

NEW EXCLUSIVE SUBLEASE SPACE

286

MADISON AVENUE
NEW YORK, NY

N/W/C East 40th Street

UNIQUE GRAND CENTRAL
PENTHOUSE OPPORTUNITY

BOUTIQUE SOHO/TRIBECA STYLE
PRIVATE FLOOR



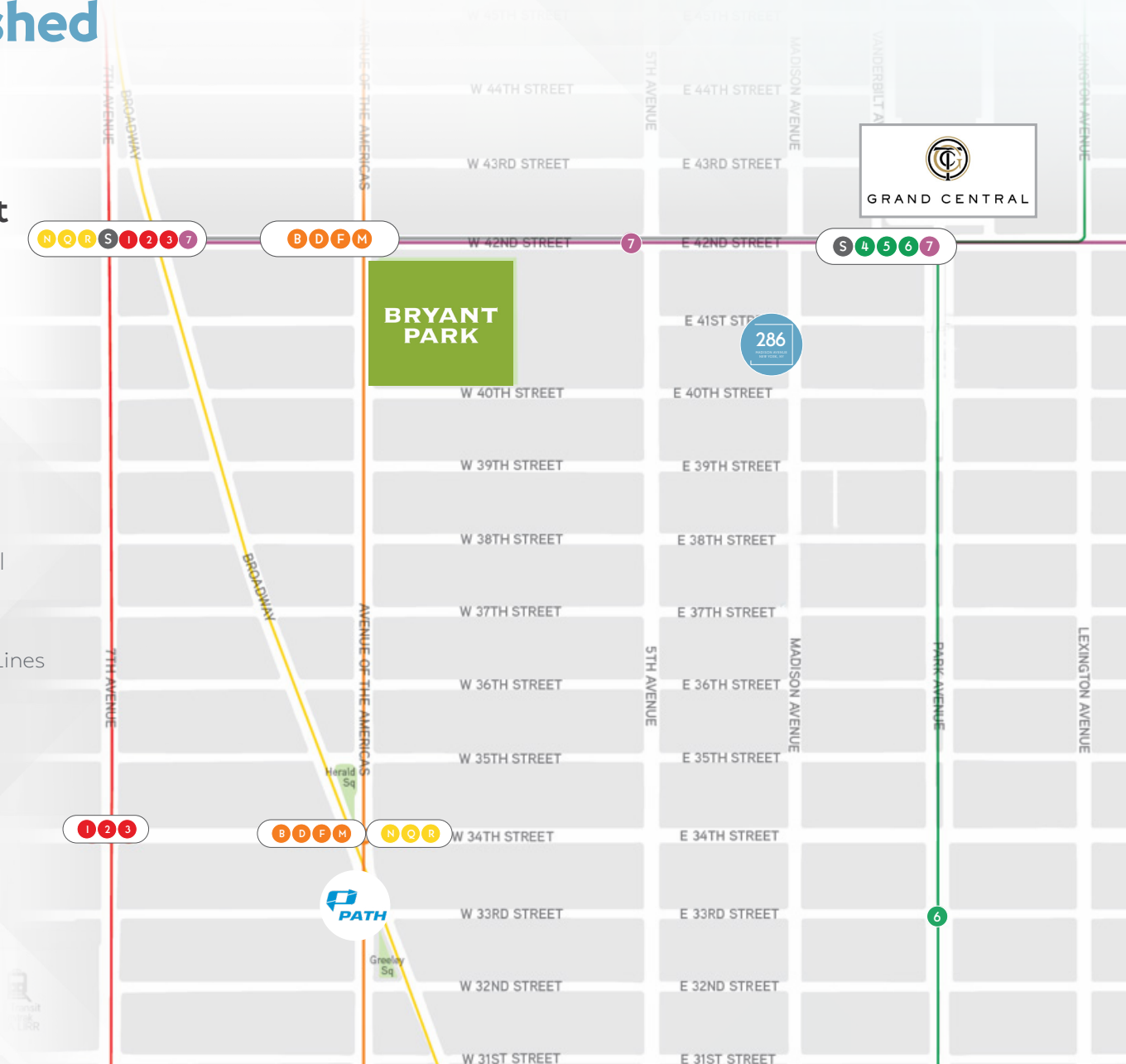
← Subject Space 3,886 RSF

Private Full Floor Identity, Recently Built/Furnished Plug & Play Space

3,886 Rentable Square Feet

Entire 23rd Floor

- » Availability/Possession: Immediate
- » Sublease Term: Through September 2025
- » Recently modernized lobby and elevators
- » Strong Landlord / SubLandlord
- » 24/7 building access and security
- » Steps to Bryant Park and Grand Central Terminal
(LIRR Connection Now Open)
- » Convenient to all New York City Major Subway Lines

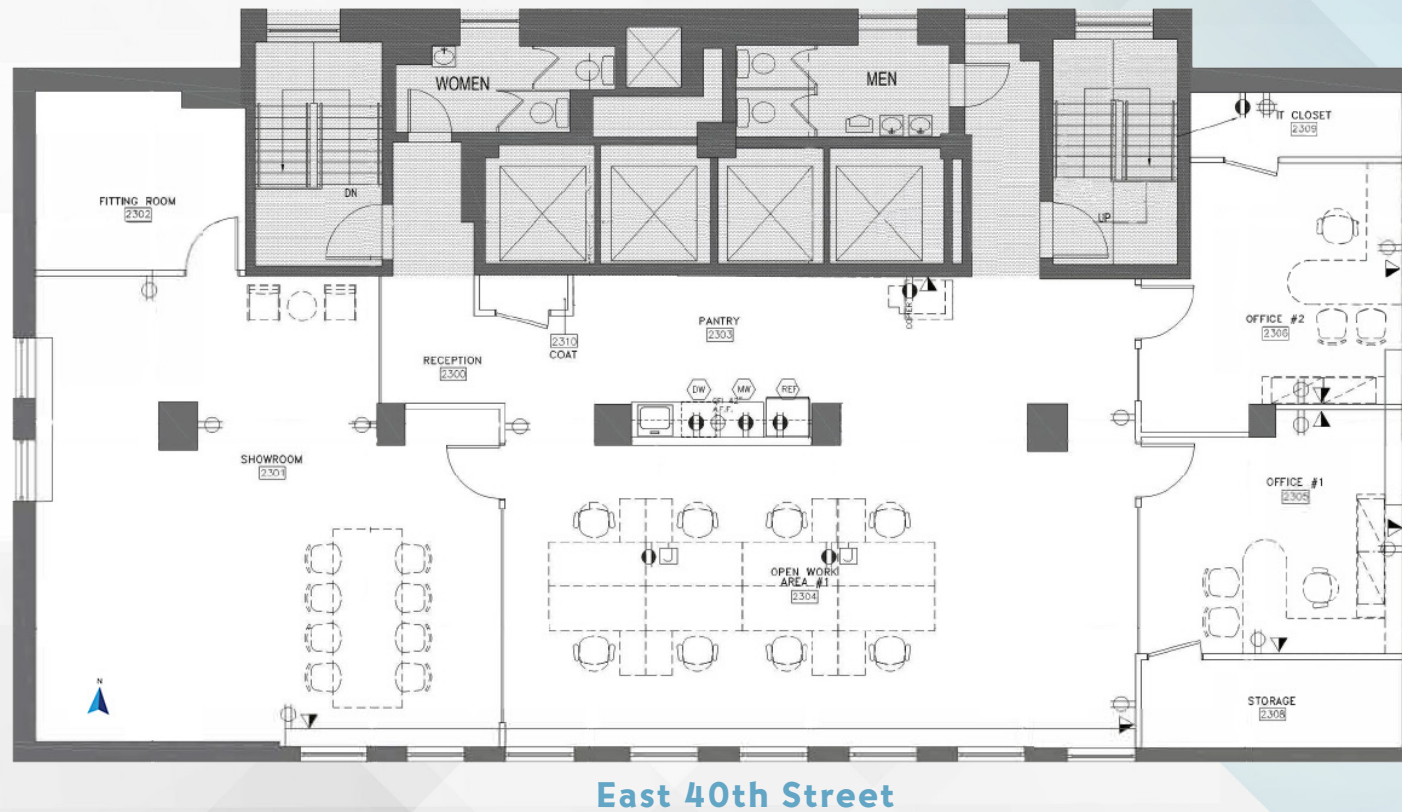




**Magnificent Skyline Views with
Easterly, Southern and Westerly Exposures**

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- » High quality recently built move in ready installation featuring contemporary open-plan architecture
- » Efficient/flexible floor plate/designed with concrete floors and high open ceilings
- » Furnished by Herman Miller and wired with CAT6, and LED lighting
- » Incredible views and light on 3 sides with operable windows
- » 2 glass-front executive offices, 8 workstations (room for 8-10 additional workstations), glass-front large conference/multipurpose room, attractive pantry with seating for 8, refrigerator and dishwasher, soft seating collaboration breakout areas

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