



JLR Realty Inc

# 461 Park Avenue South

MIDTOWN SOUTH- ENTIRE 6TH FLOOR

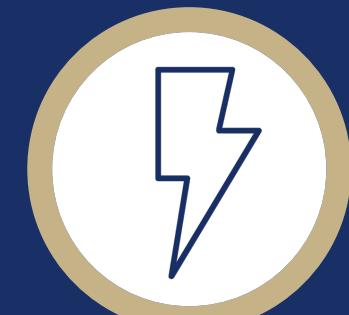
ONE FULL FLOOR AVAILABLE FOR SUBLEASE



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:

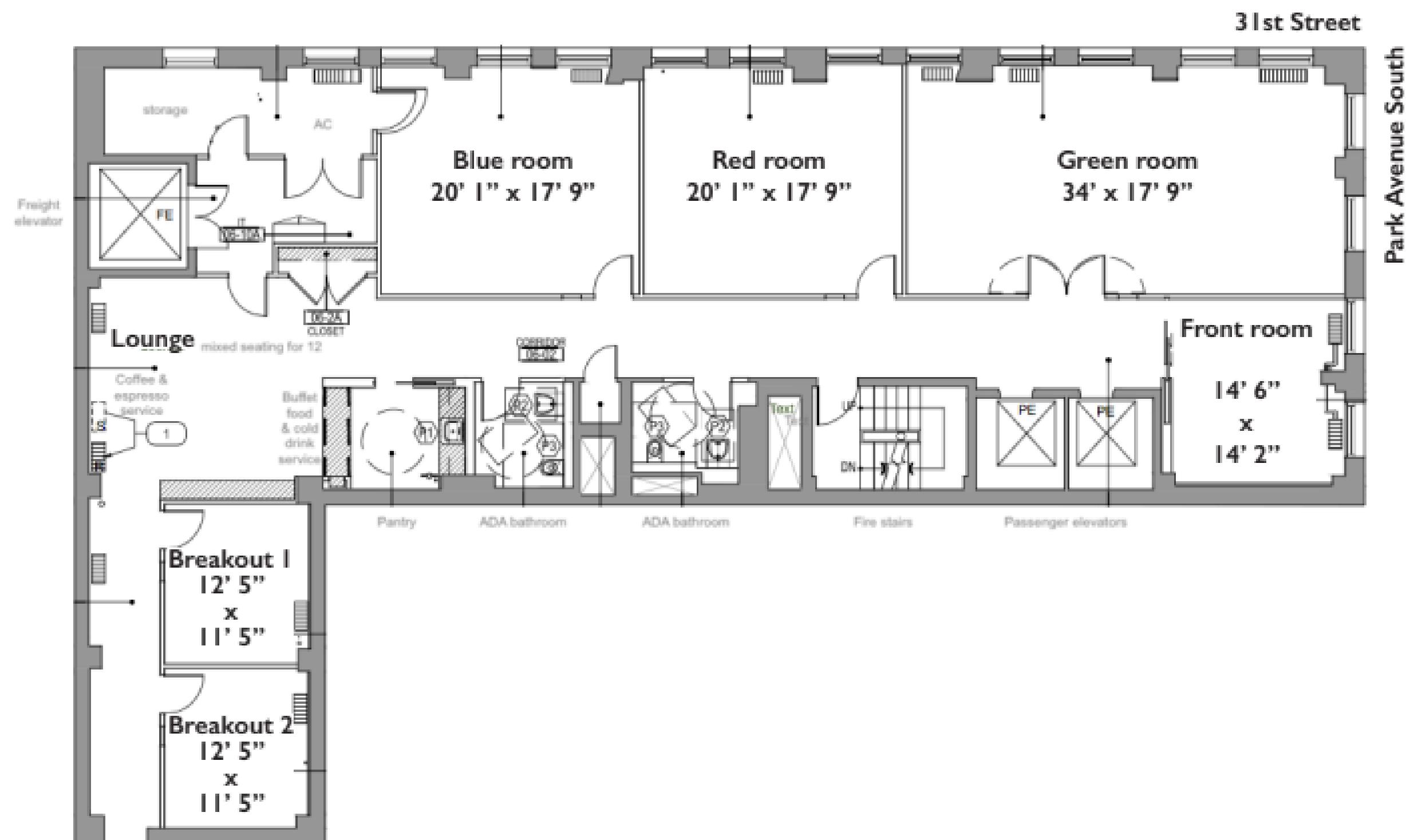
- Full floor presence & digital signage for customized branding
- Four conference rooms with bright natural light and completely flexible configuration, including movable flat screens, rolling tables, and ergonomic chairs
- Two private breakout rooms with flexible configuration
- Lounge with seating 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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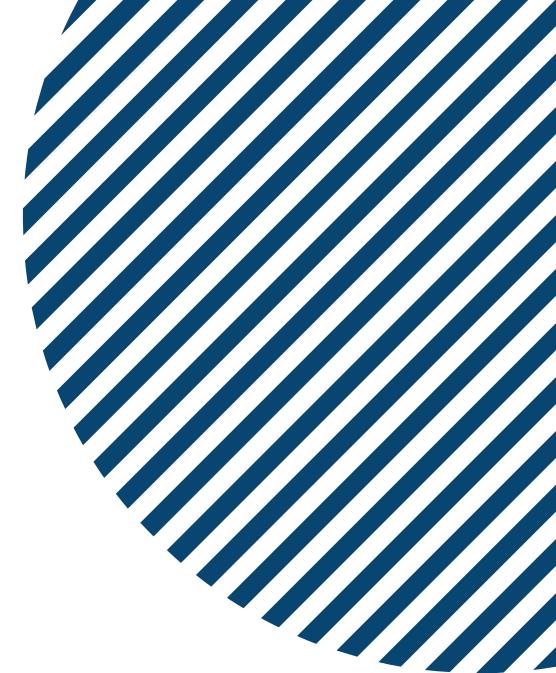
## PROPOSED LAYOUT

4,775RSF

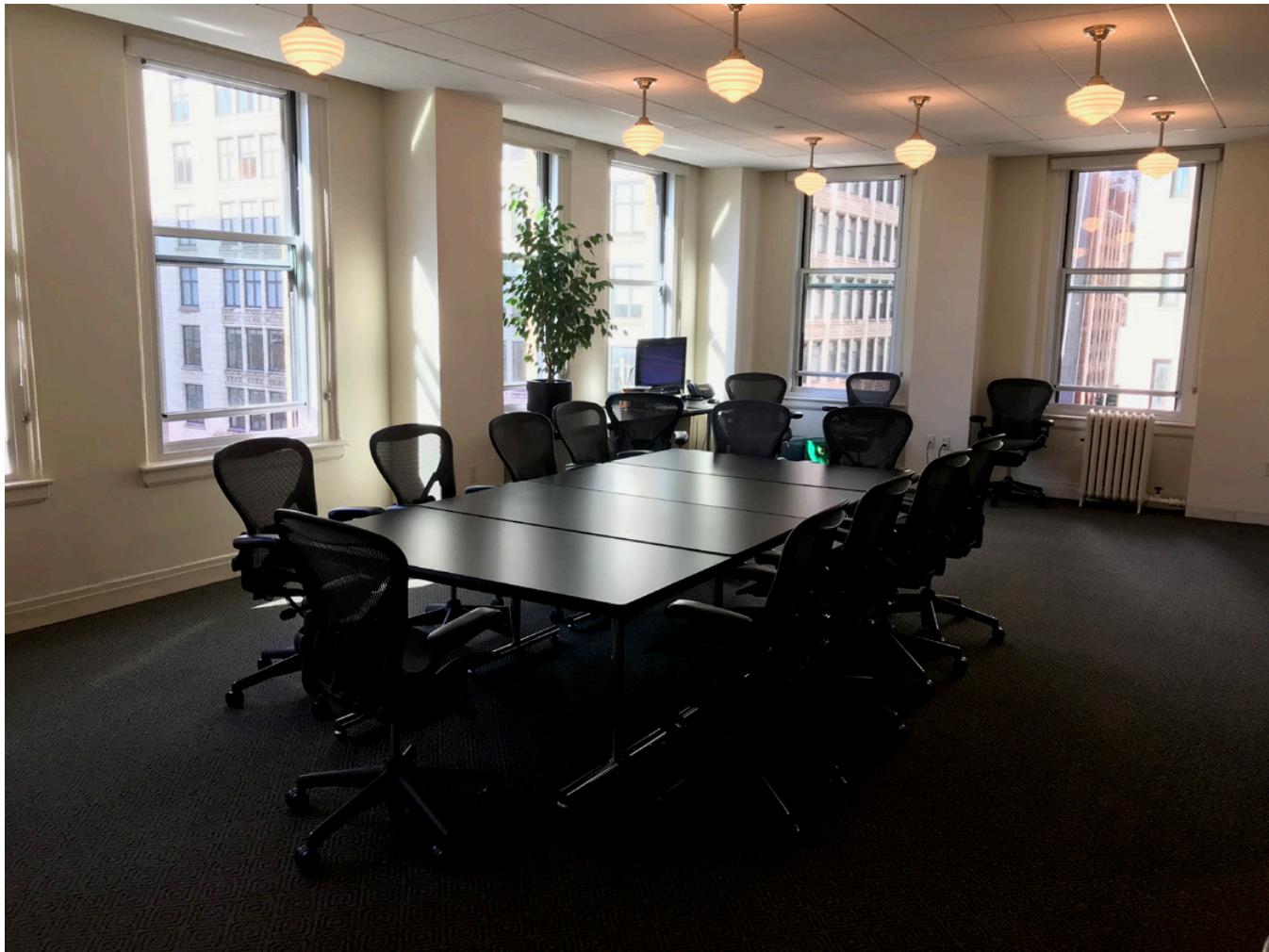


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Green room 34' x 17' 9" south-west perspective



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

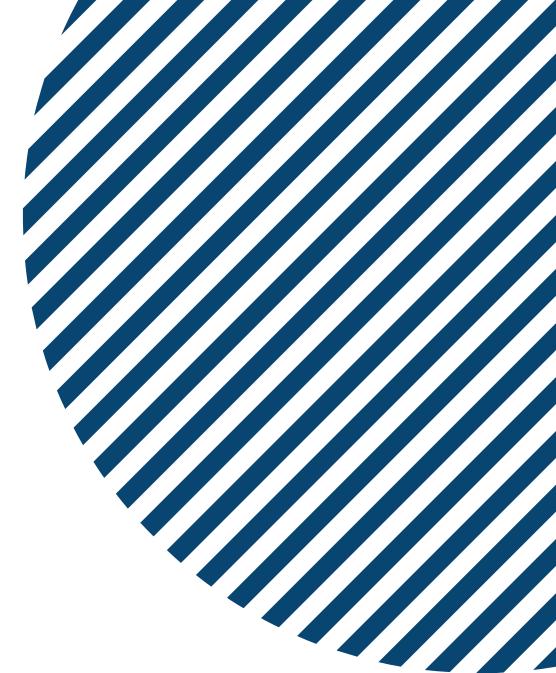


## Pictures



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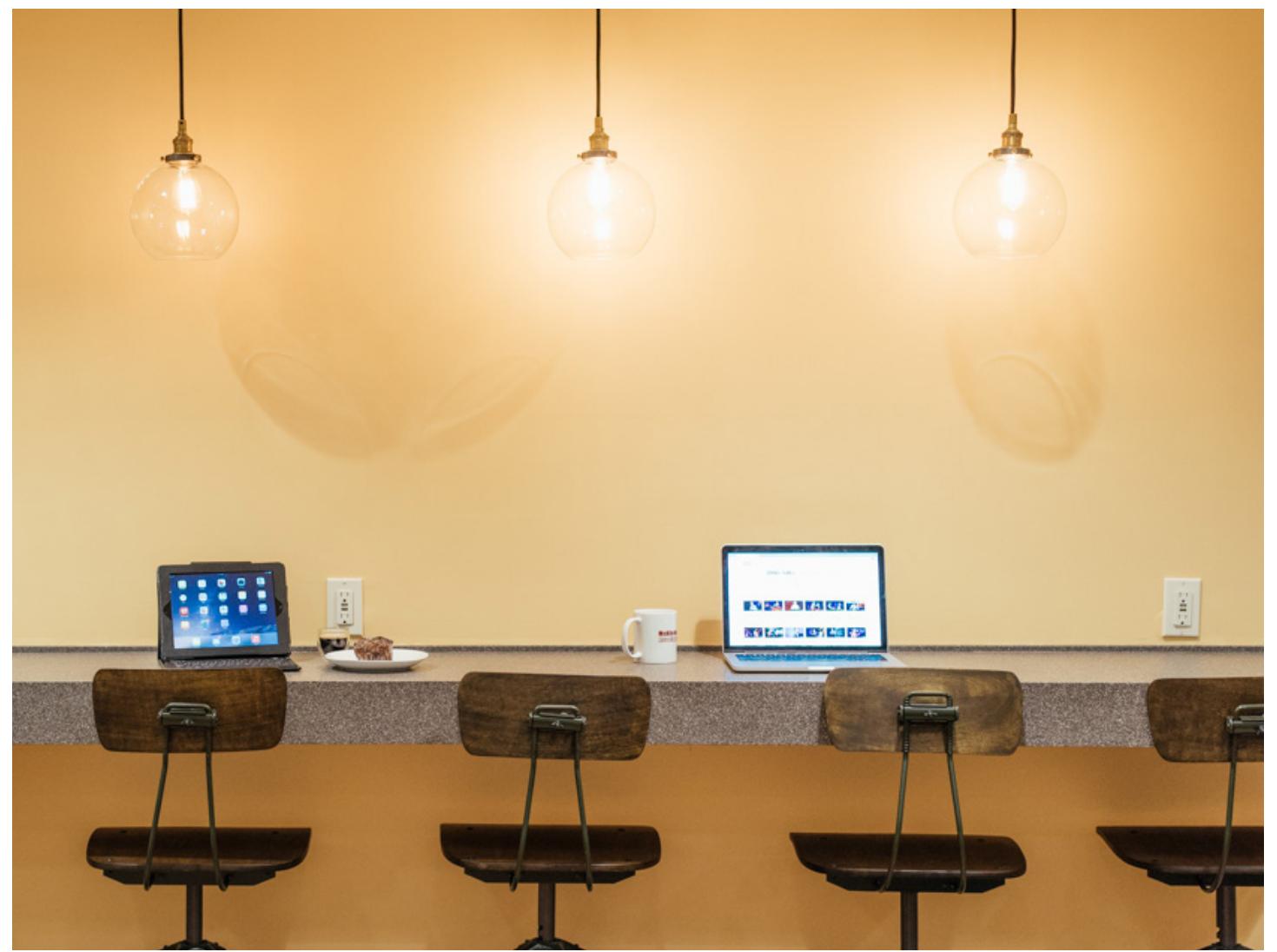
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Tea, coffee, and espresso bar



Counter with seating for four



Hallway with two restrooms



Customizable digital signage and two touchscreens



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