



152 West 57th Street

CARNEGIE HALL TOWER

MANHATTAN

FOR SUBLEASE | PARTIAL 37TH FLOOR | 3,014 RSF

- Sublease of 3,014 RSF
- Term through September 2027
- Stunning views and light throughout
- Recently built, rarely occupied space
- Build-out includes 10 workstations, 4 offices, 1 conference room, pantry, reception
- Access to building's Amenity Center including a boardroom, terrace, golf simulator and onsite bike rack.
- Strong sublandlord

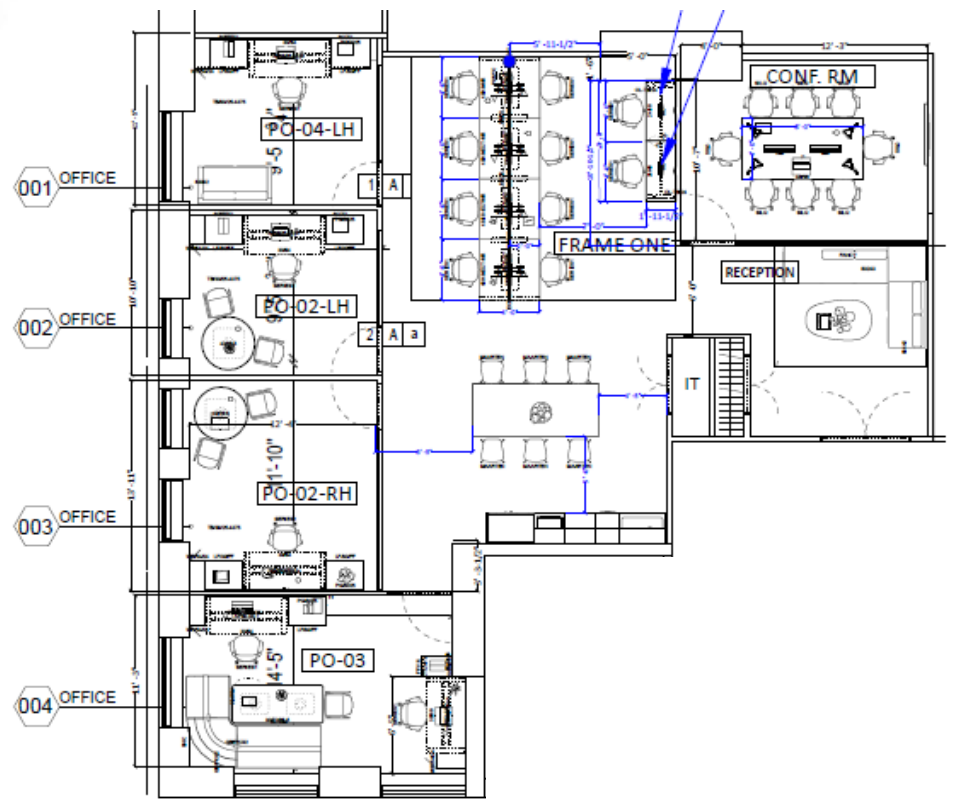


Newly Built | Existing Conditions | 37th Floor | 3,014 RSF



Layout includes:

- 10 workstations
- 4 private offices:
 - (3) 1-person offices
 - (1) 2-person office
- (1) 8-person conference room
- Pantry
- Reception



Building Amenities



43rd FLOOR BUILDING AMENITY BOARDROOM and TERRACE

managed by  **INDUSTRIOUS**



PRIVATE GOLF SIMULATOR

managed by CENTURION



DEDICATED HEALTH & WELLNESS SERVICES

provided by  **residehealth**

Neighborhood Amenities



RESTAURANTS

- 1. Nobu Fifty Seven
- 2. Quality Italian
- 3. La Grande Boucherie
- 4. Estiatorio Milos Midtown
- 5. Ocean Prime
- 6. Per Se
- 7. Jean-Georges
- 8. Gallaghers Steakhouse
- 9. Sarabeth's
- 10. Quality Meats
- 11. Carnegie Diner & Café
- 12. Guantanamo
- 13. The Russian Tea Room

HOTELS

- 1. Moderne Hotel NYC
- 2. The Ritz-Carlton NYC
- 3. Le Meridien NYC
- 4. The Manhattan Club
- 5. N/new York Hilton Midtown
- 6. WestHouse Hotel NY
- 7. Park Hyatt NY
- 8. Conrad NY Midtown
- 9. The Plaza
- 10. Warwick NY
- 11. The Peninsula NY

GRAB-N-GO

- 1. Blank Street Coffee
- 2. Chipotle Mexican Grill
- 3. Starbucks
- 4. Chopt
- 5. Souvlaki GR
- 6. Sweetgreen
- 7. Joe & The Juice
- 8. Pre A Manger
- 9. Food court at the Plaza
- 10. Wagamama
- 11. Potbelly

FITNESS

- 1. Water and Rock Studio
- 2. Sonic Yoga
- 3. Crunch Fitness – 54th Street
- 4. Gym Decisions
- 5. TMPL
- 6. Essential Fitness NYC
- 7. Pure Barre

 Citi Bike Locations