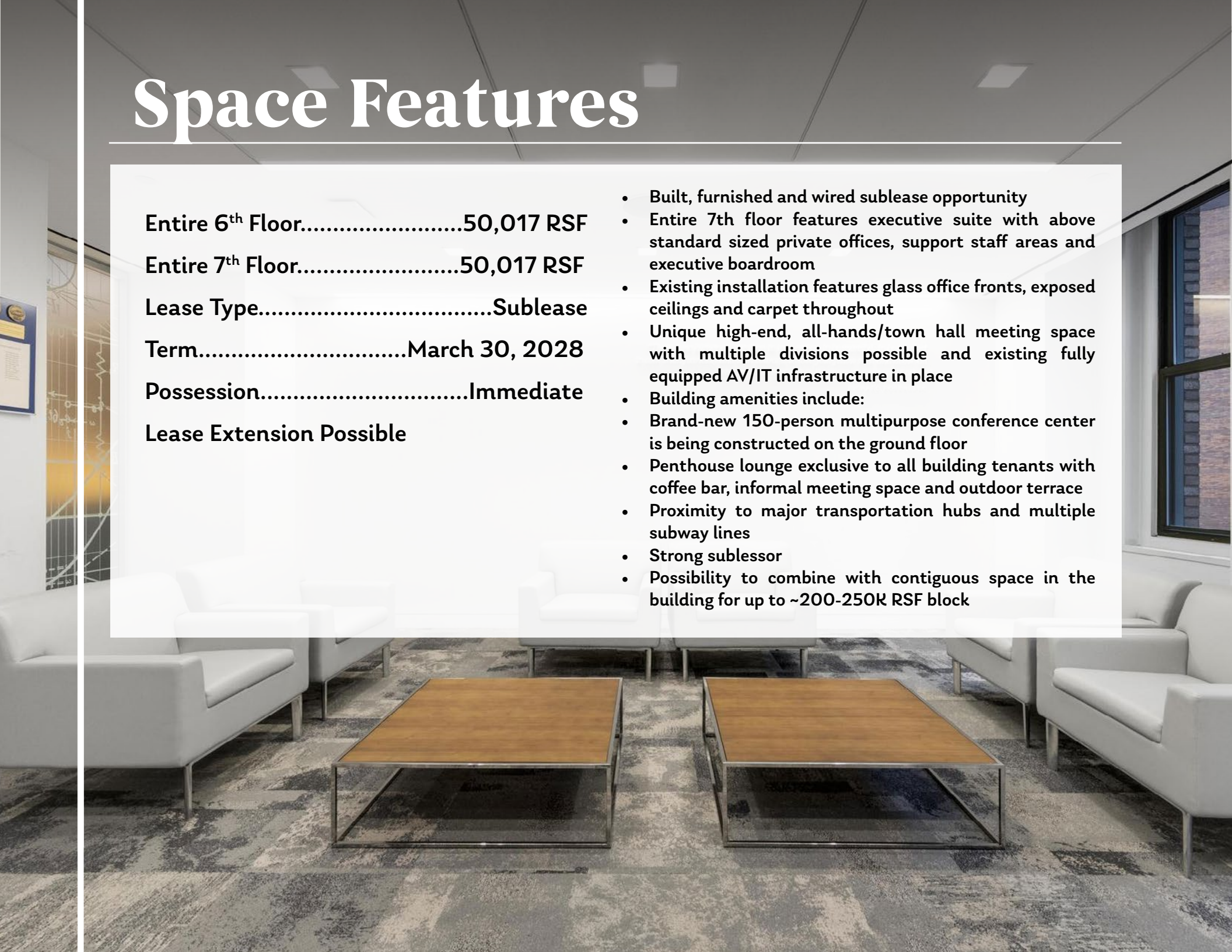
Lease Type.....Sublease

Term.....March 30, 2028

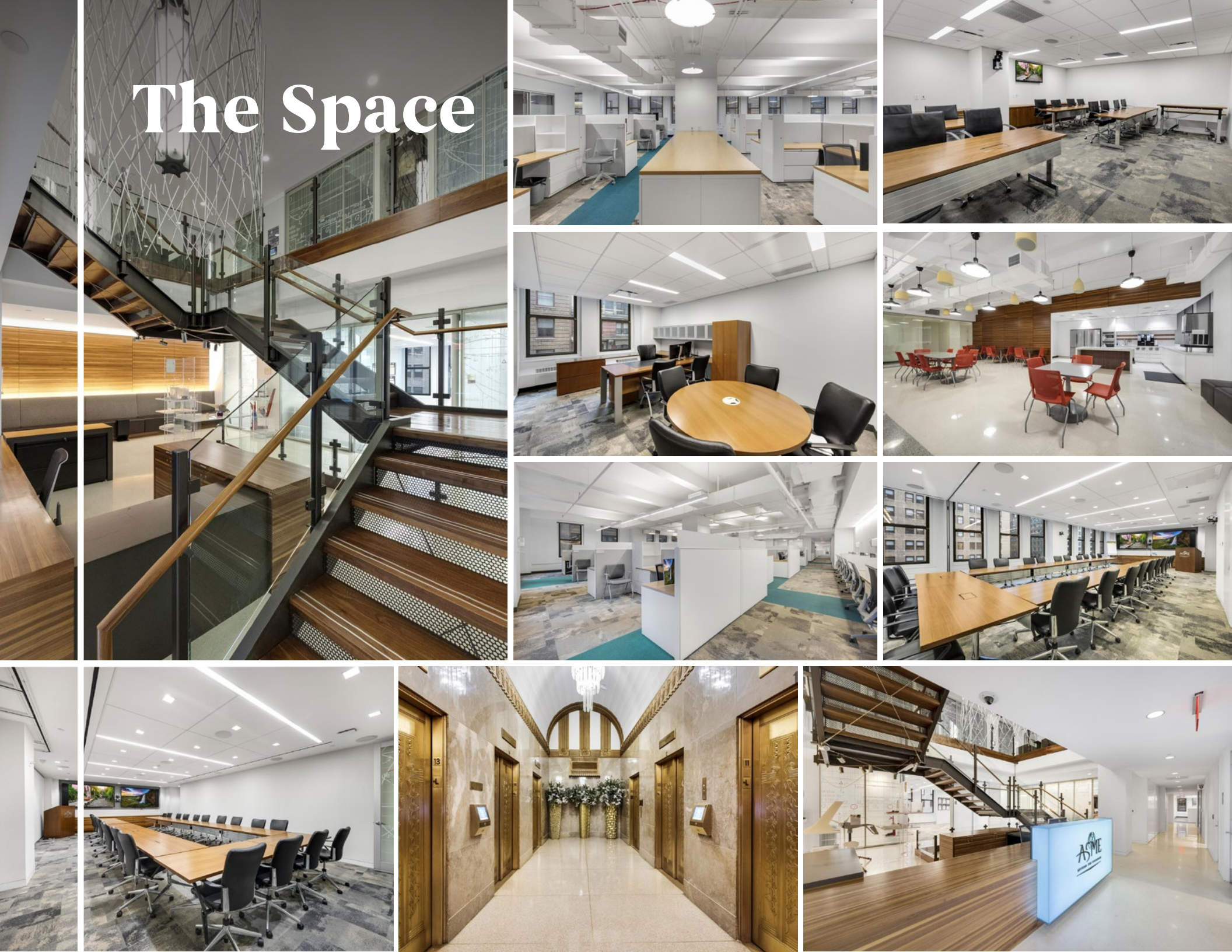
Possession.....Immediate

Lease Extension Possible

- Built, furnished and wired sublease opportunity
- Entire 7th floor features executive suite with above standard sized private offices, support staff areas and executive boardroom
- Existing installation features glass office fronts, exposed ceilings and carpet throughout
- Unique high-end, all-hands/town hall meeting space with multiple divisions possible and existing fully equipped AV/IT infrastructure in place
- Building amenities include:
 - Brand-new 150-person multipurpose conference center is being constructed on the ground floor
 - Penthouse lounge exclusive to all building tenants with coffee bar, informal meeting space and outdoor terrace
 - Proximity to major transportation hubs and multiple subway lines
- Strong sublessor
- Possibility to combine with contiguous space in the building for up to ~200-250K RSF block

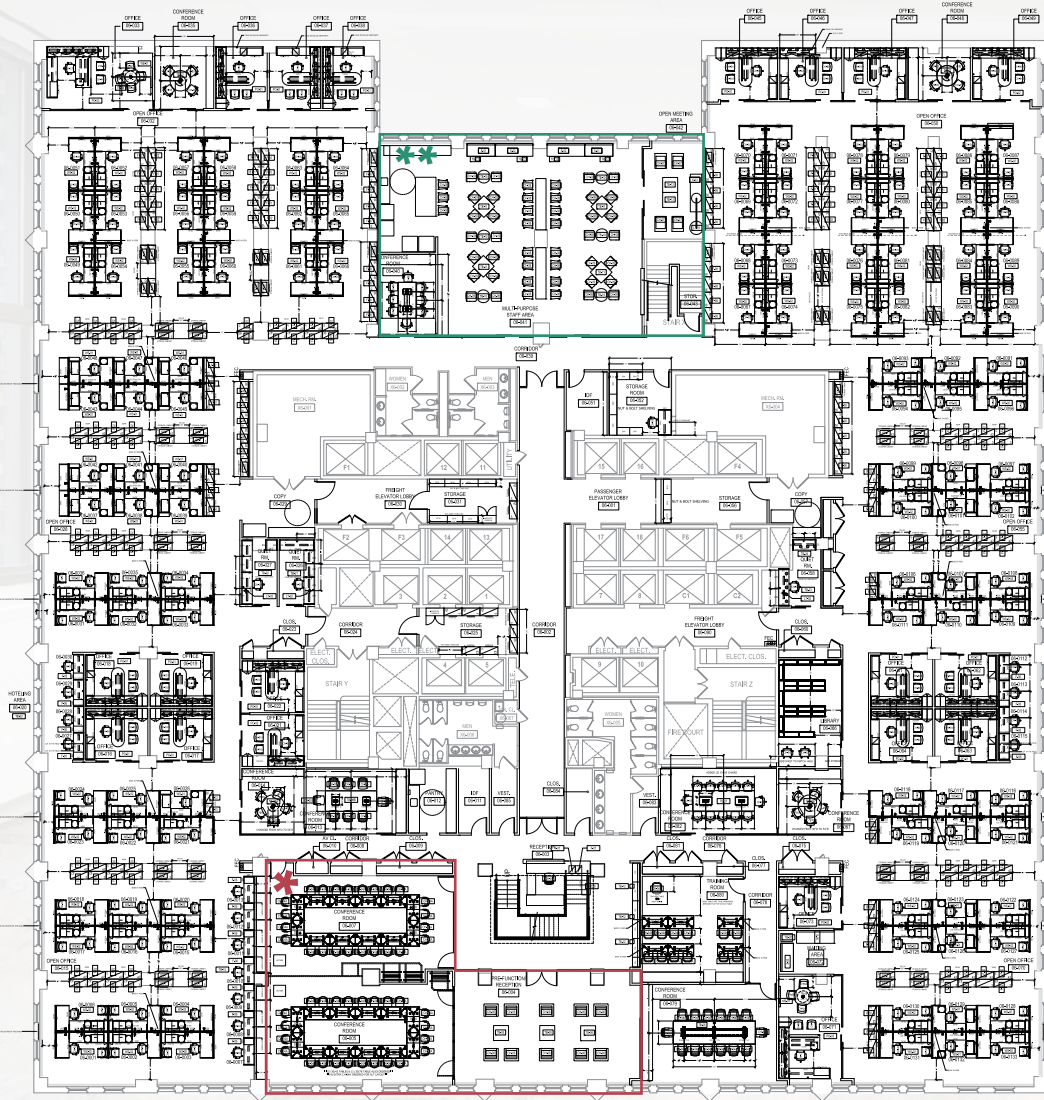


The Space



Floor Plans

6th Floor: 50,017 SF



Entire 6th Floor Space Program

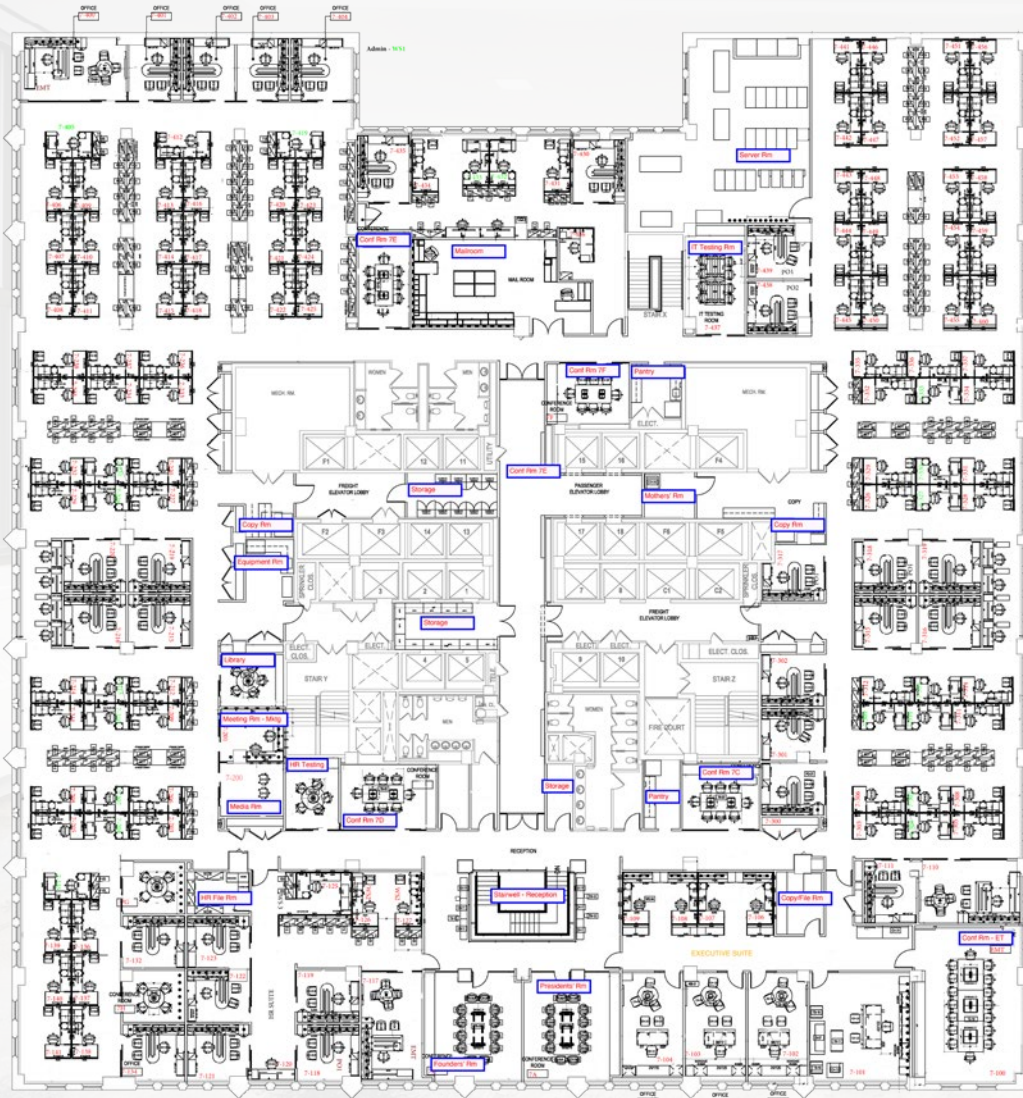
	QTY.
Executive offices.....	3
Standard offices.....	18
Workstation cubicles	114
24-person boardroom*	3
14-person conference room	1
12-person conference room	1
8-person conference room	2
5-person conference room	2
14-person training/conference room.....	1
High-end eat-in pantry**	1
Quiet rooms/phone rooms	3
Reception.....	1

* Can be combined to create large multi-purpose all-hands town hall meeting space and/or training room

** Includes lounge space and existing TV/AV capabilities

Floor Plans

7th Floor: 50,017 SF



Entire 7th Floor Space Program

	QTY.
Executive offices.....	7
Standard offices.....	28
Workstation cubicles.....	117
16-person executive boardroom.....	1
12-person conference room.....	2
8-person conference room.....	4
4-person conference room.....	4
Mother's room.....	1
Pantry.....	1

The Neighborhood

TRANSPORTATION	WALK TIME	DISTANCE
Subway Station:	Within 10-minute walk (subway stations)	
33rd St/ Lexington Ave	1 minute	0 miles
28th St/ Lexington Ave	5 minutes	0.2 miles
33rd St-PATH/ Avenue of the Americas	9 minutes	0.4 miles
34th St-Herald Square	10 minutes	0 miles
28th St/Broadway	10 minutes	0.5 miles
MAJOR TRANSPORTATION HUBS		
Grand Central Terminal	11 minutes	0.5 miles
New York Penn Station	15 minutes	0.7 miles
Port Authority Bus Terminal	20 minutes	1.1 miles



2 PARK AVE

**150% COMMISSION
BROKER BONUS**

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