



# Penthouse Opportunity *For Sublease*

**237 Park Avenue**  
**(Between 45<sup>th</sup> & 46<sup>th</sup> Streets)**

**Premises:** Entire 21st floor: 27,392 SF  
(Demised into 3,679 SF, 8,170 and 15,543 SF units)

**Possession:** Immediate

**Term:** Through December 30, 2025

**Asking Rent:** Upon Request

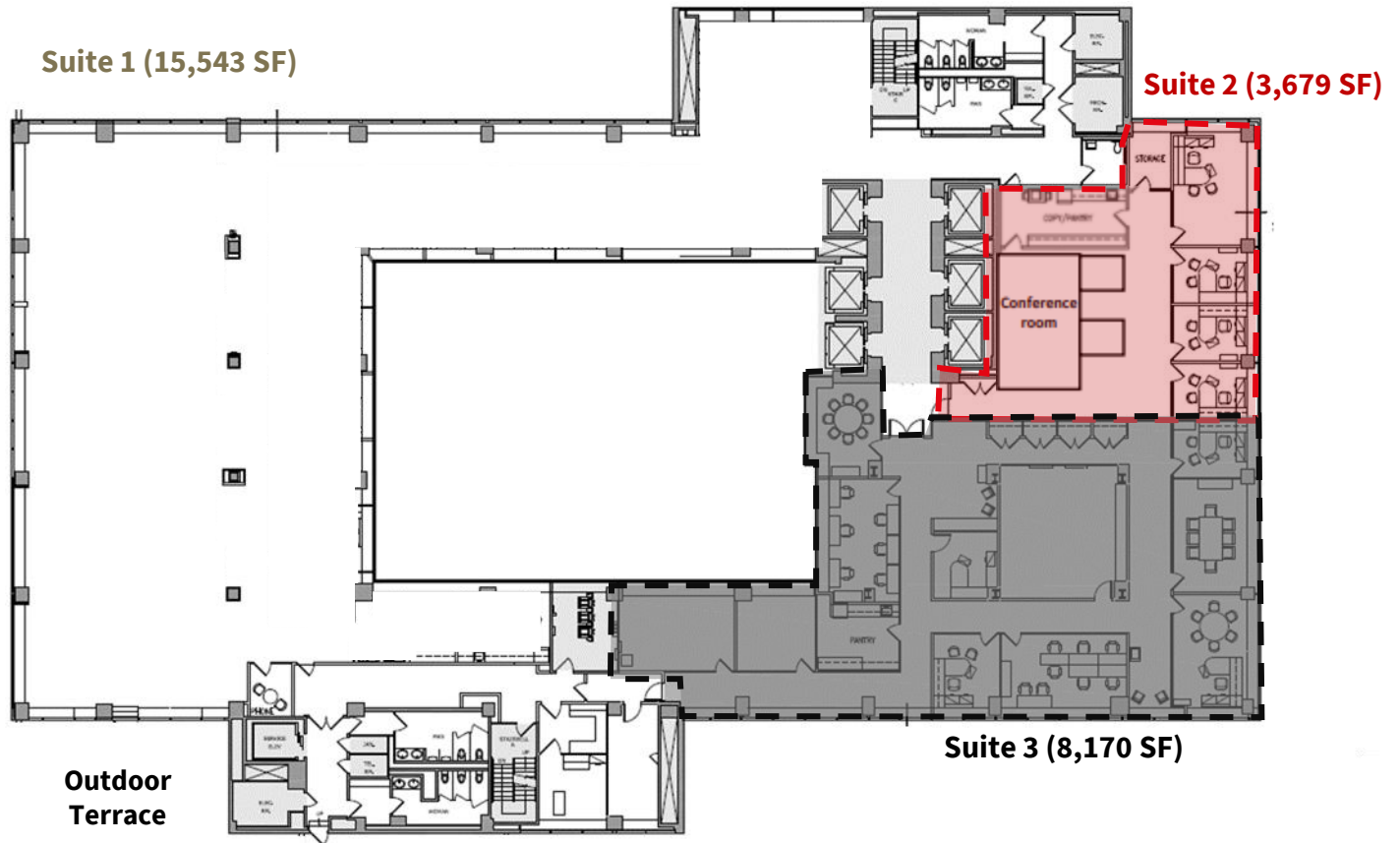
**Electric:** Direct meter for full floor user

## **Features:**

- Top floor with excellent light & views
- Exclusive outdoor terrace
- Institutional quality Sublandlord
- Steps from Grand Central

# 237 Park Avenue – Demised Floorplan

## Floor 21 – Existing Layout

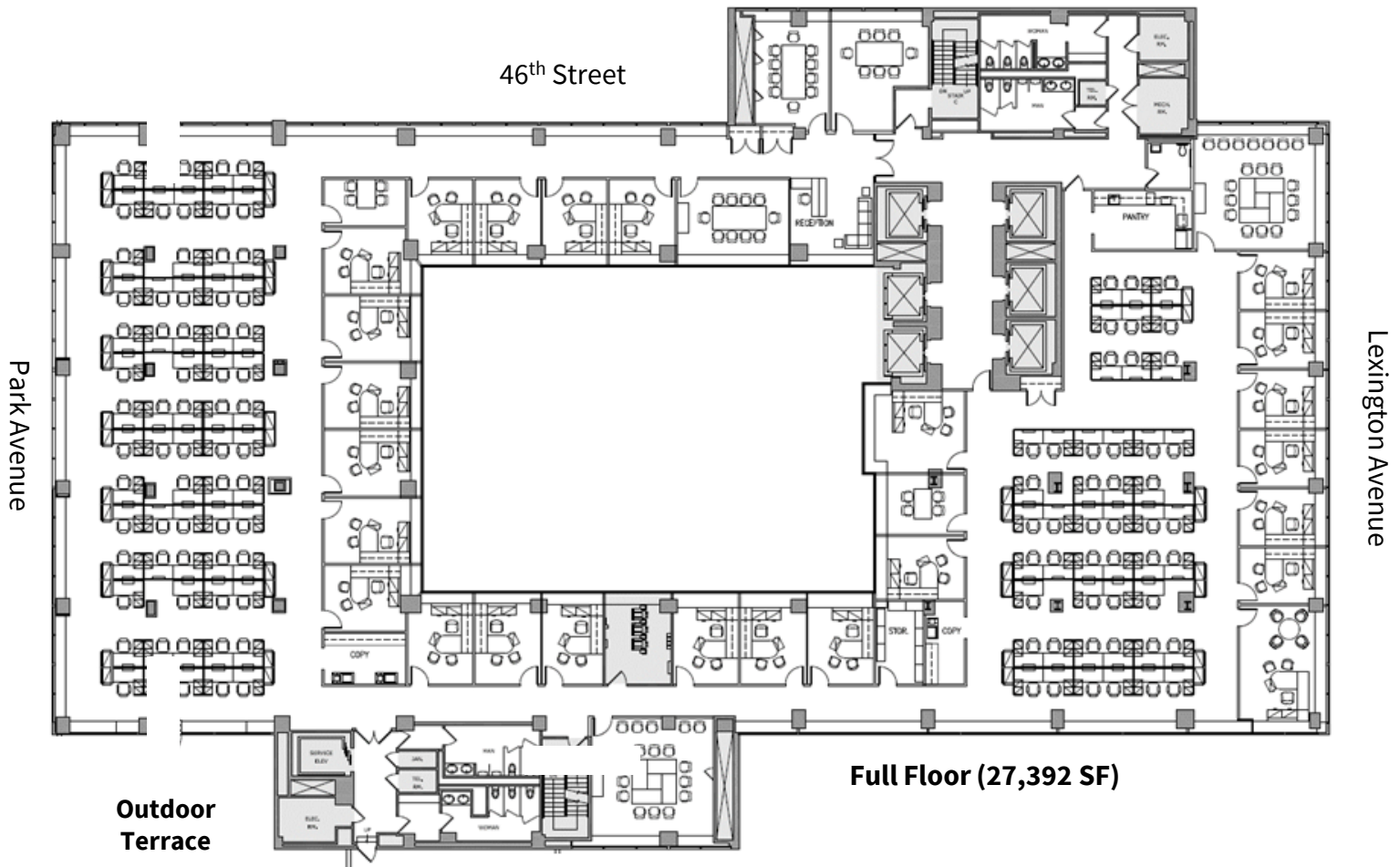


### Suite #2\*

- 4 private offices
- 1 pantry
- 1 storage room
- 9 workstations

# 237 Park Avenue – Full Floor Test Fit

## Floor 21 – Conceptual Layout\*



### Entire 21<sup>st</sup> floor

- 27 private offices
- 113 bench workstations
- Pantry / reception
- 5 conference rooms

\*Note: Test fit/ layout is illustrative



# Floor 21 Conceptual Renderings

