



# 2 PARK AVE

**134 RSF Plug and Play  
Sublease Opportunity**

Entire 7th Floor: 50,017 RSF | Term: March 30, 2028



# Space Features

**Entire 7<sup>th</sup> Floor.....50,017 RSF**

**Lease Type.....Sublease**

**Term.....March 30, 2028**

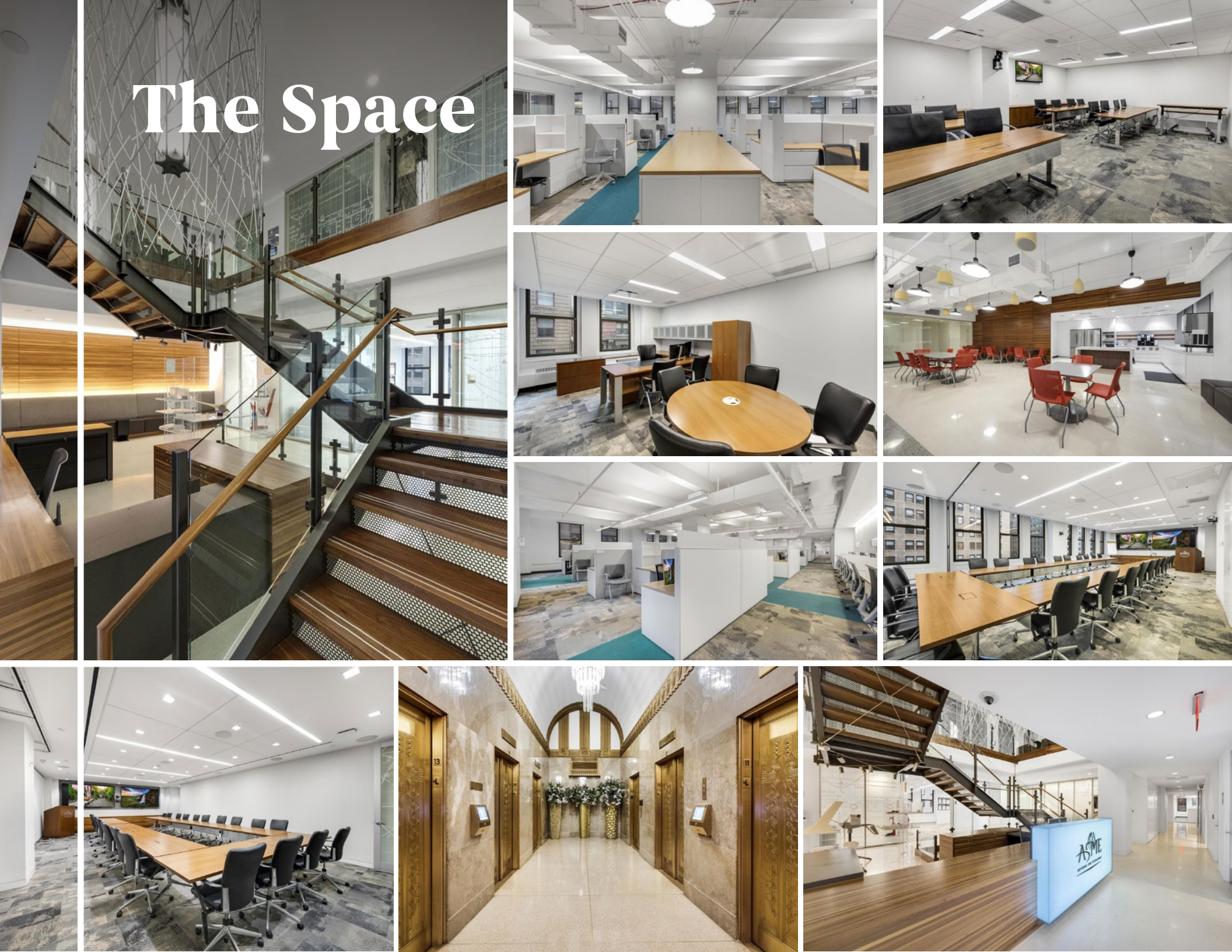
**Possession.....Immediate**

**Lease Extension Possible**

- Built, furnished and wired sublease opportunity  
Entire 7th floor features executive suite with above standard sized private offices, support staff areas and executive boardroom
- Existing installation features glass office fronts, exposed ceilings and carpet throughout
- Unique high-end, all-hands/town hall meeting space with multiple divisions possible and existing fully equipped AV/IT infrastructure in place
- Building amenities include:
  - Brand-new 150-person multipurpose conference center is being constructed on the ground floor
  - Penthouse lounge exclusive to all building tenants with coffee bar, informal meeting space and outdoor terrace
  - Proximity to major transportation hubs and multiple subway lines
  - Strong sublessor
  - Possibility to combine with contiguous space in the building for up to ~200-250K RSF block



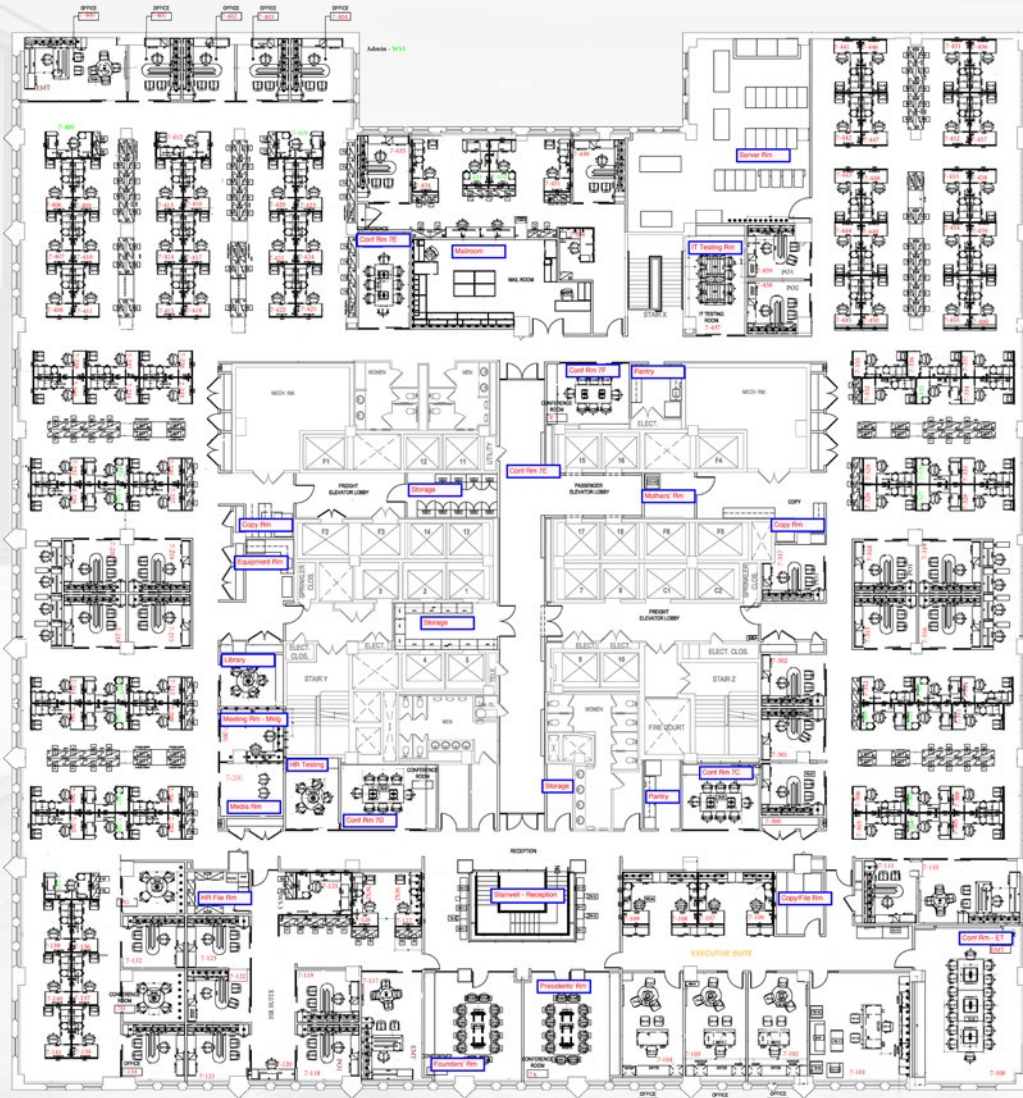
# The Space





# Floor Plans

7<sup>th</sup> Floor: 50,017 SF



## Entire 7<sup>th</sup> Floor Space Program

	QTY.
Executive offices.....	7
Standard offices.....	28
Workstation cubicles.....	117
16-person executive boardroom.....	1
12-person conference room.....	2
8-person conference room.....	4
4-person conference room.....	4
Mother's room.....	1
Pantry.....	1

# The Neighborhood

TRANSPORTATION	WALK TIME	DISTANCE
Subway Station:	Within 10-minute walk (subway stations)	
33rd St/ Lexington Ave	1 minute	0 miles
28th St/ Lexington Ave	5 minutes	0.2 miles
33rd St-PATH/ Avenue of the Americas	9 minutes	0.4 miles
34th St-Herald Square	10 minutes	0 miles
28th St/Broadway	10 minutes	0.5 miles
MAJOR TRANSPORTATION HUBS		
Grand Central Terminal	11 minutes	0.5 miles
New York Penn Station	15 minutes	0.7 miles
Port Authority Bus Terminal	20 minutes	1.1 miles

