

5th Floor Current Conditions

179 Broadway

Between Dey & Cortlandt Streets

Prime FiDi 'Plug & Play' Office Sublease

Floors 3-6 | 2,750 RSF per Floor

Steps to Fulton Transit Center Entrance





6th Floor - Current Conditions


ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for sublease:

Floors can be subleased separately or combined to create a total of 11,000 rsf

Available Space	Occupancy
Entire 6th Floor: 2,750 rsf	Immediate
<ul style="list-style-type: none"> - Open plan layout with large open area, (4) windowed offices - Windows offer east and west exposure and provide good natural light 	
Entire 5th Floor: 2,750 rsf	Immediate
<ul style="list-style-type: none"> - Open plan layout with large open area, (3) windowed office, and (1) interior office - Windows offer east and west exposure and provide good natural light 	
Rent: \$30 psf	
Sublease term: Through September 2026 - direct extension possible	

Available Space	Occupancy
Entire 4th Floor: 2,750 rsf	Immediate
<ul style="list-style-type: none"> - Windowed executive office with adjoining (2) person staff workroom - (7) Interior offices, open area, private restroom, storage closet 	
Entire 3rd Floor: 2,750 rsf	Arranged
<ul style="list-style-type: none"> - Conference room, (2) windowed offices, (3) interior offices, and open area 	

Comments

- Boutique office building conveniently located steps from Fulton Transit Center's Dey Street entrance providing seamless access to **A C E J Z R W 1 2 3 4 5** express and local subway lines, as well as NJ  train at the World Trade Center complex
- Walk to Eatly Downtown and multiple eatery options and retail stores at the Oculus and Brookfield Place as well as the Battery Park Esplanade
- Vicinity of Staten Island Ferry and multiple ferries to New Jersey and Midtown West at the Battery Park City/Vesey St pier
- **Some furniture may be available**

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

ENTIRE 6TH FL - 2,750 RSF
(CURRENT CONDITIONS)

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ENTIRE 5TH FL - 2,750 RSF
(CURRENT CONDITIONS)

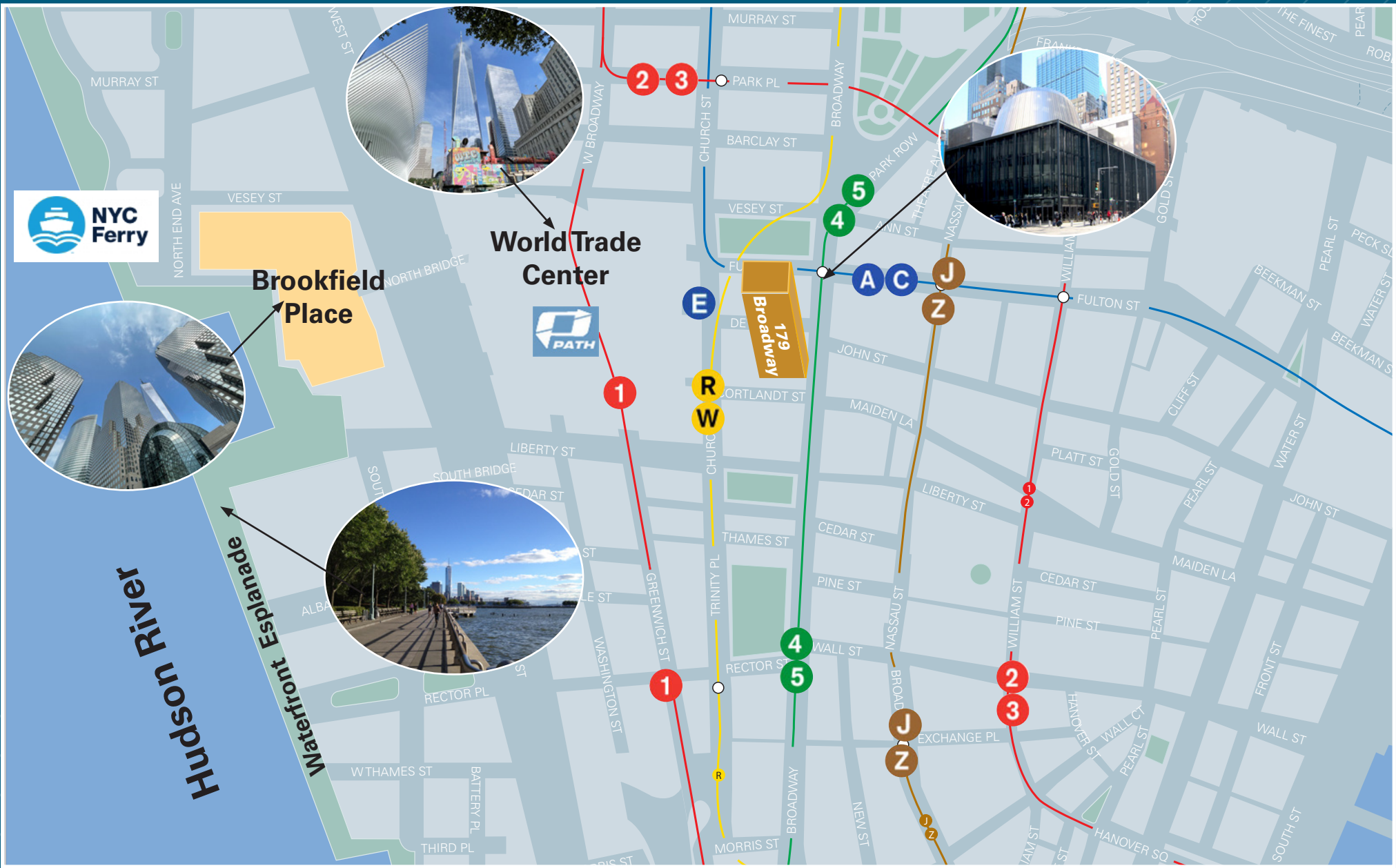
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ENTIRE 4TH FL - 2,750 RSF
(CURRENT CONDITIONS)

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For further information and/or inspection, please contact:

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