



# 485 LEXINGTON AVENUE

BETWEEN 46TH & 47TH STREETS

**FOR SUBLEASE 14,904 RSF**  
RECENTLY BUILT / TURNKEY SUBLEASE

# SPACE PROFILE

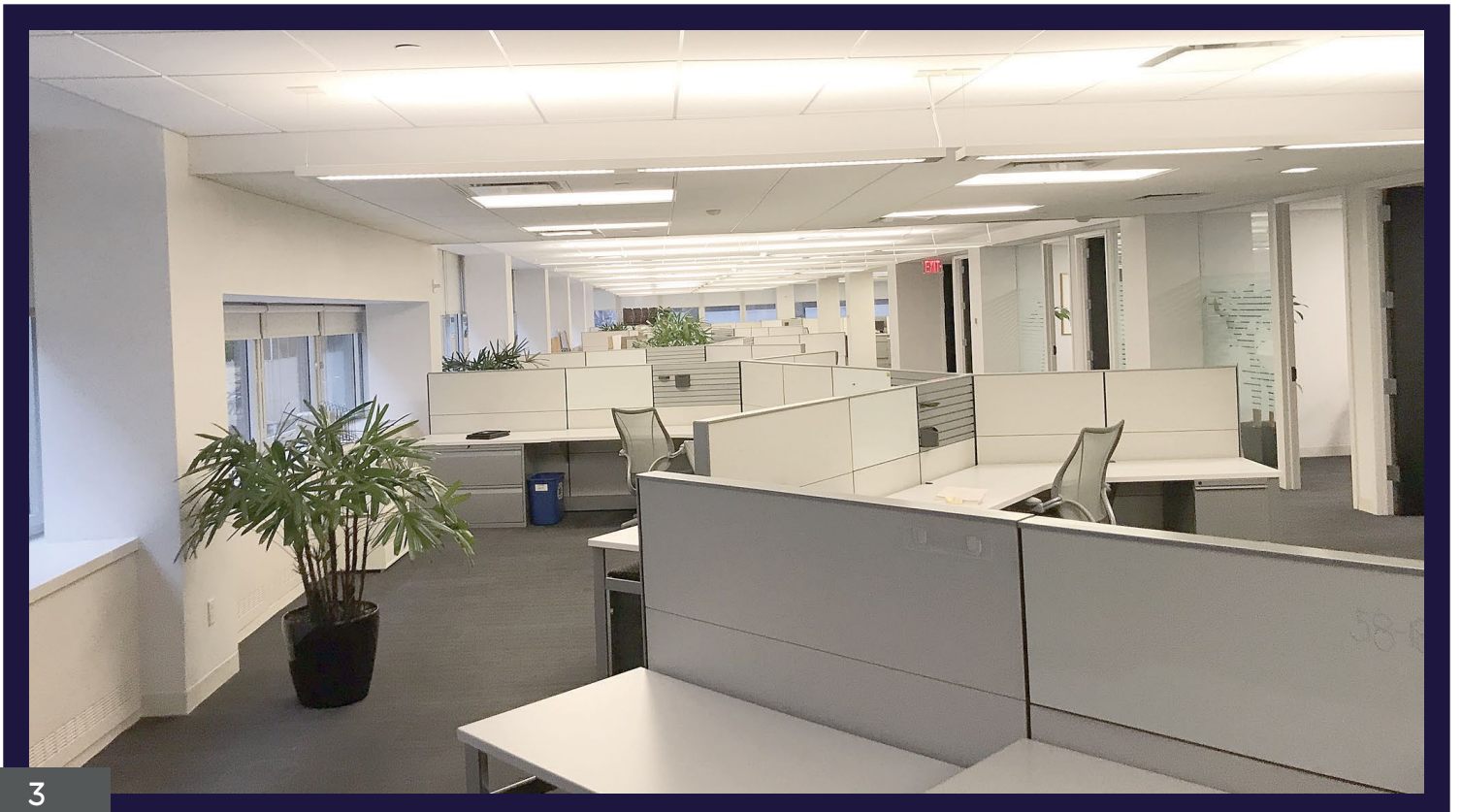
<b>SIZE:</b>	14,904 RSF
<b>FLOOR:</b>	Partial 4th
<b>RENT:</b>	Upon request
<b>AVAILABILITY:</b>	Immediate
<b>TERM:</b>	Through March 30, 2028

## KEY HIGHLIGHTS

- Class A landlord
- High-end creative installation
- Knoll, modular workstations with partitions in place
- Layout contains 5 standard offices, 1 large private office, 4 conference rooms, 1 board room and 46 workstations
- Fully furnished and wired
- Direct elevator exposure
- Additional storage space



# BUILDING PHOTOS



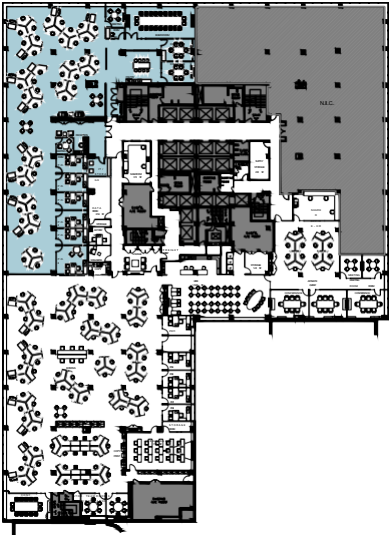
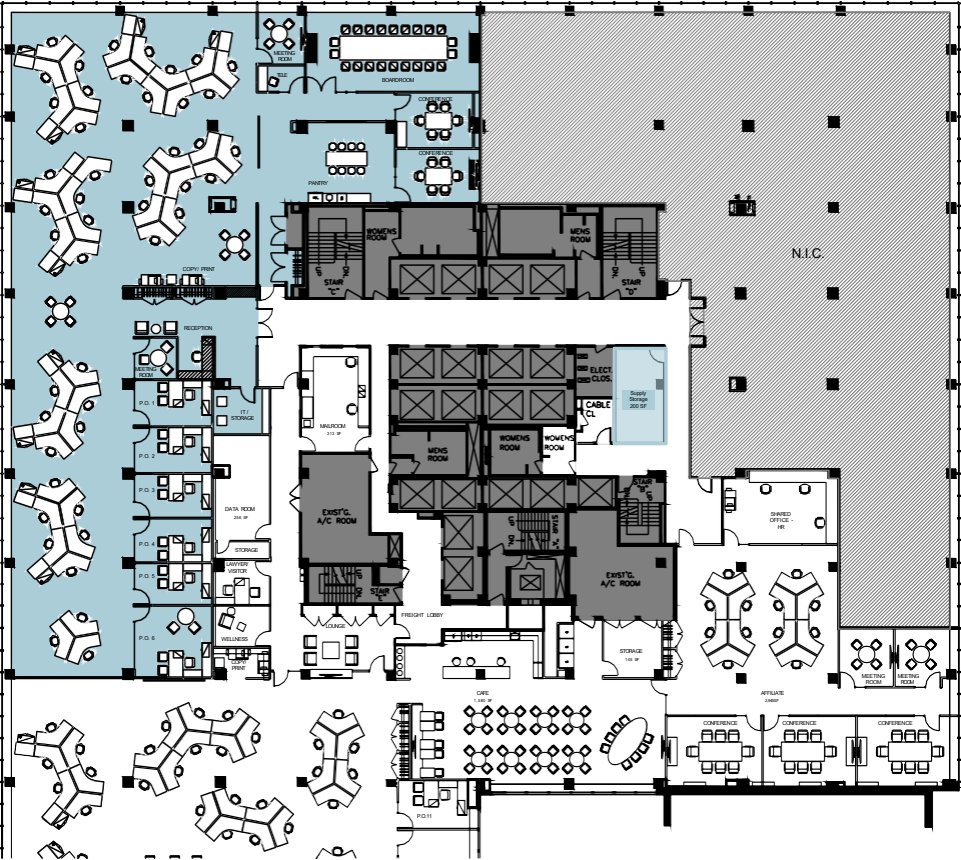
# BUILDING PHOTOS



# FLOOR PLAN

AVAILABLE  LEXINGTON AVENUE

46TH STREET



## AS-BUILT FLOOR PLAN

- |           |                          |           |              |
|-----------|--------------------------|-----------|--------------|
| <b>05</b> | standard private offices | <b>01</b> | board room   |
| <b>01</b> | large private office     | <b>46</b> | workstations |
| <b>04</b> | large private office     | <b>01</b> | storage room |