

THE MOST ELEGANT BUILT TOWER FLOORS ON PARK AVENUE



Space Profile

Floors: **Entire 22nd – 10,778 RSF**
Entire 23rd – 10,779 RSF
Total – 21,557 RSF

Asking Rent: **Upon Request**

Possession: **2/1/2025**

Term: **10/30/27**

Key Highlights

- Direct extension available
 - Floors may be subleased individually
 - 22nd floor: 13 windowed offices, 12 workstations, 3 windowed conference rooms, 2 pantries
 - 23rd floor: 13 windowed offices, 16 workstations, 3 windowed conference rooms
- Total: 26 windowed offices, 28 workstations, 6 windowed conference rooms, 4 pantries**
- Grand staircase connecting floors
 - Building in the process of adding a premier amenity center with a gym

SUBLEASE 450 Park Avenue, New York, NY 10022 | Plaza District



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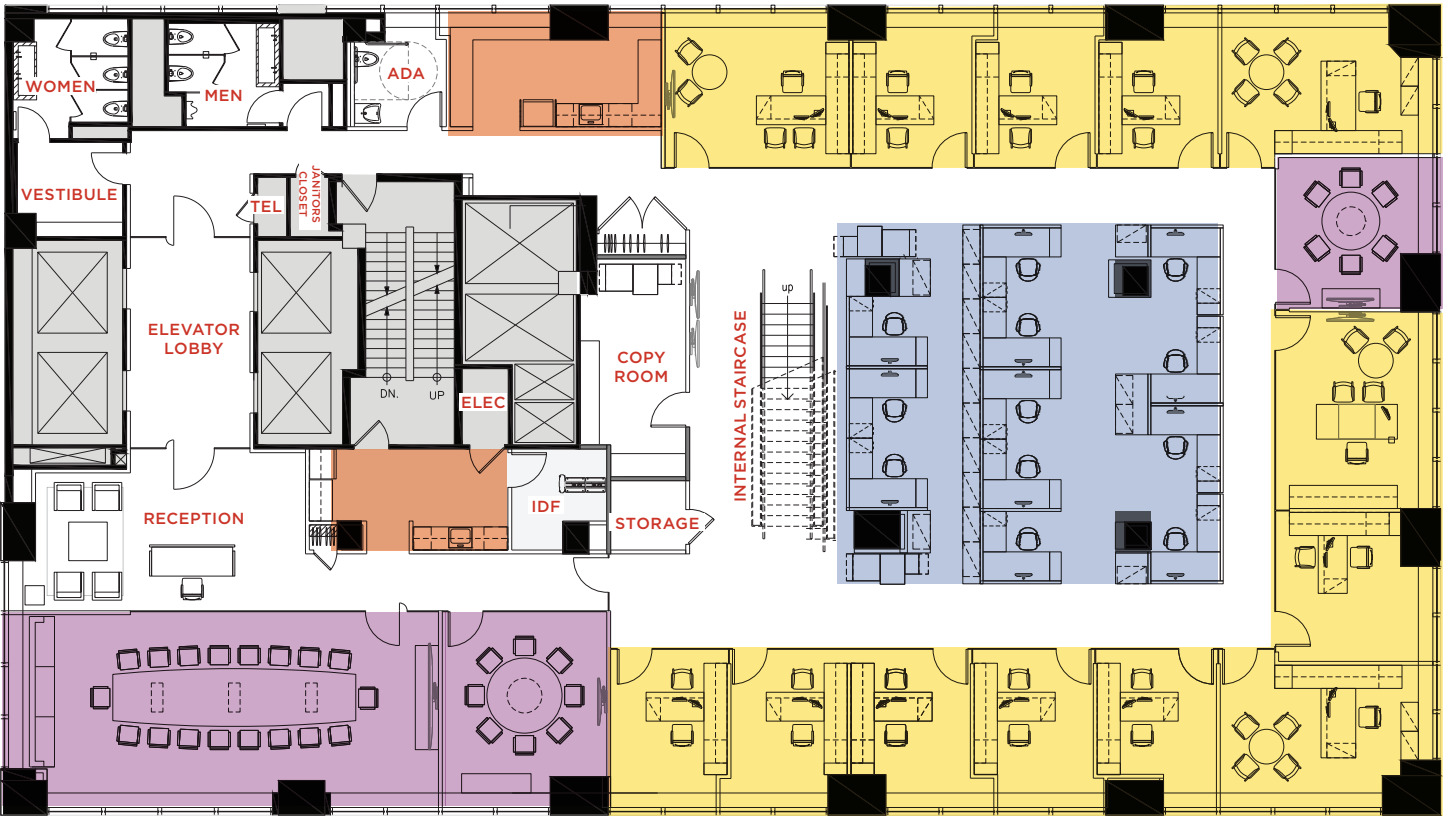


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New Building Amenity & Fitness Center



Entire 22nd
10,778 RSF



Space Overview

- 13** windowed offices
- 12** workstations
- 1** windowed boardroom (seats 18)
- 1** windowed conference room (seats 8)
- 1** windowed conference room (seats 6)
- 2** pantries

Entire 23rd

10,779 RSF



Space Overview

- 13** windowed offices
- 16** workstations
- 1** windowed conference room (seats 12)
- 2** windowed conference rooms (seats 8)
- 2** phone rooms
- 2** pantries