



JLR Realty Inc

461 Park Avenue South

MIDTOWN SOUTH - ENTIRE 6TH FLOOR

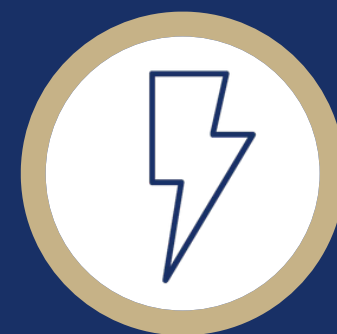
ONE FULL FLOOR AVAILABLE FOR SUBLEASE



RENT:
Upon request



POSSESSION:
Immediate



ELECTRIC:
Direct



TERM:
Through
10/31/2029
(Direct extension
can be arranged)

Contacts:

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MICHAEL SMITH

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IDEAL FOR:

- TECH AND DESIGN
- LAW AND SALES OFFICES
- ACCOUNTING
- FINANCIAL SERVICES
- MARKETING AND ADVERTISING
- MEDICAL

- BOUTIQUE OFFICE/MEDICAL BUILDING STRADDLING MIDTOWN & MIDTOWN SOUTH
- CONVENIENTLY LOCATED BY THE LEXINGTON IRT #6 SUBWAY LINE AT 32ND STREET
- WALKING DISTANCE TO BOTH GRAND CENTRAL AND PENN STATION
- RENOVATED LOBBY AND ELEVATORS
- CONTROLLED VISITOR ACCESS + EGRESS
- GREAT BRANDING OPPORTUNITY IN A BOUTIQUE BUILDING WITH FULL FLOOR PRESENCE

HIGHLIGHTS:

- Full floor presence & digital signage for customized branding
- Four conference rooms with bright natural light and completely flexible configuration, including movable flat screens, rolling tables, and ergonomic chairs
- Two private breakout rooms with flexible configuration
- Lounge with seating for 12, pantry, and espresso bar
- Two ADA bathrooms
- Wifi that is responsive with large groups

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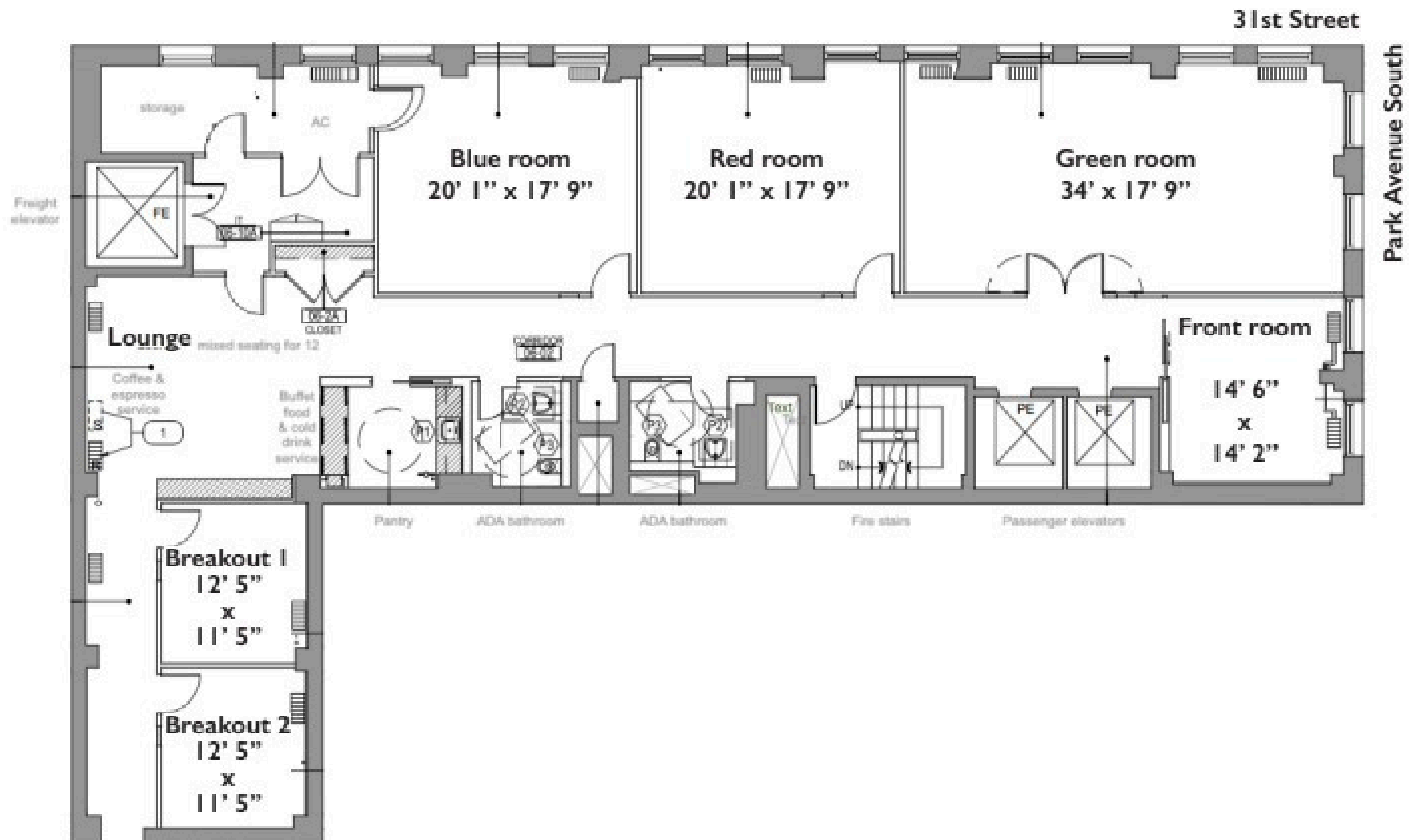
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AS BUILT CONDITIONS

4,775RSF



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Green room 34' x 17' 9" south-west perspective



Front Room



Red room 20' 1" x 17' 9"



Blue room 20' 1" x 17' 9"



Pictures



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Lounge with seating for eight



Pictures



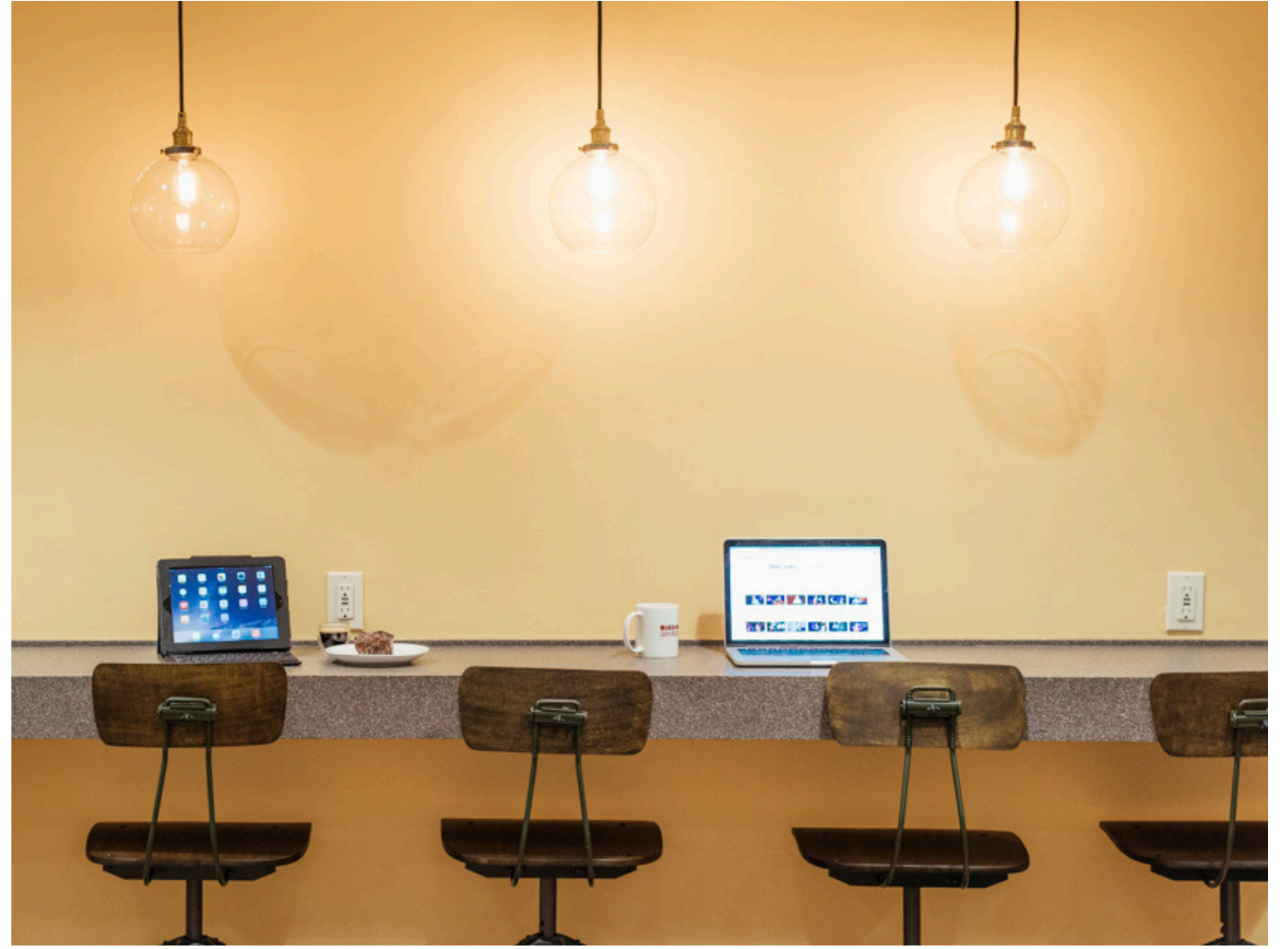
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Tea, coffee, and espresso bar



Counter with seating for four



Hallway with two restrooms



Customizable digital signage and two touchscreens



Pictures



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