

# NEW

ONE OF A KIND SUBLEASE OPPORTUNITY  
2-Acre Rooftop Park / Soaring 17-Foot Ceilings / 322,000 RSF

dentsu | NEWMARK



Two acres of private greenspace.  
Beautifully landmarked, thoughtfully modernized.  
Only at Morgan North.

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Dedicated Tenant Lobbies

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Sprawling Floor Plates with Soaring Ceiling Heights

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Oversized 13-Foot Windows and Vast Skylights



MORGANNORTH.COM

# 322,000 RSF Available

## 10<sup>TH</sup> FLOOR

- ⊠ 48,238 RSF
- ↑ 16' slab-to-slab
- 🌳 Exclusive 12,000 SF outdoor rooftop with 360-degree views

## 9<sup>TH</sup> FLOOR

- ⊠ 48,155 RSF
- ↑ 12' slab-to-slab
- 🌳 Private 1,833 SF terrace and exclusive access to the 8th floor rooftop (if leased with 8)

## 8<sup>TH</sup> FLOOR

- ⊠ 48,155 RSF
- ↑ 12' slab-to-slab
- 🌳 Exclusive 21,246 SF outdoor space on top of the overbuild

## 7<sup>TH</sup> FLOOR

- ⊠ 47,915 RSF
- ↑ 12' slab-to-slab
- 🌳 5,000 SF dedicated atrium space and direct access to building's 2-acre rooftop park

## 7<sup>TH</sup> FLOOR OVERBUILD

- ⊠ 29,797 RSF
- ↑ 17' slab-to-slab
- 🌳 Dedicated outdoor space with direct access to building's 2-acre rooftop park

## 6<sup>TH</sup> FLOOR

- ⊠ 100,000 RSF
- ↑ 17' 6" slab-to-slab
- 🌳 12' x 12' oversized windows and access to building's 2-acre rooftop park on 7th floor





**9<sup>TH</sup> AVENUE LOBBY**

6 Passenger Elevators  
Serves Floors 5-10

**MIDBLOCK LOBBY**

3 Passenger Elevators  
1 Freight Elevator  
Serves Floors 5 & 6

**10<sup>TH</sup> AVENUE PRIVATE LOBBY  
+ BRANDING OPPORTUNITY**

4 Passenger Elevators  
1 Freight Elevator  
Serves Floors 5 & 6



# 6<sup>th</sup> Floor

Featuring 12' x 12' oversized windows, with 17'6" slab-to-slab.

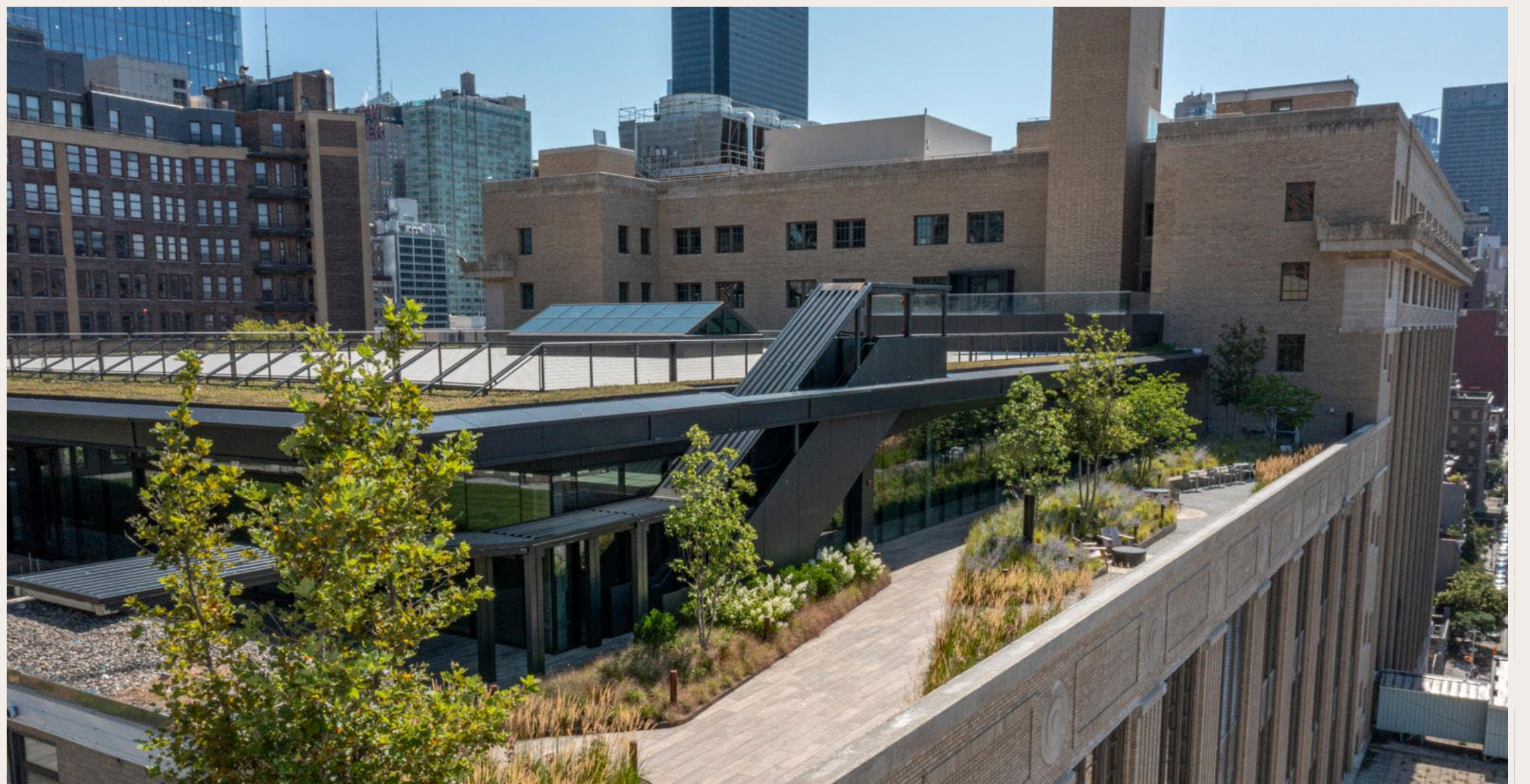
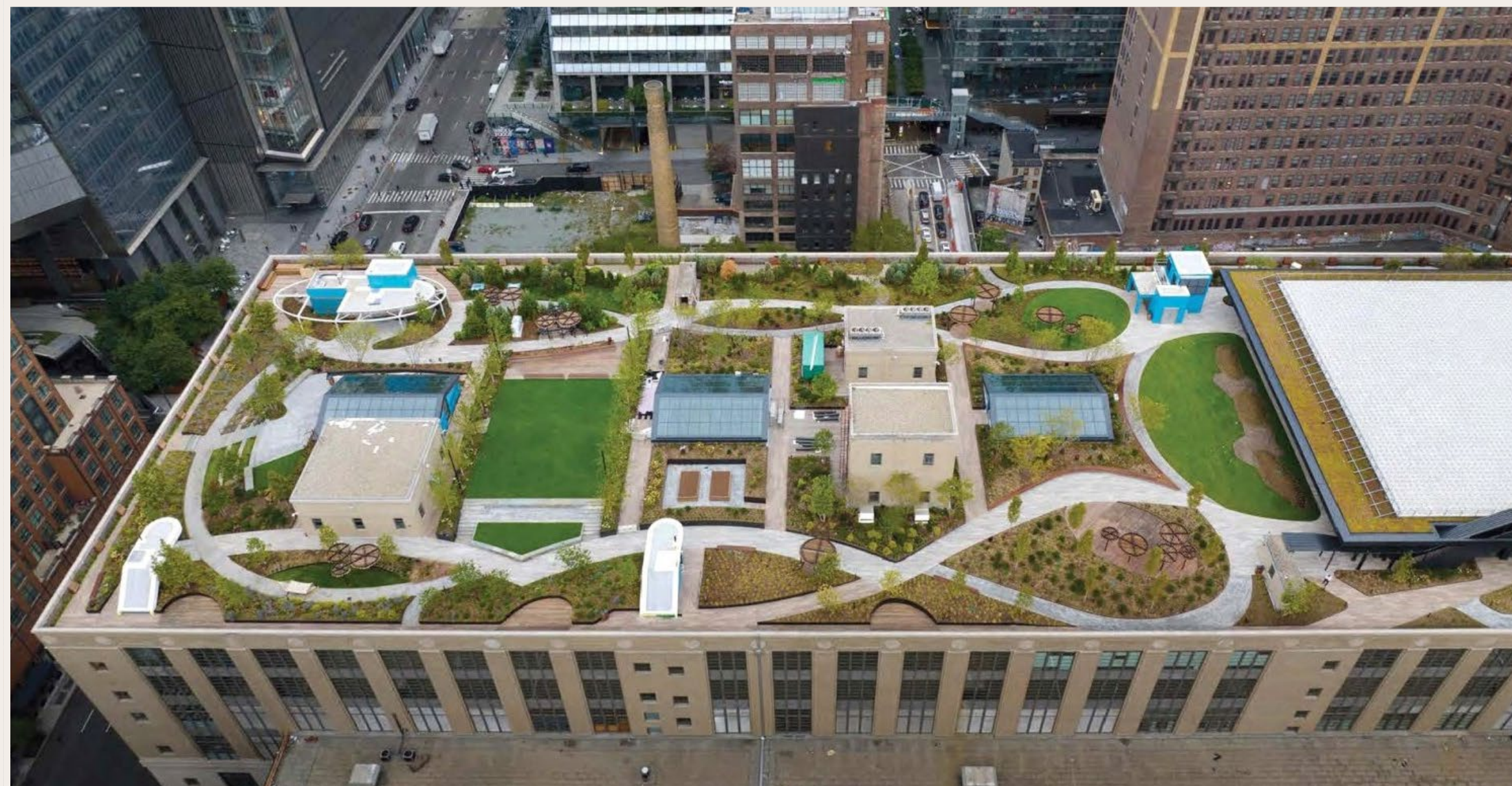


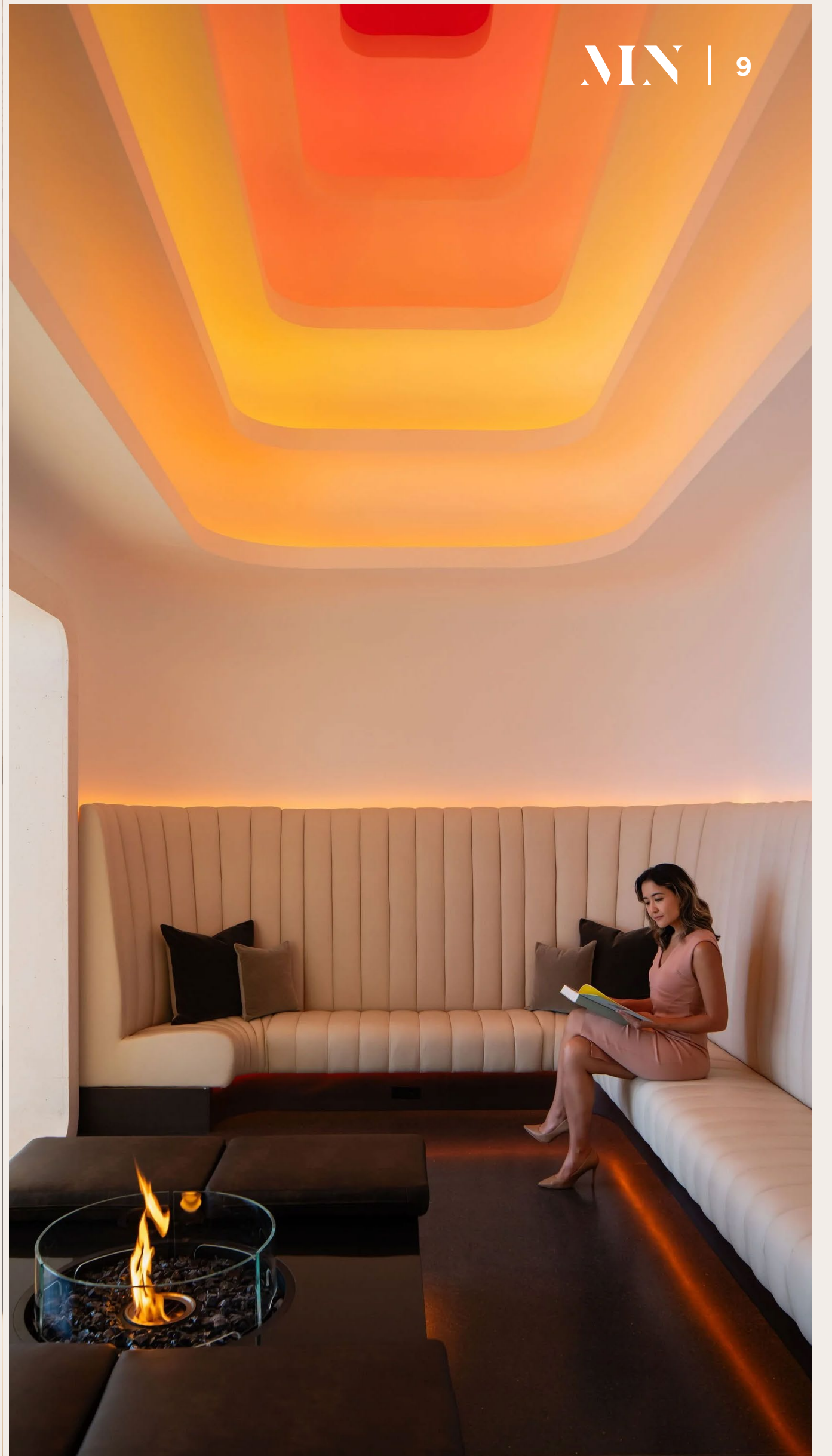
# 7<sup>th</sup> Floor *Overbuild*

30,000 SF of new construction,  
featuring 17' floor-to-ceiling  
windows on three sides.











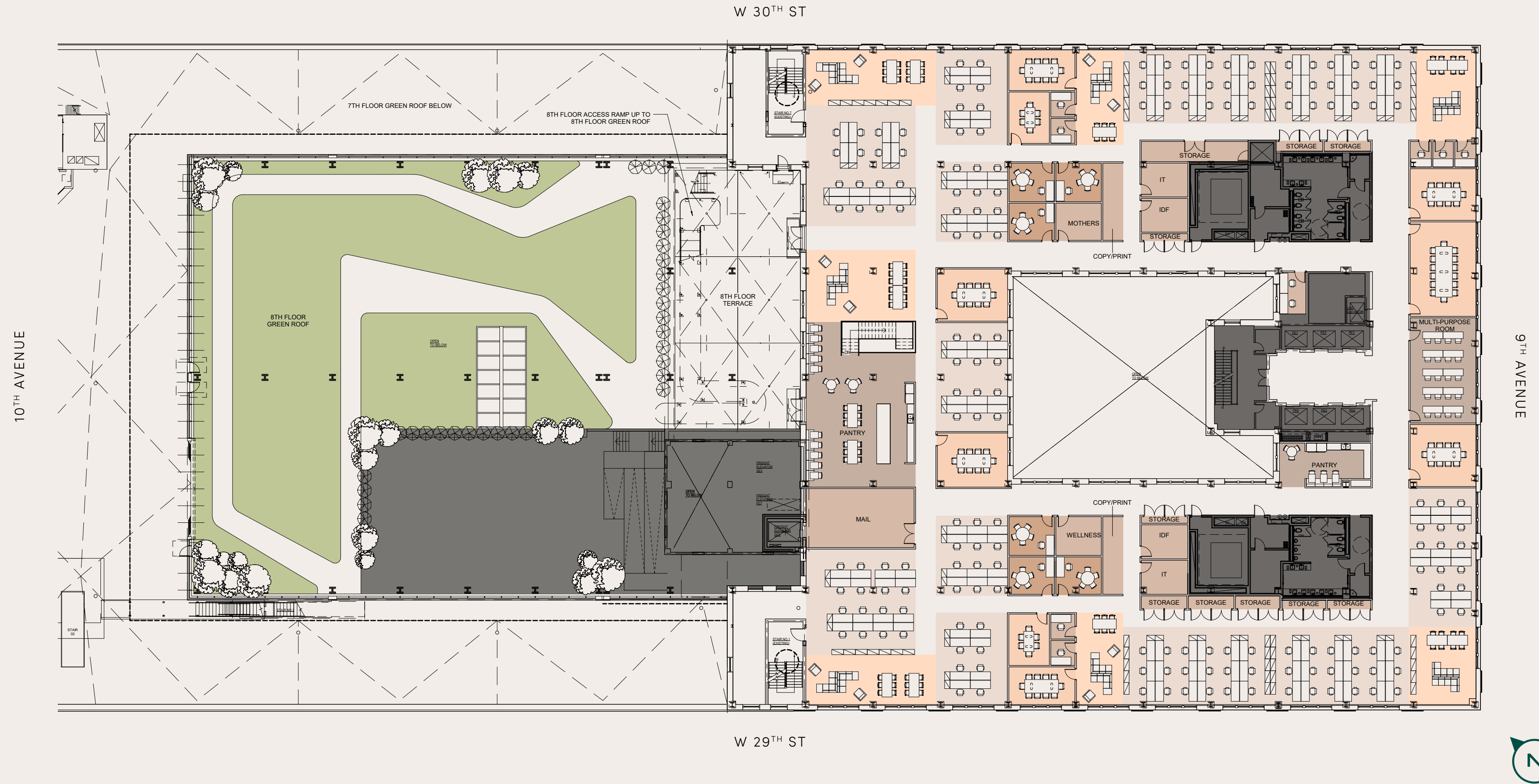
TEST FIT | SINGLE TENANT OCCUPANCY



Workstations	366	Medium Conference	13	Wellness Rooms	8	IDF	5
Open Collaboration Areas	14	Large Conference	5	Mother's Rooms	5	IT	1
Focus / Phone Rooms	20	Multi-Purpose Rooms	1	Copy / Print	6		
Huddle	26	Reception	1	Storage	7		
Small Conference	9	Pantry	3	Mail	1		

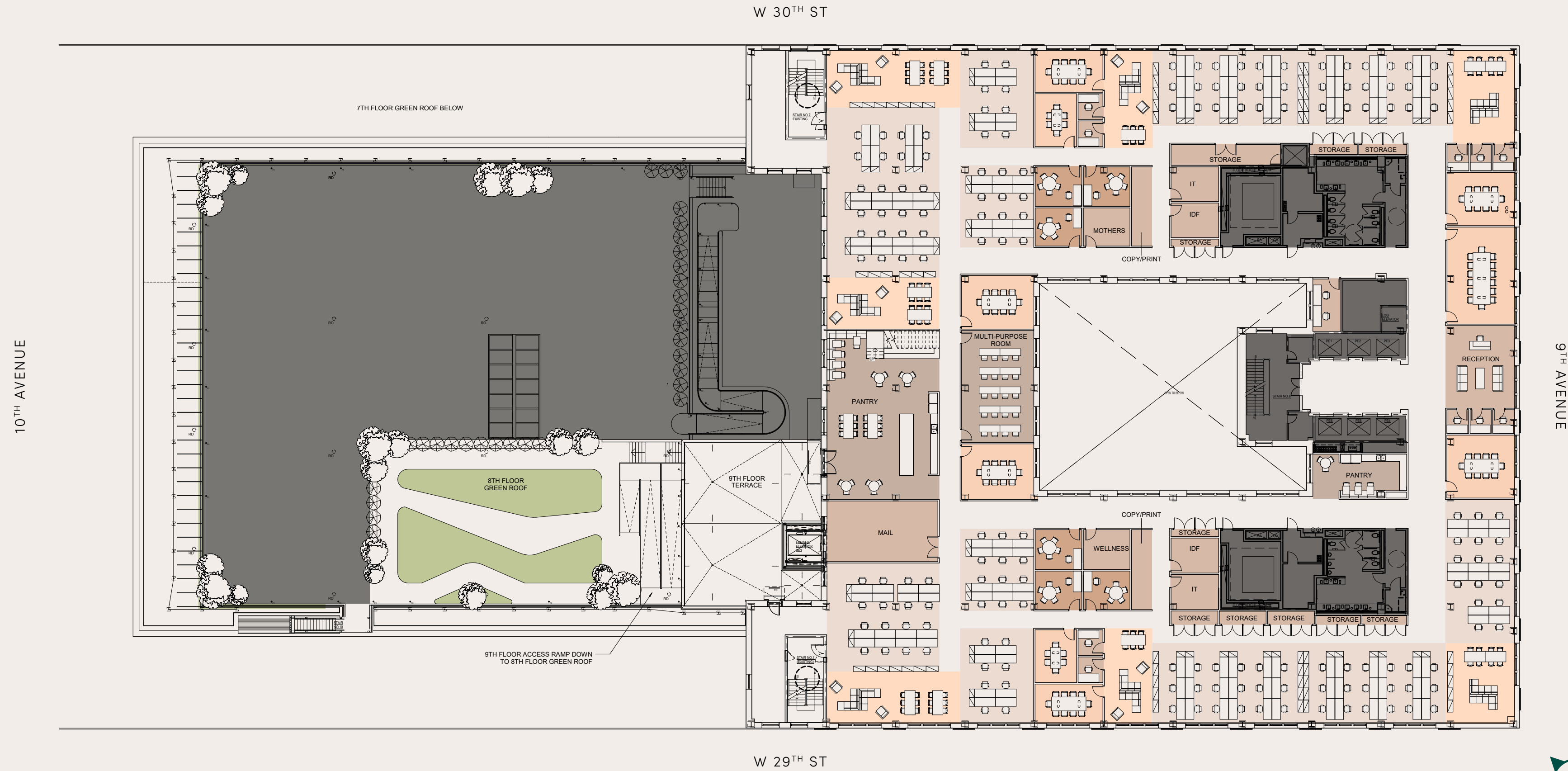


TEST FIT | SINGLE TENANT OCCUPANCY



8<sup>th</sup> Floor

Workstations	496	Medium Conference	15	Wellness Rooms	2	IDF	4
Open Collaboration Areas	19	Large Conference	5	Mother's Rooms	2	IT	3
Focus / Phone Rooms	26	Multi-Purpose Rooms	2	Copy / Print	5	* This space program represents the combined 7th and 8th floors.	
Huddle	19	Reception	1	Storage	21		
Small Conference	6	Pantry	4	Mail	2		



Workstations	<b>348</b>
Open Collaboration Areas	<b>17</b>
Focus / Phone Rooms	<b>20</b>
Huddle	<b>13</b>
Small Conference	<b>8</b>

Medium Conference	<b>8</b>
Large Conference	<b>3</b>
Multi-Purpose Rooms	<b>2</b>
Reception	<b>1</b>
Pantry	<b>4</b>

Wellness Rooms	<b>2</b>
Mother's Rooms	<b>2</b>
Copy / Print	<b>4</b>
Storage	<b>20</b>
Mail	<b>1</b>

IDF	<b>4</b>
IT	<b>4</b>

\* This space program represents the combined 9th and 10th floors.

TEST FIT | SINGLE TENANT OCCUPANCY



Workstations	348	Medium Conference	8	Wellness Rooms	2	IDF	4
Open Collaboration Areas	17	Large Conference	3	Mother's Rooms	2	IT	4
Focus / Phone Rooms	20	Multi-Purpose Rooms	2	Copy / Print	4	* This space program represents the combined 9th and 10th floors.	
Huddle	13	Reception	1	Storage	20		
Small Conference	8	Pantry	4	Mail	1		



# MN

MORGAN NORTH

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