

# 2 Grand Central Tower

140 East 45<sup>th</sup> Street

Plug & Play Class A Sublease

Partial 14th Floor: 2,220 RSF

## Highlights:

- High-end move-in ready sublease
- Term through November 2030
- Available immediately
- Direct presence off the elevator
- Delivered furnished & wired
- New building tenant amenity center underway projected to be completed by Summer 2025

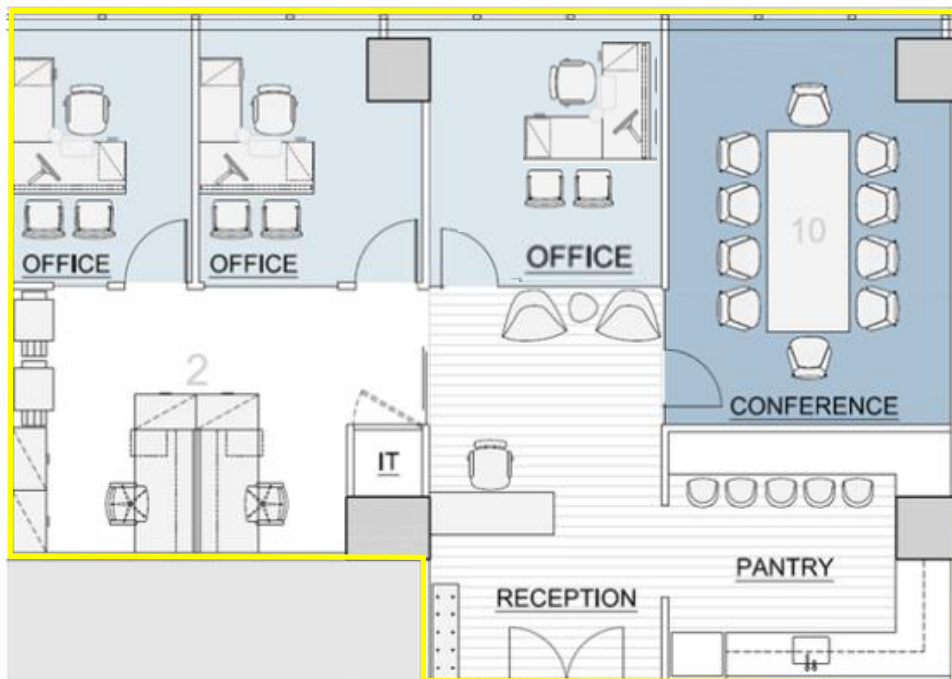
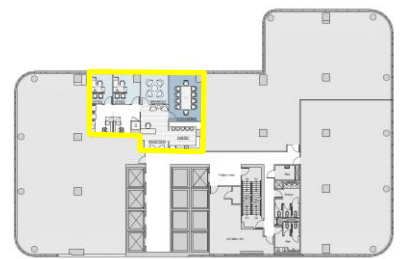


# Plug & Play Opportunity

Partial 14th Floor: 2,220 RSF

## Space features:

- 3 perimeter offices
- 1 conference room
- Open area with 2 workstations  
[capacity for 2 additional – 4 total]
- Pantry & reception area
- Delivered fully furnished & wired



# Plug & Play Opportunity

Partial 14th Floor: 2,220 RSF

Space Photos

