

875 Avenue of the Americas

N/W/C of 31st Street

SUBLET AVAILABLE - ENTIRE 11TH FLOOR - 10,638 RSF

TERM THROUGH JUNE 2031

Space Highlights

Corner building with four sides of light. Recent lobby and elevator improvements.

Reception / multiple conference rooms / 15 offices / pantry / open area for seating.

Tenant Controlled A/C

Building Highlights

- 26-story, 265,000 SF office building
- Lobby Security at front desk - (8) elevators with (2) freight
- Excellent mix of great restaurants/retail and sights nearby
- A block from Penn Station, ACE, 123, LIRR, 7, NQRW, BDFM
- Quality ownership, financially secure tenant.



Space Description

Beautifully maintained full floor space.

This bright space features eighteen (18) windowed offices & nine (9) interior offices, two (2) large conference rooms, meeting spaces, multiple bathrooms, three (3) wet pantries, and an open bull pen area with six (6) workstations.

The floor receives excellent natural light from four sides of windows.





Existing Layout

875 Avenue of The Americas

**Entire 11th Floor -
10,638 Square Feet**

- Workstations: 6
- Windowed Offices: 18
- Interior Offices: 9
- Conference Rooms: 2
- Wet Pantry: 3
- Lounge Areas: 2
- Mothers / Wellness Room: 1

Total Headcount: 45-60



Proposed Layout #1

875 Avenue of The Americas

**Entire 11th Floor -
10,638 Square Feet**

- Workstations: 22**
- Windowed Offices: 18**
- Interior Offices: 4**
- Conference Rooms: 2**
- Wet Pantry: 2**
- Lounge Areas: 2**
- Mothers / Wellness Room: 1**
- Total Headcount: 45-60**

