

300 Park Ave. South  
*The Creative Arts Building*  
*N/W/C East 22nd St.*

**Area:**  
Entire 8th Floor: 13,671 RSF

**Rental Rate:**  
Upon Request

**Possession:**  
January 1, 2026

**Term:**  
Sublease through Dec. 31, 2033



**Space Overview**

- Brand new beautifully built space with 1 executive office, 3 perimeter offices, 3 interior breakout rooms, large boardroom, big open pantry and open area for 43 people (can density to over 60 people)
- Exposed ceilings and good natural light with exposure to Park Avenue South
- Polished concrete floors
- Fully wired. Furniture and phones can be made available.

**Building Overview**

- Building has completed a capital improvement program consisting of an updated lobby, elevator cabs, and building mechanicals
- Large roof deck amenity for all tenants in the building
- Proximity to subway access



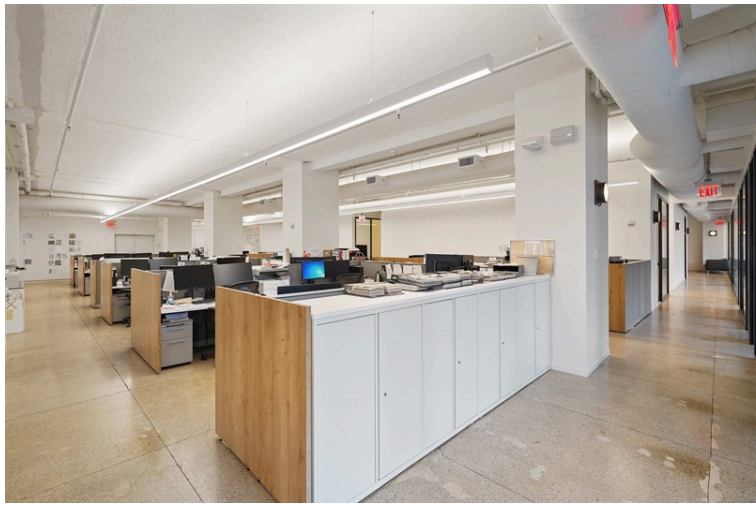
**Conference Room**



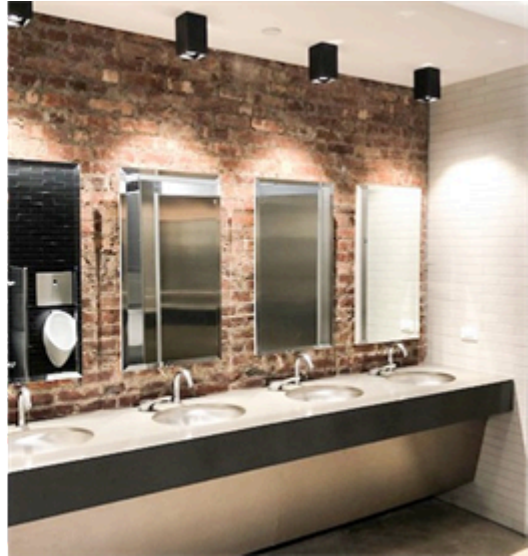
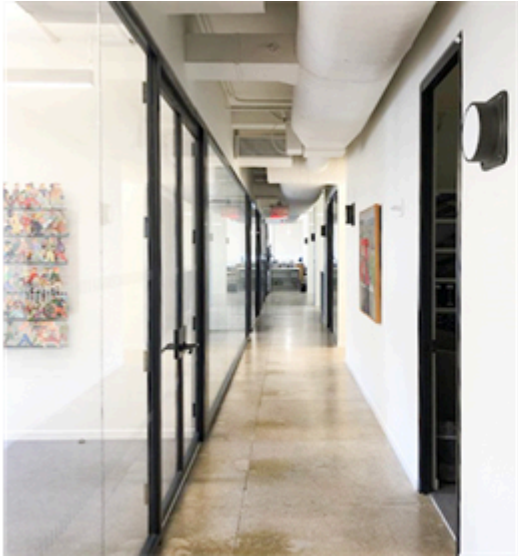
**Executive Office**



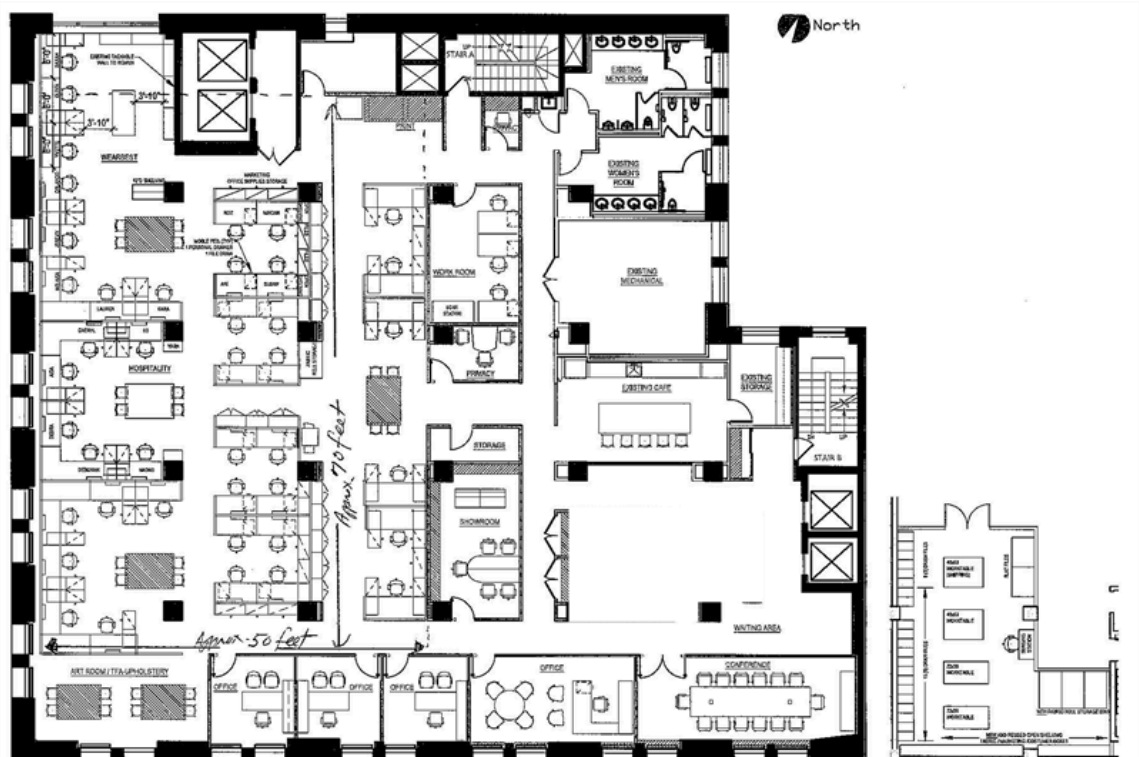
**Pantry**



**Open Area**



**Large Roof Deck Amenity Space**



**As Built Floorplan**