

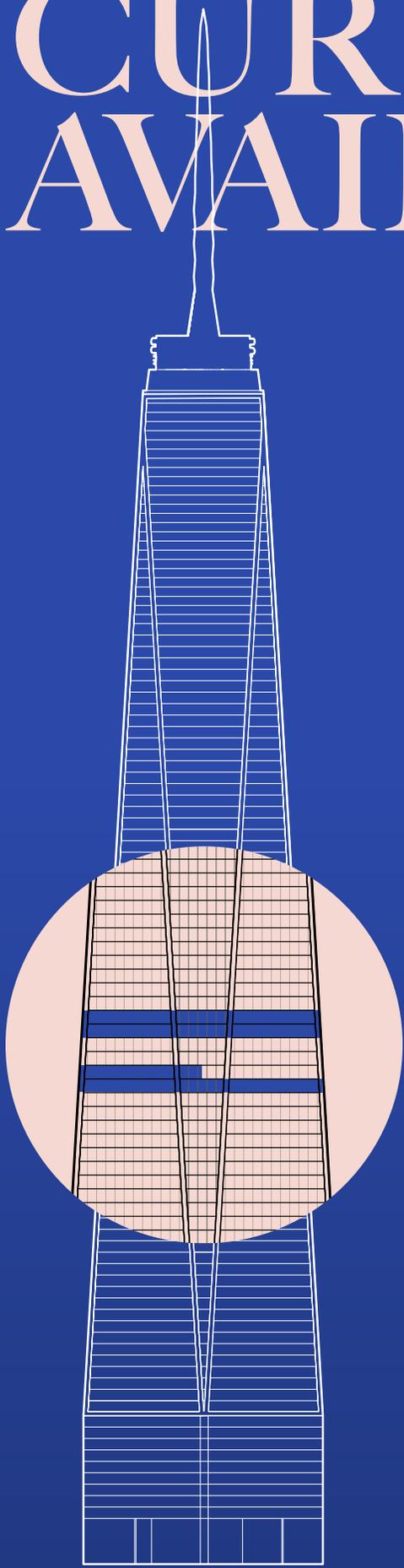
# AN ICONIC SUB- LEASE



**CBRE**



# CURRENT AVAILABILITY



Floor	RSF	Existing Installation
42	46,995	<b>61</b> workstations <b>15</b> offices <b>9</b> conference rooms
41	46,927	<b>127</b> workstations <b>38</b> offices <b>9</b> conference rooms
<b>93,922 RSF Block</b>		
38	23,321	<b>35</b> workstations <b>29</b> offices <b>3</b> conference rooms
37	46,653	<b>123</b> workstations <b>35</b> offices <b>10</b> conference rooms
<b>69,974 RSF Block</b>		

**Fully Furnished**  
sublease space for  
immediate occupancy

**Flexible**  
term lengths through  
December 2039

**Iconic**  
address with best-in-class  
infrastructure and  
panoramic views

**Single and Multi Floor**  
requirements

**Stable**  
and committed landlord &  
sublandlord

**Direct Access**  
to 12 subway lines and  
PATH train

**Amenity Center**  
access on 64th floor  
(café, conference facility,  
tenant lounge)

# FLOOR 37

## 46,653 RSF

### WORKPLACE

Conference Rooms 10

Collaboration Areas 17

Private Offices 35

Workstations 123

### AMENITY

Elevator Lobby 1

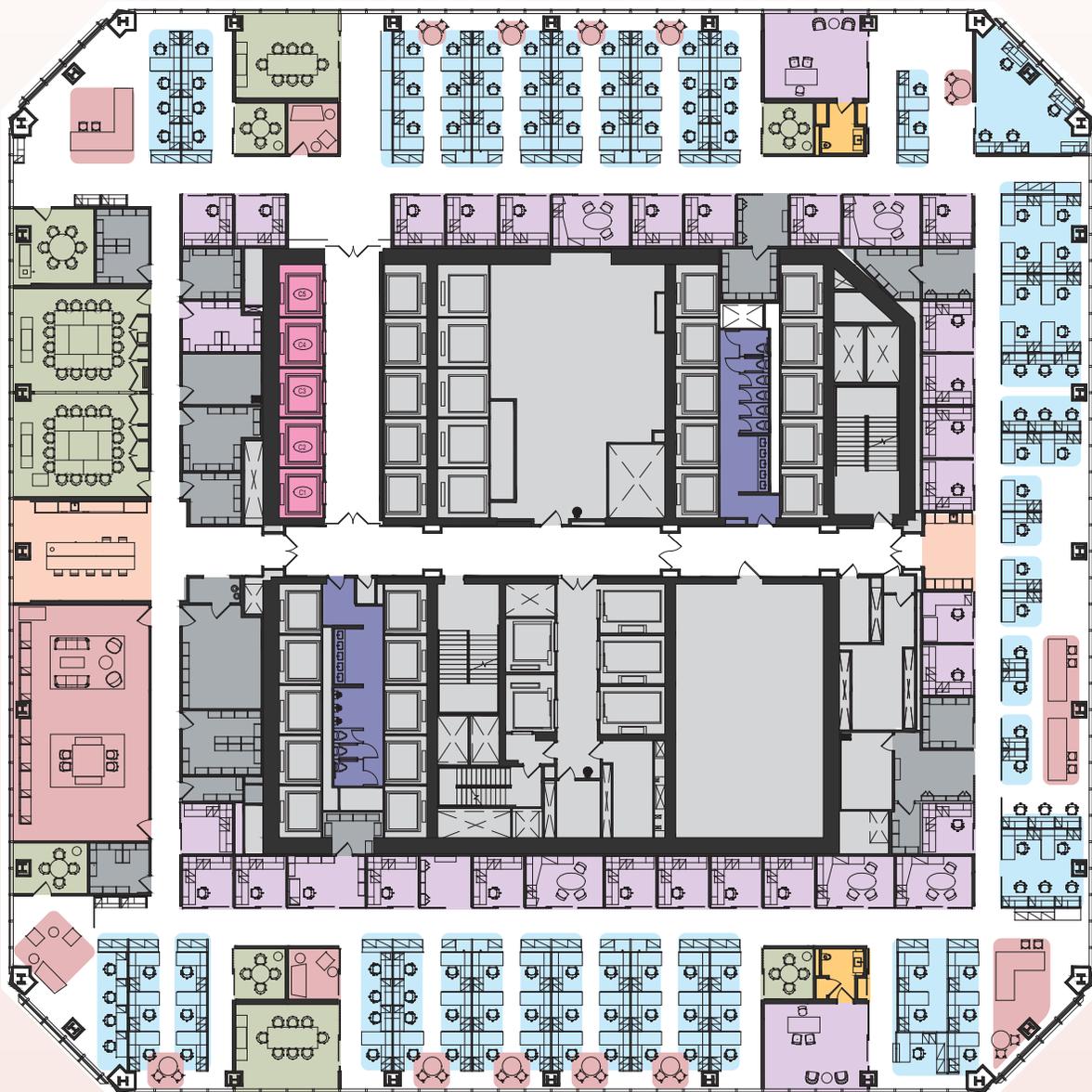
Café / Pantry 2

### SUPPORT

Storage / Copy Room 17

Wellness / ADA Restroom 2

Core Restrooms 2



[CLICK HERE FOR ADDITIONAL AS BUILT PLANS](#)

# FLOOR 38

## 23,321 RSF

Floor plan reflects proposed modifications to allow for partial floor tenancy

### WORKPLACE

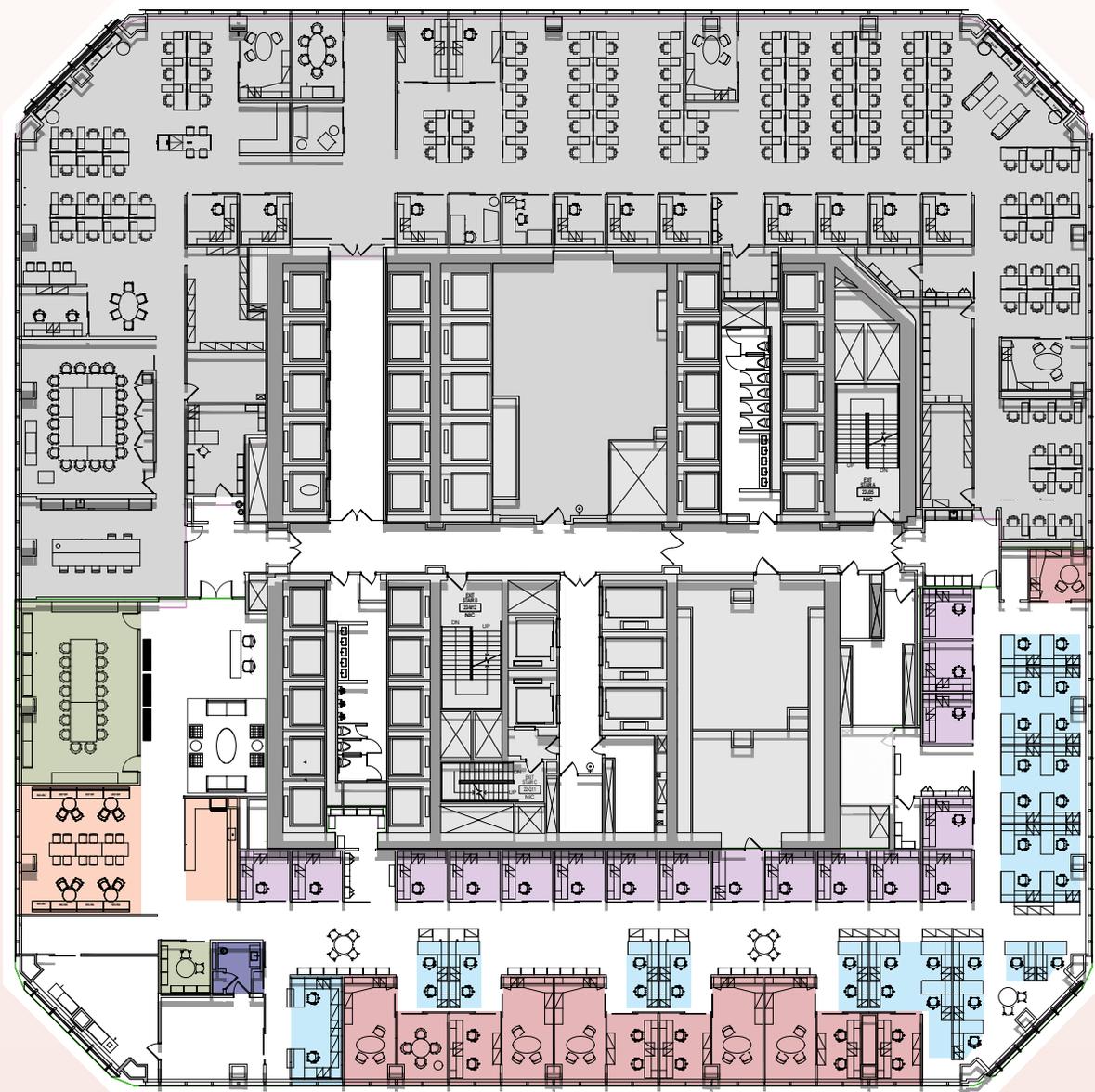
Conference Rooms	3
Exterior Office/Meeting Rooms	12
Interior Offices/Meeting Rooms	17
Workstations	35

### AMENITY

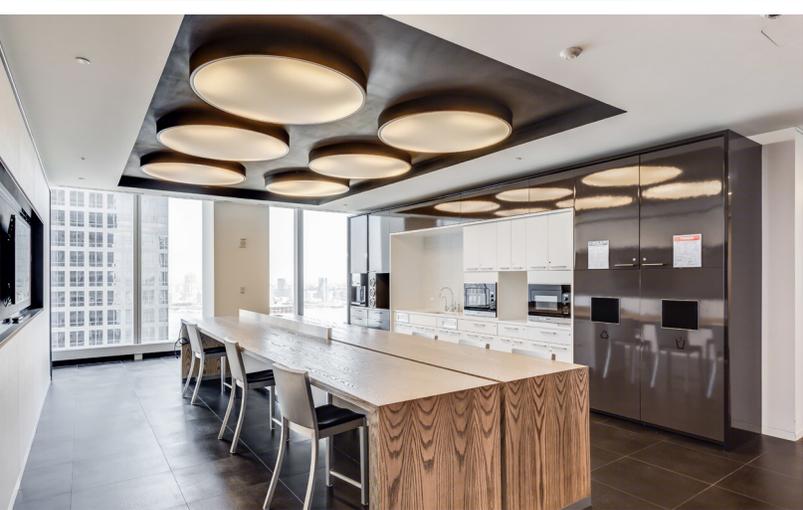
Reception	1
Café / Pantry	2

### SUPPORT

Private Bathroom	1
Storage/Copy Room	1



[CLICK HERE FOR ADDITIONAL AS BUILT PLANS](#)



# FLOOR 41

## 46,927 RSF

### WORKPLACE

Conference Rooms	9
Informal Collaboration Areas	16
Private Offices	38
Workstations	127

### AMENITY

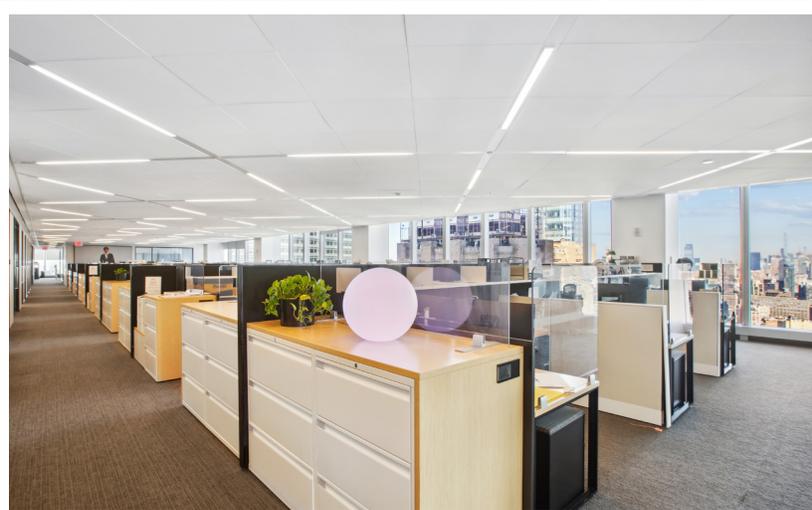
Elevator Lobby	1
Café / Pantry	3
Reception	2

### SUPPORT

Storage / Copy Room	8
Wellness / ADA Restroom	3
Core Restrooms	2



[CLICK HERE FOR ADDITIONAL AS BUILT PLANS](#)



# FLOOR 42

## 46,995 RSF

### WORKPLACE

Conference Rooms	9
Informal Collaboration Areas	8
Private Offices	15
Workstations	61

### AMENITY

Elevator Lobby	1
Café / Pantry	2
Reception	1

### SUPPORT

Storage / Copy Room	18
Wellness / ADA Restroom	8
Core Restrooms	2



[CLICK HERE FOR ADDITIONAL AS BUILT PLANS](#)



# UNPARALLELED ACCESS TO TRANSPORTATION

The Fulton Center and The Oculus provide underground connectivity to 12 subway lines and the Path Train.

Within a 5-Minute Walk:

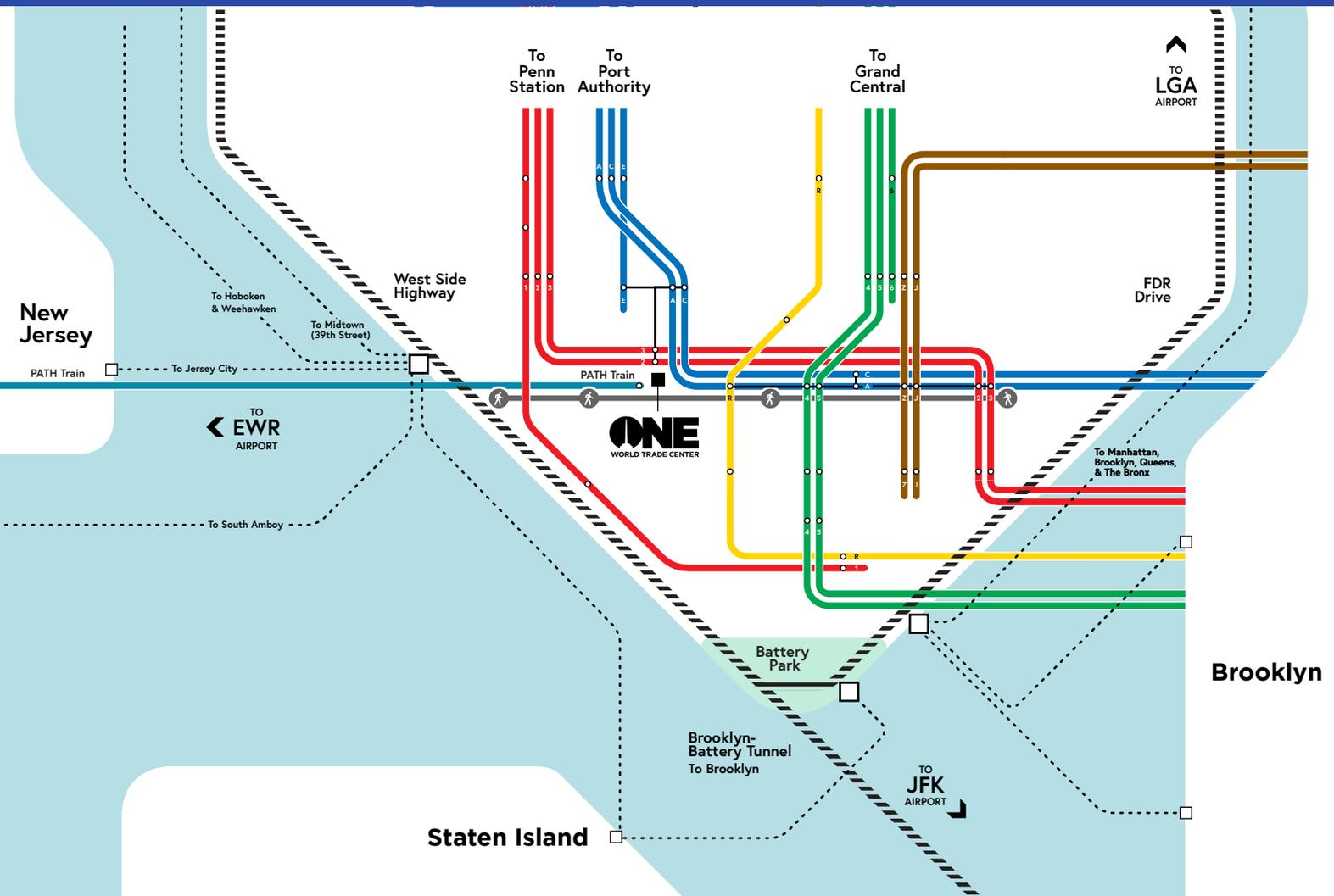
12  
Subway Lines



30  
Bus Routes

11  
Ferry Routes

20  
Citibike Stations



14 MINUTES  
to Grand Central

15 MINUTES  
to Port Authority

14 MINUTES  
to Penn Station

10 MINUTES  
to Hoboken

7 MINUTES  
to Jersey City

14 MINUTES  
to Downtown  
Brooklyn

20 MINUTES  
to Williamsburg

12 MINUTES  
to DUMBO

18 MINUTES  
to Staten Island



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