



Major Rent Reduction! 451 Park Avenue South Raymond Corbett Building

Area

Entire 8th Floor: 5,200 RSF
Entire 6th Floor: 5,200 RSF Sublease
Entire 7th Floor: 5,200 RSF
Entire 5th Floor: 5,200 RSF
Lobby: 2,500 RSF

Total: 23,300 RSF

Rental Rate

Entire 5th, 6th & 8th Floors: \$44 PSF

Possession

Arranged

Term

8th, 6th, & 5th Floors: Long Term
7th Floor: Sublease until 3/30/2028

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Landlord's Work

New building installation available on 8, 6 and 5

Comments

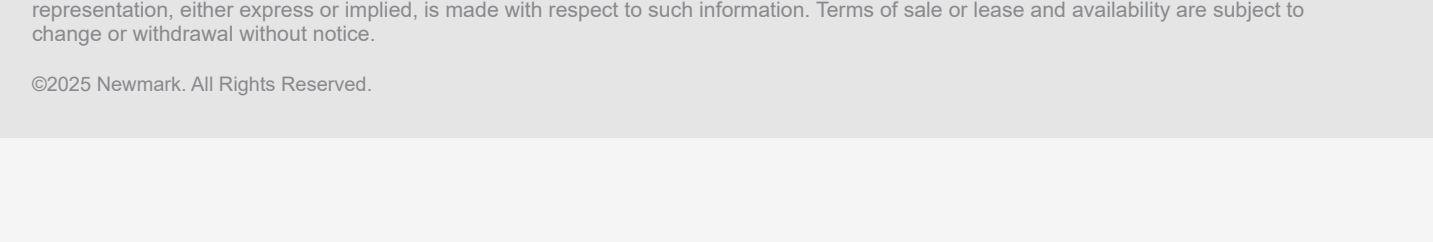
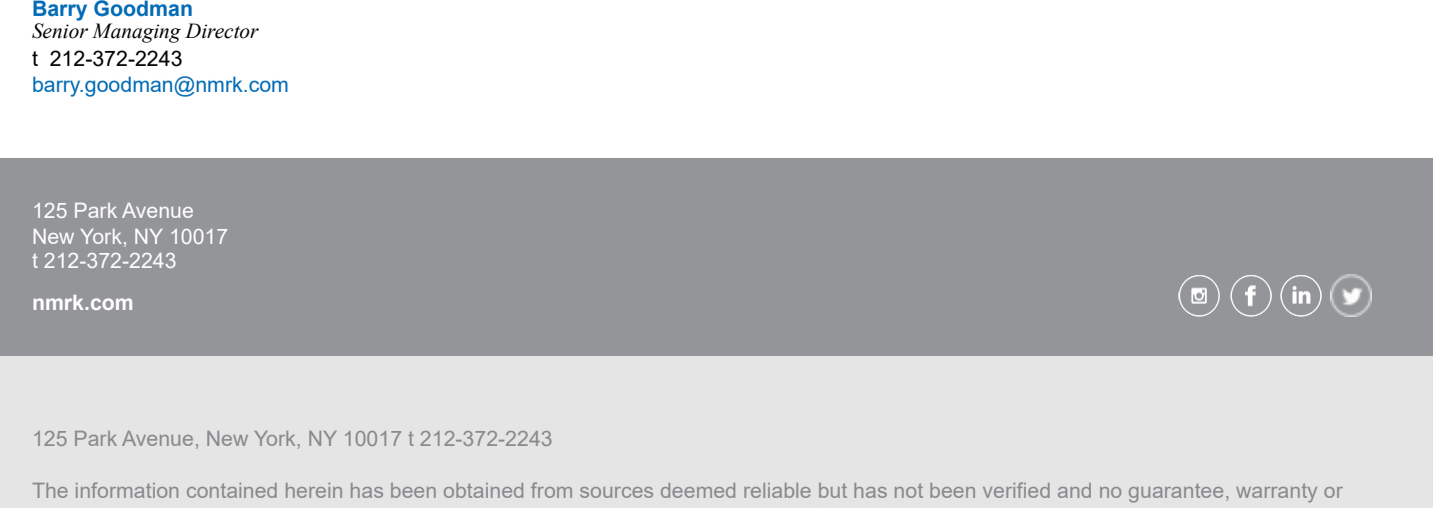
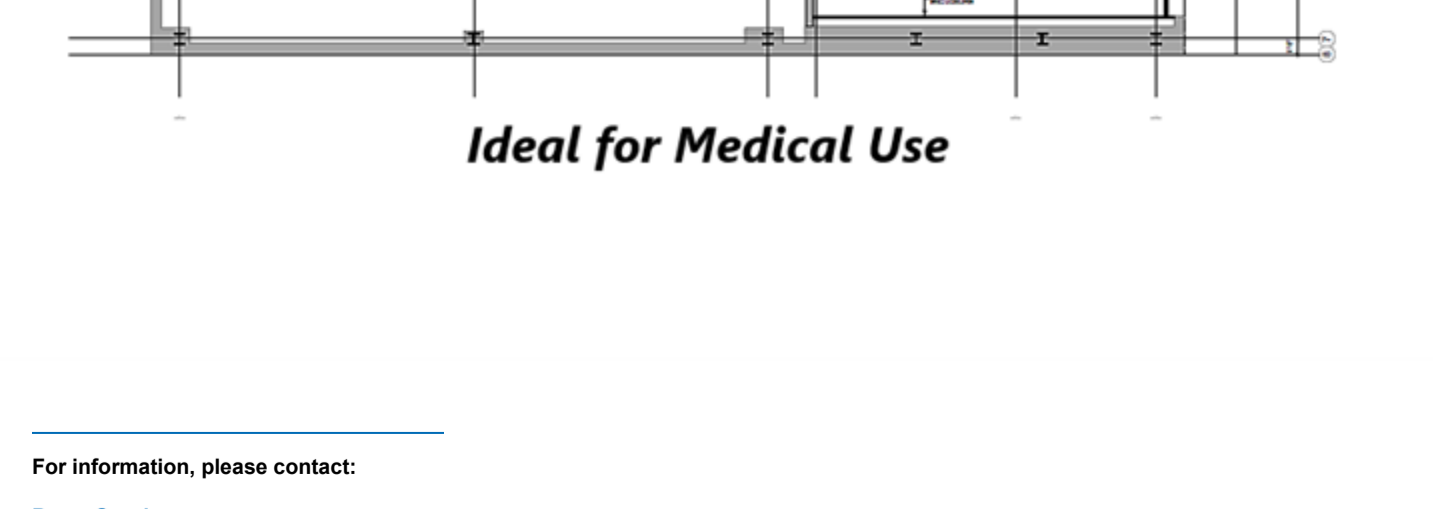
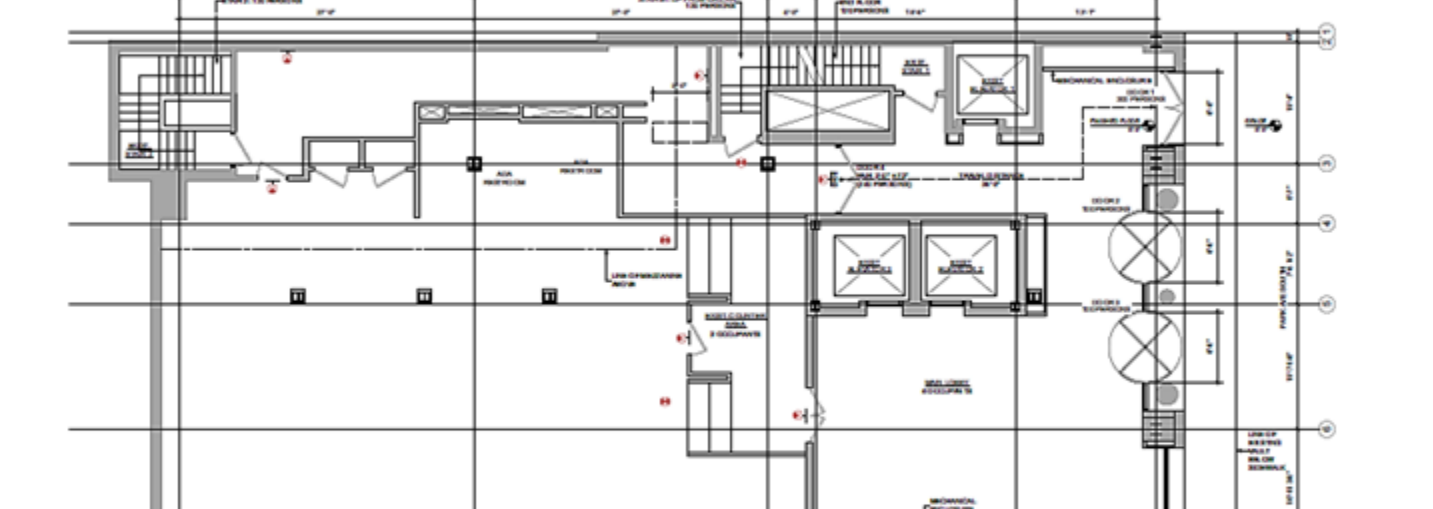
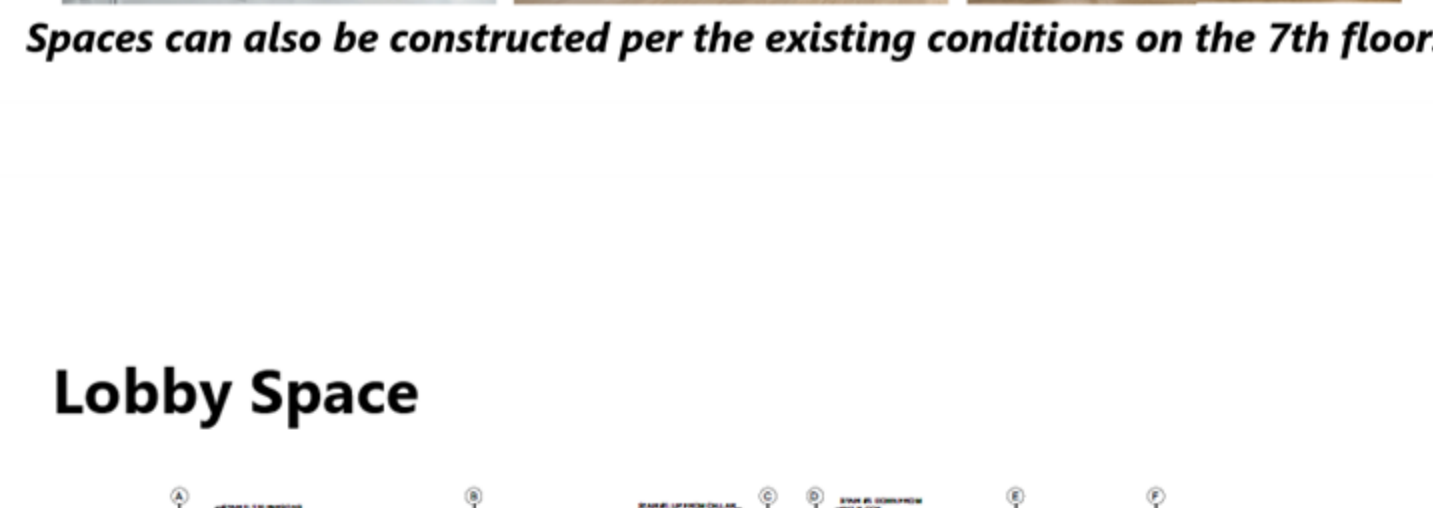
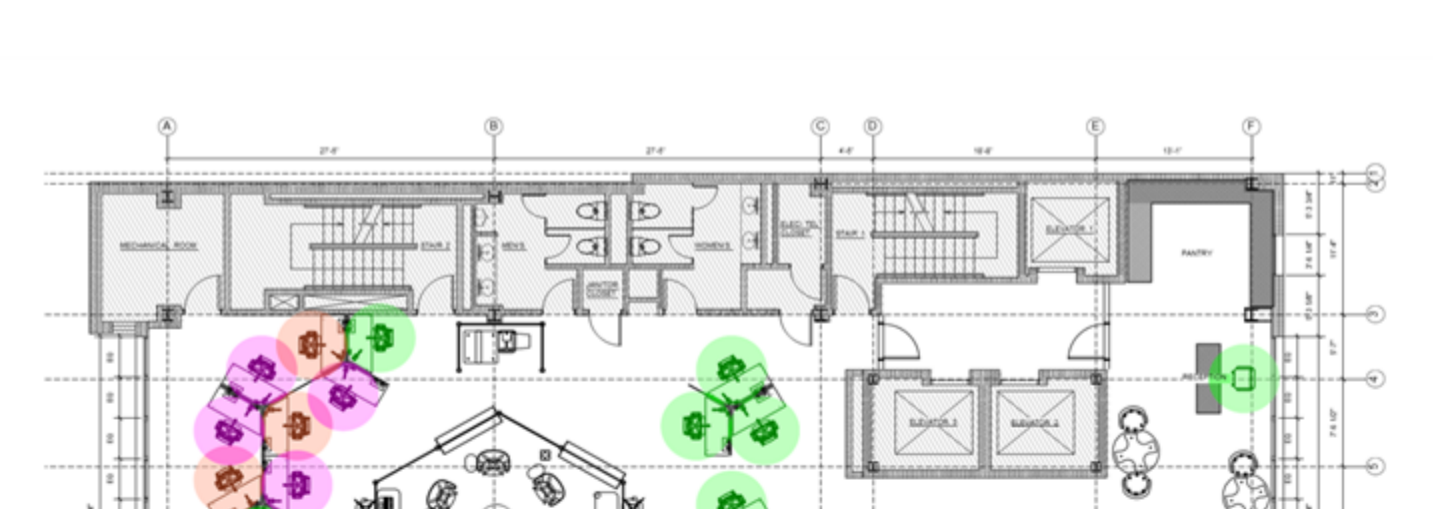
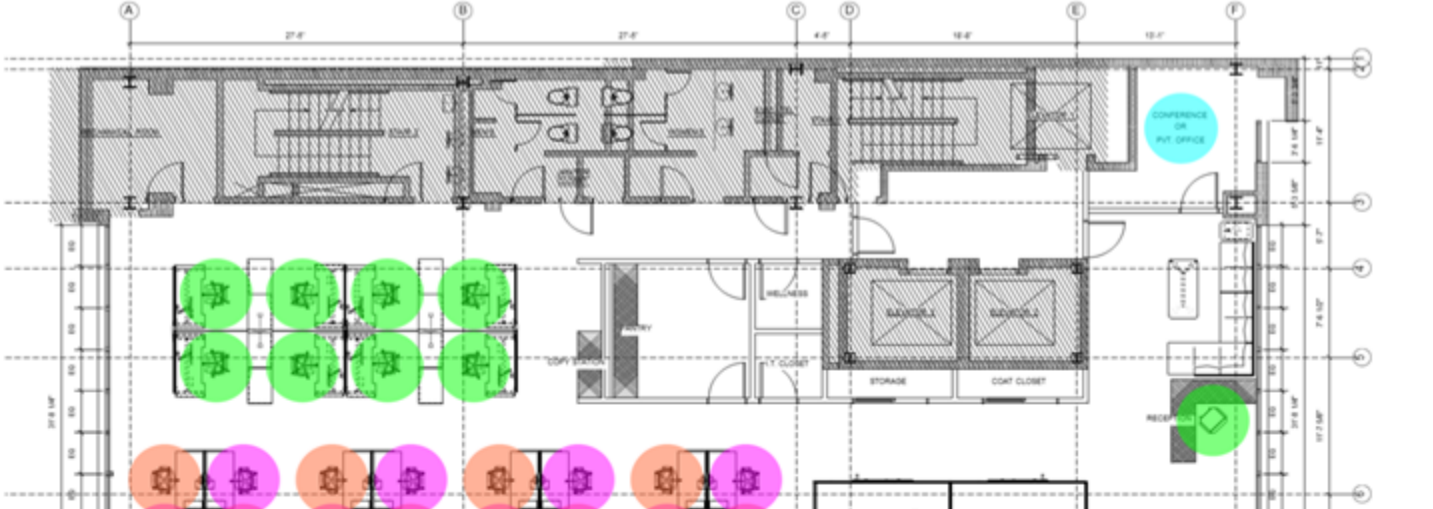
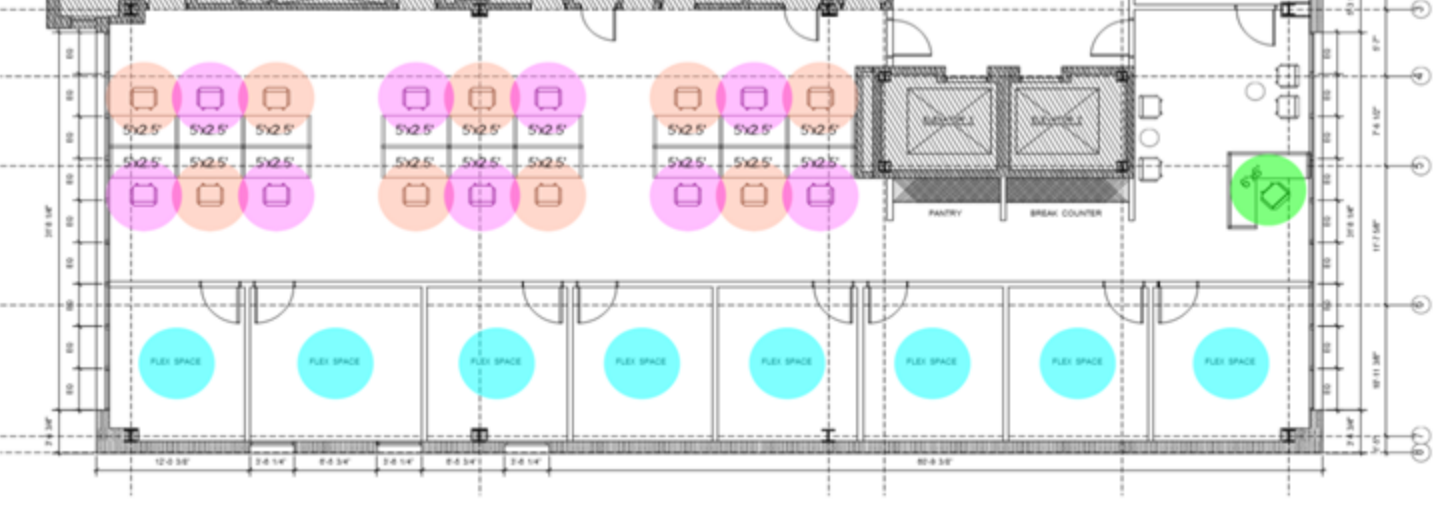
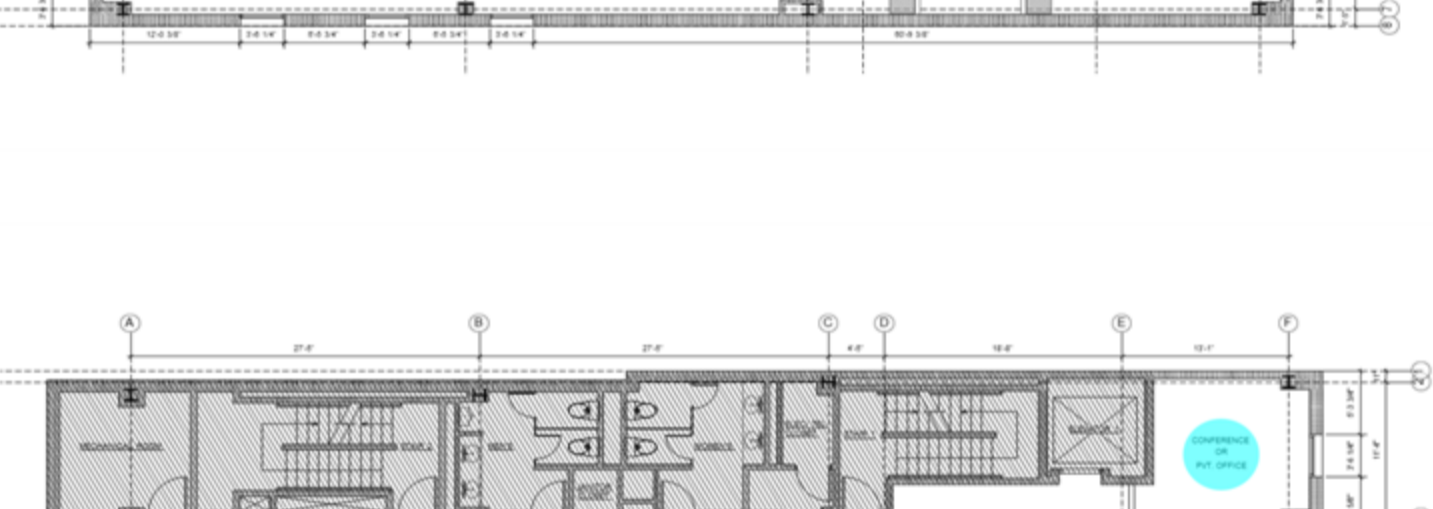
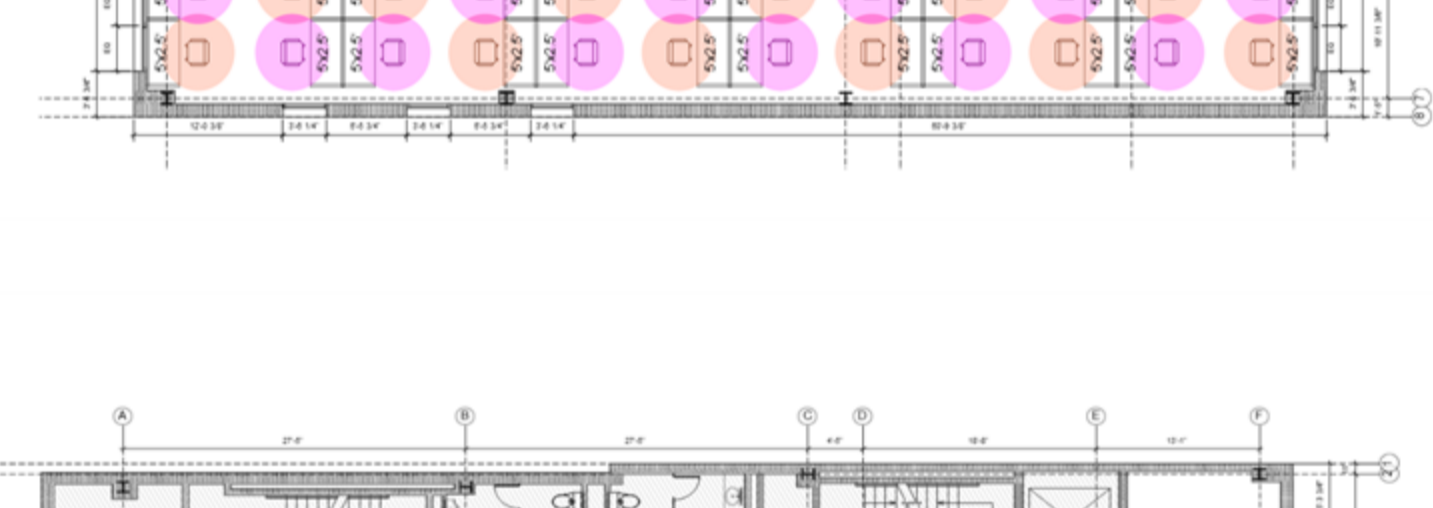
- Institutionally owned property
- Expansive granite and marble lobby
- Attended lobby 24/7
- Brand new elevators
- State of the art building conference facility available to tenants
- Floors are individually controlled by tenant and HVAC can be operated 24/7
- Emergency generator on the roof
- Cleaning included
- One block from 4 and 6 subways
- Lobby space ideal for medical uses
- 7th floor in move in condition

Entire 7th Floor



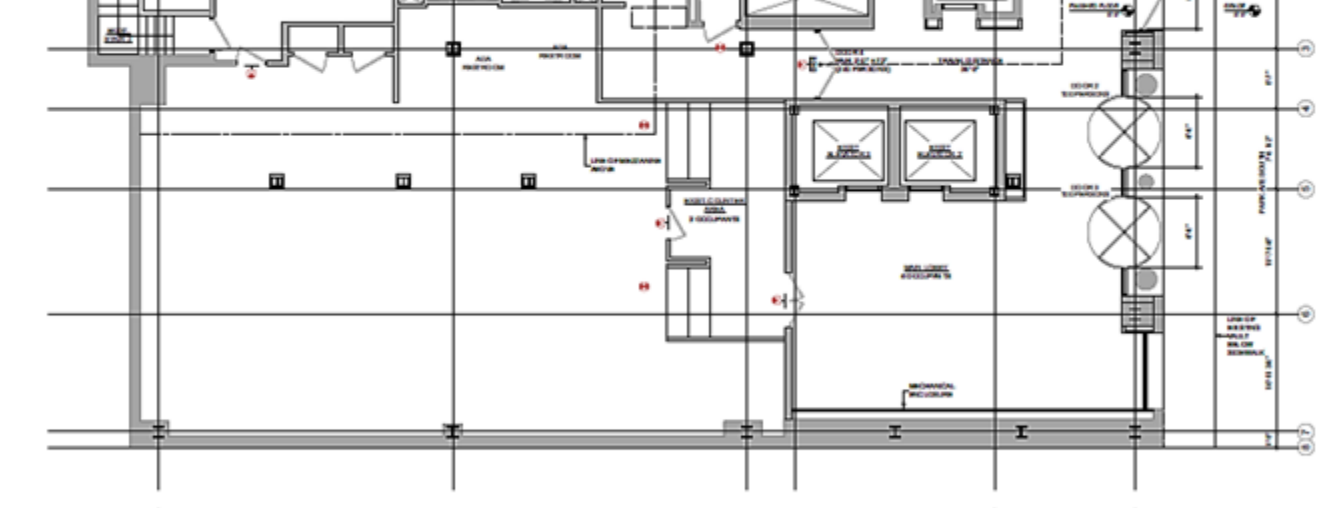
Existing Conditions

Entire 5th, 6th and 8th Floor Test Fits



Spaces can also be constructed per the existing conditions on the 7th floor.

Lobby Space



Ideal for Medical Use

For information, please contact:

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