

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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48TH FLOOR 8,554 RSF TO 25,516 RSF
SAMPLE DIVISIONS

25,516 RSF

Executive Office:	1
Office:	9
Bench:	155
Touchdown:	10
Boardroom Cap. 20:	1
Conference Room Cap. 12:	2
Conference Room Cap. 10:	1
Phone Room:	1
Collaboration Areas:	4
Cafe Space:	1
Cafe Storage:	1
Pantry:	1
Storage Rooms:	1
Reception:	1
Coat Closets:	5

Copy/Recycle Room: 2
Wellness: 1

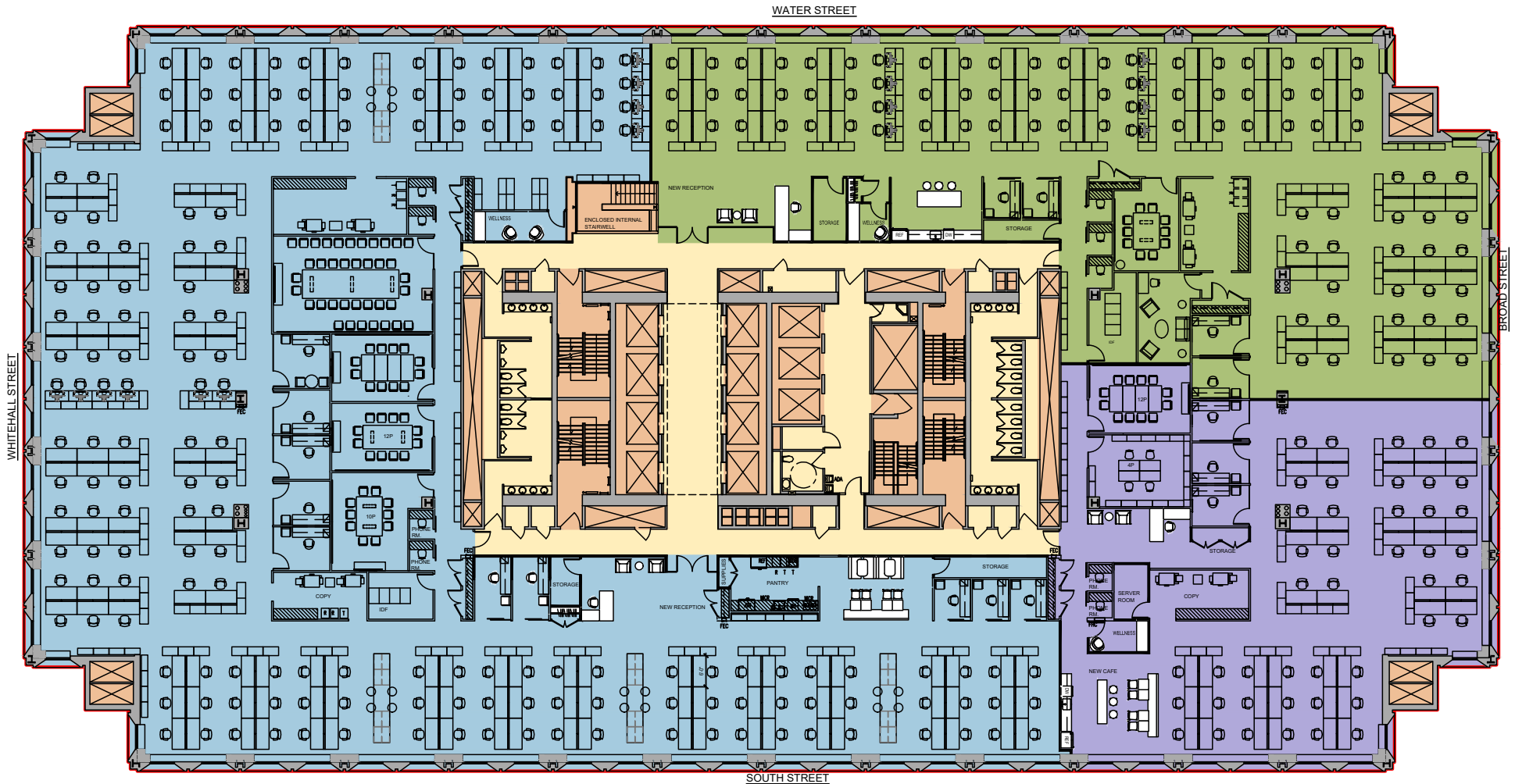
12,843 RSF

Office:	4
Bench:	81
Touchdown:	6
Conference Room Cap. 10:	1
Lounge:	1
Phone Room:	3
Cafe Space:	1
Cafe Storage:	1
Pantry:	1
Storage Room:	1
Reception:	1
Coat Closets:	4

Copy/Recycle Room: 1

8,554 RSF

Office:	3
Bench:	44
Conference Room Cap. 12:	1
Library:	1
Phone Room:	2
Cafe Space:	1
Pantry:	1
Supplies:	2
Reception:	1
Coat Closets:	4
Copy/Recycle Room:	1



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INTERIOR SHOTS | 48TH FLOOR

(Similar to 47th 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