

469 7TH AVENUE FOR SUBLEASE



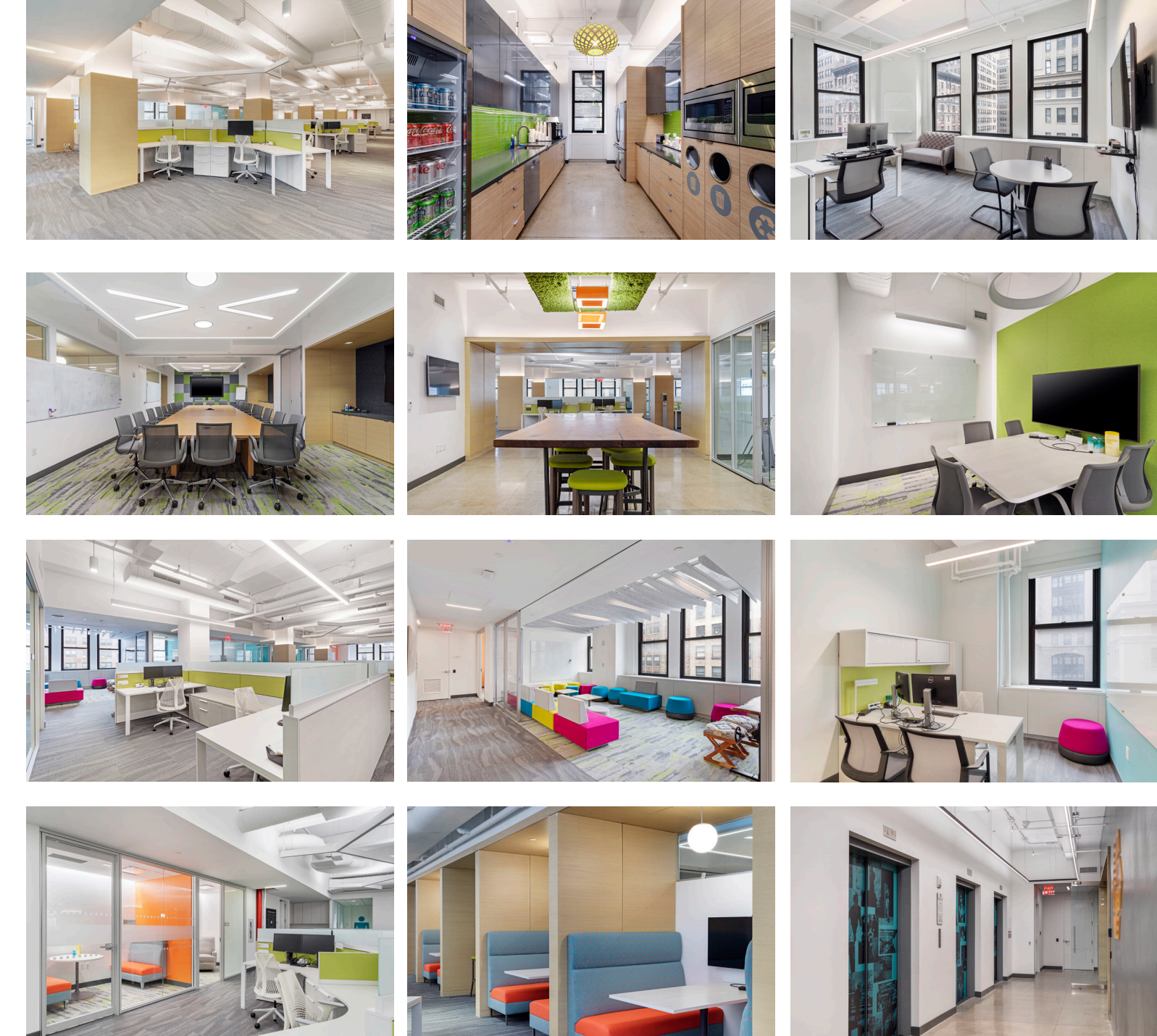
ENTIRE 7TH FLOOR | ENTIRE 8TH FLOOR TIMES SQUARE SOUTH

Size	17,000 sf each
Term	Through September 2028
Available	Immediately

NOTES

- 8th floor is beautifully built and furnished with 9 offices, 72 workstations, 6 conference rooms including a large divisible boardroom, phone room, pantry
- 7th floor will be delivered in shell condition
- Floors can be leased together or separate
- Strong sublessor
- Great access to Penn Station, Port Authority and a short walk to Grand Central
- Convenient to all area amenities including Bryant Park

SPACE PHOTOS



8TH FLOOR | FLOOR PLAN



SPACE OVERVIEW

9	Offices
72	Workstations
6	Conference Rooms
1	Board Room
2	Kitchens
2	Bathrooms

