



**Part 20<sup>th</sup> Floor: 4,181 rsf  
High-End Build Out**

**52 Vanderbilt Ave.**  
(S/W/C 45<sup>th</sup> Street)

**Short-Term SUBLEASE  
(potential for Long-Term Lease)**





## SPACE PHOTOS

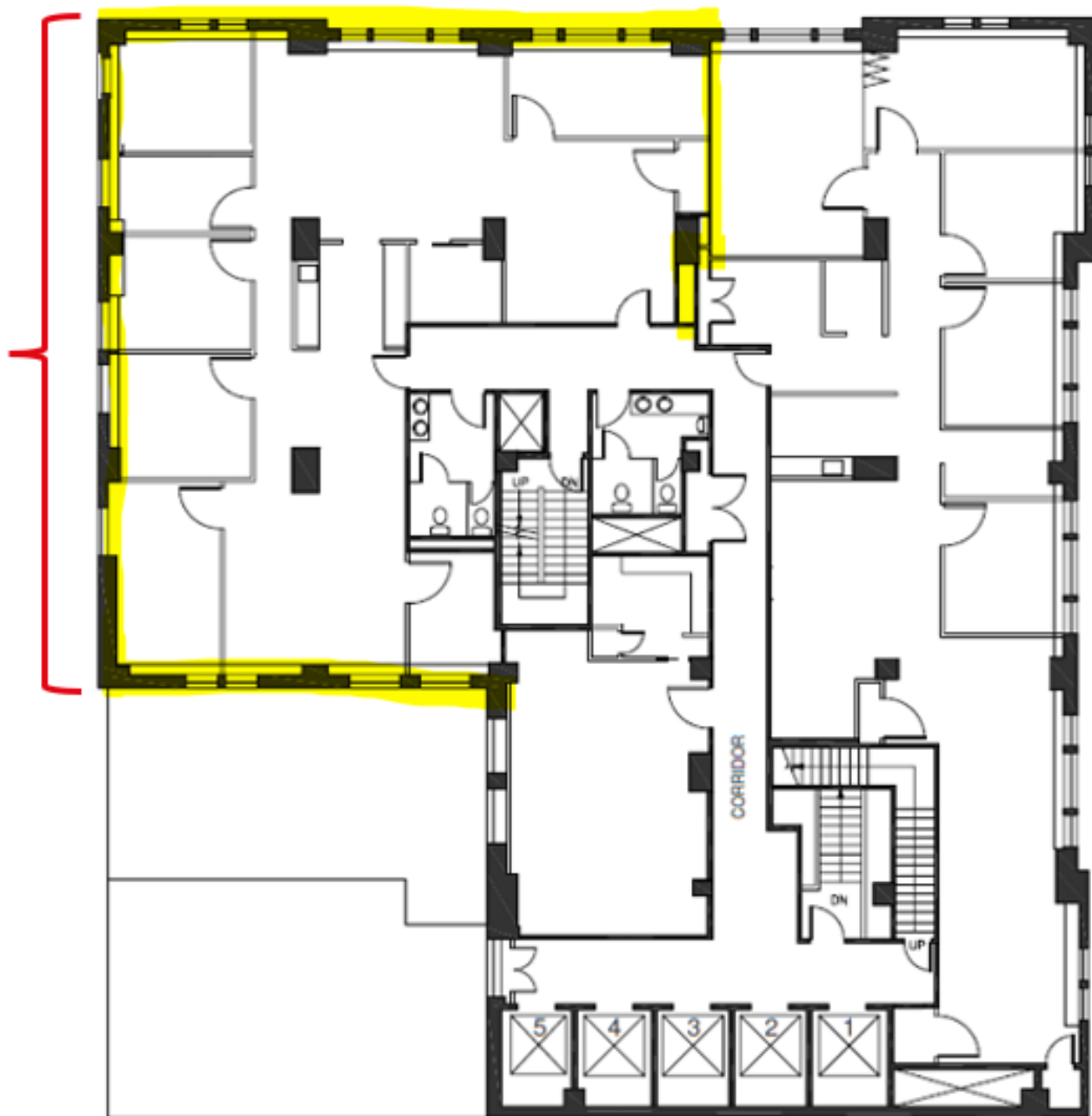


## SPACE FEATURES

- Available January 1, 2025.
- Sublease through March 2026 or long-term lease with Ownership.
- High-end suite with 5 glass offices (+1 interior), 1 large conference room, 1 small meeting room, two open areas for bullpen seating, and pantry
- High-end finished ceiling, approximately 11' high.
- Outstanding light and views with unique, large arch windows.
- Furniture can be made available.
- Tenant controlled A/C.

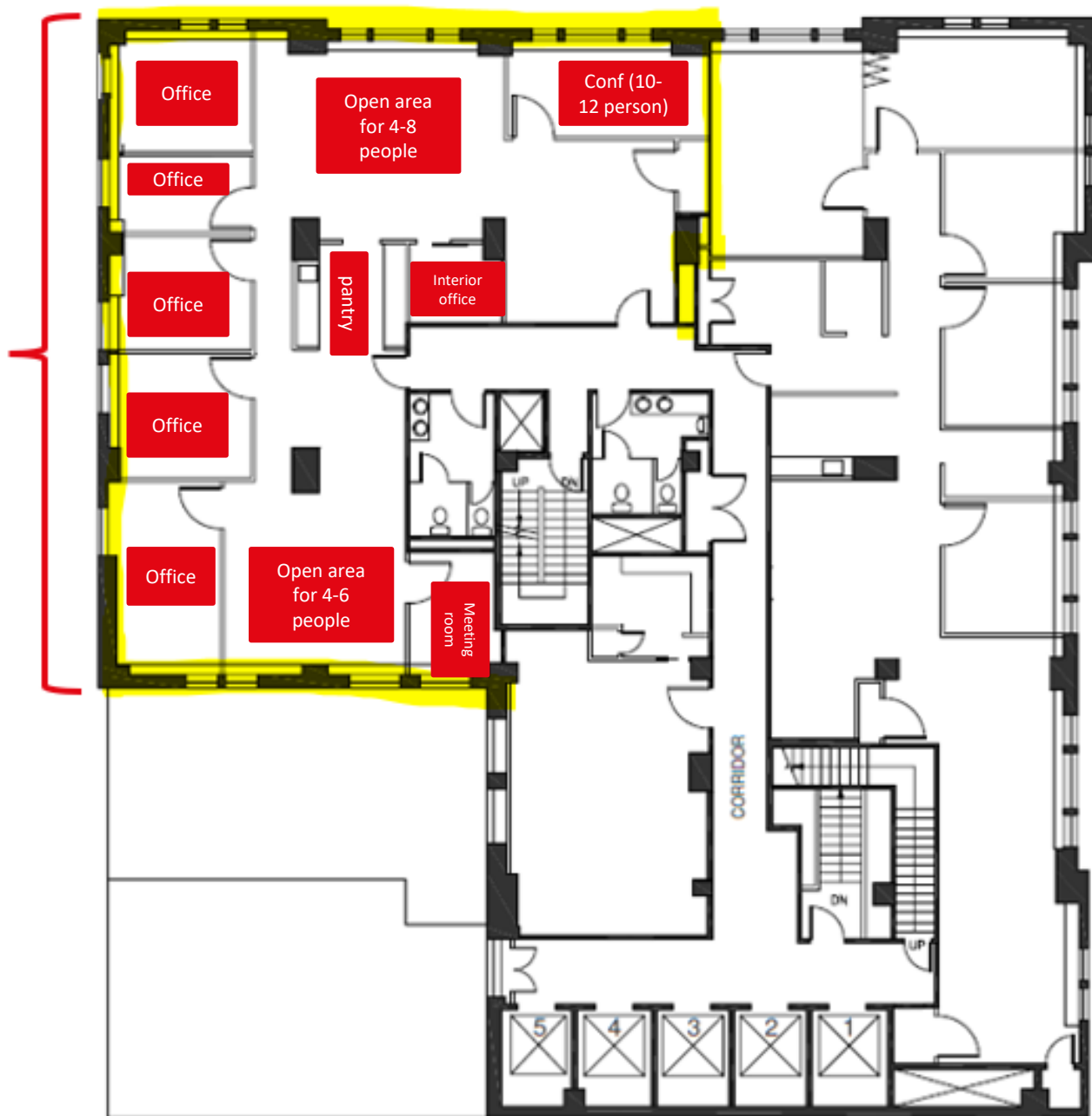
# FLOOR PLAN

**52 Vanderbilt Avenue**  
**Part 20th Floor – 4,181 rsf**



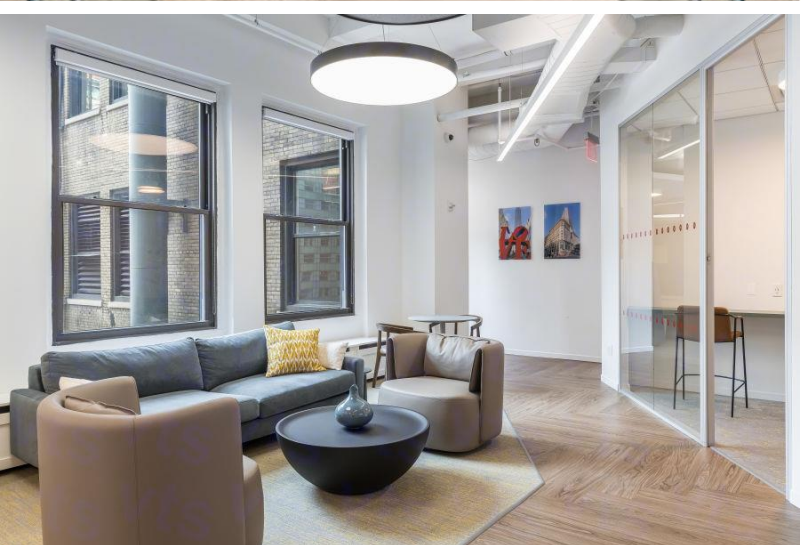
# FLOOR PLAN

## 52 Vanderbilt Avenue Part 20th Floor – 4,181 rsf





## AMENITY CENTER ON 6<sup>TH</sup> FLOOR



## BUILDING FEATURES

- Amenity Center with conference, lounge and mother's room
- Brand new, direct connection to Grand Central
- Ownership in building
- Tenant controlled HVAC