

220

New York, NY

EAST 42ND STREET

BIG BLOCK SUBLEASE

**Exceptional Building—Within—A—Building
Opportunity For A Large User**

Steps to Grand Central

13,893 RSF - 308,115 RSF Available
Concourse Floor to 7th Floor



**CUSHMAN &
WAKEFIELD**

220 EAST 42ND STREET

Large Block Sublease that Checks all the boxes

Sublease Highlights

- Brand new installation with creative finishes
- Newly furnished, wired, move-in ready space
- Efficient open plan layout
- Large usable 3rd floor terrace
- 12' to 19' slab heights
- Building within a Building opportunity with private entrance on 41st Street
- Will lease floors individually
- Branding available on 42nd Street
- Tax exemption for qualified subtenants
- Steps to Grand Central Terminal
- Short or Long Term Flexibility



Major Tenants:





Sublease Multiple Floors in the Iconic NEWS BUILDING

Asking Rent: Upon Request

Possession: Immediate

Term: Flexible

VIEW

AVAILABILITIES

SLAB HEIGHTS

Partial 7th Floor: 13,893 RSF - 41,425 RSF

12'-2"

Entire 6th Floor: 67,301 RSF

12'-2"

Entire 5th Floor: 60,422 RSF

12'-2"

Entire 3rd Floor: 65,310 RSF

12'-2"

Partial 2nd Floor: 44,401 RSF

19'

Ground Floor: 14,618 RSF

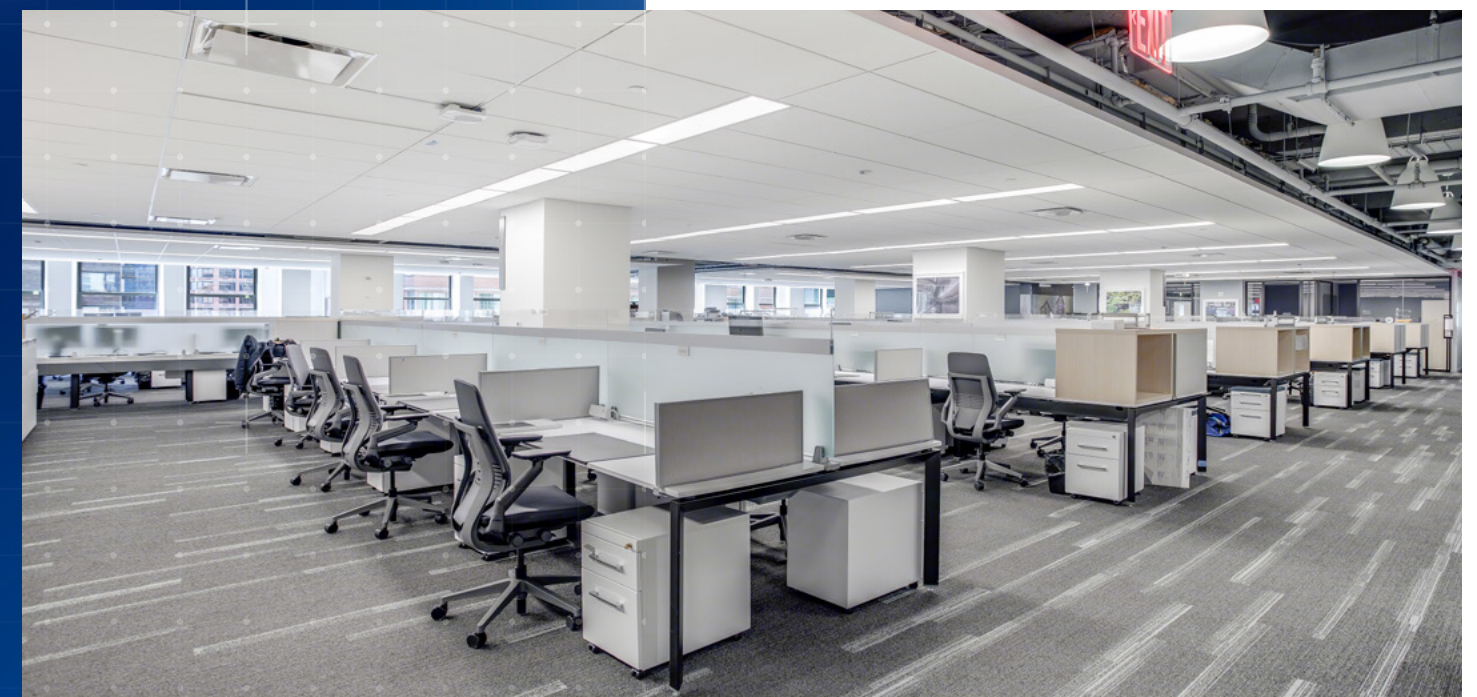
16'

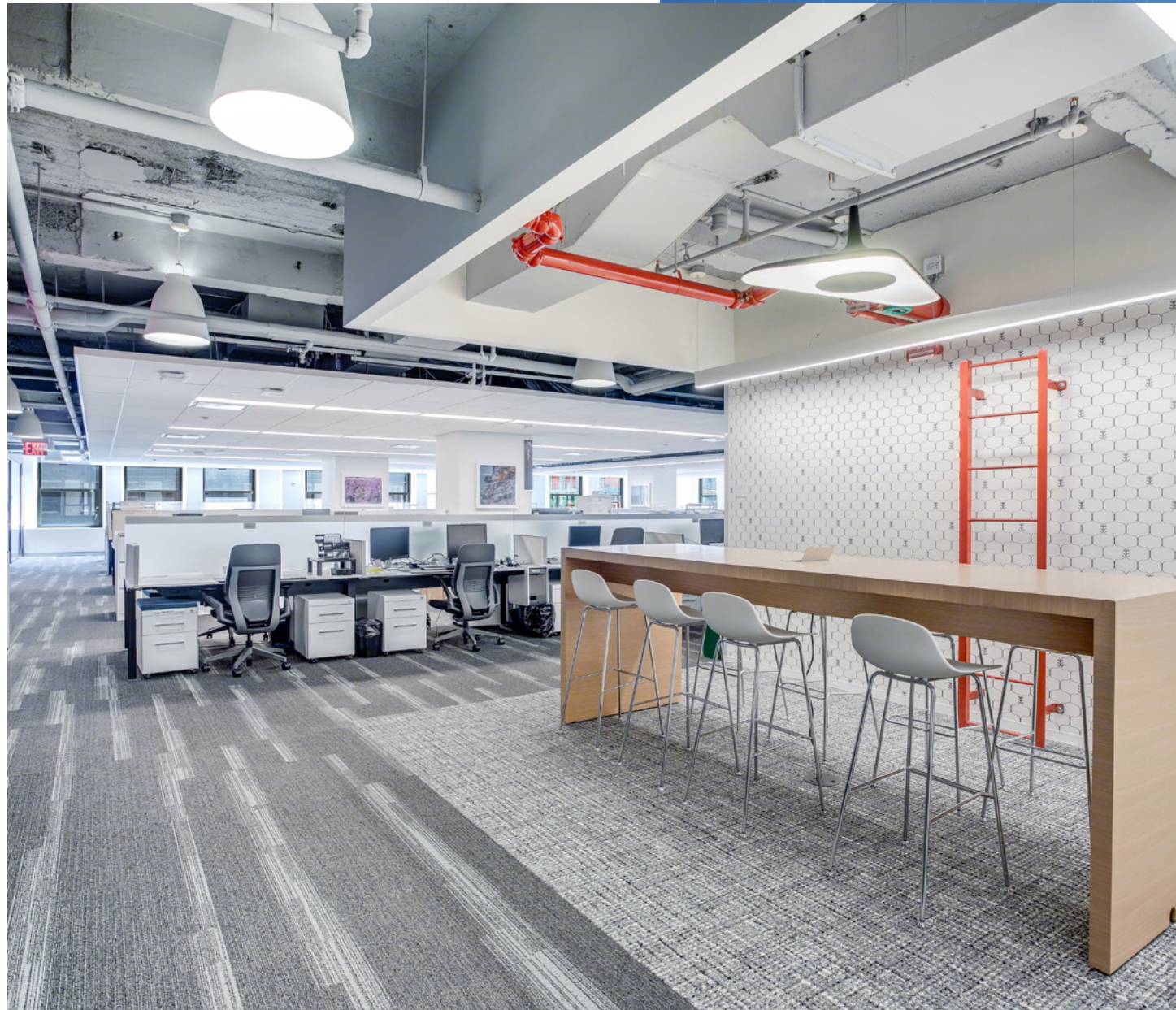
Concourse Level: 14,638 RSF

18'



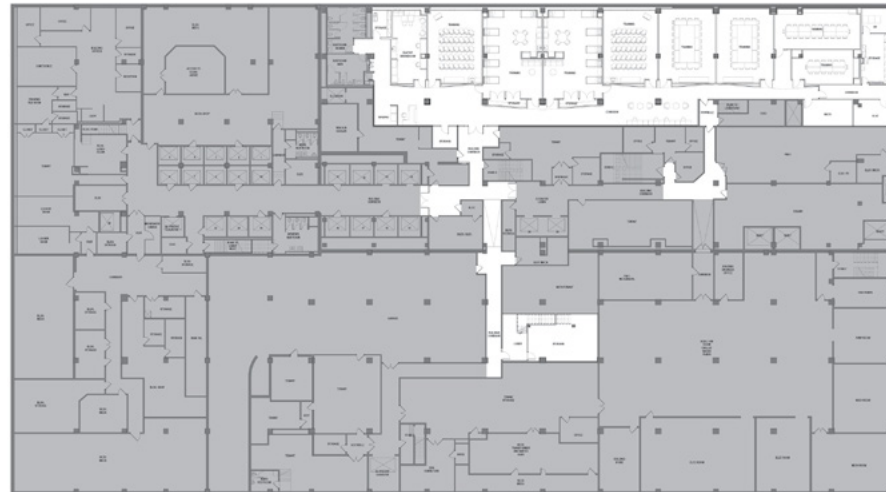
TOTAL: 308,115 RSF







**Concourse Level – 15,107 RSF
Training / conferencing with 18' ceilings**



8 Conference/training rooms:

- Two (2) 35 person rooms
- Two (2) 24 person rooms
- Two (2) 30+ person rooms
- One (1) 22 person room
- One (1) 14 person room

**Partial 2nd Floor — 44,401 Rsf
Creative installation with 19' ceilings**



Ten (10) Offices

Two-hundred Fifty-five (255) Workstations

Seven (7) Conference rooms:

- Three (3) 6 person rooms
- Four (4) 4 person rooms

Six (6) Phone rooms

Five (5) Collab spaces

**Ground Floor — 14,618 RSF
Private entrance**



One (1) private entrance with reception

Ten (10) workstations

Forty (40) seats in waiting area

Five (5) Offices

Two (2) Phone rooms

Four (4) Conference/ Training rooms:

- Two (2) 36+ person rooms
- Two (2) 28 person rooms

**Entire 3rd Floor — 65,310 Rsf
Large usable terrace**



Four Hundred Twenty-five (425) Workstations

Seventeen (17) Offices

Eight (8) Conference rooms:

- Four (4) 10 person rooms
- Four (4) 6 person rooms

Six (6) Collab spaces

One (1) large terrace

Entire 5th Floor – 60,422 RSF



- Three hundred fifty-five (355) Workstations
- Fifteen (15) Offices
- Thirteen (13) Conference rooms:
 - Three (3) 6 person rooms
 - Two (2) 21 person rooms
 - Two (2) 48 person rooms
 - Two (2) 24 person rooms
 - One (1) 20 person room
 - One (1) 16 person room
 - One (1) 12 person room

Partial 7th Floor – 41,425 RSF



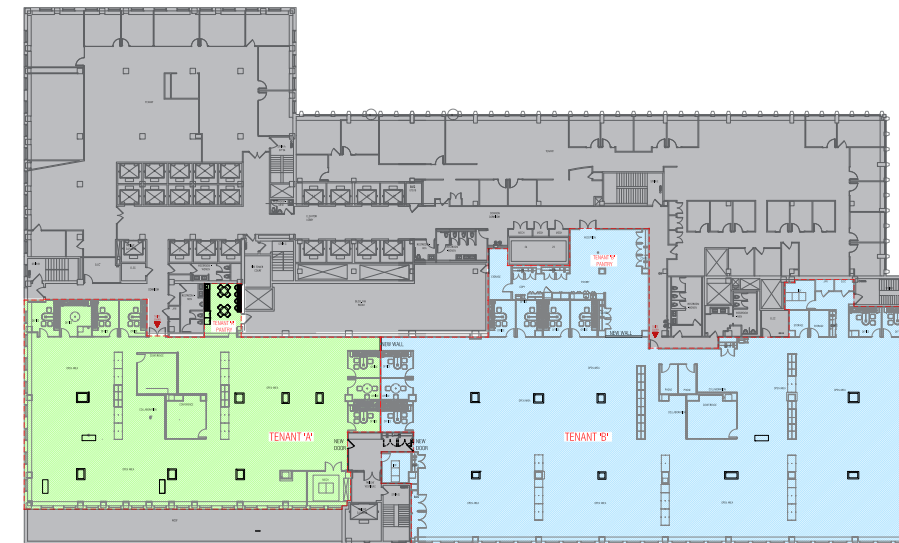
- Three hundred nine (309) Workstations
- Sixteen (16) Offices
- Three (3) Conference rooms:
 - Two (2) 6 person rooms
 - One (1) 12 person room
- Four (4) Collab Spaces

Entire 6th Floor – 67,301 RSF



- Three hundred sixty-four (364) Workstations
- Thirty (30) Offices
- Ten (10) Conference rooms:
 - Five (5) 6 person rooms
 - Two (2) 14 person rooms
 - One (1) 20 person room
 - One (1) 12 person room
 - One (1) 10 person rooms
- Six (6) Collab Spaces

Partial 7th Floor Divided – 13,893 RSF - 27,532 RSF



220 East 42nd Street allows for easy connection to major subway lines, commuter rail, bus, and airport access

Premier Access within Midtown Manhattan

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Grand Central-42 Street 4 5 6 7 S	1 min	5 min	0.3 mi
5 Avenue-Bryant Park 7	2 min	10 min	0.5 mi
33 Street 4 6	3 min	13 min	0.7 mi
51 Street 4 6	2 min	13 min	0.7 mi
42 Street-Bryant Park B D F M	3 min	14 min	0.7 mi
COMMUTER RAIL	DRIVE	WALK	DISTANCE
Grand Central Terminal	3 min	9 min	0.5 mi
New York Penn Station (NJT)	7 min	--	1.4 mi
AIRPORT	DRIVE	WALK	DISTANCE
La Guardia Airport	13 min	--	8.5 mi
Newark Liberty International Airport	24 min	--	15.0 mi
John F. Kennedy International Airport	23 min	--	16.4 mi

HOTELS

- Club Quarters Grand Central
- Hotel Boutique at Grand Central
- Fitzpatrick Grand Central Hotel
- Hyatt Grand Central New York
- EVEN Hotel - Midtown East
- Hotel 837
- AKA United Nations
- Hampton Inn Grand Central
- Millennium Hilton One UN Plaza
- The Westin Grand Central
- The Renwick Hotel
- The Court by St Giles
- The Court - St Giles Premier Hotel
- Westgate New York Grand Central
- Pod 39 Hotel
- Murray Hill East Suites
- Eastgate Tower Hotel

RESTAURANTS

- Aretsky's Patroon
- Angeletto Restaurant
- Sparks Steak House
- Bierhaus NYC
- Aburiya Kinnosuke
- Grand Central Oyster Bar
- Little Collins
- The Comfort Diner

- Pickler
- Kaoru
- Ben & Jack's Steakhouse
- NAYA - 44 & 3rd
- Sushi Tsushima
- Sakagura
- MIFUNE New York
- Los Tacos No. 1
- Soba Totto
- Pokeworks
- Luke's Lobster Midtown East
- The Capital Grille
- Le Botaniste
- Alcala Restaurant
- Sushi Yasuda
- MIGHTY Bowl
- Previti Pizza
- Osteria Laguna
- Pietro's
- Patsy's Pizzeria
- Sandwicherie of New York
- Sinigual
- Ground Central
- Momosan Ramen & Sake
- Shake Shack
- Docks Oyster Bar NYC
- Sam's Place
- Wokuni
- wagamama
- Sushi Ryusei
- El Rio Grande

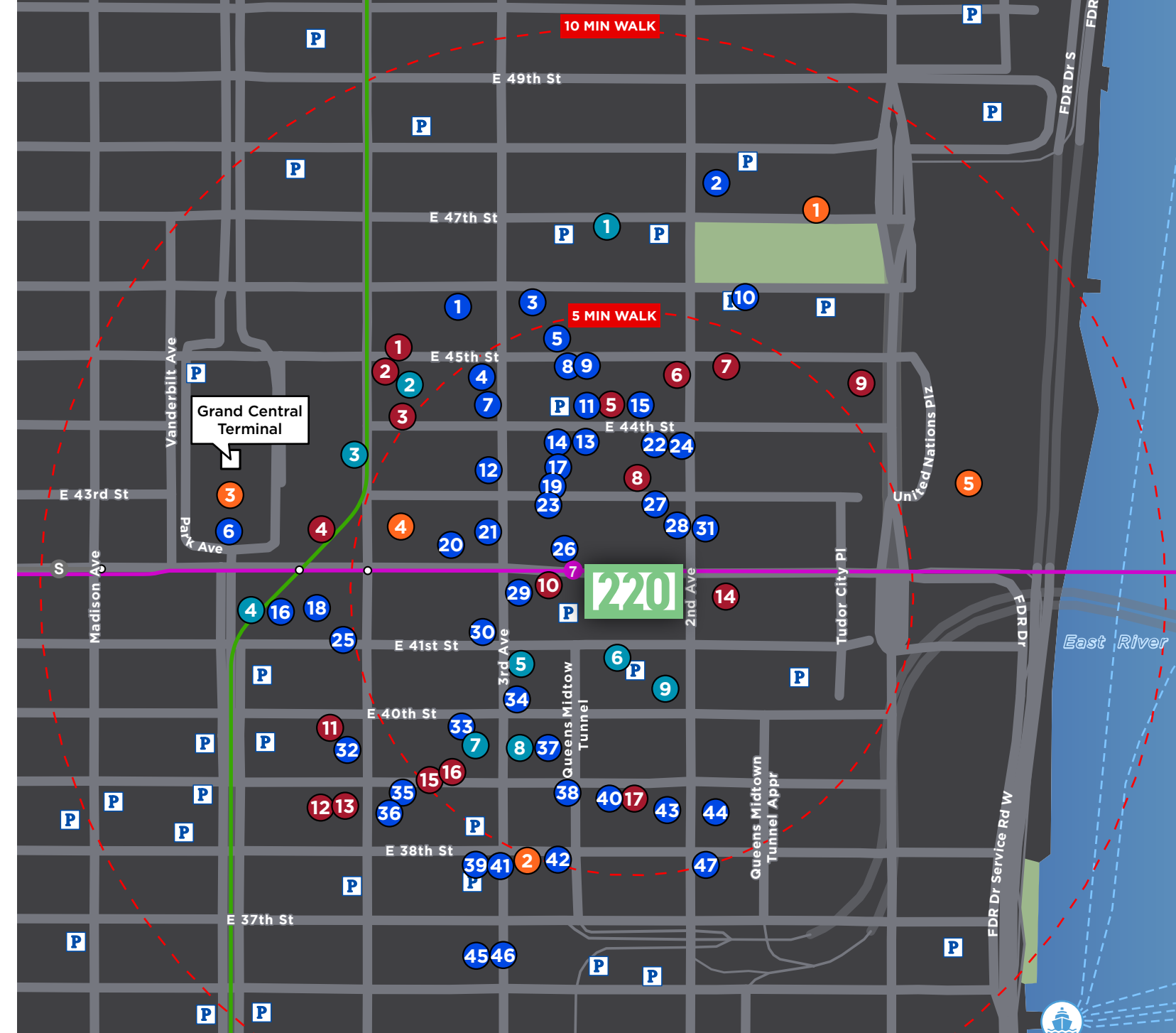
- Tempura Matsui
- Delectica
- Ahimsa
- Sachi Asian Bistro
- El Pote Espanol Restaurant
- Little Alley
- Sarge's Delicatessen & Diner
- Bravest

HEALTH CLUBS/GYMS

- Vanderbilt Branch YMCA
- New York Sports Clubs
- Equinox East 44th Street
- Blink Fitness
- New York Sports Clubs
- Vanderbilt Health Club
- Blink Fitness - Murray Hill
- Orangetheory Fitness
- BNL Fitness

ARTS & ENTERTAINMENT

- Japan Society
- Romanian Cultural Center
- Grand Central Terminal
- Chrysler Building
- United Nations Headquarters



Demographics

	2 MILE	5 MILE	10 MILE
POPULATION			
2022 Population	658,970	2,920,210	7,536,620
Annual Growth 2010-2022	0.7%	0.6%	0.1%
Median Age	39.8	38.2	37.8
INCOME			
Avg Household Income	\$157,397	\$128,165	\$103,470
Median Household Income	\$127,290	\$93,890	\$71,565

220

EAST 42ND STREET

New York, NY

Contact us today to tour this unique opportunity
in the heart of Midtown East

TARA STACOM

+1 212 841 7843

tara.stacom@cushwake.com

PETER TRIVELAS

+1 212 328 4205

peter.trivelas@cushwake.com

CONNOR DAUGSTRUP

+1 212 841 7964

connor.daugstrup@cushwake.com

JUSTIN SODOKOFF

+1 212 589 5105

justin.sodokoff@cushwake.com



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.