

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 30th / 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

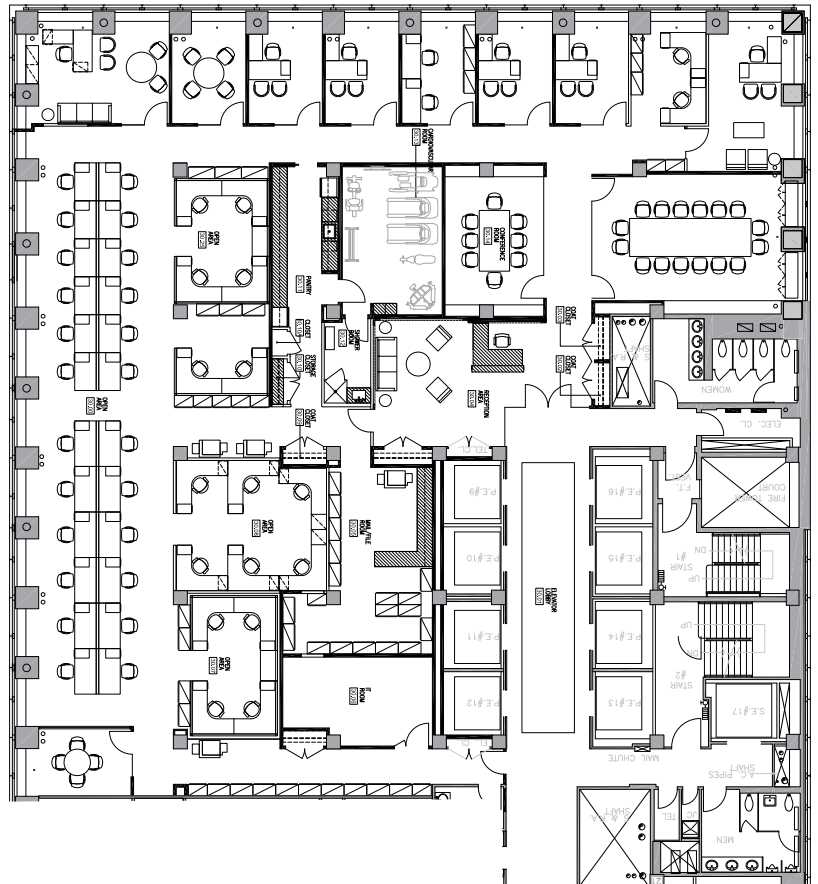
Senior Managing Director
(212) 326-1083
jjohnson@studley.com

Lance Leighton

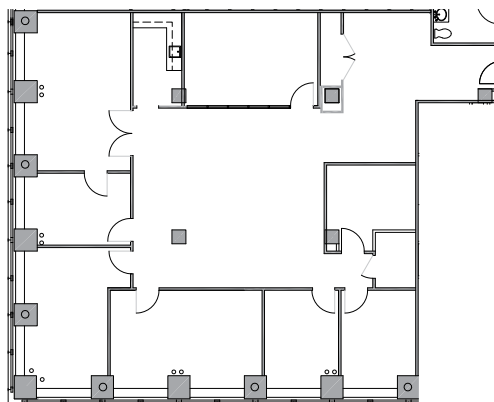
Assistant Director
(212) 326-8668
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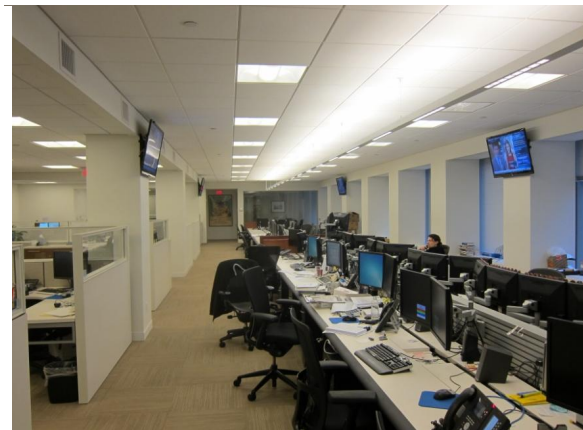
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