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## **ATTENTION ALL TERRACE LOVERS**

### **AMAZING 8,324 RSF SUBLEASE – WITH TWO SPECTACULAR TERRACES**

Start with a perfect location on 50th and Madison, in the beautiful, completely modernized 444 Madison Avenue. Add a beautifully designed sublease space of 8,324 rentable square feet on the 18<sup>th</sup> floor, which is efficiently constructed with a double glass door entrance, its own reception area, plenty of offices, including two sizable corner offices with excellent light and exposure, two large conference rooms, kitchen and a workstation area that embodies social distancing.

But there's much more. There are two extraordinary setback terraces in excess of 2,500 square feet with incredible views of midtown Manhattan in all directions – all at no extra charge!

Enjoy a cigar on these magnificent terraces and watch the sun set over the Hudson. Or even grill some steak on the gas fired outdoor grill.

First Year's Starting Rent – \$65.00 per RSF (\$45,000.00 monthly)

Electric – \$3.50 per RSF (\$2,427.00 monthly)

Other Costs – None. No surprises.

Term – 2 - 3 years (negotiable)

Daily Cleaning – Included

HVAC – Included

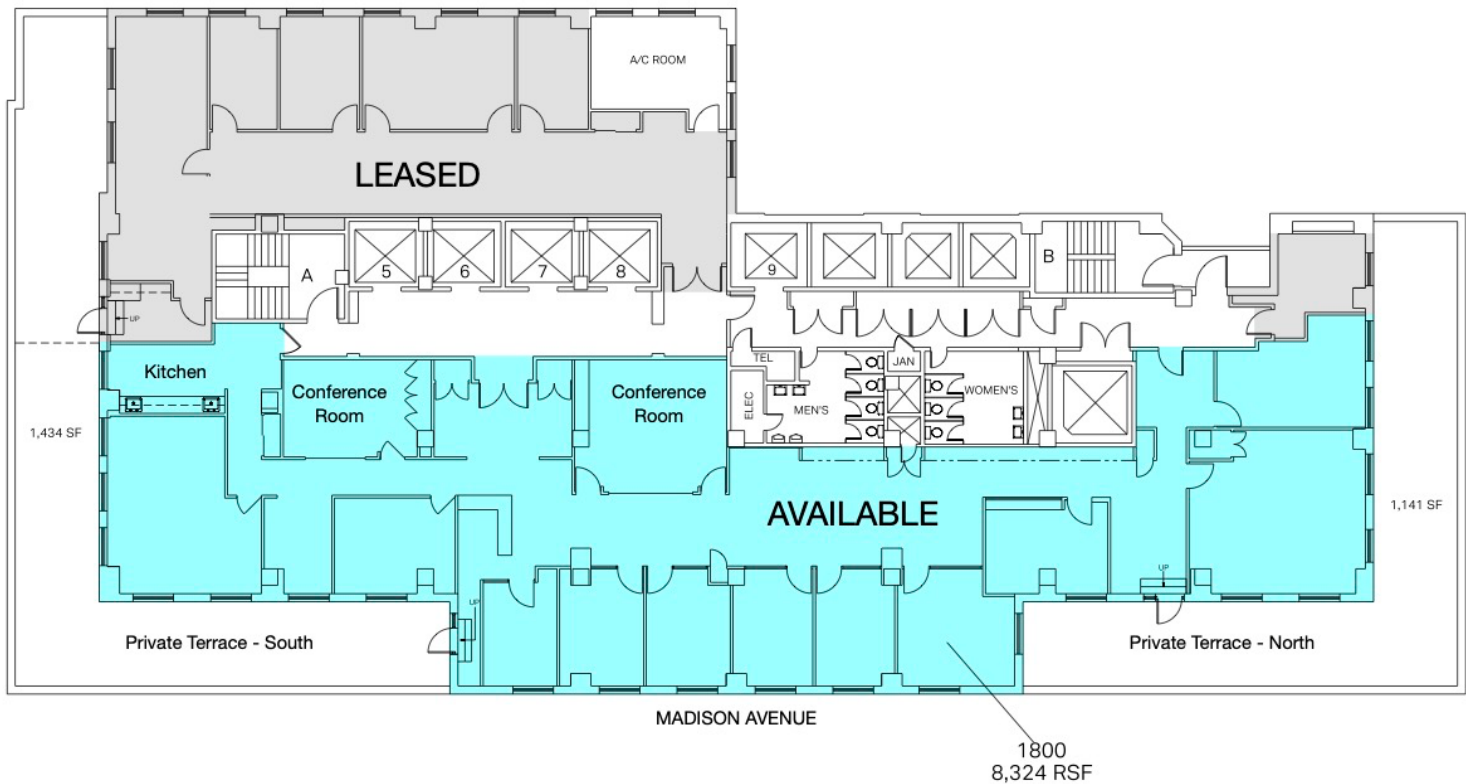
Access – 24/7/365

Documentation – Simplified. No Landlord consent required.

Commission – Brokers welcome. A market commission will be paid.

Contact Elie Gross at 212-317-2310 or [EG@realexcapital.com](mailto:EG@realexcapital.com) for more information or to arrange a personal tour.

444 MADISON AVENUE  
BETWEEN 49<sup>th</sup> – 50<sup>th</sup> STREETS  
PARTIAL 18<sup>th</sup> FLOOR – 8,324 RSF



For more information or to arrange a private tour, please contact:

Elie Gross

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