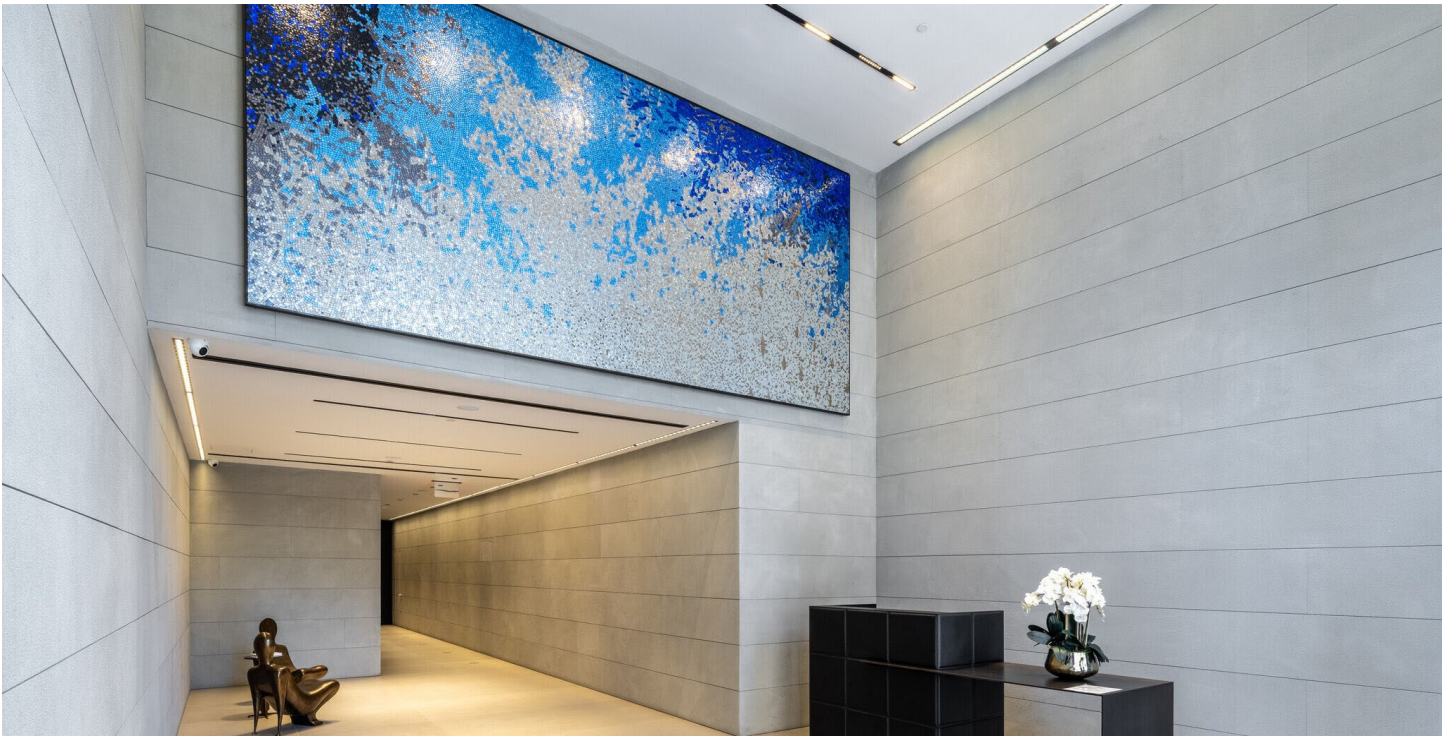


FOR SUBLEASE

# Short-term turn-key sublease opportunity

192 Lexington Avenue





#### SPACE PROFILE

Partial 8<sup>th</sup>

Floor

Unit A: 3,175 RSF

Unit B: 1,150 RSF

Total: 4,325 RSF

Premises

Unit A: Arranged

Unit B: Immediate

Availability

October 30, 2027

Term

Upon Request

Rental Rate

May be arranged

Direct Lease Extension

#### KEY HIGHLIGHTS

- Space located directly off elevator lobby with good floor presence.
- Delivered fully wired and in "as-is" condition. Furniture may be made available upon request.
- New modern building lobby with attended security desk during normal business hours to 7:00 PM.
- Lobby access-card security system for 24/7 building access by tenant.
- Recently upgraded and cleaned façade restoration.
- Dedicated air-cooled HVAC package units for individual units.
- Modernized 2 passenger elevators with 2 freight elevators.
- Building is fully sprinkled with code-compliant Class "E" fire alarm systems.
- Neighborhood amenities include first-class restaurants, hotels, banks, gyms, and other office-support retail facilities.
- Convenient to all public transportation, IRT/Lexington Avenue subway station within walking distance to Grand Central and Penn Station.

