

# ONE

## NEW YORK PLAZA



**Available Sublease**  
**Entire 46th, 47th, and 48th Floors**

**46,913 SF each, 140,739 SF total**  
**WILL DIVIDE TO ~8,500 SF**

**Full Term: June 2031**  
**(flexible term considered)**

**Recently built and furnished with high end**  
**Steelcase furniture**

**Bike room and storage both available**

**TRUE FLIGHT TO QUALITY!**

## ONE CHECKS ALL THE BOXES

NEW YORK PLAZA

- ✓ Flexible lease term
- ✓ Will consider logical divisions
- ✓ Competitive pricing
- ✓ State of the art/high-level design
- ✓ Spectacular panoramic views
- ✓ Move-in condition
- ✓ Strong credit-worthy Sublessor



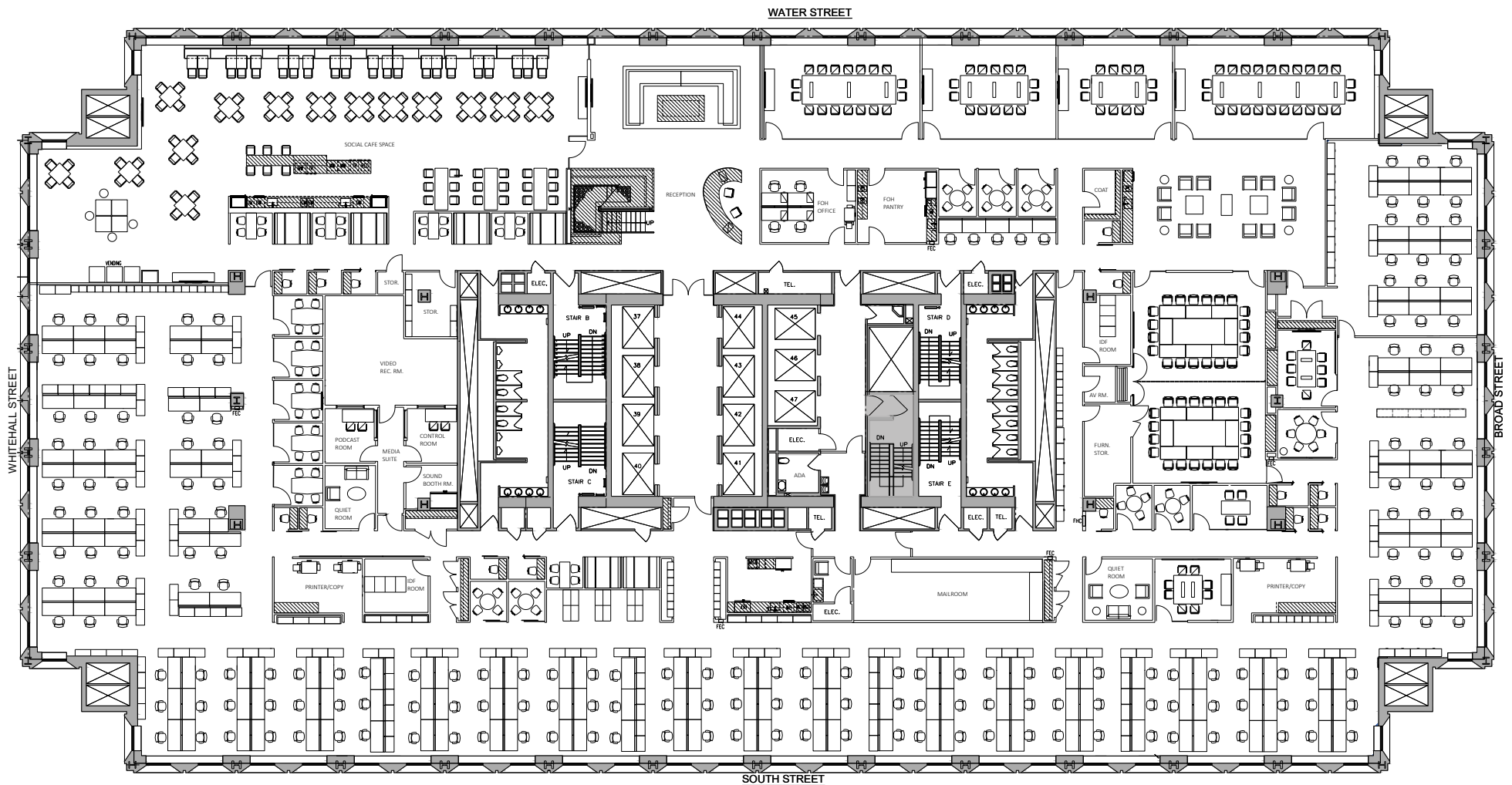
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46TH FLOOR 46,913 RSF

Desk Capacity:	187
Lockers	211
Large Conf. Rm. Cap. 15+:	2
Medium Conf. Rm. Cap. 12-14:	2
Small Conf. Rm. Cap. 6-10:	3
Meeting Room Cap. 4:	6
Huddle Room Cap. 4:	7
Phone Booths:	15
Collaboration Areas, Booth:	6
Collaboration Areas, Table:	5
Quiet Room:	2
IDF Rooms:	2

Copy Rooms:	2
Pantries:	3
Health/Mother's Room:	1
Storage Rooms:	1
ADA Restroom:	1
Mailroom:	1
Media Suite: (Podcast Room, Audio Recording Studio, & Control Room)	1
Reception:	1
Visitor Station:	1
Visitor Coat Closet:	1
Cafe Space:	1
Lounge Area:	1



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### INTERIOR SHOTS | 48TH FLOOR

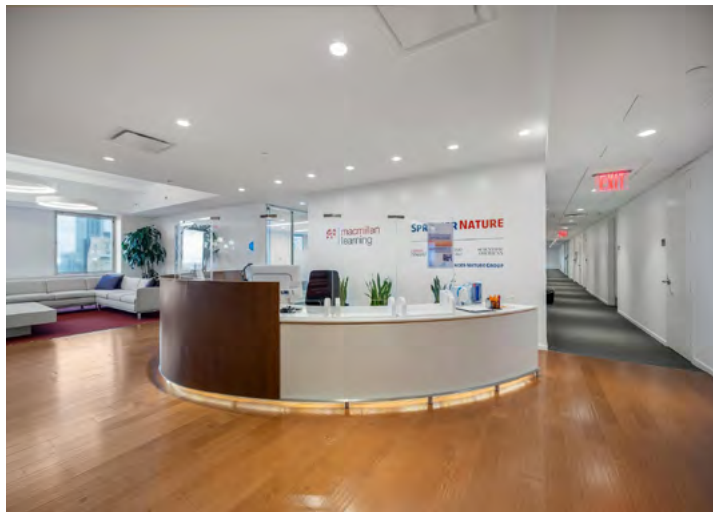
(Similar to 47th Floor)



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INTERIOR SHOTS | 46TH FLOOR



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SPECTACULAR PANORAMIC VIEWS



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SPECTACULAR PANORAMIC VIEWS



NY Water Taxi  
East River Ferry  
SeaStreak

Pier 11  
Ferry Terminal



### Stone St Bars and Restaurants:



The Dubliner  
The Cauldron  
Route 66 Smokehouse  
Stone Street Tavern  
Adrienne's Pizzabar  
Vintry Wine & Whiskey  
Underdog  
Ulysses  
Financier Patisserie  
Bodega Gran Via  
The Gin Dam  
Harry's

### On-Site Amenities:

hOM - weekly wellness program  
Chop't  
Chipotle  
Starbucks  
Thunder Bun  
Naya Express  
Cobbler Express  
Optometric Arts  
Retro Fitness  
Spiff For Men. Harry's