



720

EAST 42ND
STREET

New York, NY

BIG BLOCK SUBLEASE UP TO 278,859 RSF

Exceptional Opportunity For A Large User

Steps to Grand Central

27,532 RSF - 278,859 RSF Available

220 EAST 42ND
STREET



LARGE USABLE PRIVATE 3RD FLOOR TERRACE

SUBLEASE HIGHLIGHTS

- Brand new installation with creative finishes
- Newly furnished, wired, move-in ready space
- 12' to 19' slab heights
- Will lease floors individually
- Tax exemption for qualified subtenants
- Short or Long term flexibility through to October 2048
- Private terrace with capacity for 250+



VIEW LOOKING EAST



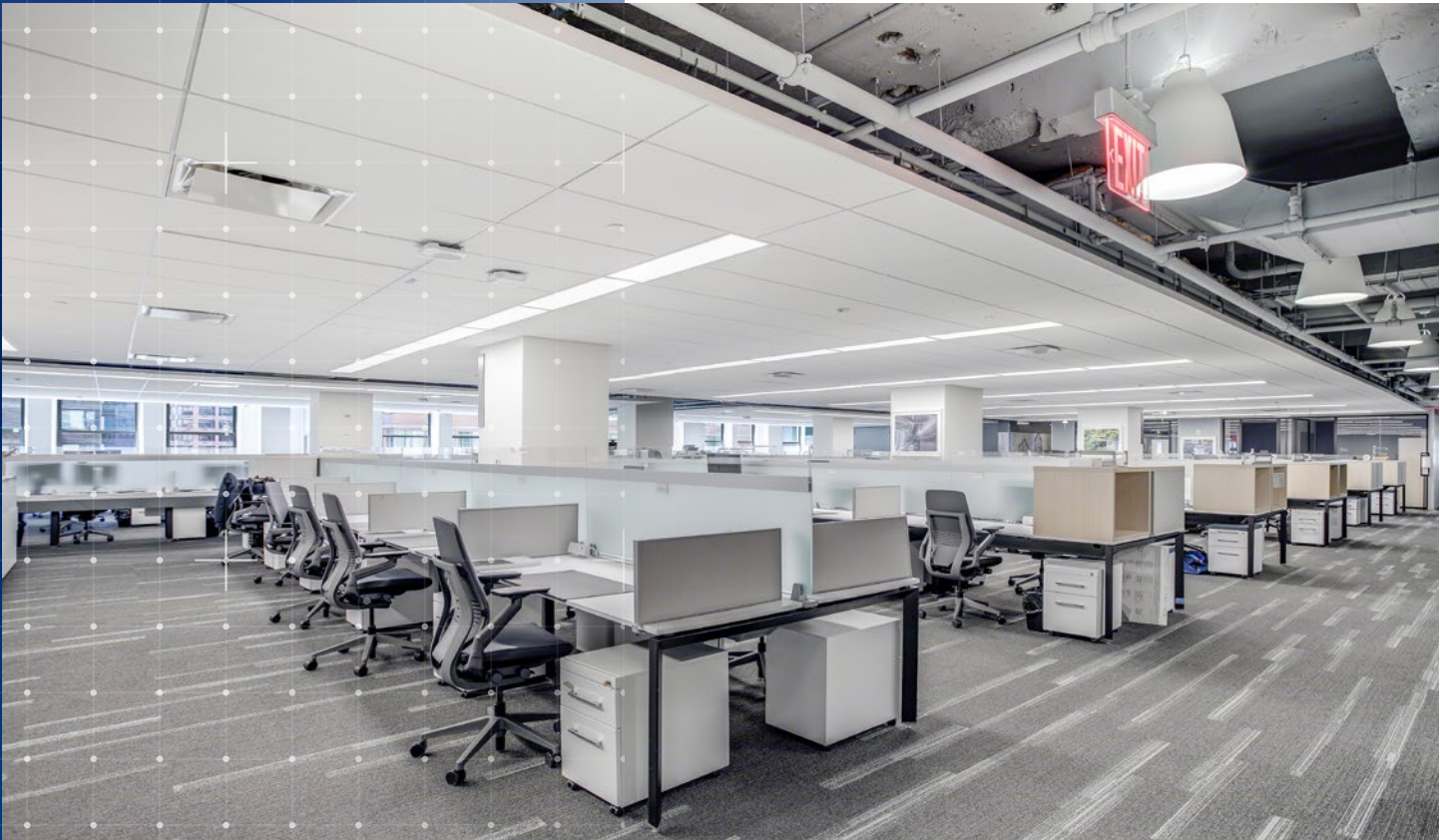
Sublease Multiple Floors in PRIME GRAND CENTRAL LOCATION

Asking Rent: Upon Request

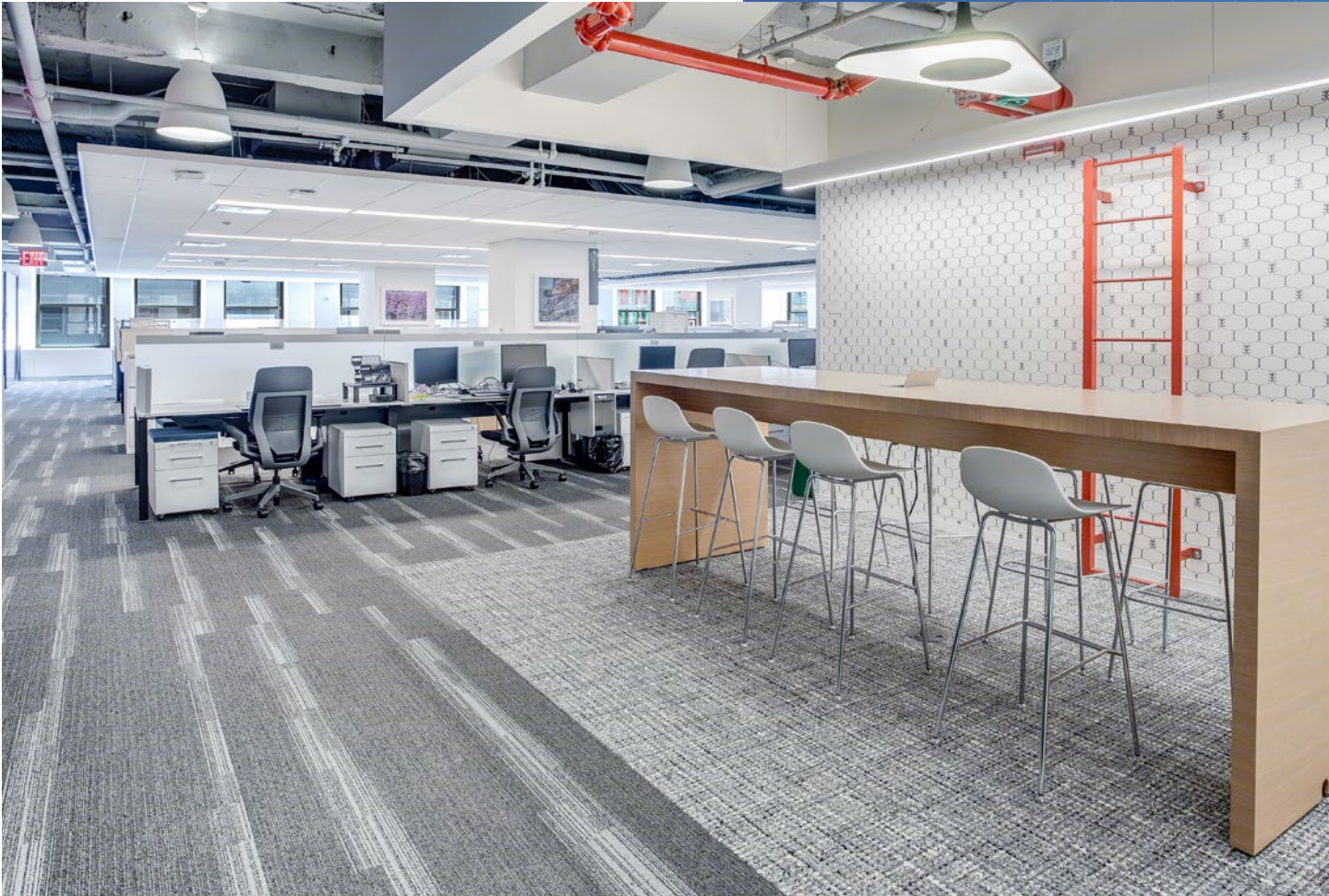
Possession: Immediate

Term: Flexible
through October 2048

VIEW	AVAILABILITIES	SLAB HEIGHTS
	Partial 7th Floor (Divisible) – 27,532 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 (Large Usable Terrace)	12'-2"
	Partial 2nd Floor: 44,401 RSF	19'
	TOTAL: 278,859 RSF	



Premier Workplace Experience



Energizing Common Areas



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

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

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

Entire 3rd Floor — 65,310 RSF Premier crossroads visibility



One (1) 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

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

Entire 6th Floor – 67,301 RSF



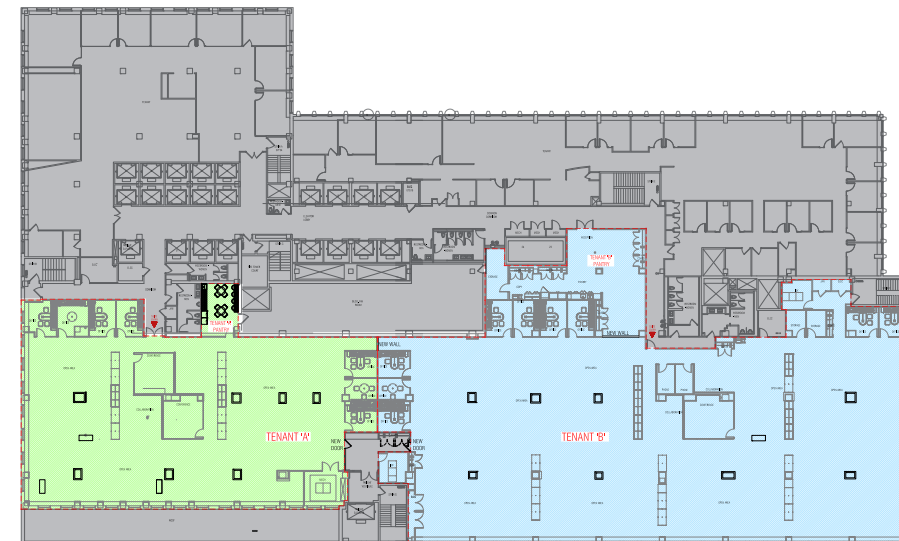
- Three hundred sixty-four (364) Workstations
- Thirty (30) Offices
- Ten (10) Conference rooms:
 - Five (5) 6 person rooms
 - Two (2) 14 person rooms
 - One (1) 20 person room
 - One (1) 12 person room
 - One (1) 10 person rooms
- Six (6) Collab Spaces

Partial 7th Floor – 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

Partial 7th Floor (Divisible) – 27,532 RSF – 41,425 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

- 1

Club Quarters Grand Central
- 2

Hotel Boutique at Grand Central
- 3

Fitzpatrick Grand Central Hotel
- 4

Hyatt Grand Central New York
- 5

EVEN Hotel - Midtown East
- 6

Hotel 837
- 7

AKA United Nations
- 8

Hampton Inn Grand Central
- 9

Millennium Hilton One UN Plaza
- 10

The Westin Grand Central
- 11

The Renwick Hotel
- 12

The Court by St Giles
- 13

The Court - St Giles Premier Hotel
- 14

Westgate New York Grand Central
- 15

Pod 39 Hotel
- 16

Murray Hill East Suites
- 17

Eastgate Tower Hotel
- 9

Pickler
- 10

Kaoru
- 11

Ben & Jack's Steakhouse
- 12

NAYA - 44 & 3rd
- 13

Sushi Tsushima
- 14

Sakagura
- 15

MIFUNE New York
- 16

Los Tacos No. 1
- 17

Soba Totto
- 18

Pokeworks
- 19

Luke's Lobster Midtown East
- 20

The Capital Grille
- 21

Le Botaniste
- 22

Alcala Restaurant
- 23

Sushi Yasuda
- 24

MIGHTY Bowl
- 25

Previti Pizza
- 26

Osteria Laguna
- 27

Pietro's
- 28

Patsy's Pizzeria
- 29

Sandwicherie of New York
- 30

Sinigual
- 31

Ground Central
- 32

Momosan Ramen & Sake
- 33

Shake Shack
- 34

Docks Oyster Bar NYC
- 35

Sam's Place
- 36

Wokuni
- 37

wagamama
- 38

Sushi Ryusei
- 39

El Rio Grande

- 40

Tempura Matsui
- 41

Delectica
- 42

Ahimsa
- 43

Sachi Asian Bistro
- 44

El Pote Espanol Restaurant
- 45

Little Alley
- 46

Sarge's Delicatessen & Diner
- 47

Bravest

HEALTH CLUBS/GYMS

- 1

Vanderbilt Branch YMCA
- 2

New York Sports Clubs
- 3

Equinox East 44th Street
- 4

Blink Fitness
- 5

New York Sports Clubs
- 6

Vanderbilt Health Club
- 7

Blink Fitness - Murray Hill
- 8

Orangetheory Fitnes
- 9

BNL Fitness

ARTS & ENTERTAINMENT

- 1

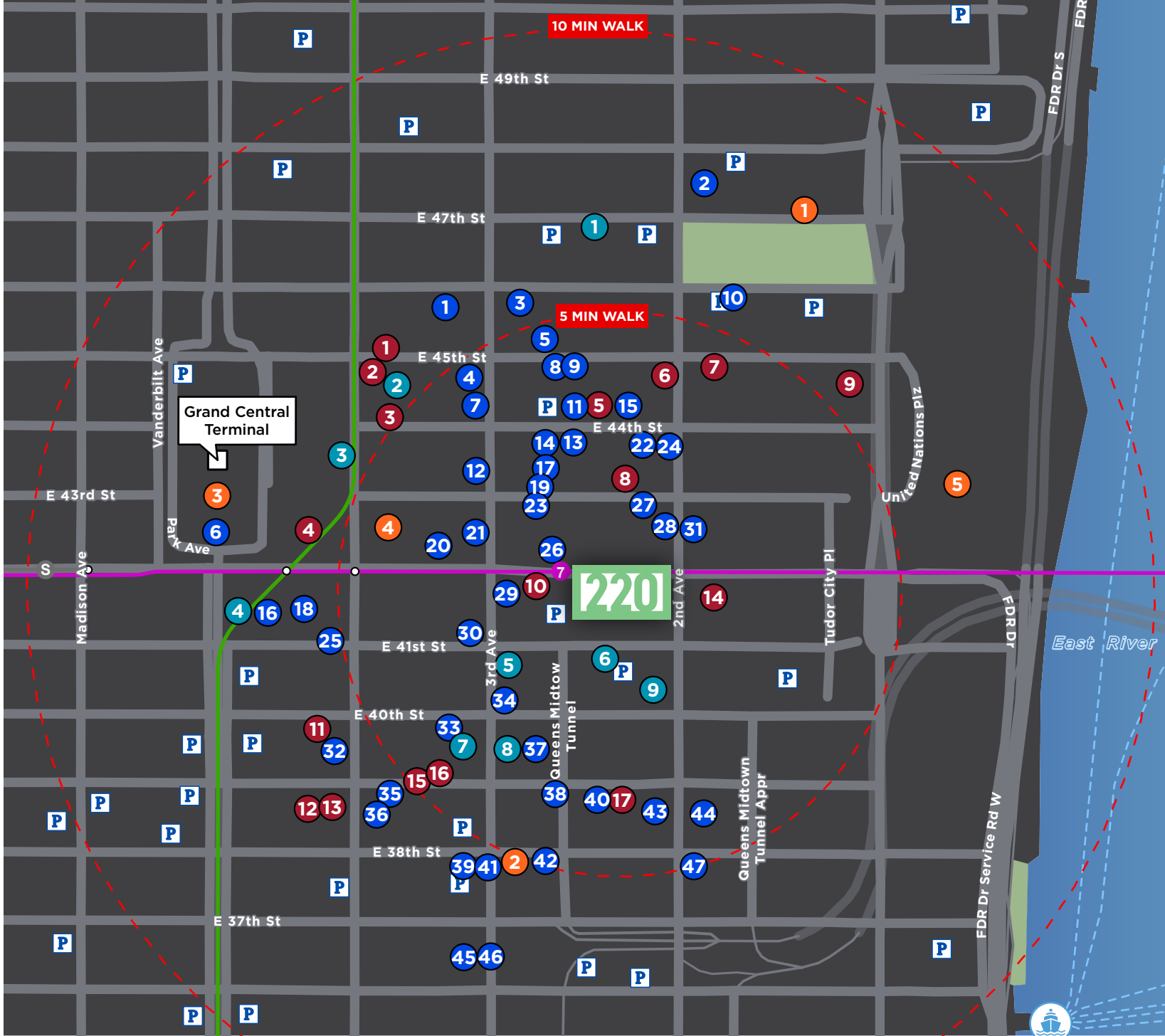
Japan Society
- 2

Romanian Cultural Center
- 3

Grand Central Terminal
- 4

Chrysler Building
- 5

United Nations Headquarters



Demographics

POPULATION	2 MILE	5 MILE	10 MILE
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	2 MILE	5 MILE	10 MILE
Avg Household Income	\$157,397	\$128,165	\$103,470
Median Household Income	\$127,290	\$93,890	\$71,565
Median Age	39.8	38.2	37.8