



**PRIME SUBLEASE  
OVERLOOKING BRYANT PARK**

**452 FIFTH  
AVENUE**

Partial **23<sup>RD</sup>** **10,248** RSF



**POSSESSION**

Immediate

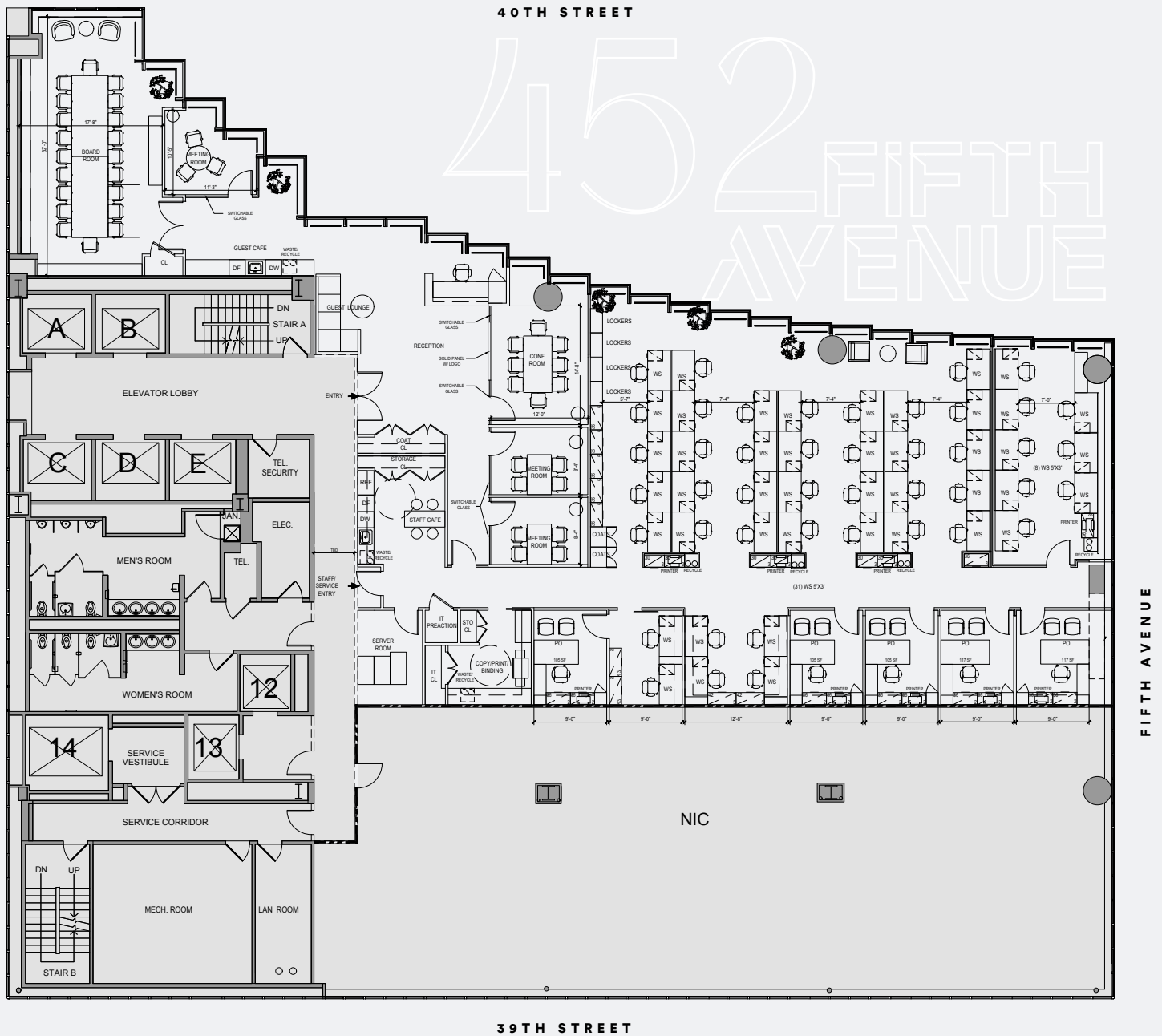
**TERM**

8/2031 or 8/2036

**COMMENTS**

- Overlooking Bryant Park
- Incredible light and views
- Mint Condition





## LAYOUT

- 5 offices
- 2 conference rooms
- 3 meeting rooms
- 31 workstations with an additional 8 workstations in a separate closed off room









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