

# 245 PARK AVE

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77K RSF  
SUBLEASE WITH  
EXCLUSIVE AMENITIES

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LXD — 11 / 30 / 2040





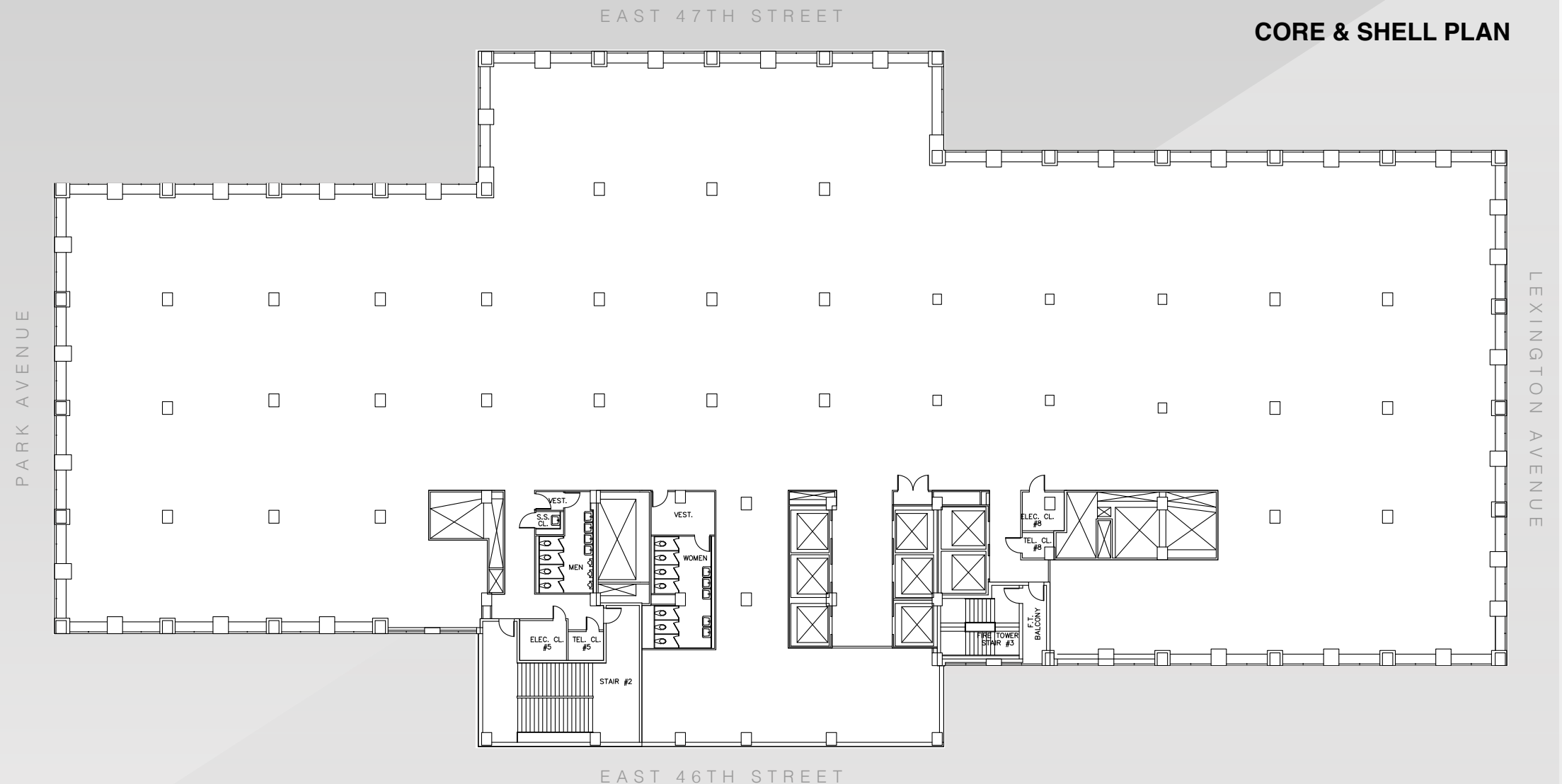
Entire 31st Floor  
**38,358 RSF**

Entire 32nd Floor  
**38,358 RSF**

Total  
**76,716 RSF**

**Possession**  
Immediate

**Term**  
November 30, 2040



## Comments

- Delivered in raw condition with full concessions package
- Floors can be subleased separately or together
- Excellent credit sublandlord
- Comprehensive building redevelopment includes: plaza redesign, new lobby, new Park Avenue façade, new windows, new elevator cabs with destination dispatch, new state-of-the art health and wellness amenities, food & beverage offerings and rooftop park with glass pavilion.

TEST FIT 1  
PERIMETER OFFICES & OPEN SEATING LAYOUT

EXECUTIVE OFFICES	4
STANDARD OFFICES	31
WORKSTATIONS	130
ADMIN	1
<b>TOTAL HEADCOUNT</b>	<b>166</b>

BOARDROOM	1
CONFERENCE ROOMS	5
MEETING ROOMS	3
HUDDLE ROOMS	2
PHONE ROOMS	5
FOCUS ROOMS	4
LIBRARY	1
LOUNGE	1
CAFÉ	1



TEST FIT 2  
OFFICES & HIGH-DENSITY OPEN LAYOUT

EXECUTIVE OFFICES	2
STANDARD OFFICES	22
WORKSTATIONS	165
ADMIN	4
<b>TOTAL HEADCOUNT</b>	<b>193</b>

CONFERENCE ROOMS	6
MEETING ROOMS	6
HUDDLE ROOMS	7
PHONE ROOMS	5
FOCUS ROOMS	6
OPEN COLLABORATION	4
QUIET ZONES	3
CAFÉ	1





TEST FIT 3  
HIGH-DENSITY OPEN LAYOUT

EXECUTIVE OFFICES	1
STANDARD OFFICES	9
WORKSTATIONS	216
ADMIN	1
<b>TOTAL HEADCOUNT</b>	<b>227</b>

CONFERENCE ROOMS	6
MEETING ROOMS	2
HUDDLE ROOMS	2
PHONE ROOMS	12
FOCUS ROOMS	4
OPEN COLLABORATION	2
QUIET ZONES	2
CAFÉ	1



TEST FIT 4  
OFFICE INTENSIVE LAYOUT

EXECUTIVE OFFICES	4
PERIMETER OFFICES	31
INTERNAL OFFICES	13
SHARED OFFICE SEATS	14
WORKSTATIONS	35
ADMIN	10
<b>TOTAL HEADCOUNT</b>	<b>107</b>

CONFERENCE ROOMS	5
MEETING ROOMS	4
HUDDLE ROOMS	6
ZOOM ROOMS	3
FOCUS ROOMS	4
COFFEE BAR	1
PANTRY / CATERING	1
LOUNGE	1







# 245 PARK CLUB

Fitness Facility, Wellness Center, Juice Bar, Group Studio





# 245 PARK CLUB

Featuring Amenities: Upscale Dining, Lounge, Rooftop Park, Glass Pavillion, Golf Lounge & Bar







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