



2K RSF PRIVATE TERRACE

104 W 40TH ST

7th Floor

Bryant Park | Manhattan

FL 7 | 12,500 RSF

Overview

FLOOR 7

SIZE 12,500 SF

AVAILABILITY Immediate

TERM Expires Oct 2026

ASKING NET RENT Negotiable

Sublease Highlights

- Large, private terrace
- Large communal pantry space
- Editing suites in place
- Built-out and furnished, move-in ready office space
- Efficient open layout
- Glass-front offices and exposed ceilings
- Steps from Bryant Park
- Strong sublessor

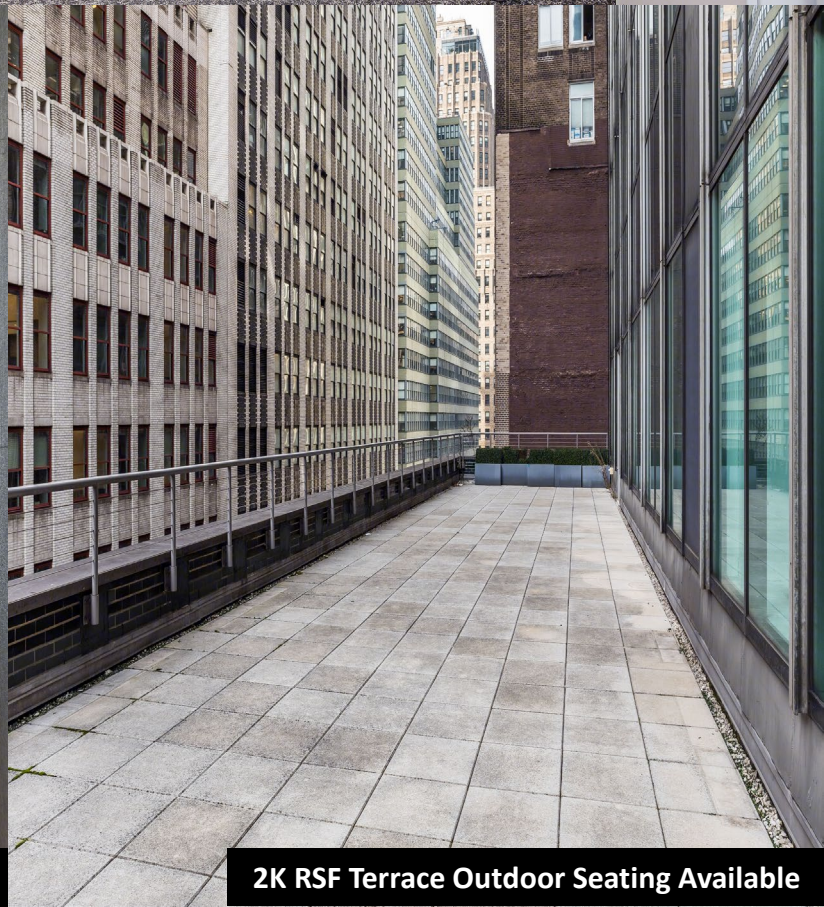


104 West 40th Street | 7th Floor | 12,500 SF | PHOTOS

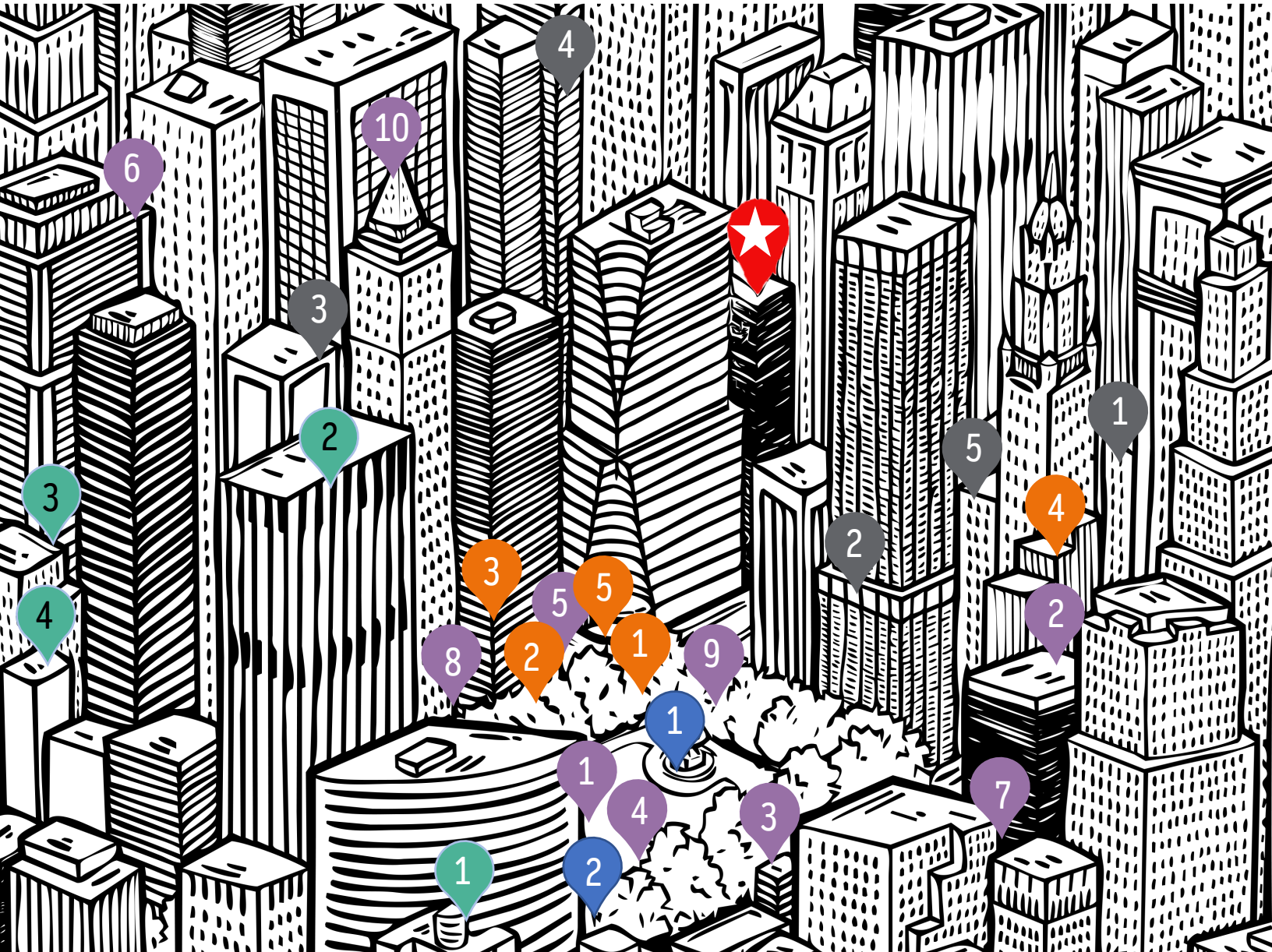
Open Seating



Views of Bryant Park



2K RSF Terrace Outdoor Seating Available



Hotels

1. Andaz 5th Avenue
2. Park Terrace Hotel
3. Archer Hotel
4. Hotel Hendricks

Grab-N-Go

1. Joe Coffee Company
2. Blue Bottle Coffee
3. Le Pain Quotidien
4. Whole Foods
5. Ole & Steen

Restaurants

1. Bryant Park Grill
2. Charlie Palmer Steak NYC
3. Gabriel Kreuther
4. Bryant Park Café
5. Angelina Paris NYC
6. Refinery Rooftop
7. STK
8. Koi New York
9. The Porch at Bryant Park
10. Parker & Quinn

Fitness

1. Equinox
2. Blink Fitness
3. The Training Lab
4. Crunch Fitness
5. SoulCycle

Points of Interest

1. Bryant Park
2. NYC Public Library