

# TOWER 49®

AT 12 EAST 49TH STREET  
(BETWEEN MADISON & FIFTH AVENUE)

ENTIRE 44TH FLOOR: 16,200 RSF

SPECTACULAR BRAND  
NEW SUBLEASE







# TOWER 49®

AT 12 EAST 49TH STREET

**FLOOR/AREA:** Entire 44th - 16,200 RSF

**SUBLEASE  
TERM:** Through July 2026  
OR  
Through July 2030

**POSSESSION:** Immediate

**ASKING RENT:** Upon Request

- COMMENTS:**
- Above standard recently completed installation
  - Tower full-floor opportunity with panoramic NYC views
  - Mix of private offices, conference rooms and open areas
  - Furniture and technology in place
  - Private restroom in executive office
  - Private gym within the Premises
  - Building Conference Center on the 31st Floor
  - Emergency Generator Power access for 34KW (can be expanded)
  - Condenser Water for Supplemental HVAC use is 10 Tons (can be expanded)



# TOWER 49®

AT 12 EAST 49TH STREET

EXISTING CONDITIONS





# TOWER 49®

AT 12 EAST 49TH STREET

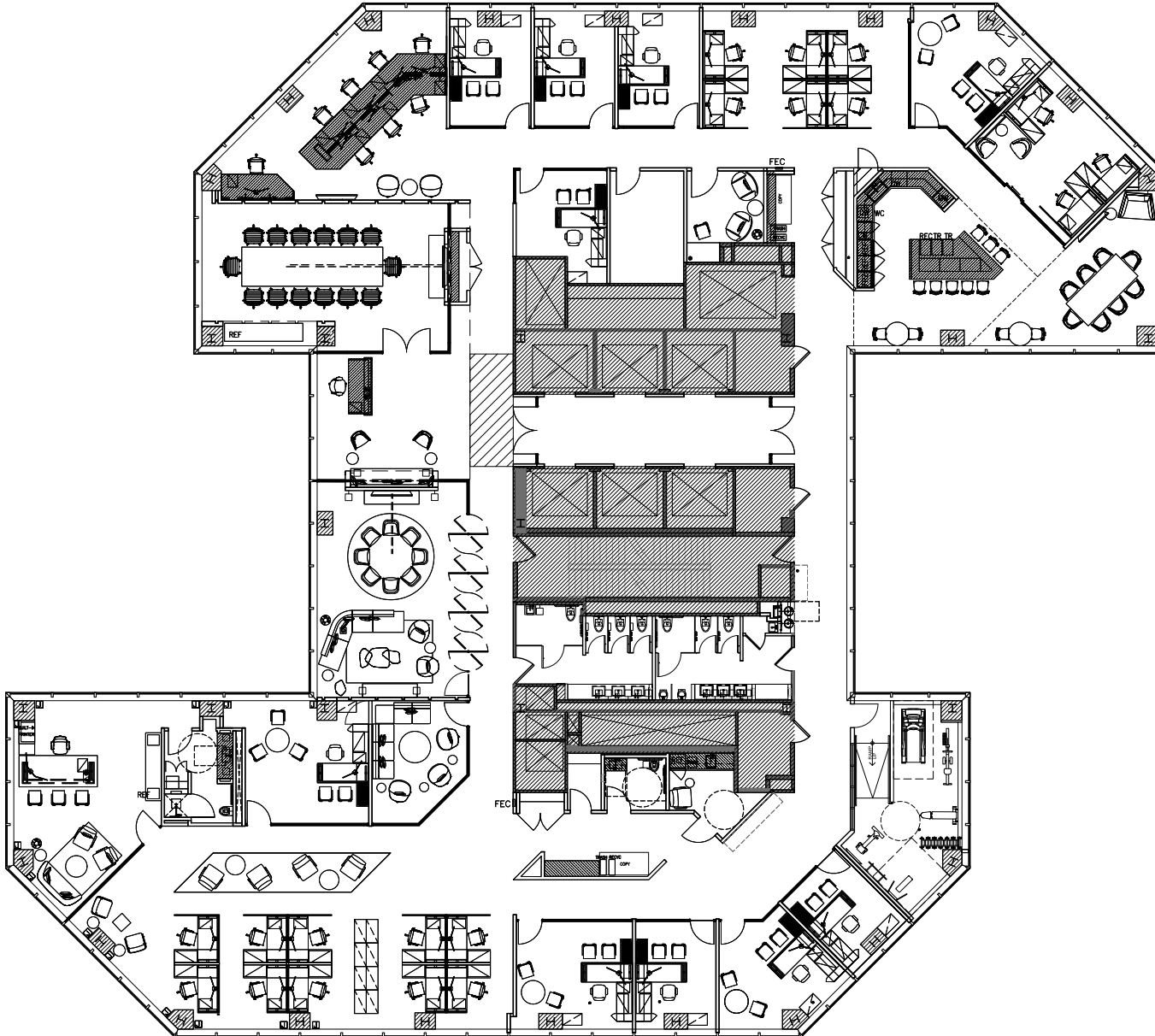
EXISTING CONDITIONS



# TOWER 49®

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## Entire 44th Floor - 16,200 RSF FLOOR PLAN



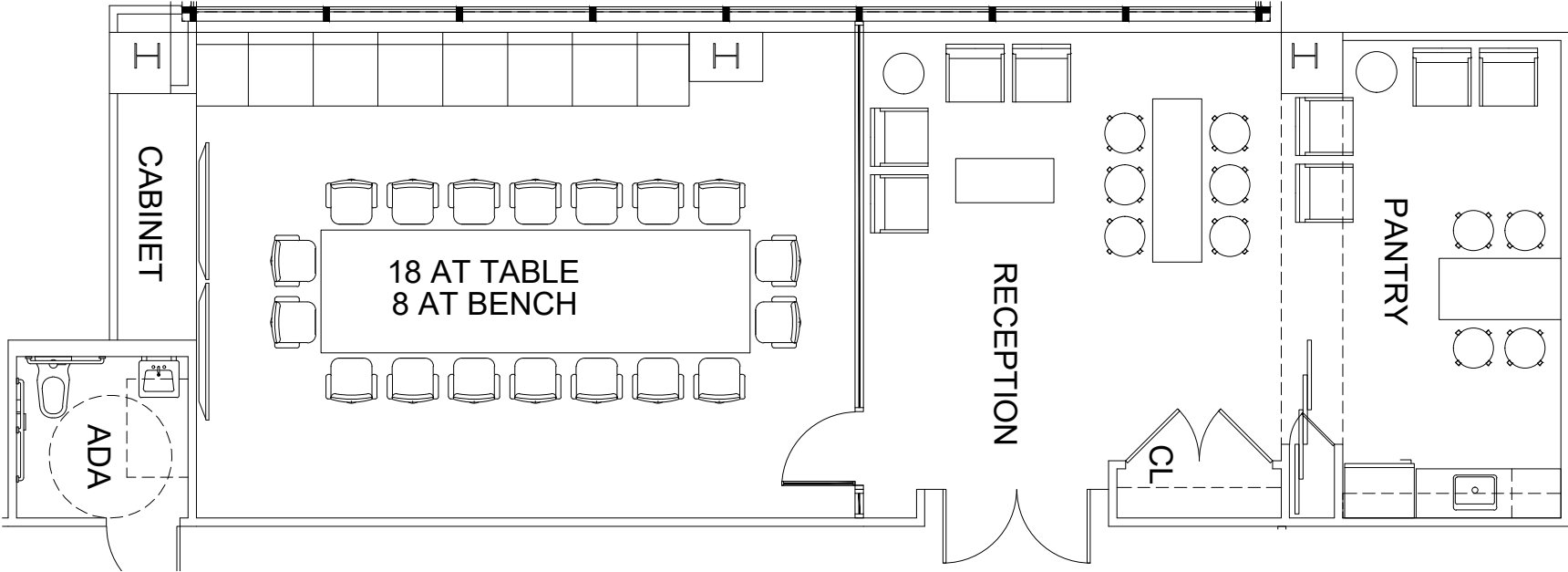
1	Executive Office (Private Bathroom)
10	Offices
1	Boardroom (14 Seats)
1	Conference Room with Collaborative Seating
24	Workstations
1	Trading Room (4 Workstations)
1	Phone Room
1	Library
1	Gym
1	ADA Restroom with Shower
1	Wellness Room / Mothers Room
1	Receptionist



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## 31st Floor Tenant Conference Center RENDERINGS & FLOOR PLAN





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