

**3 Park Avenue**  
31<sup>st</sup> Floor Sublease  
Prime Midtown Location

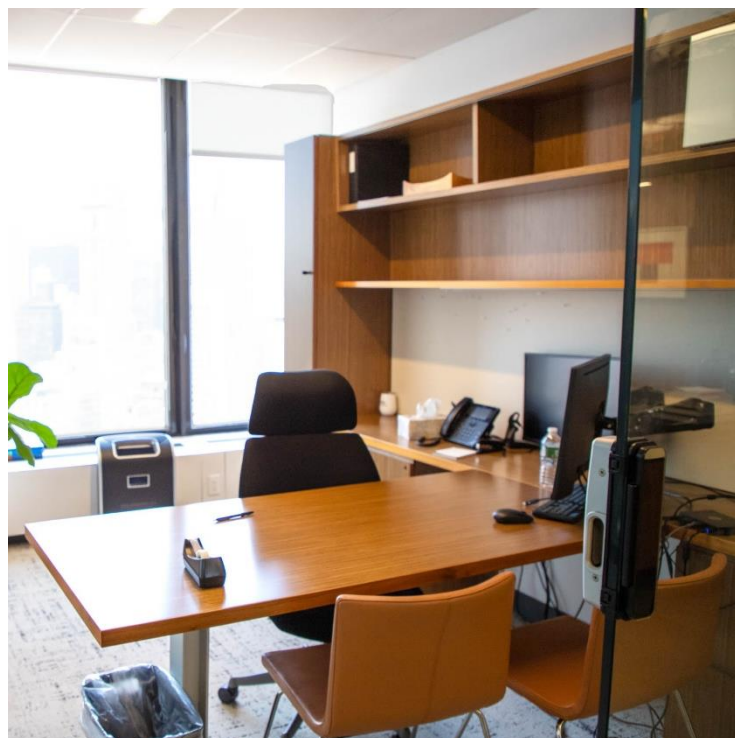


**BELOW MARKET SUBLEASE  
FULLY FURNISHED**

Suite 3101      2,100 RSF

Suite 3102A      2,650 RSF

**TOTAL              4,750 RSF**



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## PARTIAL 31<sup>ST</sup> FLOOR

### SUITE / AREA

3102A	2,650 RSF
3101	2,100 RSF
<b>Total</b>	<b>4,750 RSF</b>

### POSSESSION

Immediate

### ASKING RENT

Upon Request

### SUBLEASE TERM

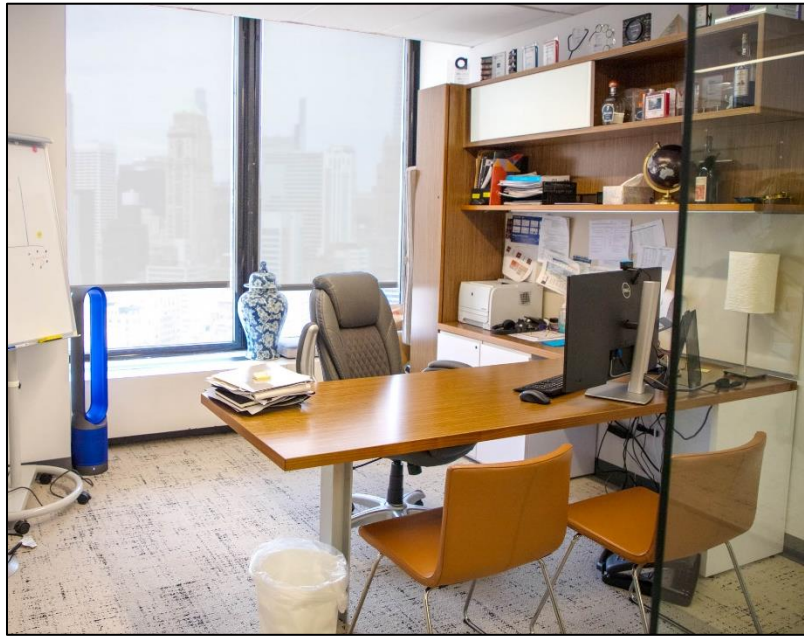
February 2028

### COMMENTS

- Existing above standard installation with mix of offices, conference rooms and open areas
- Two divisible suites, currently combined
- Outstanding light and views
- Fully furnished, turn key sublease
- Recently renovated Lobby
- Close proximity to transportation
- Flexible Term

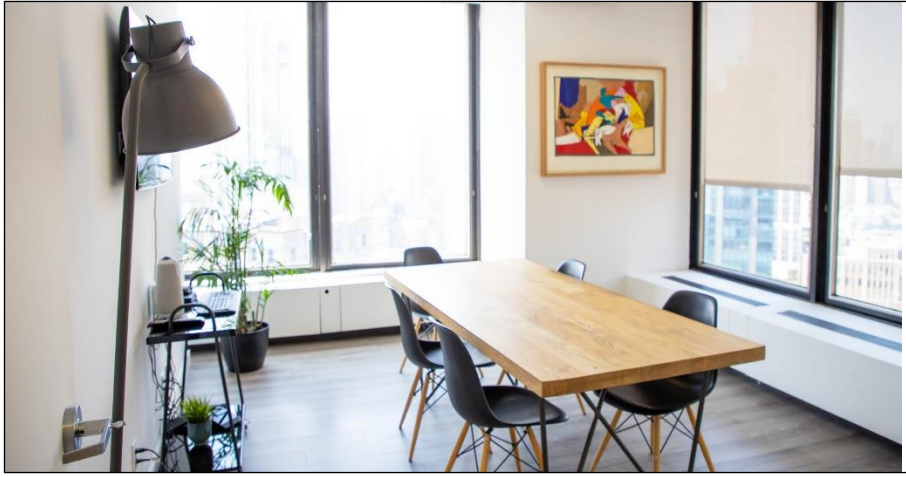
# Unit 3102A – 2,650 RSF

Large Conference Room, 2 Private Offices, Open Space for 6-8



# Unit 3101 – 2,100 RSF

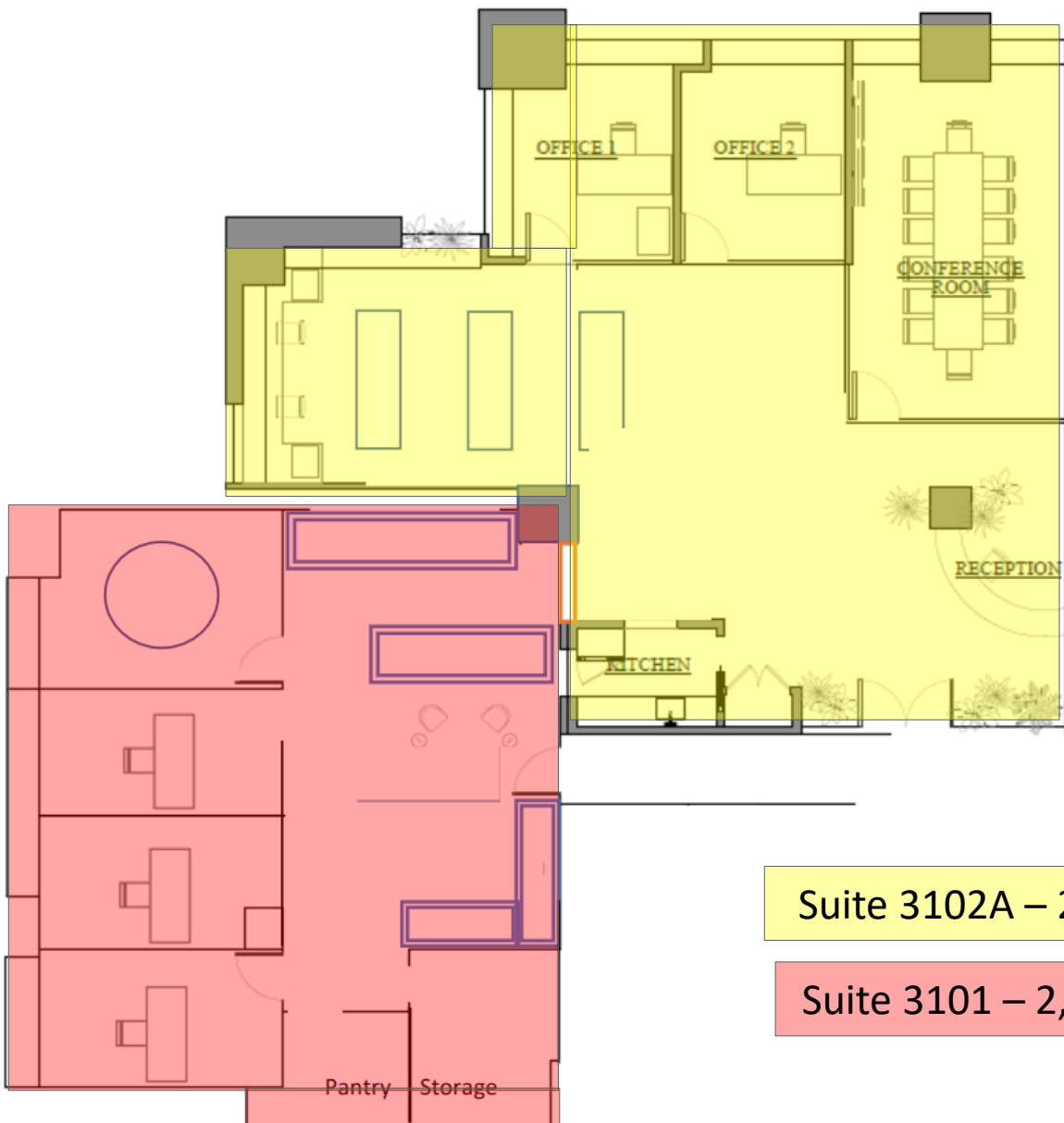
Small Conference Room, 3 Private Offices, Open Space for 6



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Suite 3102A – 2,650 RSF

Suite 3101 – 2,100 RSF