

Newly Built Grand Central Sublease



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Brand new modern space adjacent to Grand Central

Available Space: 16th Floor: Up to 39,321 RSF*
**Sublandlord is amendable to a potential division or the entire floor*

Possession: Arranged

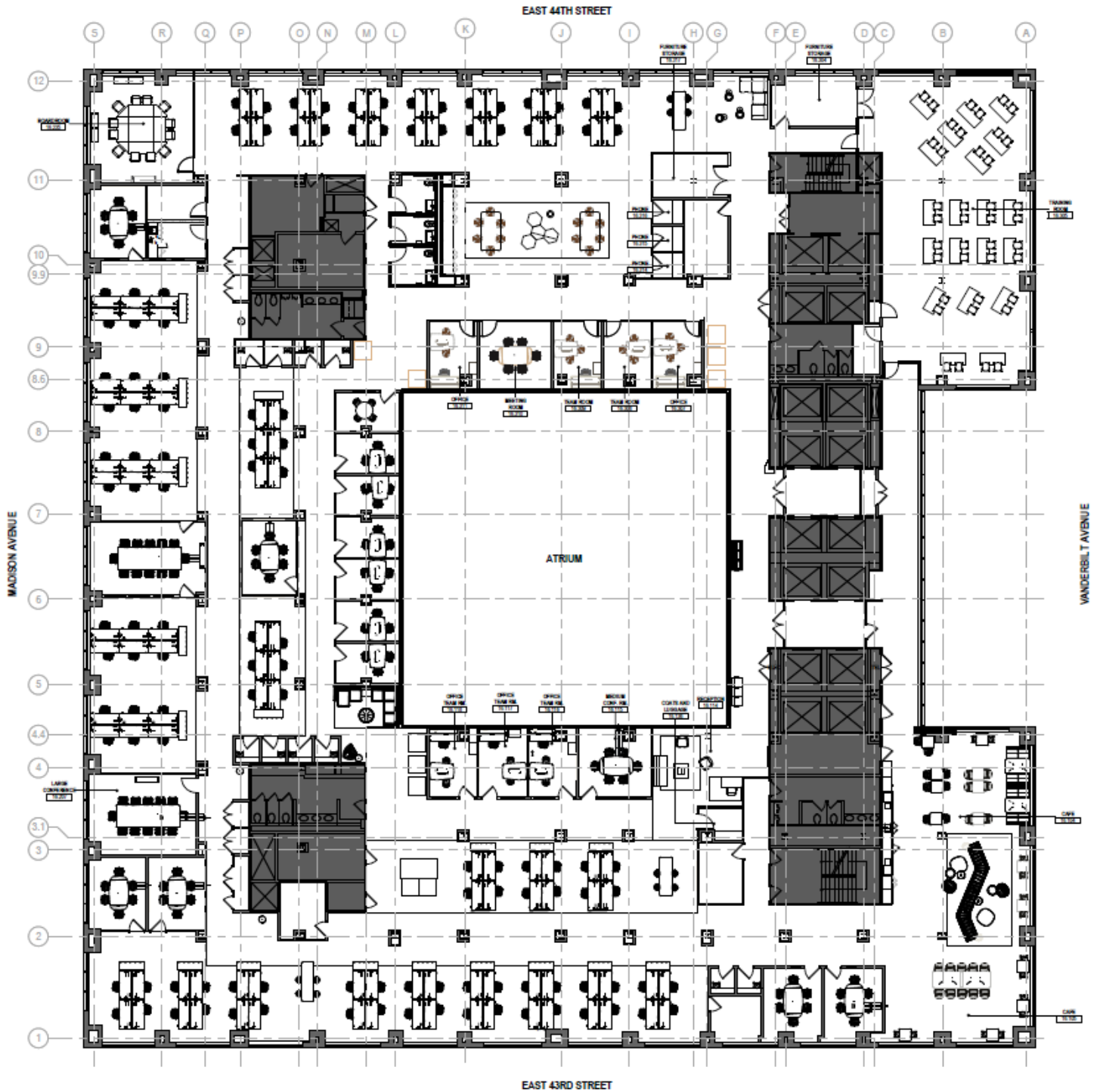
Term: Through October 31, 2025 or October 31, 2027**
***Note: Direct leasing structure possible*

Asking Rent: Upon Request

- Recently completed renovation including a new lobby, new elevators, and upgraded building systems
- World-class amenities featuring grand lounge lobby, coffee shop, upscale culinary marketplace bar, conference center/amphitheater, lounge & fitness & wellness center
- Built with 14 offices / meeting rooms, 7 medium conference rooms, 3 large conference rooms, 8 phone booths, 1 training room and large open area
- Delivered furnished and wired

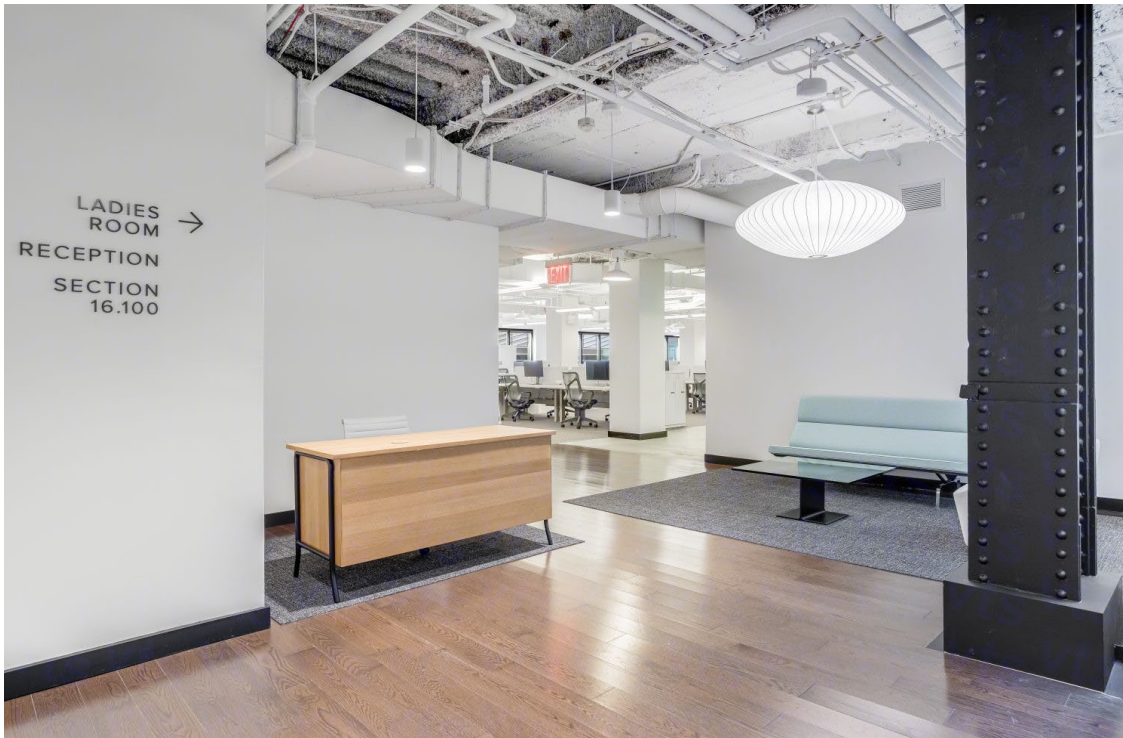
22 Vanderbilt Avenue

Entire 16th Floor – 39,321 RSF



22 Vanderbilt Avenue

Photos



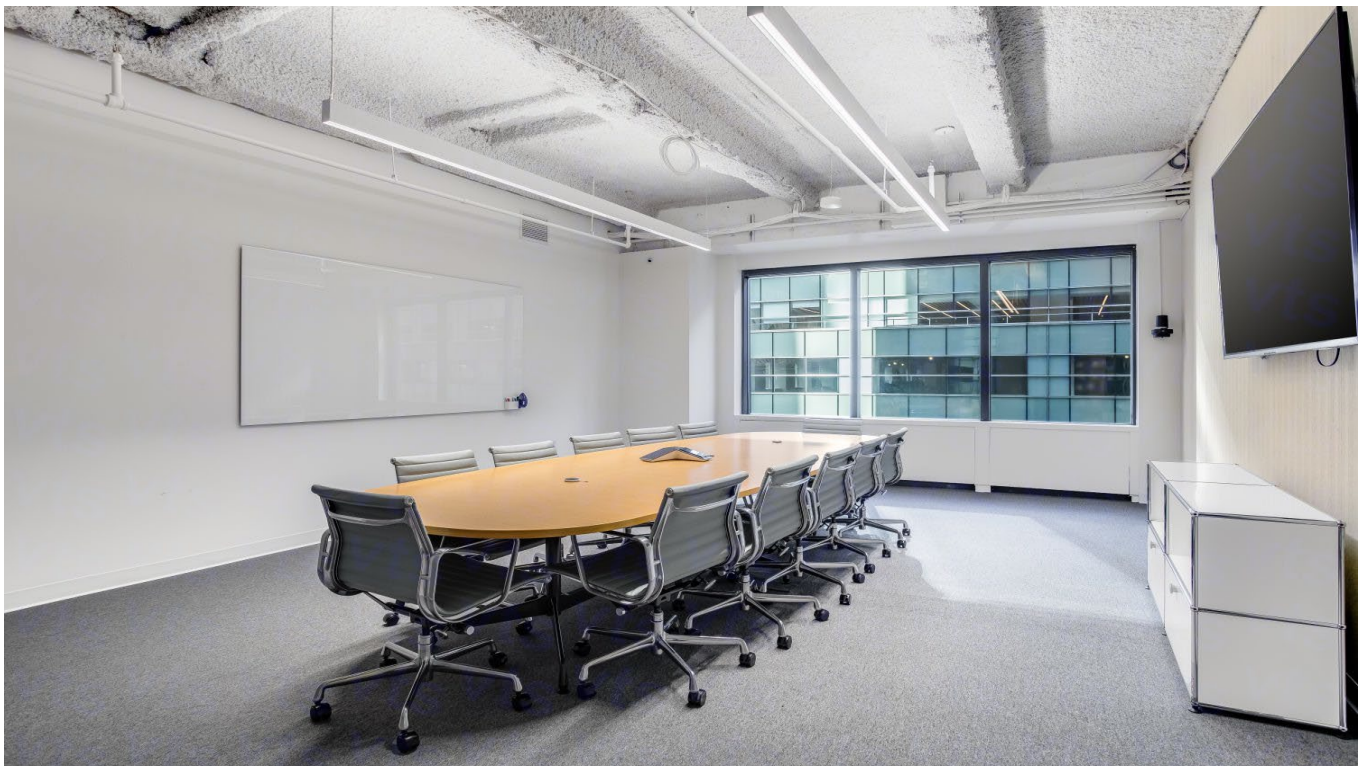
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Amenity Center Photos

