

SUBLEASE AT

55
East
52

ENTIRE 17TH FLOOR
30,327 RSF TOTAL



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55
Fast
52

PREMISES

Entire 17th Floor 30,327 RSF

TERM

Through December 2035

POSSESSION

Immediate





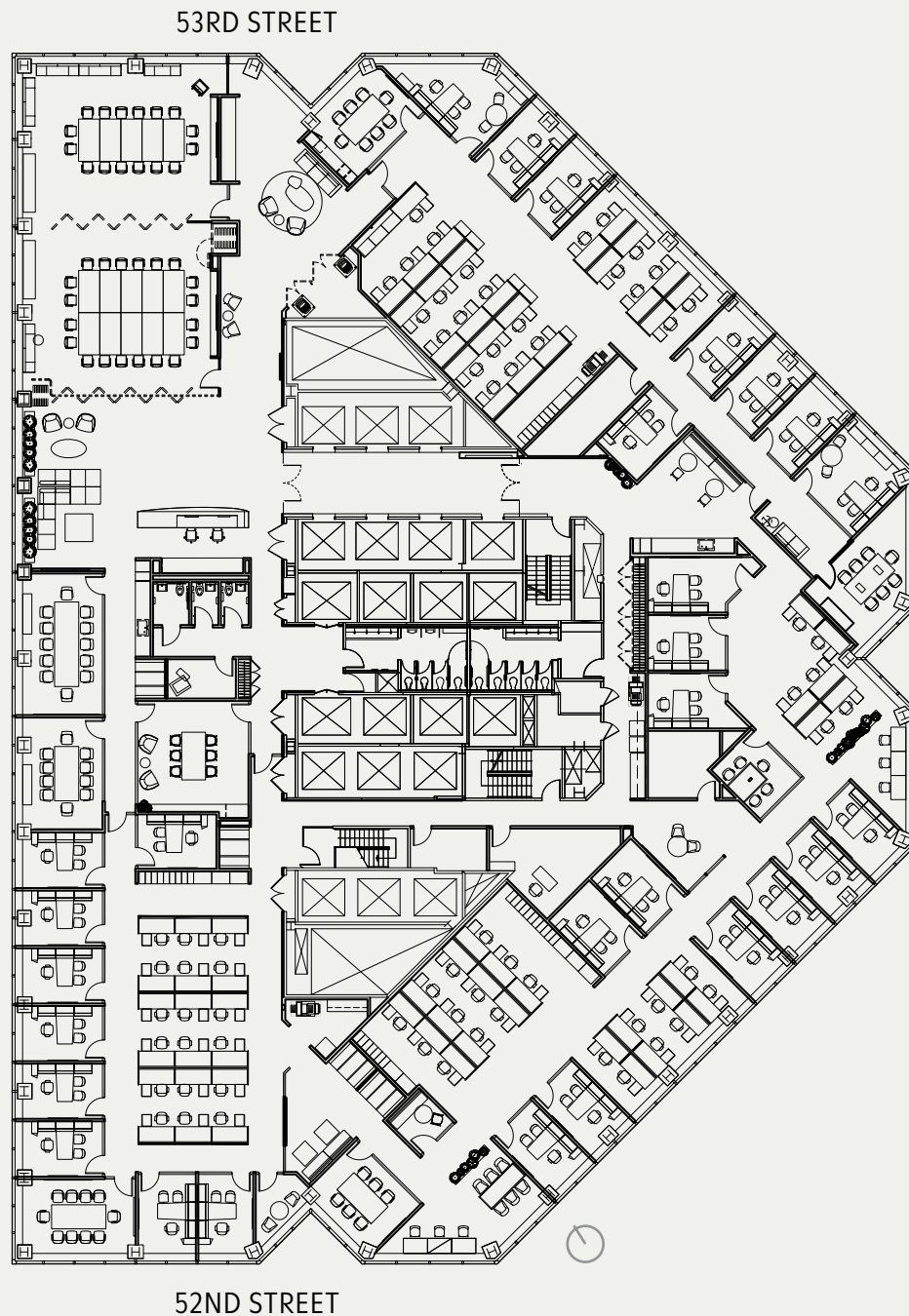
SPACE DESCRIPTION

- Brand-new installation designed by M Moser
- Unique and modern layout with natural light from all 4 directions
- High-end reception area opening to 36-person executive boardroom and training room
- Large eat-in café and lounge areas
- Knoll-furnished with height-adjustable 6' x 6' desks
- Glass-fronted offices and meeting rooms
- Strong credit-worthy sublandlord
- Fully furnished, wired and available for immediate occupancy
- Only available floor in the building





ENTIRE 17TH FLOOR | 30,327 RSF



PROGRAM

Perimeter Offices	21	Phone Rooms	2
Interior Offices	7	Open Collaboration Areas	7
Workstations	68	Kitchen / Pantry	2
Conference Rooms	7	Library	1
Executive Boardroom	1	Wellness Room	1
Large Training Room	1	Reception	1
Breakout / Team Rooms	2		



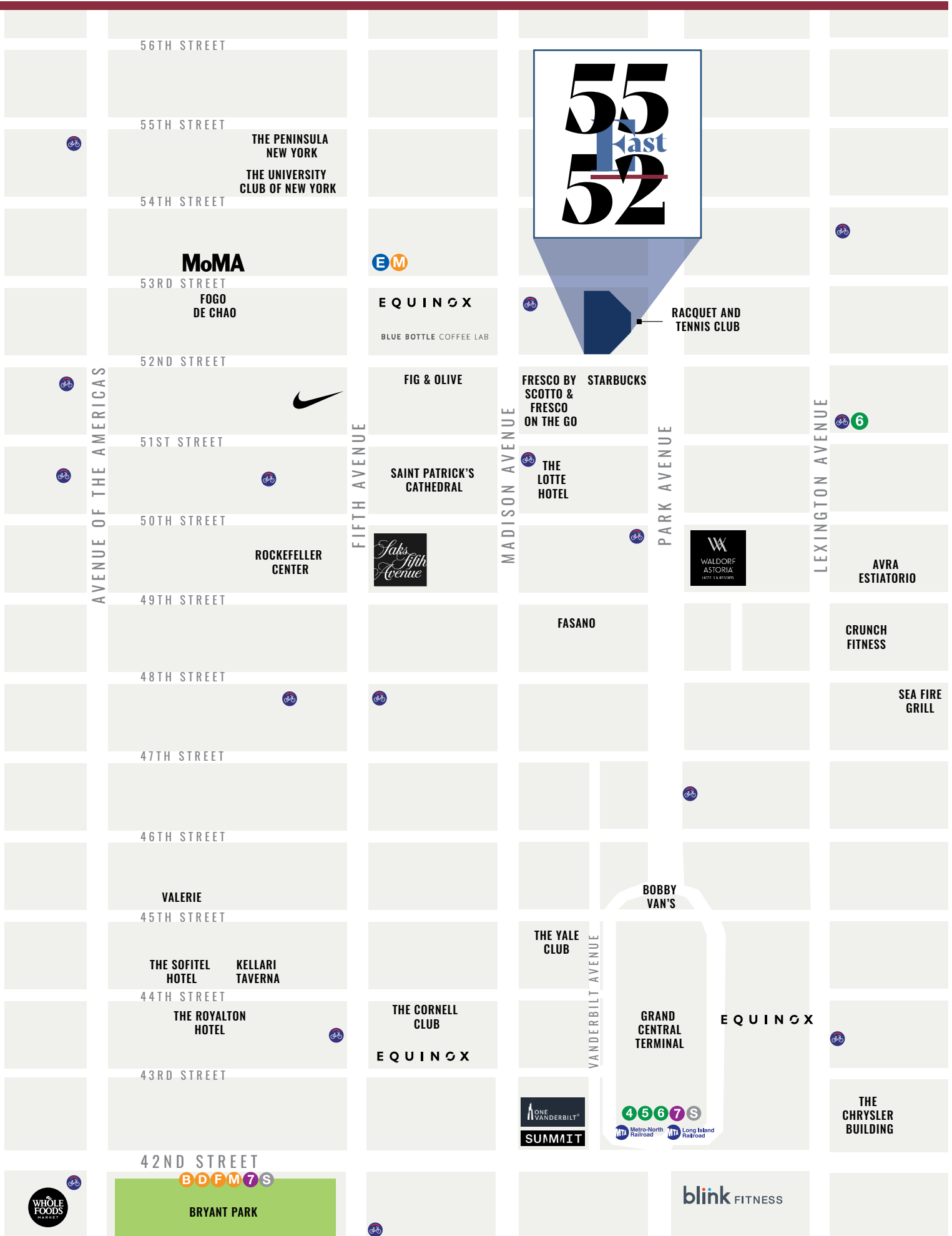
BUILDING DESCRIPTION

- Class A building whose design is often imitated due to its many efficient designs and floorplates
- Home to many prominent firms such as Evercore, Morgan Stanley, General Atlantic and more
- Features include a stately green glass facade, striking views, twelve corner offices, column-free 45-foot interior spans, state-of-the-art security and a glass-walled atrium lobby with a waterfall-side café and European-style luxury retail arcades.
- \$40 million atrium renovation in 2014
- 24/7/365 access

NEARBY TRANSPORTATION

6 E M and a short walk to Grand Central Terminal which gives access to the **4 5 6**
7 S **MTA** Metro-North Railroad and now **MTA** Long Island Railroad





56TH STREET

55TH STREET

THE PENINSULA
NEW YORK
THE UNIVERSITY
CLUB OF NEW YORK

54TH STREET

MoMA

53RD STREET
FOGO
DE CHAO

52ND STREET

AVENUE OF THE AMERICAS

51ST STREET

50TH STREET

ROCKEFELLER
CENTER

49TH STREET

48TH STREET

47TH STREET

46TH STREET

VALERIE

45TH STREET

THE SOFITEL
HOTEL
KELLARI
TAVERNA

44TH STREET

THE ROYALTON
HOTEL

43RD STREET

42ND STREET

BDFM7S

BRYANT PARK

FIFTH AVENUE

FIG & OLIVE

SAINT PATRICK'S
CATHEDRAL

Fake's Fifth Avenue

THE CORNELL
CLUB

EQUINOX

MADISON AVENUE

FRESCO BY
SCOTTO &
FRESCO
ON THE GO

THE LOTTE
HOTEL

FASANO

THE YALE
CLUB

ONE VANDERBILT
SUMMIT

VANDERBILT AVENUE

BOBBY
VAN'S

GRAND
CENTRAL
TERMINAL

4 5 6 7 S
MTA Metro-North
Railroad
MTA Long Island
Railroad

RACQUET AND
TENNIS CLUB

LEXINGTON AVENUE

AVRA
ESTIATORIO

CRUNCH
FITNESS

SEA FIRE
GRILL

EQUINOX

THE
CHRYSLER
BUILDING

blink FITNESS

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