

Short-Term Grand Central Sublease



**Brand new modern space
adjacent to Grand Central**

- Recently completed \$45M redevelopment
- Built with 9 offices / meeting rooms, 1 conference rooms, 1 recording room and large open area with 40 workstations
- Delivered furnished and wired
- Across the street from Grand Central Terminal (LIRR, Metro North, 4/5/6/S/7 Subway Lines)

Available Space:	P3 Floor: 8,896 RSF
Possession:	Immediate
Term:	Through August 2026
Asking Rent:	Upon Request

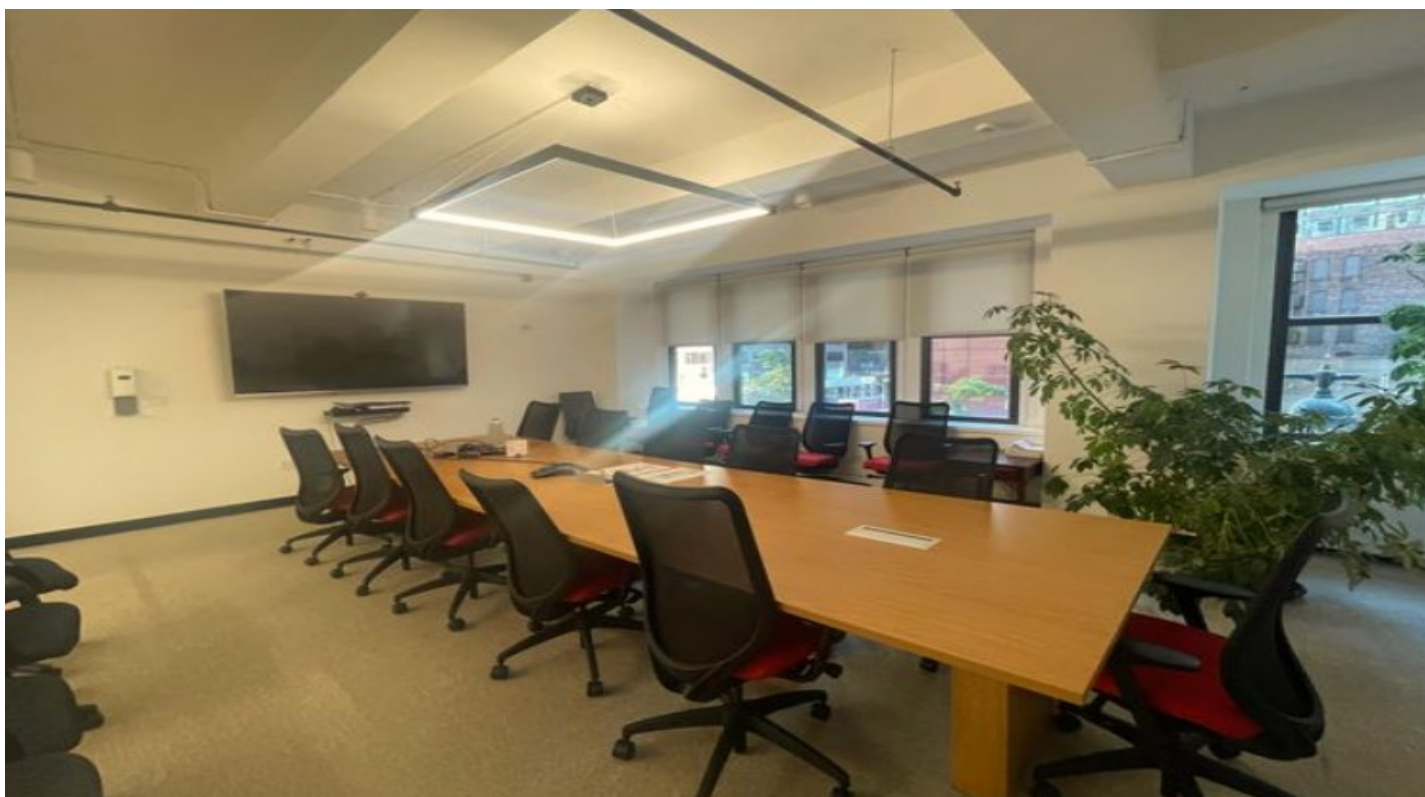
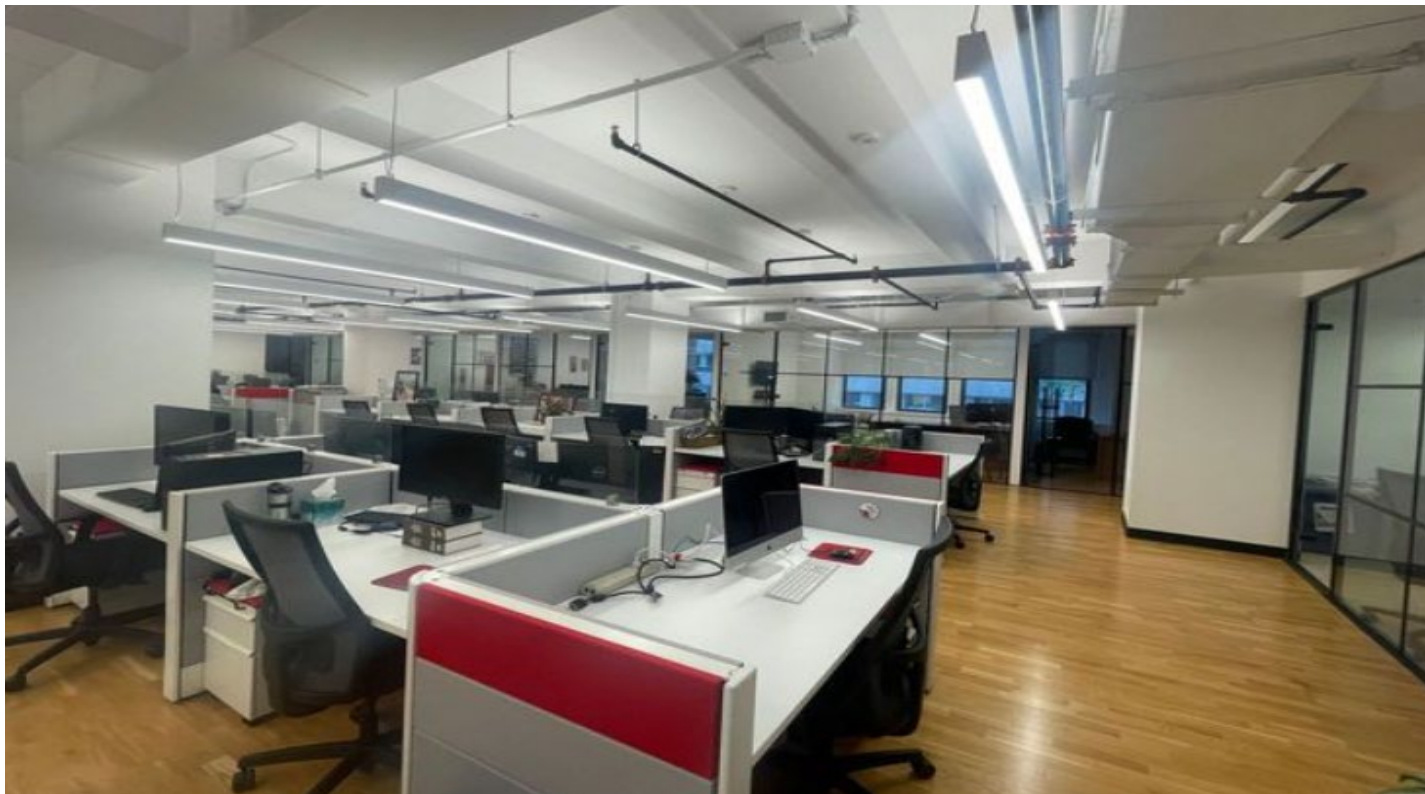
155 East 44th Street

Partial 3rd Floor – 8,996 RSF



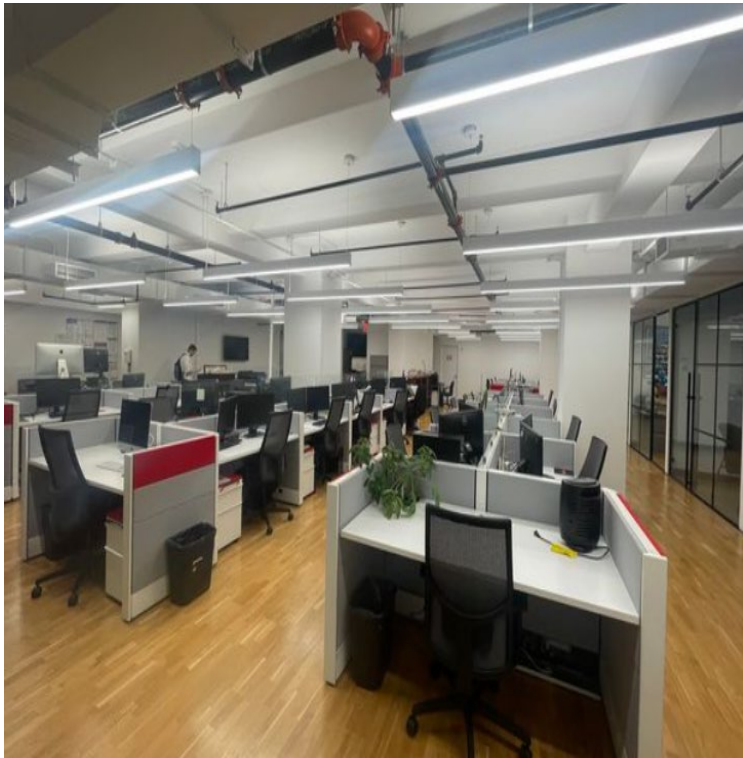
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Photos



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Lobby Renderings

