#### FOR SUBLEASE PARTIAL 35<sup>th</sup> Floor 4,277 SF

# 7 TIMES Square

NEW YORK, NY

#### TERM|FEBRUARY 2026 POSSESSION|IMMEDIATE

# SPACE HIGHLIGHTS

- Newly built installation
- Fully furnished and wired
- Oversized windows offer great light and views
- Column free layout with 9'6" finished ceiling

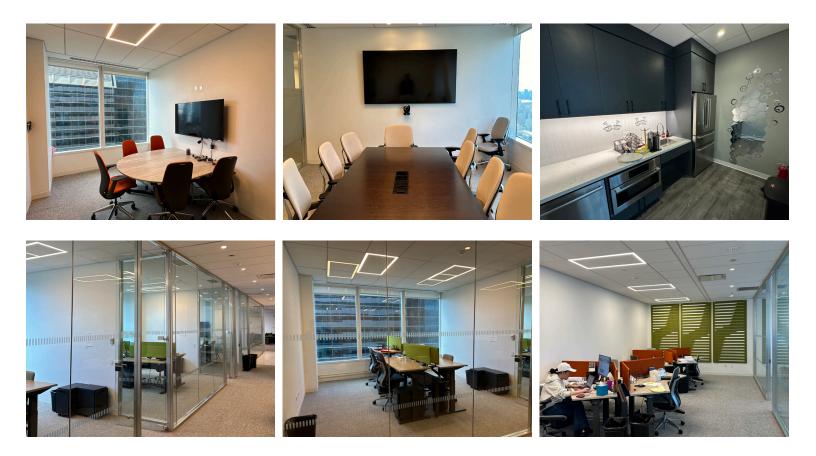
## BUILDING HIGHLIGHTS

- Modern, institutional quality asset
- New amenity center features food and beverage, collaborative space, and conferencing center
- The building is conveniently located with close proximity to Grand Central Terminal, Penn Station, the Port Authority Bus Terminal, and multiple subway lines including the 1, 2, 3, S, N, Q, R, W, B, D, F, M, and 7 trains.

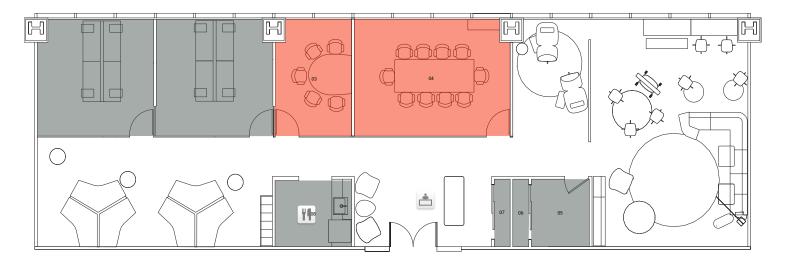








### FLOOR PLAN PARTIAL 35TH FLOOR | 4,277 SF





#### AREA MAP

	WEST 45TH ST			AST 45TH ST
	WEST 44TH ST	<b>1237</b> N Q R S		GRAND CENTRAL
	WEST 42ND ST		BDGM7	<b>4 5 6 7</b> EAST 42ND ST
	PORT AUTHORITY ACE WEST 40TH ST			NST 41ST ST
			6	AST 39TH ST
	WEST 38TH ST	©E 48	E	AST 38TH ST
	WEST 37TH ST		E	EAST 36TH ST
	WEST 35TH ST		HERALD SQUARE	EAST 35TH ST
	WEST 34TH ST		P W P 00	EAST 34TH ST
HUDSON YARDS		A C E 1 2 3 PENN STATION		EAST 32ND ST
	WEST 31ST ST			EAST 315T ST
TITH AVENUE	WEST 29TH ST			EAST 20TH ST
		<b>↓</b>	Q N R	EAST 20TH ST
				EAST 26TH ST