



909 Third for sublease

Between 54th & 55th St | Entire 8th Floor
31,440 RSF Available

909 Third Ave Entire 8th Floor for sublease

- 31,440 RSF
- Glass-front offices and meeting rooms
- Great views with natural light
- Full floor allows for branded elevator lobby
- 1,000 KW generator support
- Attended lobby
- Side core floorplates
- Ownership has completed a significant infrastructure modernization and achieved LEED Gold Certification



**Sublease from blue-chip quality
anchor tenant**

Term thru February 2028

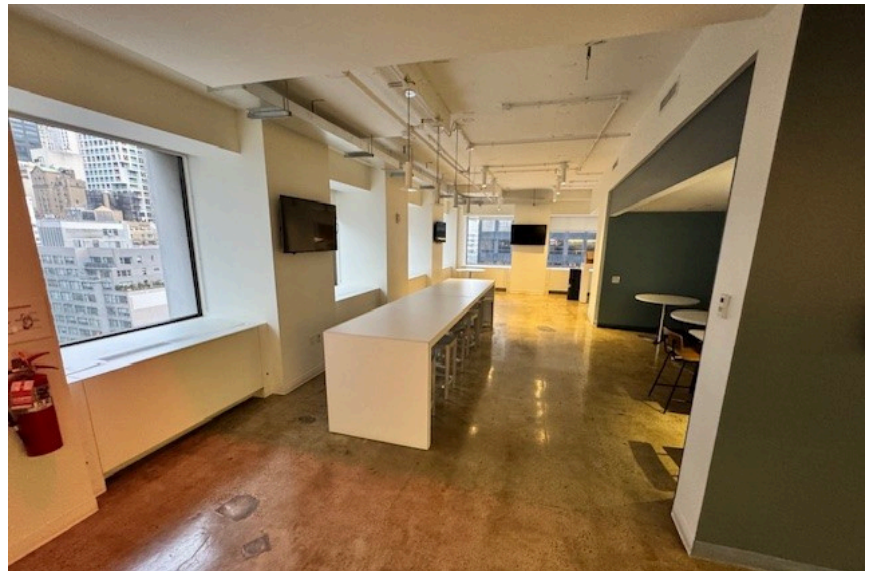
Built and furnished

LEED certified

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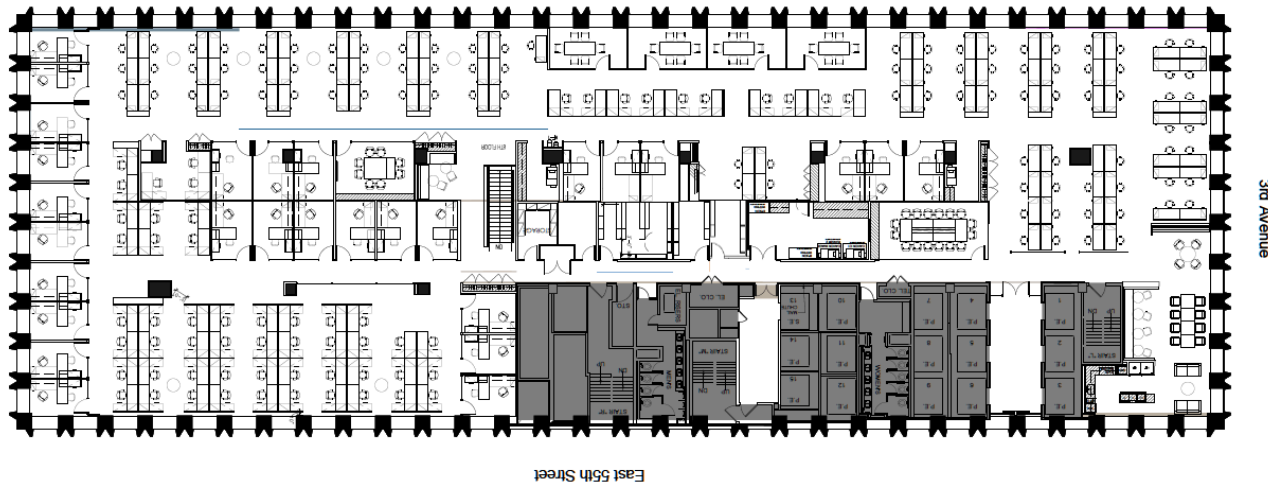


Entire 8th Floor - 31,440 RSF



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Entire 8th Floor - 31,440 RSF As-built Floor Plan



Current build accommodates:

- 153 workstations
- 28 offices/huddle rooms
- 4 conference rooms (one 16-person, one 18-person, one 6-person, one 4-person)
- Studio
- Mail room
- Storage room
- Eat-in pantry

909 Third Avenue for sublease

Amenity Map

RESTAURANTS

1. Hillstone
2. P.J. Clarke's
3. The Smith
4. Smith & Wollensky
5. Avra Estiatorio
6. Atwood Bar & Lounge
7. La Grenouille
8. Mr Chow

GRAB-N-GO

1. Sweetcatch Poke
2. Cassiano's Pizza
3. Juan Valdez Café
4. Ess-a-bagel
5. Sweetgreen
6. Café Olympia 55
7. Starbucks
8. Just Salad
9. Tina's Cuban Cuisine
10. Gregory's Coffee
11. Juice Press
12. Magnolia's Bakery

HOTELS

1. Hotel 57 New York City
2. Courtyard by Marriott
3. Carvi Hotel New York
4. Hilton Garden Inn
5. Fifty Hotel & Suites by Affinia
6. Pod 51 Hotel
7. The Maxwell New York City
8. Hotel 48LEX New York
9. The Kimberly Hotel

FITNESS

1. Title Boxing Club NYC
2. SoulCycle
3. Equinox East 54th Street
4. Flywheel Sports Midtown East
5. NYSC
6. ICE NYC
7. 24 Hours Fitness

