



JLR Realty Inc

461 Park Avenue South

MIDTOWN SOUTH- ENTIRE 6TH FLOOR

ONE FULL FLOOR AVAILABLE FOR SUBLEASE



RENT:
Upon request



POSSESSION:
Immediate



ELECTRIC:
Direct



TERM:
Through
10/31/2029

*(Direct extension
can be arranged)*

Contacts:

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MICHAEL SMITH

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IDEAL FOR:

- MEDICAL
 - LAW AND SALES OFFICES
 - ACCOUNTING
 - FINANCIAL SERVICES
 - MARKETING AND ADVERTISING
 - TECH AND DESIGN
- 

- BOUTIQUE OFFICE/MEDICAL BUILDING STRADDLING MIDTOWN & MIDTOWN SOUTH
- CONVENIENTLY LOCATED BY THE LEXINGTON IRT #6 SUBWAY LINE AT 32ND STREET
- WALKING DISTANCE TO BOTH GRAND CENTRAL AND PENN STATION
- RENOVATED LOBBY AND ELEVATORS
- CONTROLLED VISITOR ACCESS + EGRESS
- GREAT BRANDING OPPORTUNITY IN A BOUTIQUE BUILDING WITH FULL FLOOR PRESENCE

HIGHLIGHTS:

- Full floor presence & digital signage for customized branding
- Four conference rooms with bright natural light and
- completely flexible configuration, including movable flat
- screens, rolling tables, and ergonomic chairs
- Two private breakout rooms with flexible configuration
- Lounge with seating for 12, pantry, and espresso bar
- Two ADA bathrooms
- Wifi that is responsive with large groups
- Standard and large format printing available
- Catering, technical, and administrative support available

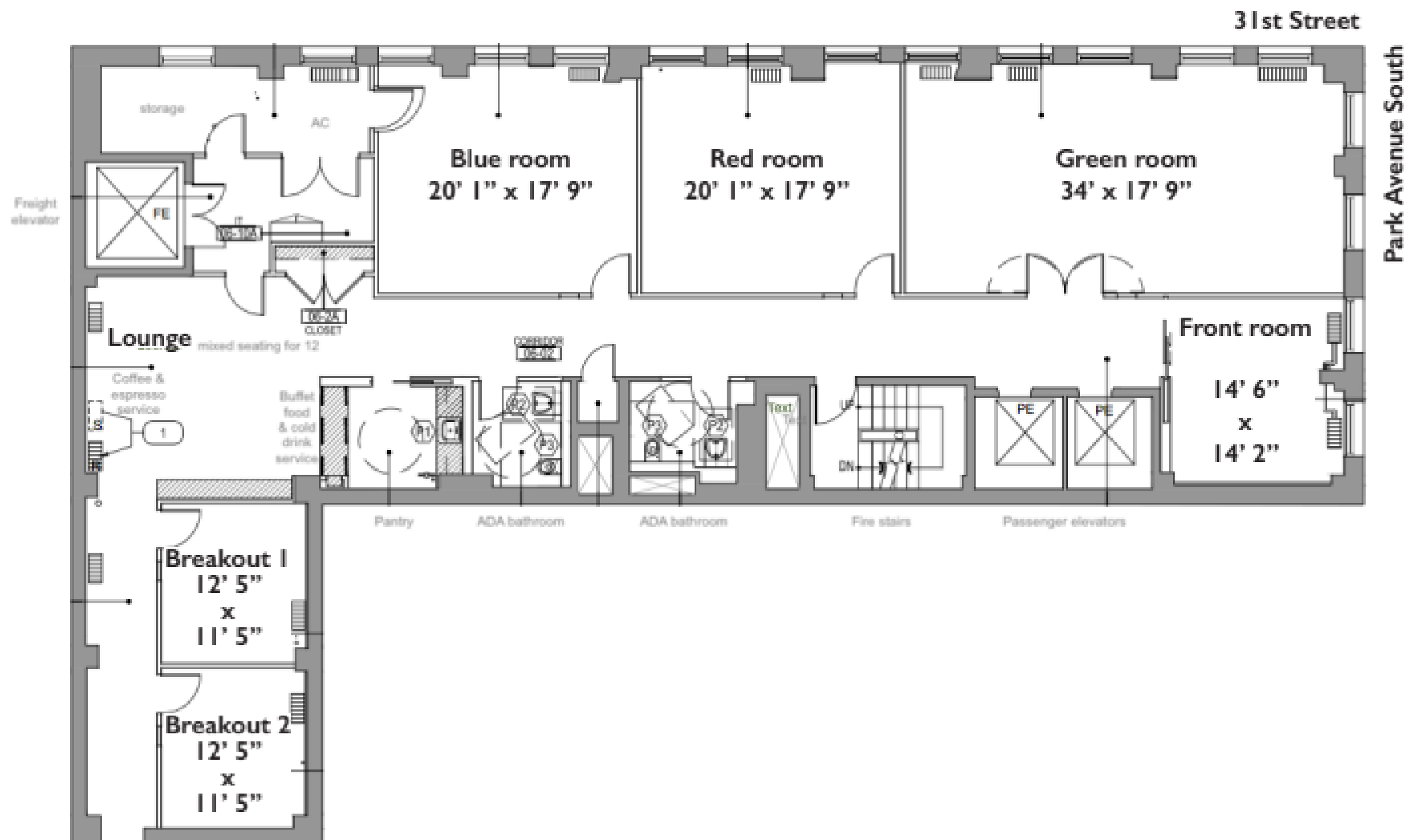
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PROPOSED LAYOUT

4,775RSF



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Green room 34' x 17' 9" south-west perspective



Green room north-west perspective



Red room 20' 1" x 17' 9"



Blue room 20' 1" x 17' 9"



Pictures



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Front room 14' 6" x 14' 2" concrete table can be reception



Lounge with seating for eight



Pictures



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Tea, coffee, and espresso bar



Counter with seating for four



Hallway with two restrooms



Customizable digital signage and two touchscreens



Pictures



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