



FOR SUBLEASE

10 EAST 40TH STREET

PARTIAL 31ST FLOOR

1,700 RSF

POSSESSION: IMMEDIATE

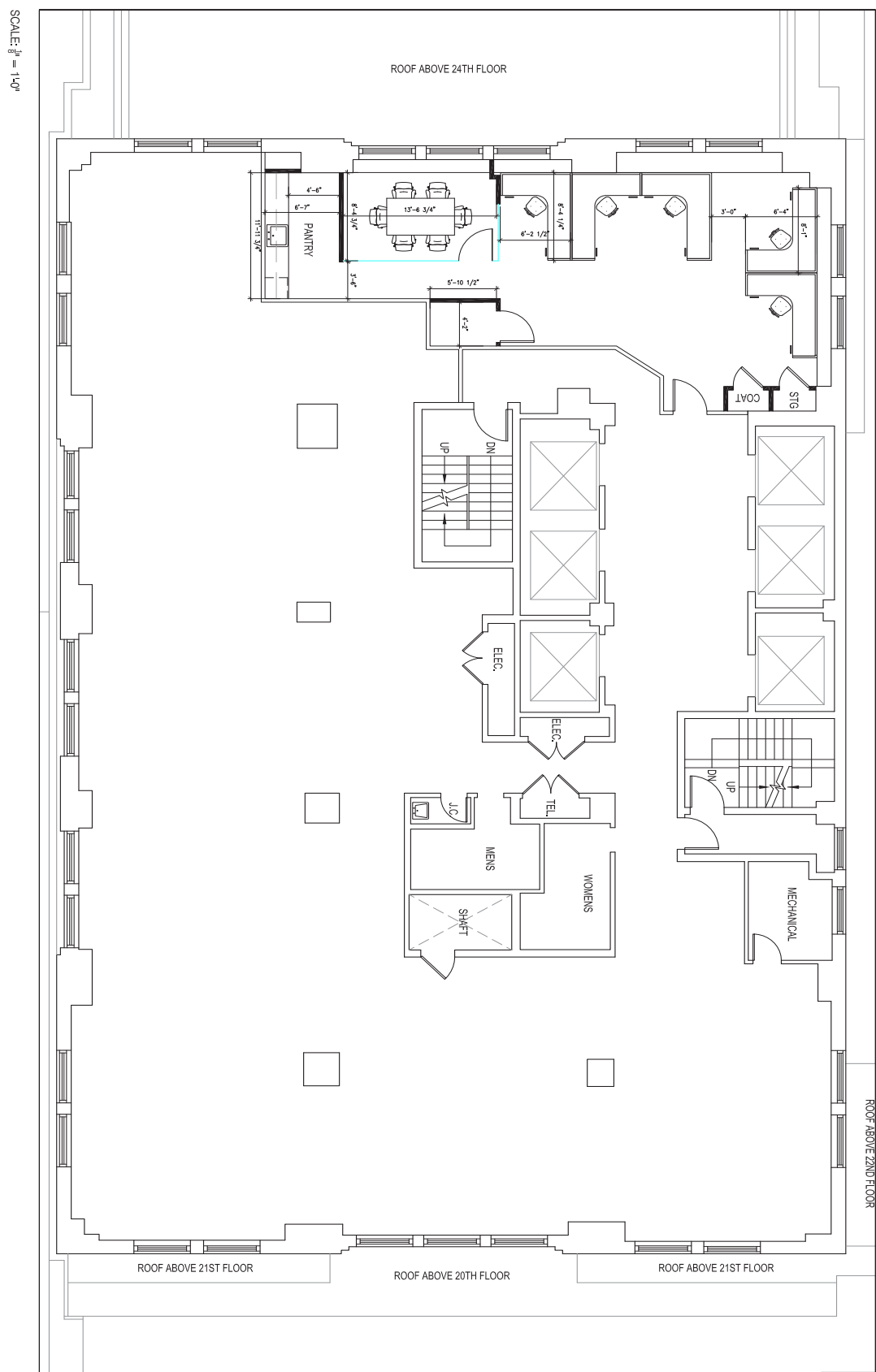
RENT: UPON REQUEST

TERM: THROUGH OCTOBER 10TH, 2024

SPACE FEATURES

- PLUG & PLAY SUBLEASE
- GREAT LIGHT AND VIEWS
- EXPOSED CEILINGS
- OPEN AREA
- 1 CONFERENCE ROOM
- UPDATED PANTRY

Floor Plan





AERIAL / LOCATION MAP

Drug Stores

1. Duane Reade
2. Rite Aid
3. CVS Pharmacy
4. Duane Reade
5. The Chemist Shop
6. Duane Reade
7. CVS Pharmacy
8. Prohealth Pharmacy
9. Capsule
10. CVS Pharmacy
11. Walgreens
12. Pasteur Pharmacy
13. Duane Reade
14. Health Source Pharmacy

Bars/Lounges

1. Valerie
2. DB Bistro Moderne
3. Retroclubnyc
4. M J Smith's Food & Spirits
5. The Lodge By Urbanspace
6. The Bar Downstairs and Kitchen
7. The Campbell
8. Art Bird & Whiskey Bar
9. Parker & Quinn
10. La Pecora Bianca
11. Terrazzo Bryant Park
12. Refinery Rooftop
13. Annie Moore's Bar & Restaurant
14. Madison & Vine
15. Bookmarks
16. Spyglass Rooftop Bar
17. Isla
18. Daintree
19. Stout
20. Blaggard Restaurant
21. Top of the Strand
22. Mulligan's Pub
23. The Keg Room
24. Reichenbach Hall
25. The Shakespeare
26. The Rag Trader & Bo Peep Cocktail and Highball Store
27. Raines Law Room at the William
28. Clinton Hall
29. Ai Fiori
30. Playwright Irish Pub
31. The Liberty
32. Radio Star Karaoke
33. 5th & Mad
34. Under the Volcano
35. Arabesque
36. Slattery's Midtown Pub

Restaurants

1. Royal Grill Halal Food
2. Tommy Bahama Restaurant
3. Strip House
4. Sen Sakana
5. Morton's The Steakhouse
6. STK Steakhouse Midtown NYC
7. Gabriel Kreuther
8. Bryant Park Grill
9. Koi Restaurant
10. The Kati Roll Company
11. Grand Central Oyster Bar & Restaurant
12. Sushi Ginza Onodera

13. Pera Mediterranean Brasserie
14. Szechuan Gourmet
15. Stone Bridge Pizza & Salad
16. Calle Dao - Bryant Park
17. Havana NY
18. Benjamin Steakhouse
19. Pokeworks
20. The Picnic Basket
21. Café China
22. Los Tacos No. 1
23. Benjamin Steakhouse Prime
24. Fields Good Chicken
25. 2Beans
26. Omar's Mediterranean Cuisine
27. Mad Dog & Beans Mexican Cantina
28. ALIDORO
29. Previti Pizza
30. Keens Steakhouse
31. Zuma
32. Trademark Bar + Kitchen

33. Park Avenue Tavern
34. Tonchin
35. Cho Dang Gol Korean Restaurant
36. Fine & Rare
37. Izakaya MEW
38. CHILI
39. Yoon Haeundae Galbi
40. Momosan Ramen & Sake
41. Ippodo Tea
42. Kajitsu
43. Barn Joo 35
44. Dun Huang - Grand Central
45. Royal 35 Steakhouse

Cafes

1. Midpoint Bistro and Bar
2. Macchiato Espresso Bar
3. The Bistro
4. Black Fox Coffee
5. Café 346

6. Rosens Cafe
7. Dr Smood - Lexington Organic Cafe
8. Curling Cafe and Bar
9. Crepe Cafe
10. Épicerie Boulud
11. Caffè Pepe Rosso
12. 6b
13. Cafe Grumpy
14. Epicure Cafe & Caterers
15. Taylor St Baristas
16. Cafe 101
17. Tartinery
18. TOAST
19. Maison Kayser
20. W Cafe
21. The Morgan Cafe
22. Austin's Cafe
23. Melanie Cafe

