



280 PARK AVENUE

EXCEPTIONAL PLUG-AND-PLAY SUBLEASE IN THE HEART OF MIDTOWN

TOTAL AVAILABILITY *126,516 RSF*

ENTIRE 8TH FLOOR *49,776 RSF*

ENTIRE 7TH FLOOR *49,812 RSF*

PARTIAL 6TH FLOOR *26,928 RSF*

MAXIMIZE YOUR SPACE

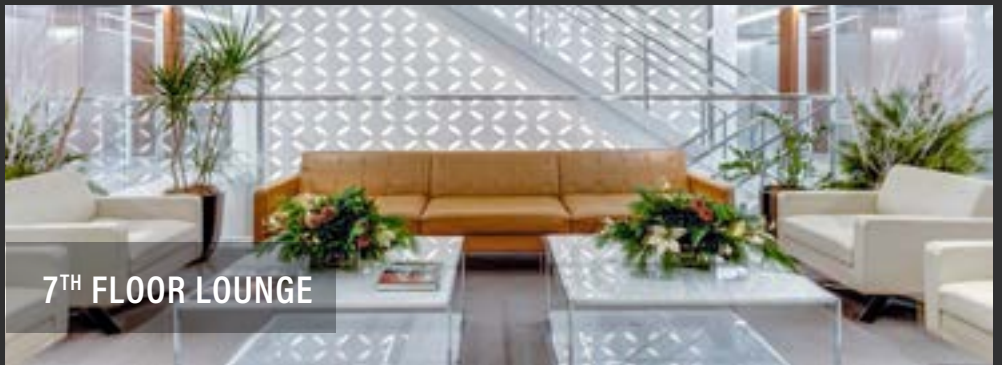




6TH FLOOR CONFERENCE ROOM




7TH FLOOR LOUNGE



8TH FLOOR OFFICE





MAXIMIZE *YOUR SPACE*

- **Possession: Q4 2024**
- **Term: Through November 2031**
- **Asking Rent: Upon Request**

- **Plug-and-play office sublease opportunity in great condition**
- **Floors can be subleased separately or together**
- **Interconnecting stair**
- **All furniture can be made available**
- **Lower level storage & mailroom available**
- **Prime location with incredible access to Grand Central Station**

ENTIRE 8TH FLOOR

49, 776 RSF



KEY

8 Conference Rooms

8 Huddle Rooms

42 Exterior Offices

26 Interior Offices

121 Workstations

3 Pantries

ENTIRE 7TH FLOOR

49,812 RSF



KEY

Formal Reception

11 Conference Rooms

12 Huddle Rooms

54 Executive Workstations

126 Workstations

3 Pantries

Catering Pantry

Private Executive Restrooms

PARTIAL 6TH FLOOR

26,928 RSF



KEY

5 Conference Rooms

5 Huddle Rooms

13 Exterior Offices

13 Executive Workstations

61 Workstations

Large Eat-In Pantry & Lounge

Facilities & Security Room

IT Bar

PREMIER MIDTOWN MANHATTAN ACCESS

280 Park Avenue is centrally located within Midtown Manhattan, allowing easy access and connection to major subway lines and commuter rail



Grand Central Terminal

3 minute walk (North entrance across the street)



CitiBike

9 stations in a 3 block radius



Subway Stations



5 min walk to the 51st Street Station



5 min walk to the 5th Avenue-53rd Street Station



9 min walk to the 47-50th Streets-Rockefeller Center Station



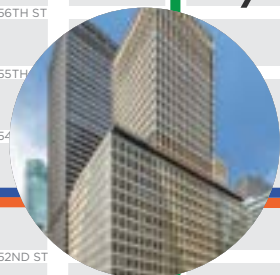
10 min walk to the 5th Avenue-Bryant Park Subway Station





10 MINUTE WALK

280 PARK AVENUE





STEP INTO MIDTOWN'S AMENITY-RICH LIFESTYLE

ARTS & ENTERTAINMENT

1. Top of the Rock
2. SUMMIT One Vanderbilt
3. Museum of Modern Art
4. Radio City Music Hall
5. Chrysler Building
6. Bryant Park

HEALTH CLUBS/GYMS

1. Definitions Private Training Gyms
2. Athletic & Swim Club
3. Orangetheory Fitness
4. Phyt NYC
5. Bally Total Fitness
6. The Core Club
7. Equinox East 53rd Street
8. US Athletic Training Center
9. Power Pilates
10. Equinox Rockefeller Center
11. TITLE Boxing Club
12. TMPL - Lexington
13. Epic Hybrid Training
14. Blink Fitness - 54th St
15. Equinox East 54th Street
16. Crunch Fitness - Midtown East
17. Equinox East 43rd Street
18. BRICK New York
19. Vanderbilt Branch YMCA
20. Pilates On Fifth
21. New York Sports Clubs
22. Dolphin Fitness Club
23. Equinox East 44th Street
24. Blink Fitness - Grand Central
25. NEOU
26. Vanderbilt Health Club
27. Blink Fitness - Murray Hill
28. Orangetheory Fitness Manhattan

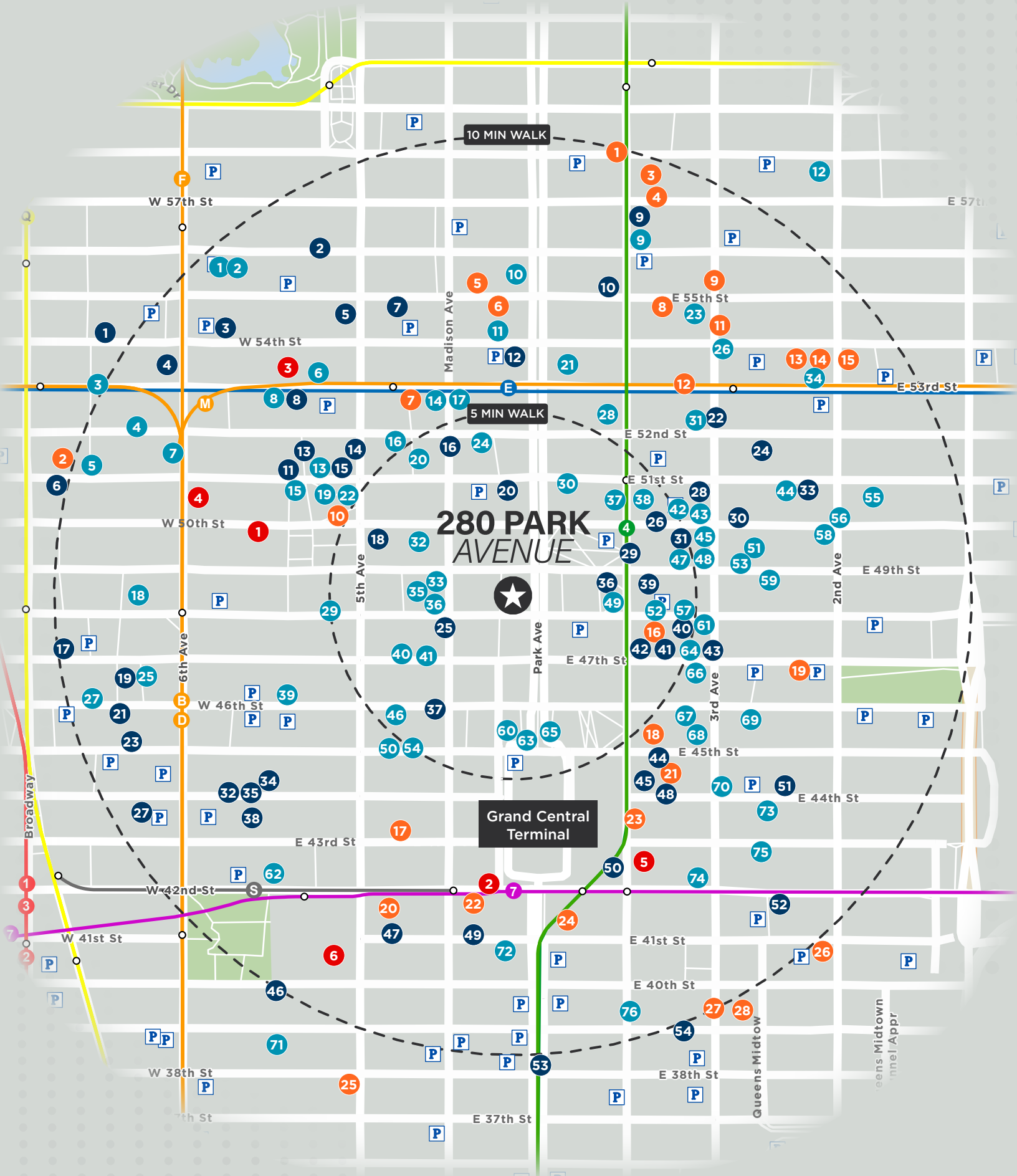
RESTAURANTS

1. Beyond Sushi
 2. Bengal Tiger Indian Food
 3. La Grande Boucherie
 4. Ocean Prime
 5. Le Bernardin
 6. The Modern
 7. Mastro's Steakhouse
 8. Fogo de Chao Brazilian Steakhouse
 9. My Pie Pizzeria Romana
 10. Aquavit
 11. Neraï
 12. Club A Steakhouse
 13. Hama Japanese Cuisine
 14. Empellón
 15. Del Frisco's Grille
 16. La Grenouille
 17. K Minamoto
 18. Del Frisco's Double Eagle Steakhouse
 19. Limani
 20. Fig & Olive
 21. Mystik Masaala
 22. Bill's Bar & Burger
- And more!*

HOTELS

1. Conrad New York
2. Chambers Hotel
3. Warwick New York
4. New York Hilton
5. The Peninsula New York
6. The Michelangelo
7. The St. Regis New York
8. Baccarat Hotel
9. Hotel 57
10. Concorde Hotel
11. Radisson Hotel Midtown
12. Hotel Elysée
13. The Jewel Facing Rockefeller

14. Starwood Hotels & Resorts
15. 3 West Club
16. Omni Berkshire Hotel
17. The Times Square Edition
18. Yotel Model Room
19. Sanctuary Hotel
20. Lotte New York Palace
21. The Muse New York
22. Courtyard by Marriott
23. Hilton Club
24. The Benjamin
25. Hotel Mela Times Square
26. Kimberly Hotel
27. Waldorf Astoria New York
28. The Fifty Sonesta Select
29. San Carlos Hotel
30. The Algonquin Hotel
31. Pod 51
32. Sofitel
33. The Iroquois
34. InterContinental
35. The Gotham Hotel
36. Royalton New York
37. Hotel 48LEX New York
38. Residence Inn by Marriott
39. The Lexington Hotel
40. Roger Smith Hotel
41. The Bernic Hotel
42. Club Quarters
43. Hotel Boutique
44. Bryant Park Hotel
45. Andaz 5th Avenue
46. Fitzpatrick Hotel
47. Library Hotel
48. Hyatt Grand Central
49. EVEN Hotel New York
50. The Westin
51. Iberostar Hotel
52. Pod 39 Hotel



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