

TERRIFIC OPPORTUNITY TO MAKE A BELOW MARKET DEAL

CALL FOR IMPORTANT DETAILS



Midtown West Sublease — Central Location - Great Transportation Access

810 Seventh Avenue, NYC Southwest Corner of West 53rd Street

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

Suite 1701: 8,747 rsf
Possession: Immediate
Sublease Term: Through January 2025
Pricing: Please call for important details
 (Sublessor will provide significant discount for first year)

Comments: - North views of Central Park
 - Steps to Times Square, the Plaza District and Central Park
 - Subways: **1 C E N Q R B D F M**
 - Space can be leased with or without existing furniture

Amenities: - Lobby, common areas, bathrooms, elevator cabs recently renovated
 - 24/7 Attended lobby; messenger center
 - 12 Passenger elevators
 - 200 Car on-site parking garage
 - Wired Certified Platinum for IT connectivity

Join Tenants: - Ion Media Networks, AT&T Wireless

For further information and/or inspection, please contact:

John Brod
Partner, Licensed R.E. Broker
212.400.9521
jbrod@absre.com

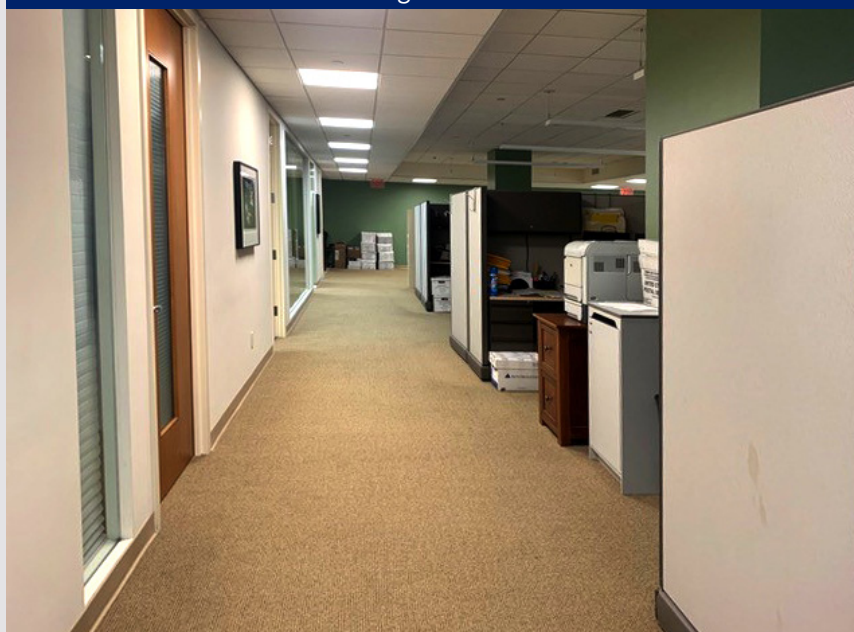
Cooper Katz
Licensed R.E. Salesperson
646.439.2009
ckatz@absre.com



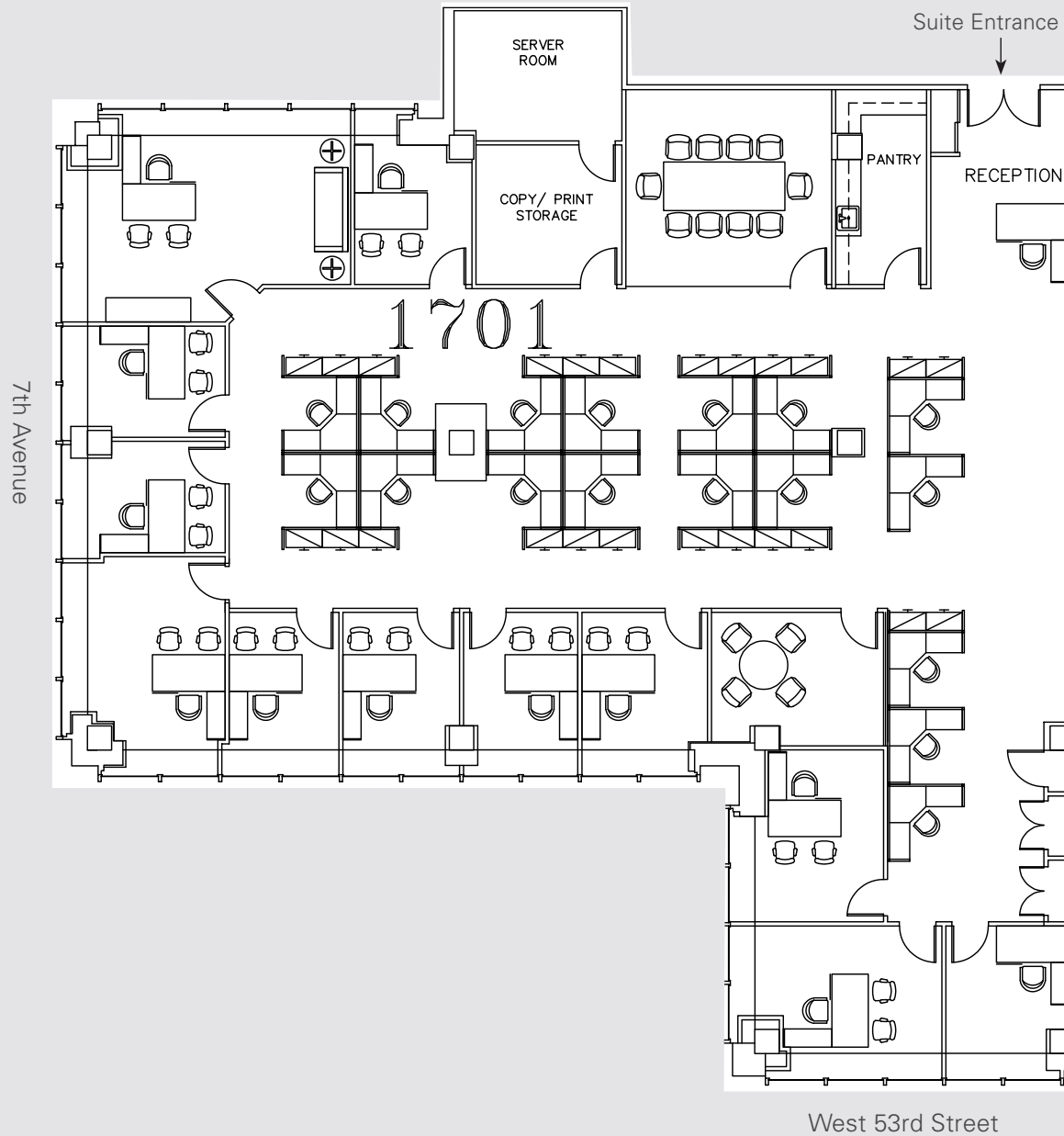
810 Seventh Avenue, NYC - SWC West 53rd Street



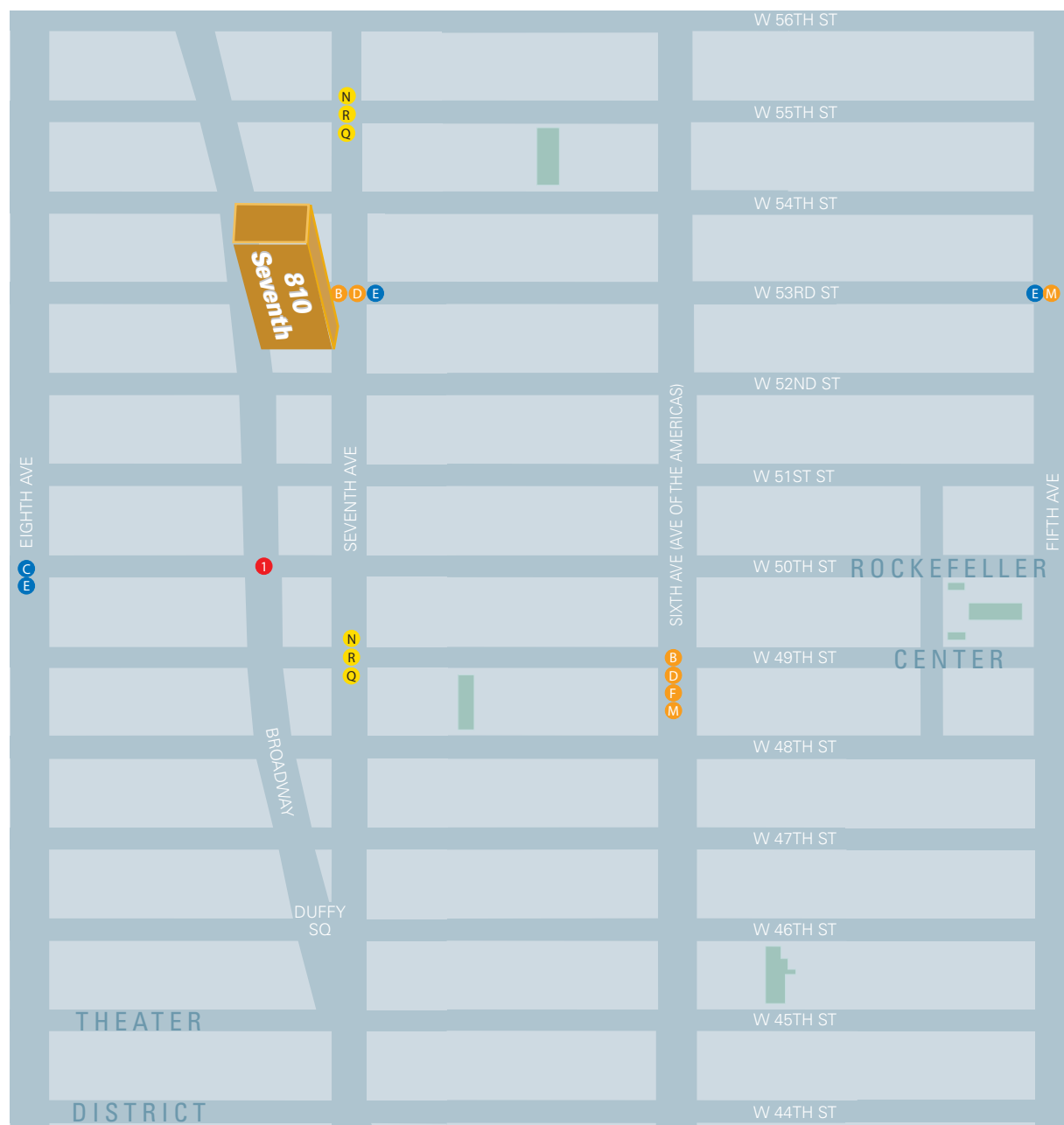
Existing Conditions



810 Seventh Avenue, NYC - SWC West 53rd Street



810 Seventh Avenue, NYC - SWC West 53rd Street



For further information and/or inspection, please contact:

John Brod

Partner, Licensed R.E. Broker

212.400.9521

jbrod@absre.com

Cooper Katz

Licensed R.E. Salesperson

646.439.2009

ckatz@absre.com

