

# 28 EAST 28TH STREET

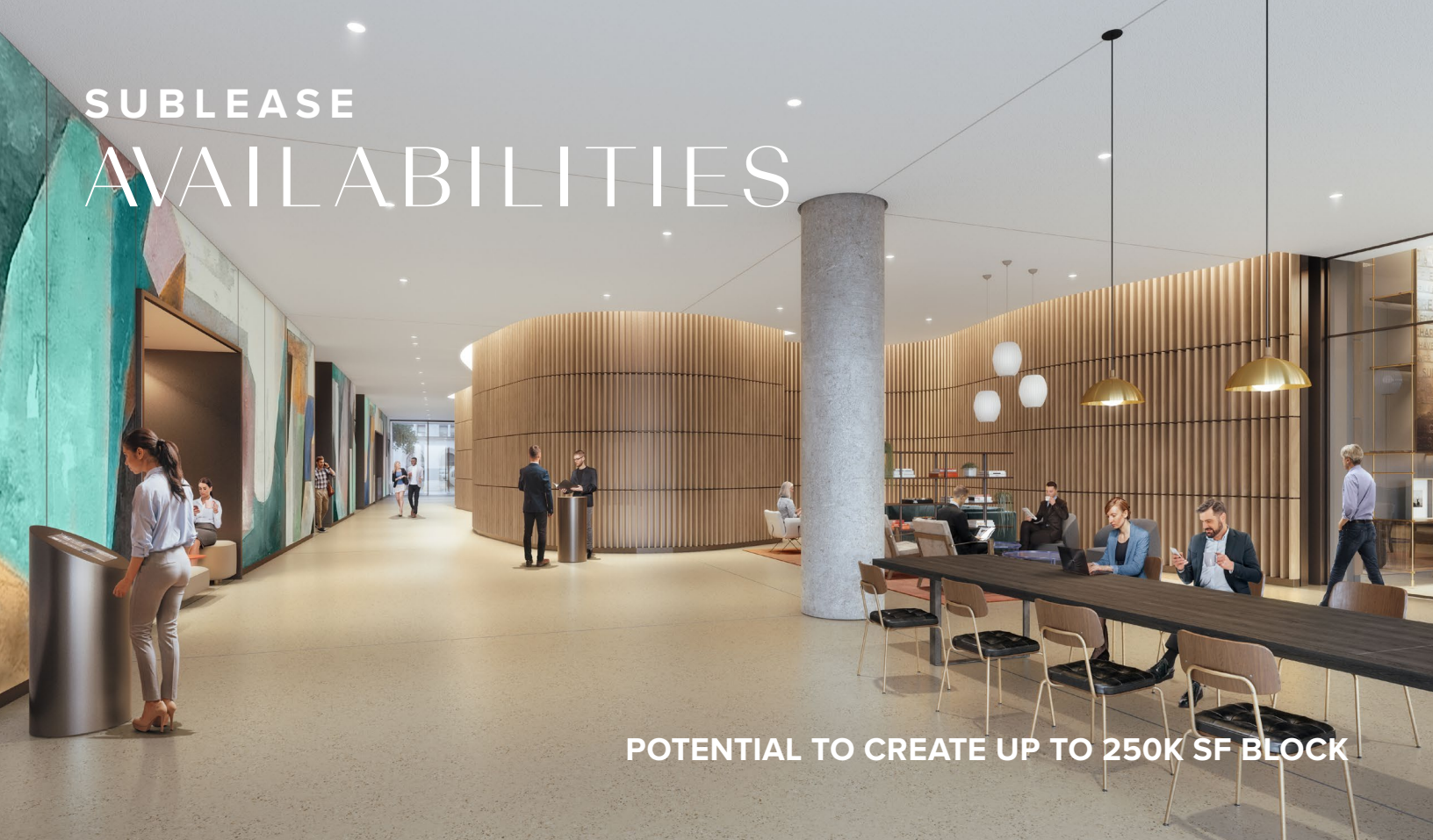


SUBLEASE AVAILABLE



**CUSHMAN &  
WAKEFIELD**

# SUBLEASE AVAILABILITIES



POTENTIAL TO CREATE UP TO 250K SF BLOCK

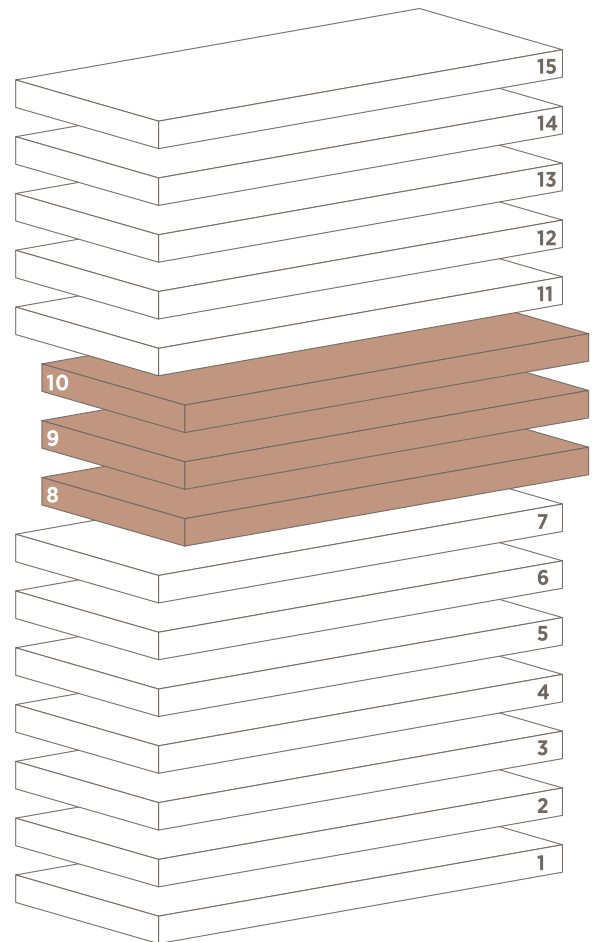
ENTIRE 10TH FLOOR: **54,097 RSF**

ENTIRE 9TH FLOOR: **54,097 RSF**

ENTIRE 8TH FLOOR: **54,097 RSF**

---

**TOTAL RSF: 162,291 RSF**



**POSSESSION:** ARRANGED

**TERM:** THROUGH AUGUST 2035

---

10TH FLOOR  
VIRTUAL TOUR



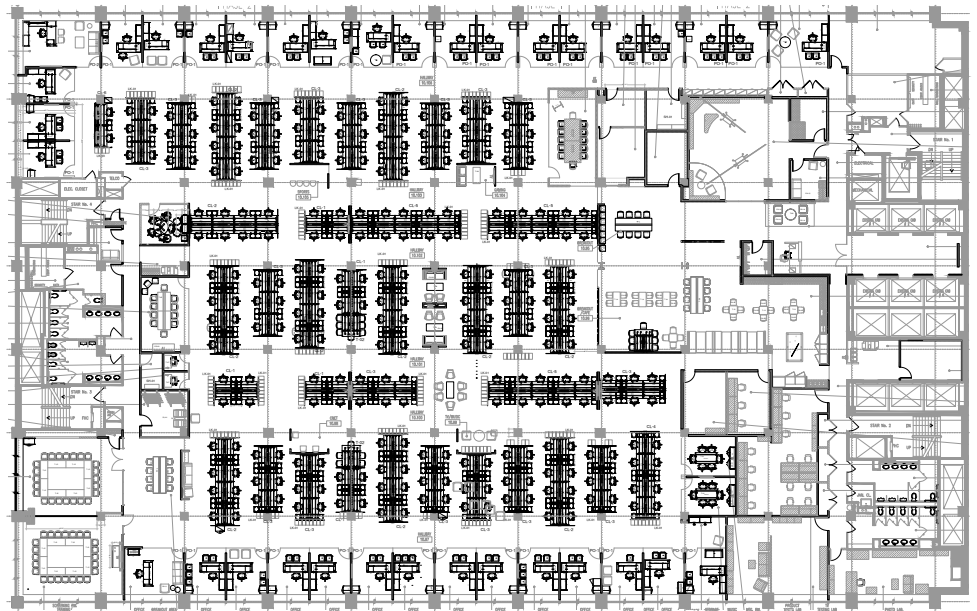
# FLOOR PLAN



## ENTIRE

# 10th Floor – 54,097 SF

Windowed Offices	35
Conference Rooms	8
Workstations	+260
Large Open Café / Game Room	
Small Podcast Studios	2
Phonebooths	
Wellness and Mothers Room	
<b>Total Headcount</b>	<b>+305</b>
<b>Total RSF</b>	<b>54,097</b>



## Space Features

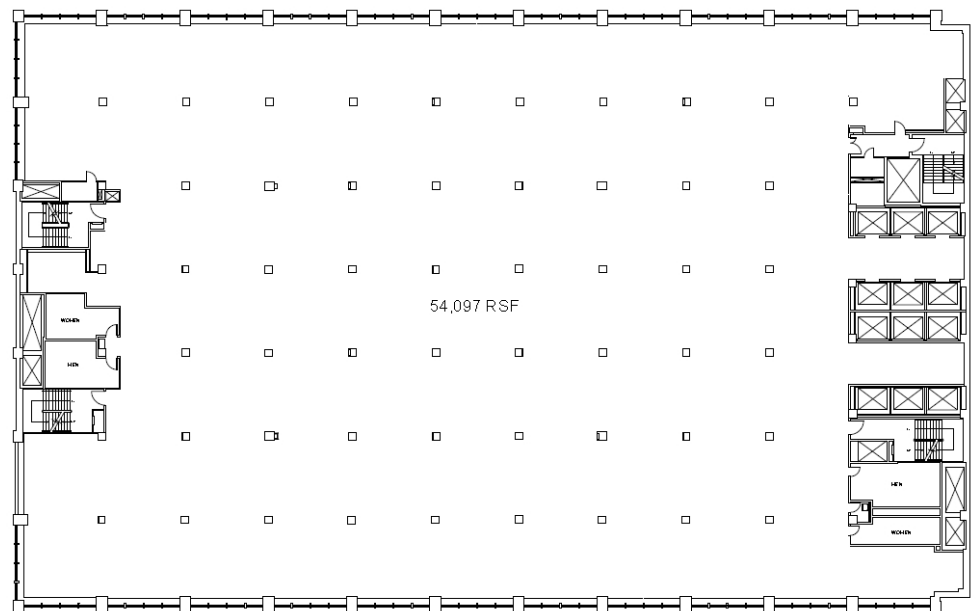
- High-end creative installation
- Fully furnished, wired, plug and play installation with a mixture of open, office and collaborative space
- Exposed 11'6" ceilings
- New Restrooms
- Efficient side core layout

# FLOOR PLAN



## ENTIRE

8th & 9th Floor – 54,097 SF | Core & Shell



## Space Features

- New restrooms
- 11'6" ceilings
- Efficient side core layout
- Raw floor

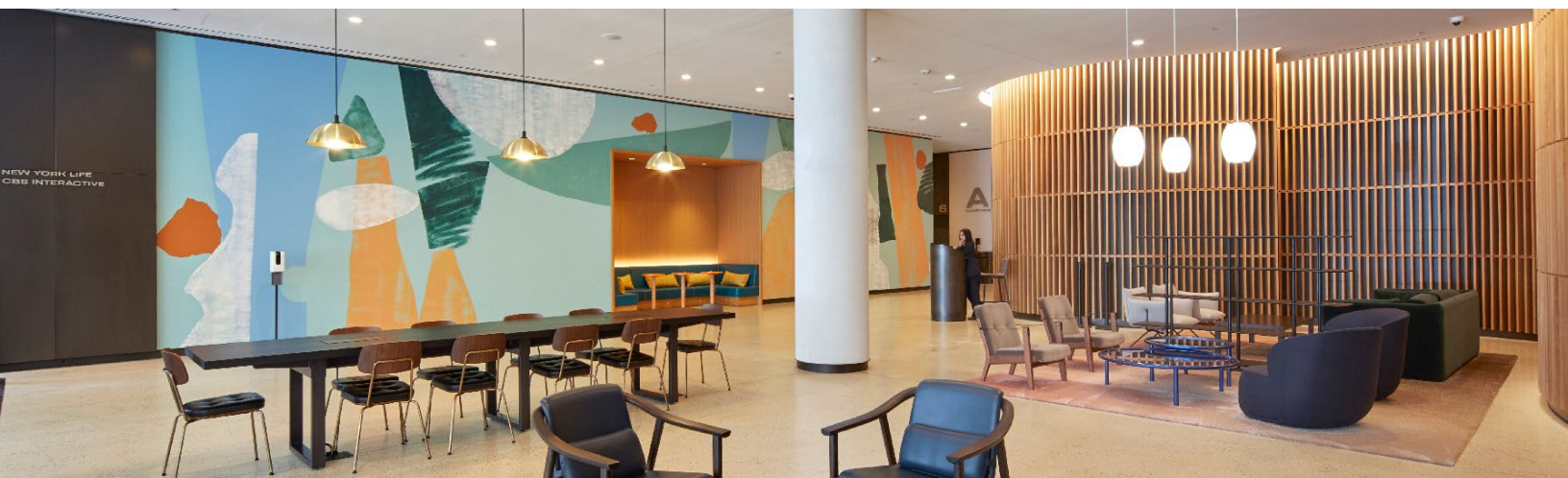
# BUILDING FEATURES



## Stunning New Lobby, Elevator, Façade and Plaza Renovation Featuring:

- Entrances on 28th and 27th Streets
- Hospitality lobby seating
- Destination dispatch
- Newly renovated 28th Street & 27th Street plaza
- Whole Foods on the ground and 2nd floors

- 1 Block from Madison Square Park
- Extended base building HVAC hours 6:00 a.m. to 7:00 p.m. Monday – Friday and 7:00 a.m. to 3:00 p.m. on Saturdays



# AREA AMENITIES



MADISON SQUARE  
PARK CONSERVANCY



1 Block from Madison  
Square Park and Eataly




# IN THE Heart of it all

## Transportation

- Steps to **6** train (two stops to Grand Central Terminal with access to MetroNorth **4** **5** **7** and shuttle to Times Square)
- Two blocks from **N** and **R** trains
- Proximate to **1** train (One stop to Penn Station with access to the LIRR, **2** and **3** trains)
- Proximate to the Path, **F** and **M** trains

## HUBS

- 8 Mins to Grand Central
- 11 Mins to Penn Station
- 14 Mins to Port Authority
- 5 Mins to the PATH
-  Citi Bike locations just a block away

# 28 EAST 28TH STREET



**Bryan Boisi** / 212 318 9756 / [bryan.boisi@cushwake.com](mailto:bryan.boisi@cushwake.com)  
**Richard Bernstein** / 212 318 9746 / [richard.bernstein@cushwake.com](mailto:richard.bernstein@cushwake.com)  
**Mark Boisi** / 212 318 9707 / [mark.boisi@cushwake.com](mailto:mark.boisi@cushwake.com)  
**Whitnee Williams** / 212 954 0920 / [whitnee.williams@cushwake.com](mailto:whitnee.williams@cushwake.com)



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.