



# For Sublease

## Space Features

- Term through 4/2033
- Immediate possession
- Partially furnished and wired with full glass fronts, floor-to-ceiling windows and height adjustable workstations
- Mix of offices/conference rooms and bullpen for up to 28
- Newly renovated corridor and double door entrance off the elevator
- Virtually column free space

## Building Features

- LEED Gold Certified
- Energy Star Award in 2021
- MERV-13 filters and bi-polar ionization on all building air handlers and ductwork
- Direct proximity to Rockefeller Center Concourse and 11 subway lines

**B D F M E C N Q R W 1**

**31 West 52<sup>nd</sup> Street**

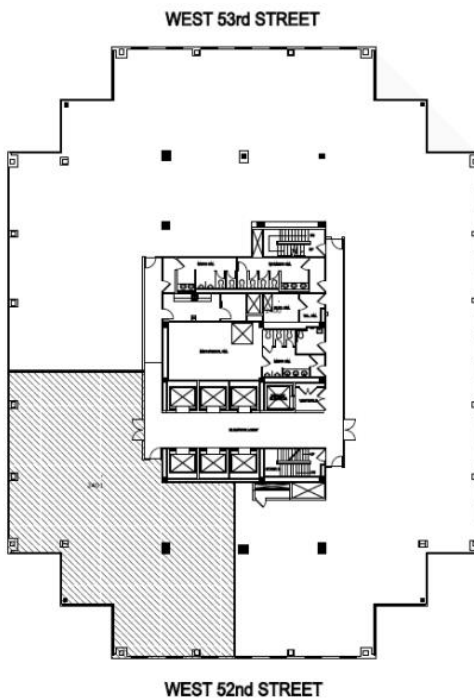
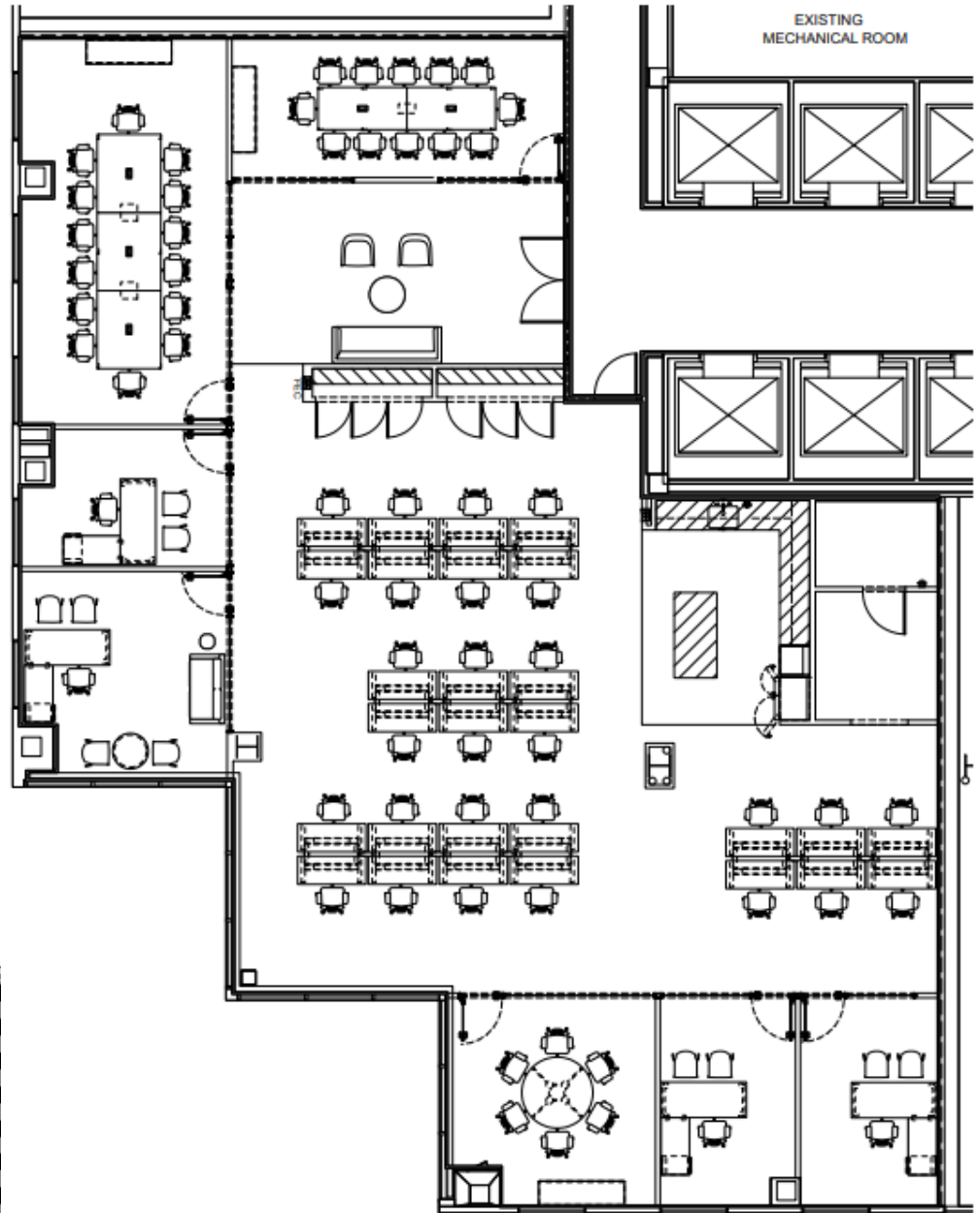
*Between Fifth and Sixth Avenues*

***Partial 24<sup>th</sup> Floor – 6,272 RSF***

# For Sublease

## 31 West 52<sup>nd</sup> Street | Partial 24<sup>th</sup> Floor | Proposed Furniture Plan

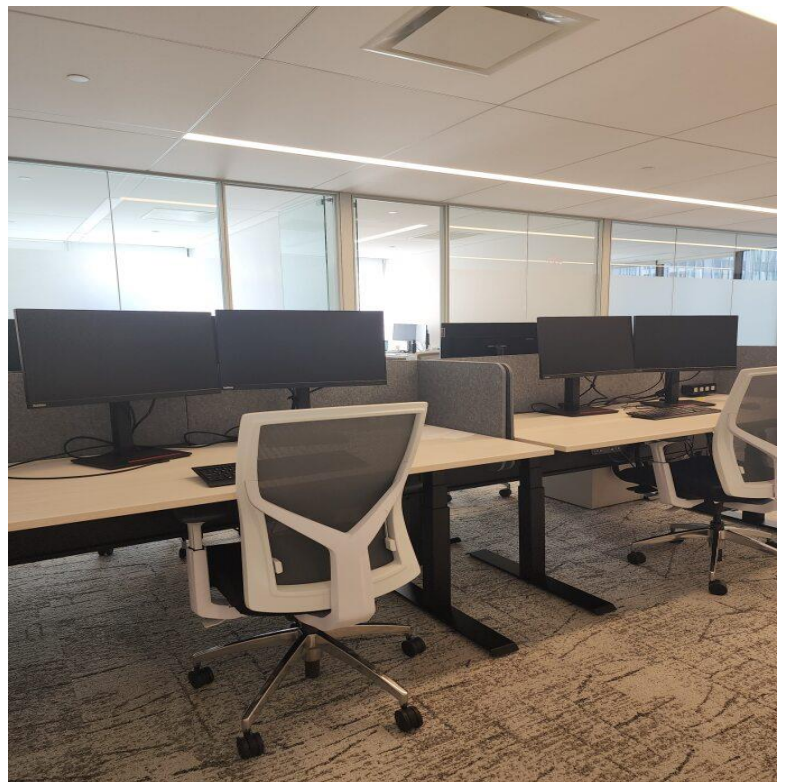
- One (1) fourteen-person boardroom
- One (1) twelve-person conference room
- Six (6) rooms easily utilized as offices or conference rooms
- Open area for twenty-eight (28) height adjustable workstations
- IT room
- Pantry
- Reception





# For Sublease

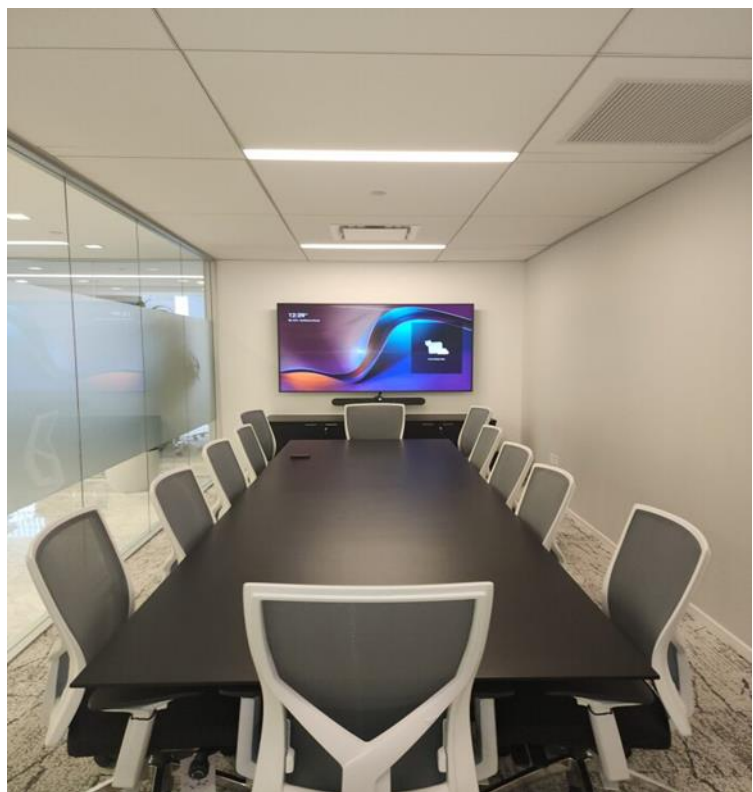
31 West 52<sup>nd</sup> Street | Partial 24<sup>th</sup> Floor | Photos





# For Sublease

31 West 52<sup>nd</sup> Street | Partial 24<sup>th</sup> Floor | Photos



# For Sublease

## 31 West 52<sup>nd</sup> Street | Amenity Map

### RESTAURANTS

1. Ocean Prime
2. Mastro's Steakhouse
3. Quality Italian
4. Ruth's Chris Steak House
5. Del Frisco's Grille
6. The Capital Grille
7. Taco Dumbo
8. Black Tap
9. Sarabeth's
10. Cha Pa's Noodles and Grill
11. Aldo Sohm Wine Bar
12. La Grande Boucherie

### GRAB-N-GO

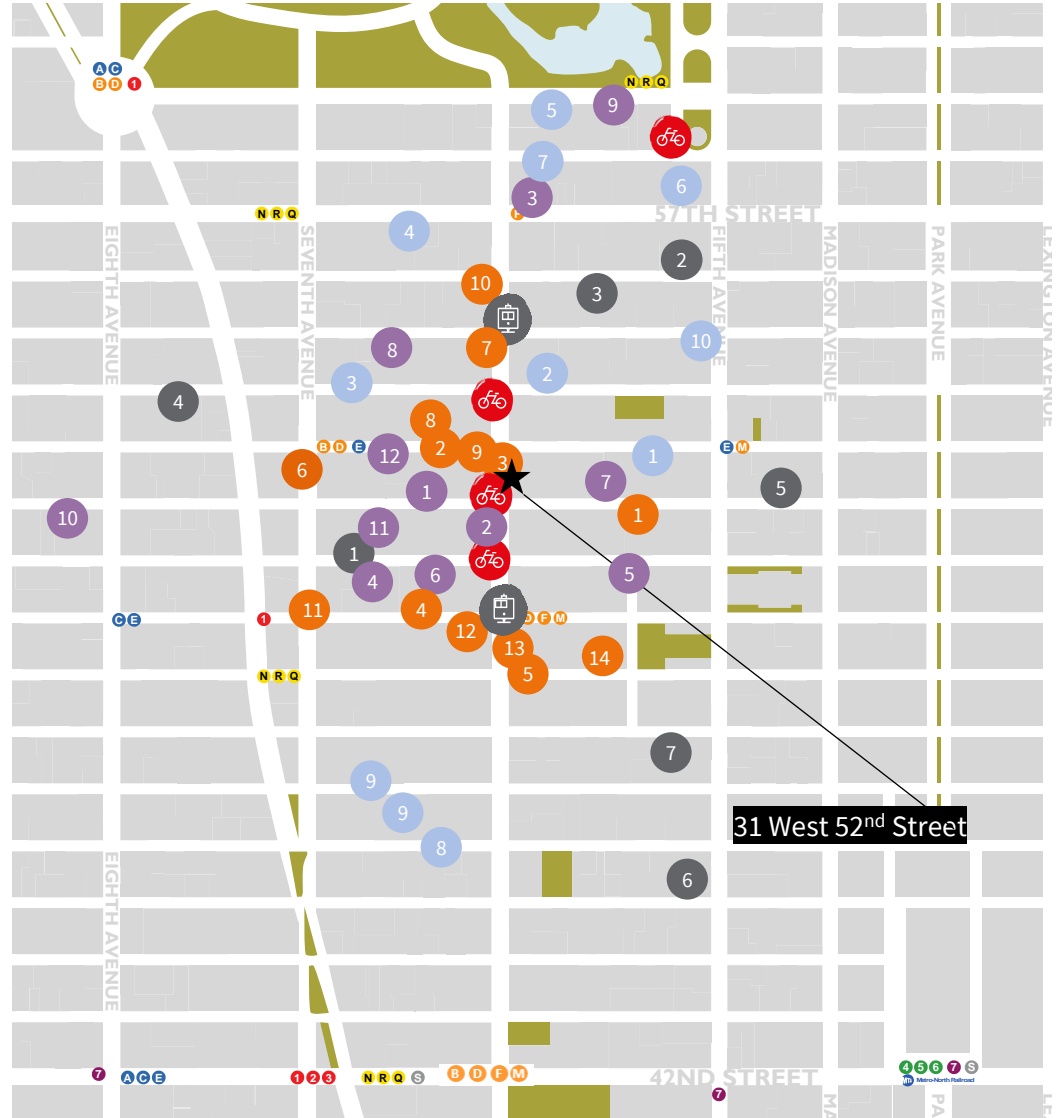
1. Dos Toros Taqueria
2. Caffè 33
3. The Halal Guys
4. Le Pain Quotidien
5. Magnolia Bakery
6. 810 Deli & Café
7. Wagamama
8. Herb N' Kitchen
9. Starbucks
10. Chipotle
11. Gregor's Coffee
12. Lil Zesus Food Truck
13. Van Leeuwen Ice Cream
14. Black Seed Bagels

### HOTELS

1. Bacarat Hotel
2. Warwick New York
3. Conrad New York Midtown
4. Le Meridien New York, Central Park
5. The Ritz-Carlton New York, Central Park
6. The Plaza
7. 1 Hotel Central Park
8. Kimpton Muse Hotel
9. The Times Square EDITION
10. The Peninsula New York

### FITNESS

1. Athletic & Swim Club
2. Physique 57
3. Gym Decision
4. Crunch Fitness
5. Equinox
6. The LIV Method
7. CorePower Yoga



### Citi Bike Locations



- 47<sup>th</sup>-50<sup>th</sup> Streets-Rockefeller Center Station
- 57<sup>th</sup> Street Station