



# For Sublease

## Space Features

- Term through 8/2028
- Possession: 30 days
- Furnished and wired with full glass-fronts and height-adjustable workstations
- Mix of open bullpen and internal offices/conference with two dedicated executive suites
  - Internal key card security in place
- 10' exposed ceilings and operable windows
- Efficient side-core floorplate

## Building Features

- Recently renovated lobby/common areas
- MERV-13 filters and bi-polar ionization on all building air handlers and ductwork
- Equinox fitness on site
- Direct access to 18 subway lines and new LIRR extension

**521 Fifth Avenue**

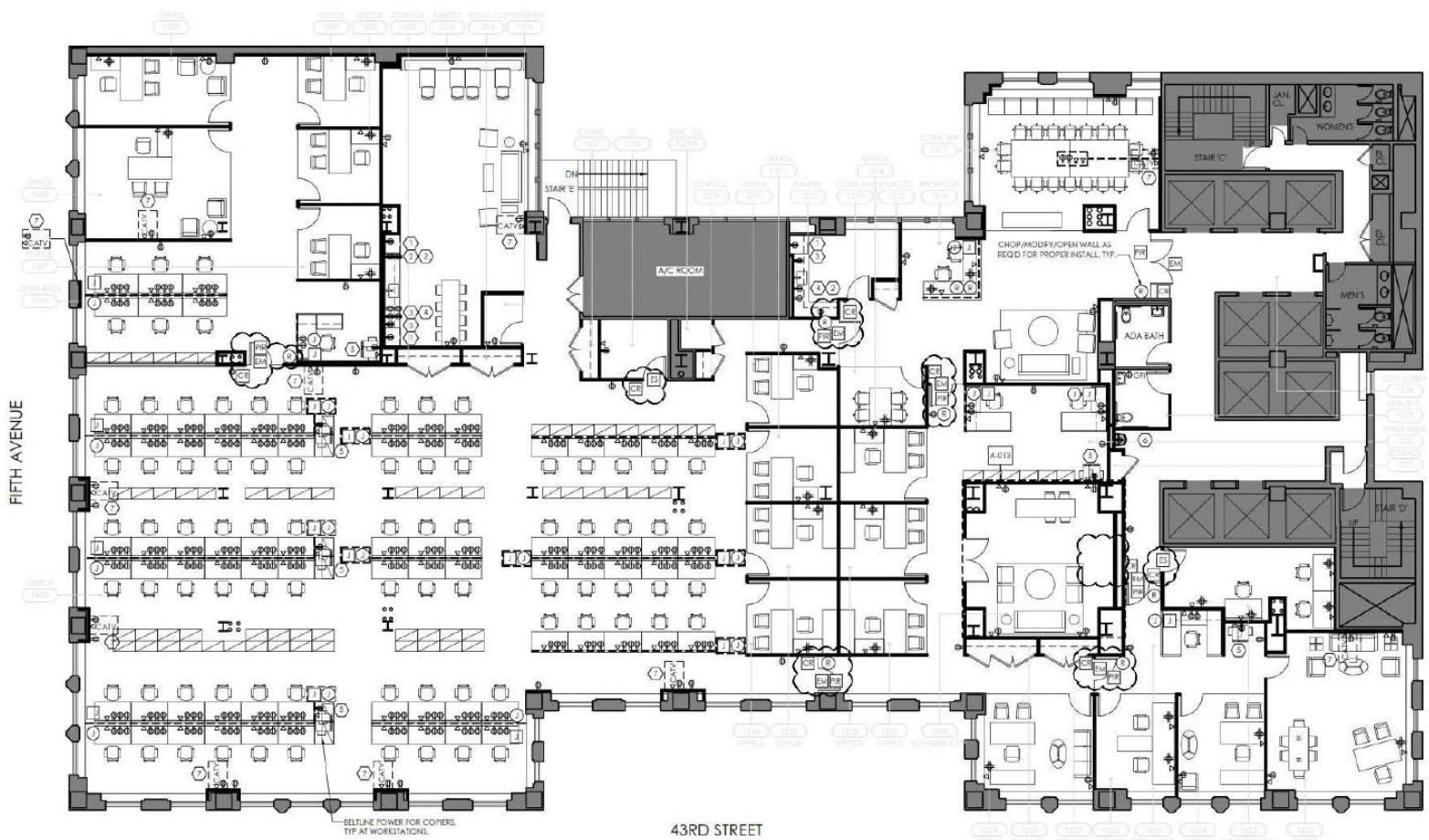
*Between 43<sup>rd</sup> and 44<sup>th</sup> Streets*

*Entire 12<sup>th</sup> Floor – 21,015 RSF*

Grand Central: **4 5 6 7 S** Bryant Park: **B D M F** Times Square: **1 2 3 S 7 N Q R**

# For Sublease

521 Fifth Avenue | Entire 12<sup>th</sup> Floor



## Entry/Reception

- One (1) fourteen-person boardroom
- One (1) four-person conference
- Small pantry
- Reception area

## C Suite

- One (1) oversize executive office
- Six (6) C - suite offices
  - Two (2) executive
  - Four (4) standard
- Three (3) administrative work areas
- Executive lounge

## Trading Floor

- One (1) executive office
- Eight (8) standard offices
- 84 trading positions (3x5)
- One (1) private call room
- Administrative work area
- Large kitchen/lounge













# For Sublease

## 521 Fifth Avenue | Amenity Map

### RESTAURANTS

1. STK Steakhouse Midtown NYC
2. Strip House
3. La Pecora Bianca Bryant Park
4. Pera Mediterranean Brasserie
5. Morton's The Steakhouse
6. Ammos Estiatorio
7. Parker & Quinn
8. Angelina Paris Bryant Park
9. Mad Dog & Beans Mexican Cantina
10. Zuma New York

### GRAB-N-GO

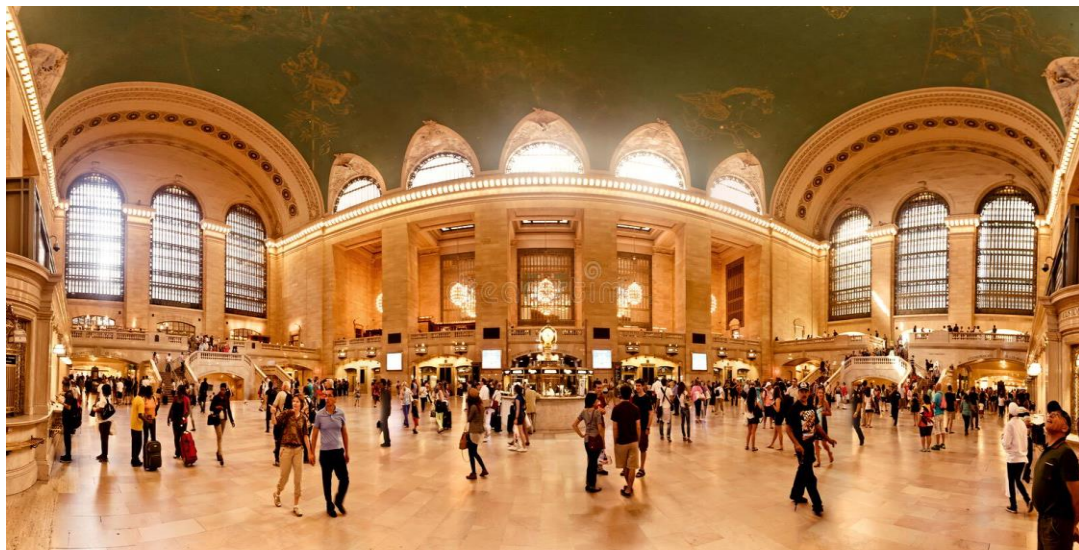
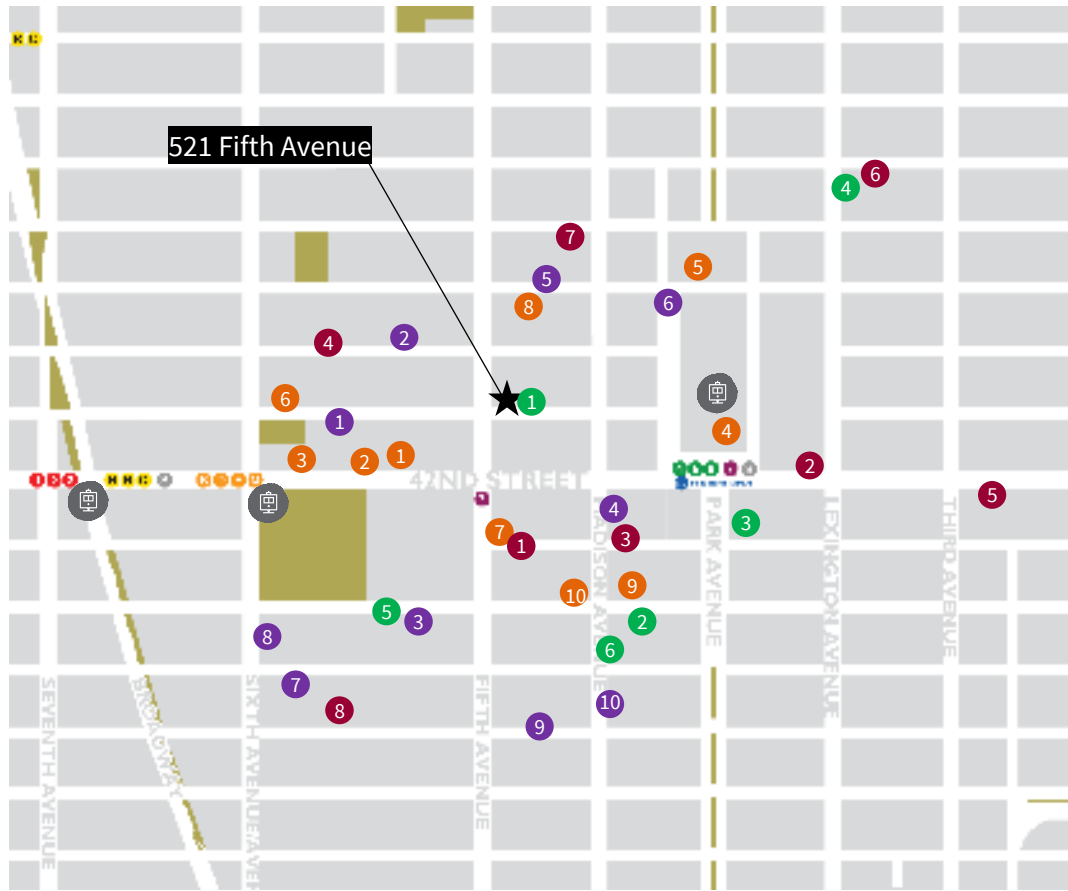
1. Chipotle
2. Cava
3. Sweetgreen
4. Grand Central Market
5. UrbanSpace Vanderbilt
6. Bluestone Lane Bryant Park
7. Starbucks
8. Dishes
9. Dos Toros
10. DIG

### HOTELS

1. Andaz 5<sup>th</sup> Avenue
2. Hyatt Grand Central New York
3. Library Hotel
4. Sofitel New York
5. The Westin New York Grand Central
6. The Lexington Hotel
7. The Gotham Hotel NY
8. Archer Hotel New York

### FITNESS

1. Equinox East 43<sup>rd</sup> Street
2. Carve it Fitness and Wellness
3. Blink Fitness
4. Crunch Fitness – Midtown East
5. CorePower Yoa
6. Ronin Athletics – Gracie Jiu Jitsu



Grand Central Station, Bryant Park, Times Square