### **Studley**

## 280 Park Avenue West 17,014 RSF (DIVISIBLE) AVAILABLE

As exclusive sublease agents, Studley is pleased to offer the following prime office space for sublease:

PRIME PARK AVENUE SUBLEASE WITH UPGRADED INSTALLATION

### FLOOR / AREA (RSF)

Partial 30<sup>th</sup> / 17,014 (Divisible) Option A: 12,592 Option B: 4,422

#### **POSSESSION**

**Immediate** 

#### **RENTAL RATE**

**Upon Request** 

#### **TERM**

Through November 30, 2018



#### **FEATURES**

- Double glass door entrance directly off of the elevator lobby
- Great light and views of the NYC skyline
- Option A: Fully furnished high-end office space with 8 offices (2 executive corners), 2 conference rooms, pantry, reception and large open trading area
- Option B: Space is currently built with 6 offices, conference room, pantry, reception and open support area
- Existing trading desk with 26 positions and room for additional
- Recently completed above standard \$175/rsf installation
- Pristine move-in condition with supplemental HVAC in place
- Private gym with a locker room/showers
- Building is in the process of undergoing extensive renovations to the lobby and mechanical systems

For more information and inspection, please contact:

John Johnson

Senior Managing Director
(212) 326-1083

jjohnson@studley.com

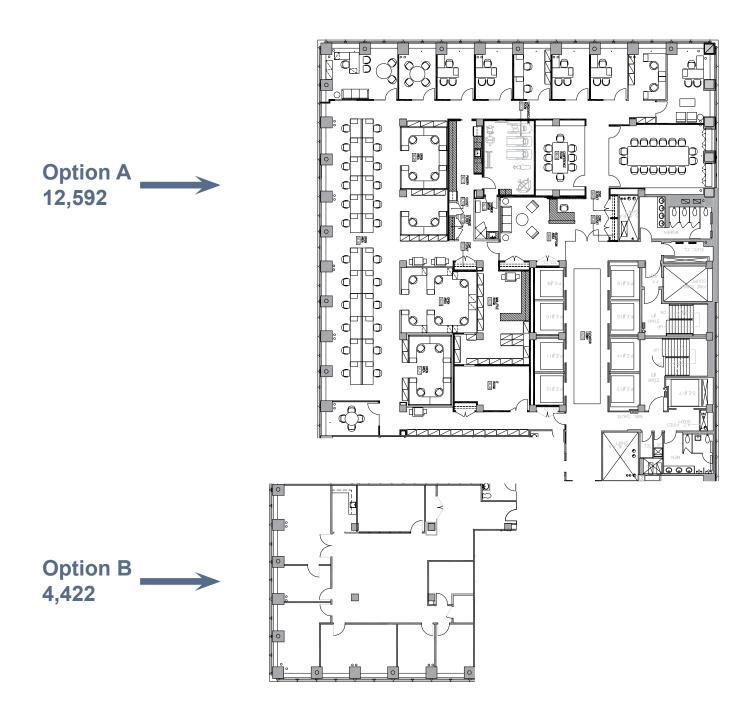
Lance Leighton

Assistant Director
(212) 326-8668

lleighton@studley.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No presentation is made as to the accuracy thereof and it is submitted to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice

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