

470



PAS

E12

South Tower
9,936 RSF

POSSESSION:
Immediate

TERM:
Thru October 2027

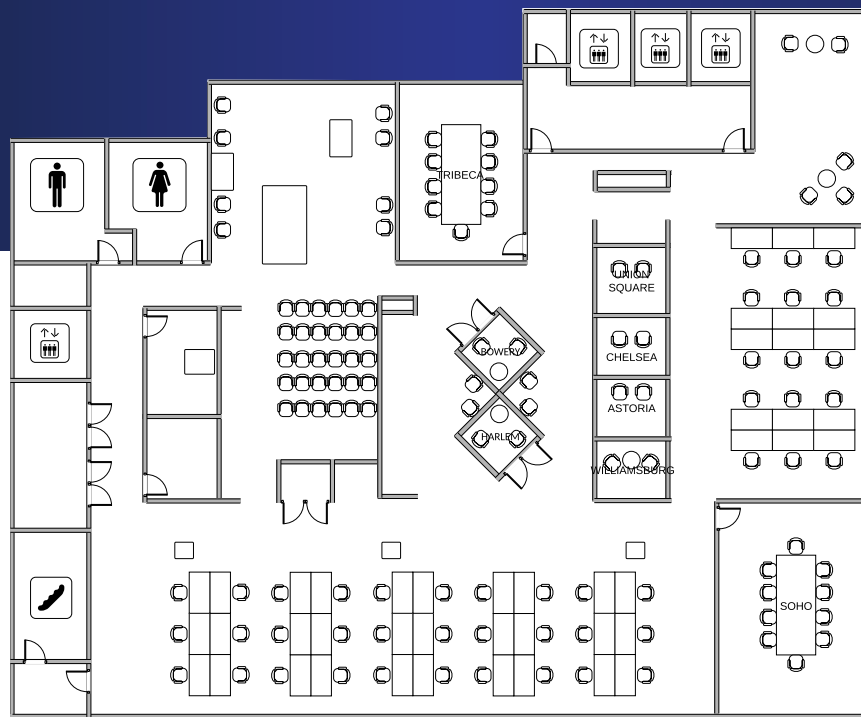
PRICING:
Upon Request

- Built, furnished & wired
- Plug & Play
- Floors can be leased together or separately
- Each floor is built with a mix of glass-fronted offices/conference rooms, a large eat-in style pantry & smaller accompanying pantry, open area for workstations
- Mix of polished concrete floors & carpet, exposed ceilings
- Great natural light, operable windows
- Creditworthy Sublandlord
- Direct Extensions will be considered along with potential future growth opportunity
- Building recently underwent extensive capital improvement program including a renovated lobby, along with an indoor-outdoor Tenant amenity center with lounge areas, seating, café style pantry, and outdoor garden with a bar, seating & gas fire pit



E12

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Park Avenue South

31st Street



470 PAS

