



PLUG AND PLAY SUBLEASE OPPORTUNITY

118 WEST 22ND STREET

NEW YORK, NY 10011

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PROPERTY HIGHLIGHTS

Entire 12th Floor (Penthouse)

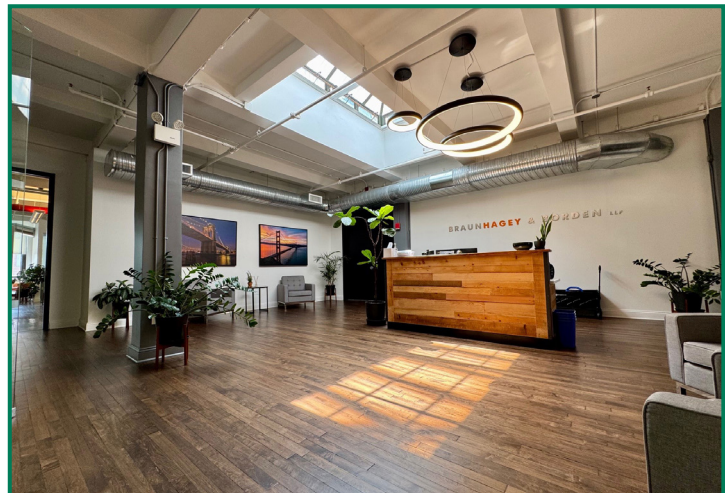
8,250 RSF

- Beautiful, full-floor penthouse space
- Abundant natural light with 4 skylights and exposure on 3 sides
- Built with 15 offices, 1 boardroom, 1 conference room, and 2 phone booths
- Open area with room to densify
- Fully furnished and wired
- Sublandlord open to modifications for a full-term deal

Available: 9/1/2025

Terms:

- **Option 1:** Thru 8/29/2026
- **Option 2:** Thru 2/27/2028



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**FLOOR
PLAN**

