



SUBLEASE

360 Madison Avenue

Two full-floor opportunities
for sublease in the
heart of Midtown.

Entire 7th Floor:

22,519 RSF

Entire 8th Floor:

22,519 RSF

Total:

45,038 RSF



POSSESSION: Immediate

ASKING RENT: Upon Request

TERM: 3-10 years

(Full term runs through
June 30th, 2033)

SPACE FEATURES:

- Financially stable sublandlord.
- Sublandlord will consider 1 or 2 floor deals.
- Recently built, plug & play installation with perimeter offices, multiple conference rooms, workstations, and collaboration areas.
- New FF&E available.

BUILDING FEATURES:

- Designed by New York architects Cook+Fox, 360 Madison Avenue is a peaceful retreat in the heart of Midtown, located on Madison Avenue and 45th Street.
- Building is situated directly across from Grand Central's north entrance.
- ETC. venues, a 45,000 SF Premier Conference Center, is located within the building.

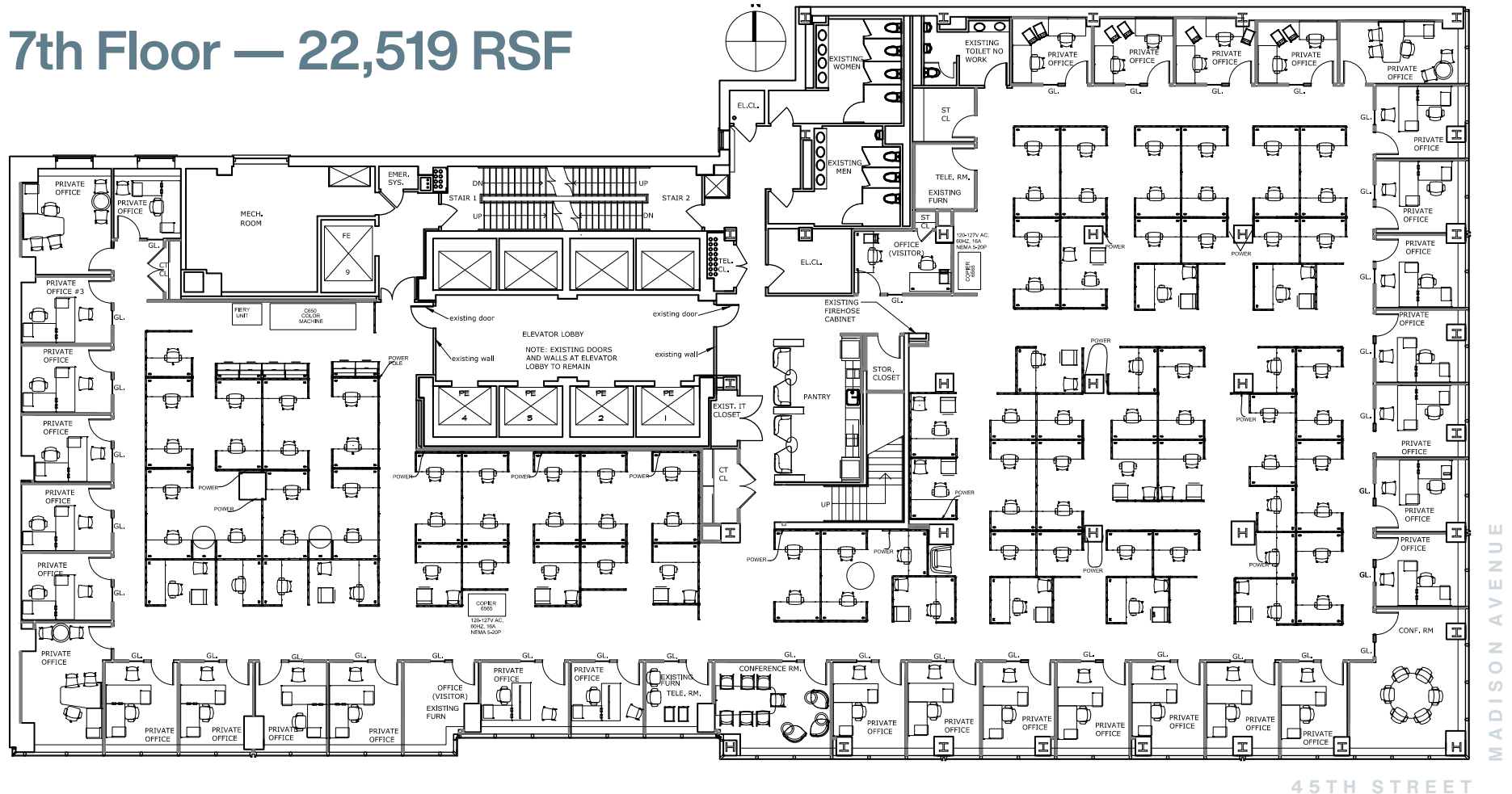








7th Floor — 22,519 RSF



EXISTING CONDITIONS

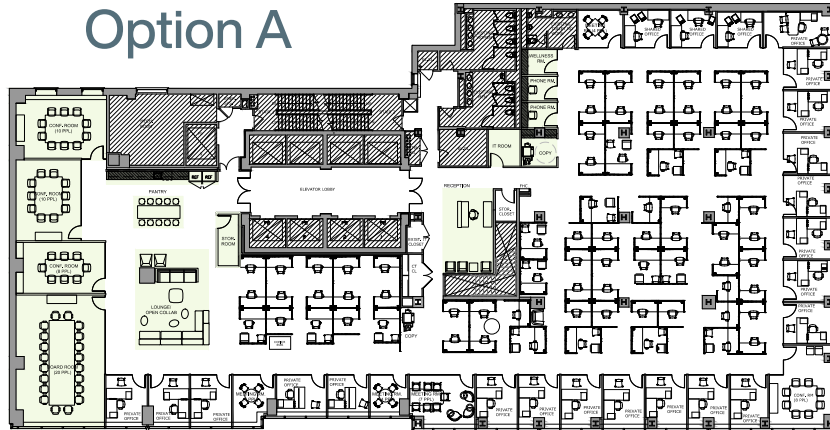
- 26 Windowed offices
- 10 Internal offices
- 2 Conference rooms
- 90+ Workstations
- 1 Pantry



7th Floor — 22,519 RSF

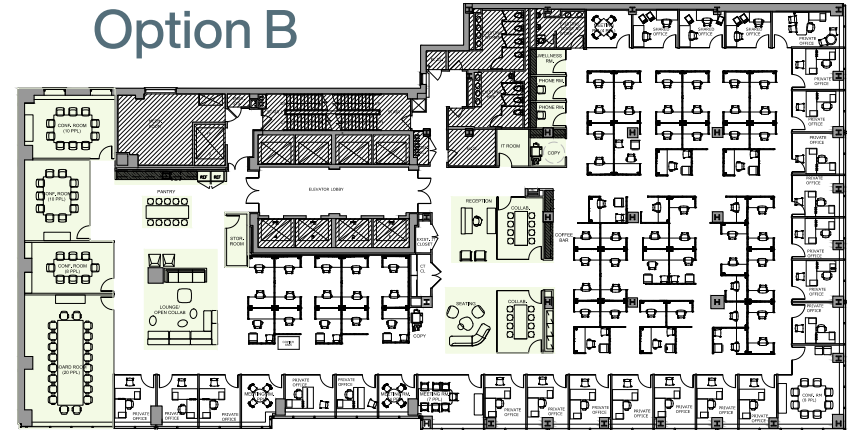
AREA OF MODIFICATION

Option A



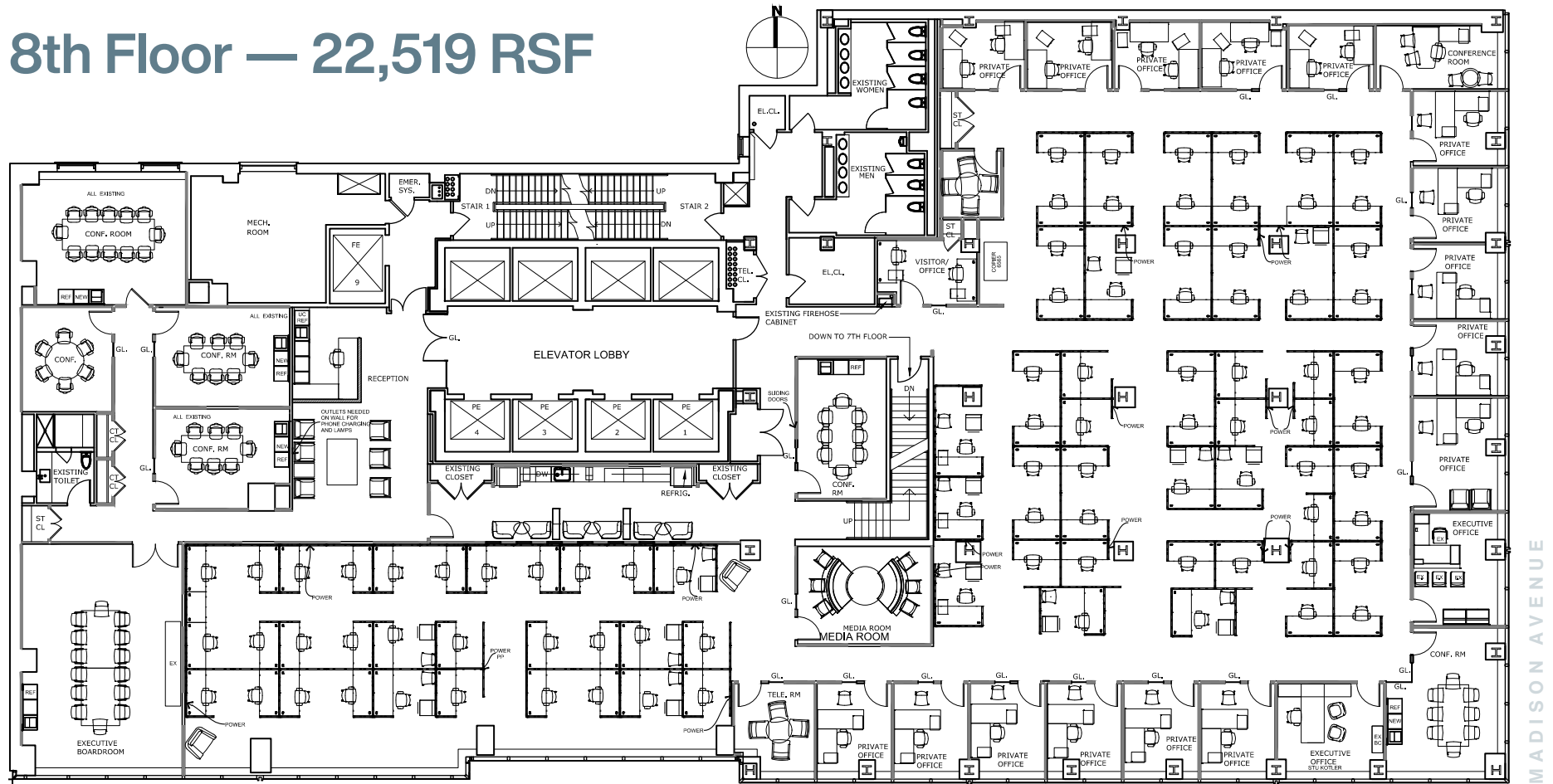
	QTY	PPL
Offices	20	20
Shared Offices	3	6
Workstations (6'x6')		55
Workstations (6'x8')		15
Boardroom (20PPL)	1	1
Conference Room (8-10PPL)	4	
Meeting Room (4-6PPL)	4	
Phone Room	2	
Wellness Room	1	
Pantry	1	1
Reception	1	
Coats	1	
IT	1	
Copier/Print Room	2	
Storage	2	
Head Count		97

Option B



	QTY	PPL
Offices	20	20
Shared Offices	3	6
Workstations (6'x6')		55
Workstations (6'x8')		12
Boardroom (20PPL)	1	
Conference Room (8-10PPL)	4	
Meeting Room (4-6PPL)	2	
Phone Room	2	
Wellness Room	1	
Pantry	1	
Coffee Bar	1	
Reception	1	
Coats	1	
IT	1	
Copier/Print Room	2	
Storage	2	
Head Count		94

8th Floor — 22,519 RSF



45TH STREET

MADISON AVENUE

EXISTING CONDITIONS

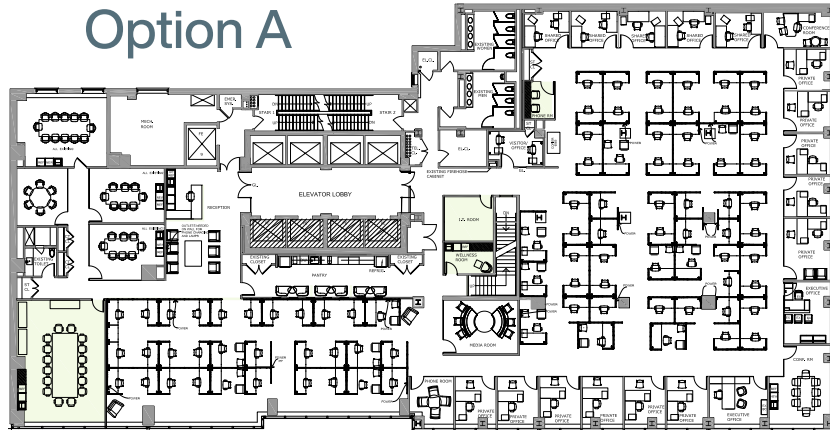
- 14 Windowed offices
- 6 Internal offices
- 2 Boardrooms
- 5 Conference rooms
- 2 Breakout rooms
- 1 Media room
- 90+ Workstations
- 1 Reception
- 1 Pantry



8th Floor — 22,519 RSF

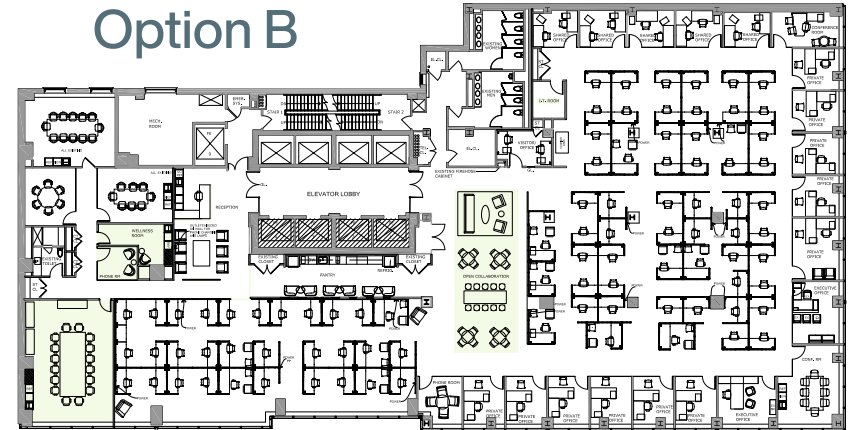
AREA OF MODIFICATION

Option A



	QTY
Private Offices	13
Shared Offices	5
Visitor Office	1
Workstations	57
Boardroom (20-24PPL)	1
LargeConference Room (12-14PPL)	1
Medium Conference Room (8-10PPL)	2
Small Conference Room (6-8PPL)	1
Media Room	1
Lounge	1
Phone Room	2
Wellness Room	1
Pantry	1
Reception	1
Coats	1
IT	1
Print Room	2
Head Count	82

Option B



	QTY
Private Offices	13
Shared Offices	5
Visitor Office	1
Workstations	57
Boardroom (20-24PPL)	1
LargeConference Room (12-14PPL)	1
Medium Conference Room (8-10PPL)	1
Small Conference Room (6-8PPL)	1
Open Collaboration	1
Lounge	1
Phone Room	2
Wellness Room	1
Pantry	1
Reception	1
Coats	1
IT	1
Print Room	1
Head Count	82

SUBLEASE

360 Madison Avenue

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