



# For Sublease

## **636 Eleventh Avenue**

*Up to 555K SF Available | Term Through 6/30/2029*

636 Eleventh Avenue  
New York, NY

### Plug and Play Opportunity

- Fully built and furnished creative spaces with 175 - 300+ workstations per floor
- 2 loading dock parking spaces
- Opportunities ranging from 44K SF – 555K SF
- 13'9" – 18' ceiling heights throughout
- Exclusive Tenant amenity areas including large rooftop terrace with views of Hudson Yards, Midtown, Downtown and New Jersey Waterfront
- Large cafeteria, theatre/event space, studio, fitness center with lockers and shower facilities

# Sublease – Full Building Opportunity

OPPORTUNITIES RANGING FROM 44K SF - 555K SF

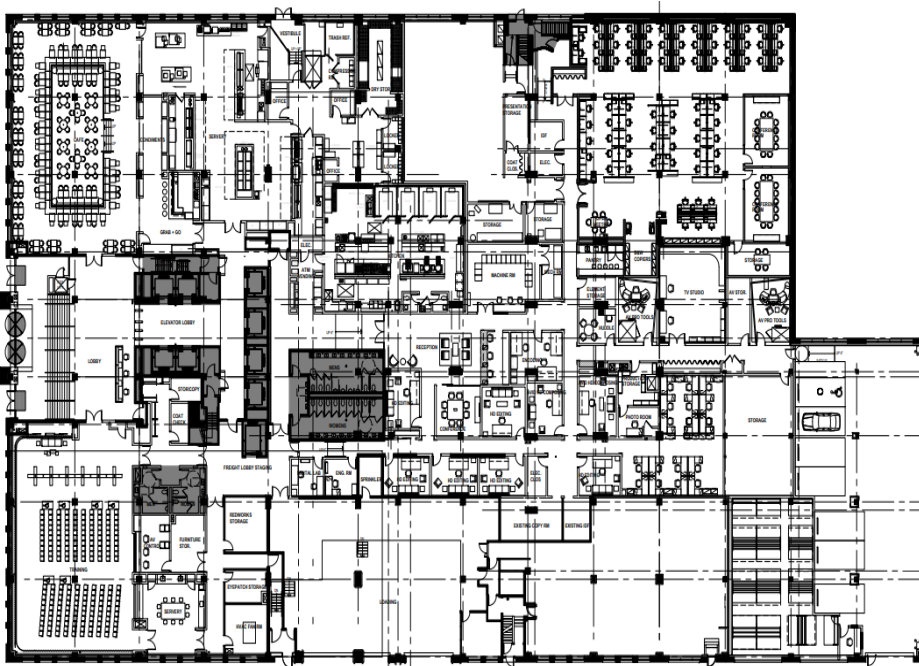


Ground Floor	67,561 SF	91 workstations	10 meeting rooms / 1 cafeteria / 1 townhall
Floor 2	56,987 SF	327 workstations	21 meeting rooms
Floor 3	48,129 SF	292 workstations	14 meeting rooms / 1 town hall
Floor 4	43,724 SF	257 workstations	14 meeting rooms
Floor 5	43,724 SF	249 workstations	18 meeting rooms
Floor 6	43,724 SF	265 workstations	18 meeting rooms
Floor 7	43,724 SF	264 workstations	16 meeting rooms
Floor 8	44,388 SF	205 workstations	21 meeting rooms
Floor 9	44,388 SF	175 workstations	16 meeting rooms
Floor 10	44,388 SF	261 workstations	10 meeting rooms
Floor 11	44,388 SF	257 workstations	14 meeting rooms



# Floorplans

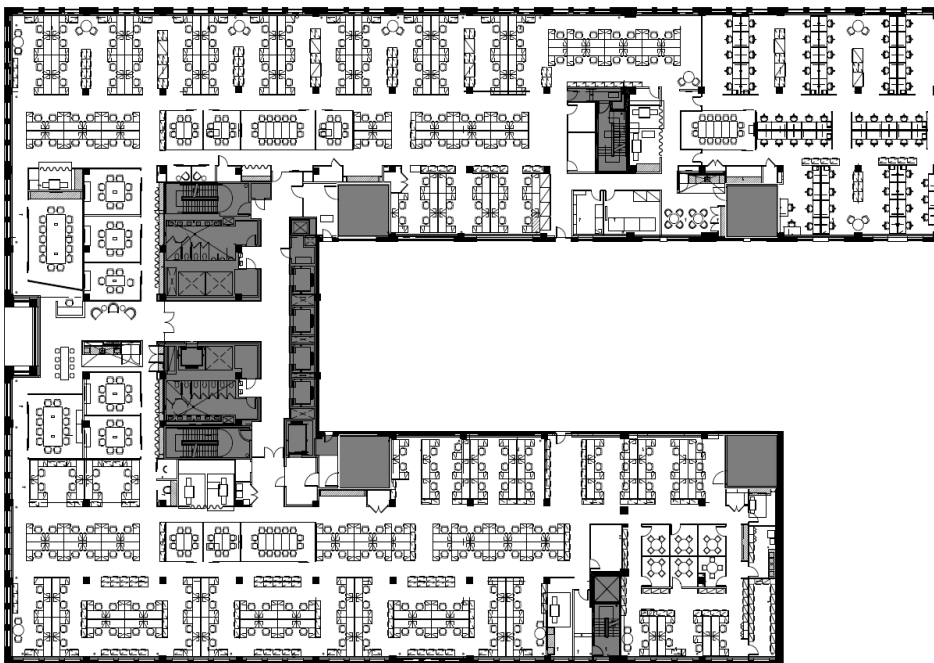
## Floor 1: 67,561 SF



## Ground Floor

Floor offers a large townhall and cafeteria-style café. Space features studio space, editing rooms, parking, 2 loading docks, and 18+ foot ceiling heights.

## Floor 2: 56,987 SF

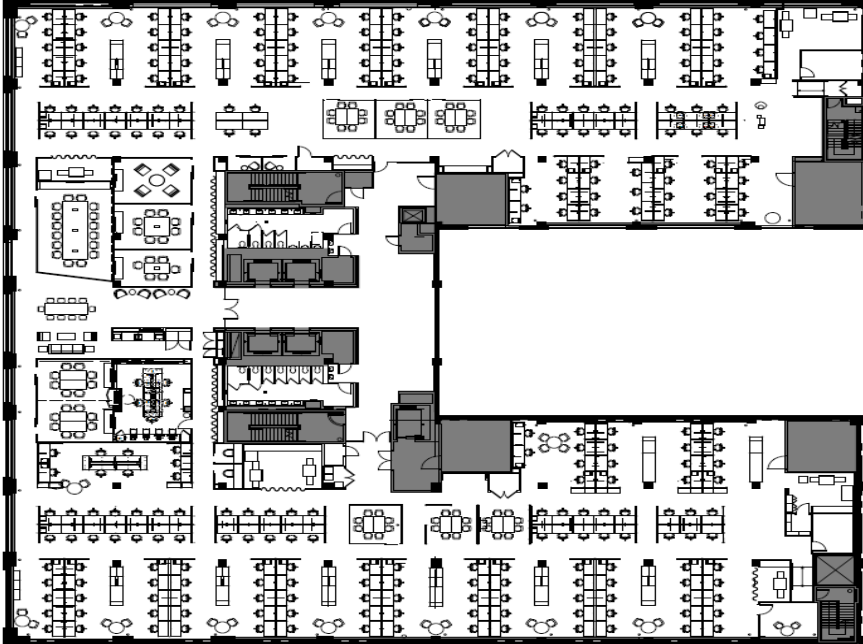


## 2<sup>nd</sup> Floor

Majority open space floorplan featuring 327 workstations. The floor also hosts 21 meeting rooms of various sizes.

# Floorplans

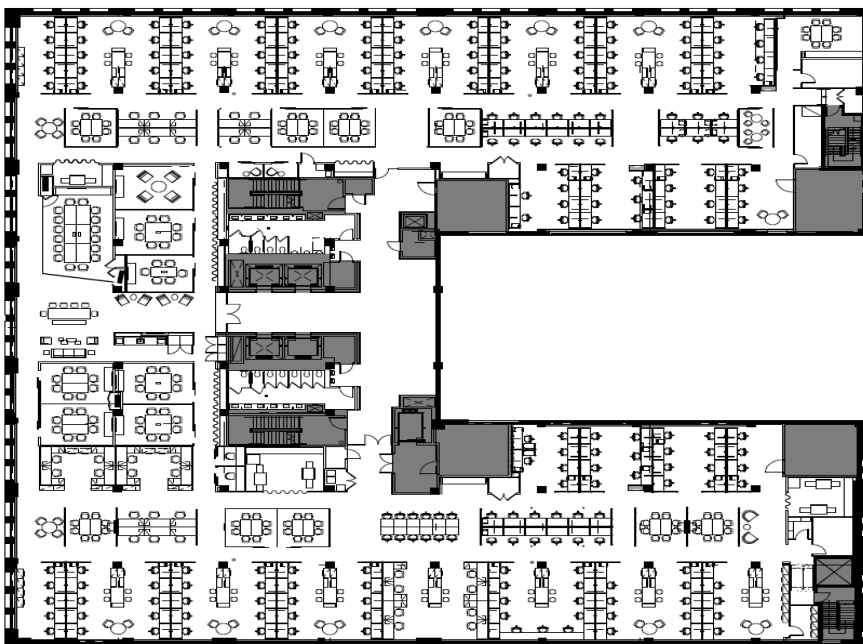
## Floor 10: 44,388 SF



### 10<sup>th</sup> Floor

This space features 261 workstations and 10 meeting rooms of various sizes. This floor highlights West Hudson-facing views.

## Floor 11: 44,388 SF



### 11<sup>th</sup> Floor

Penthouse floor featuring 257 workstations and 14 meeting rooms. This floor is the pinnacle of light and views throughout the space.















