



JLR Realty Inc

461 Park Avenue South

MIDTOWN SOUTH - PART 8TH FL

HIGHEST END PREBUILT ON PARK AVE SOUTH



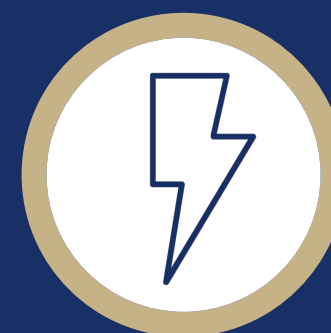
**BRAND
NEW TO
THE
MARKET**



RENT:
Upon request



POSSESSION:
October 2022



ELECTRIC:
Direct



TERM:
Flexible

Contacts:

JESSE RUBENS

212.786.2611/917.626.2850

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MICHAEL SMITH

917.701.4361

msmith@jlrre.com

IDEAL FOR:

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

- BOUTIQUE OFFICE 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

HIGHLIGHTS:

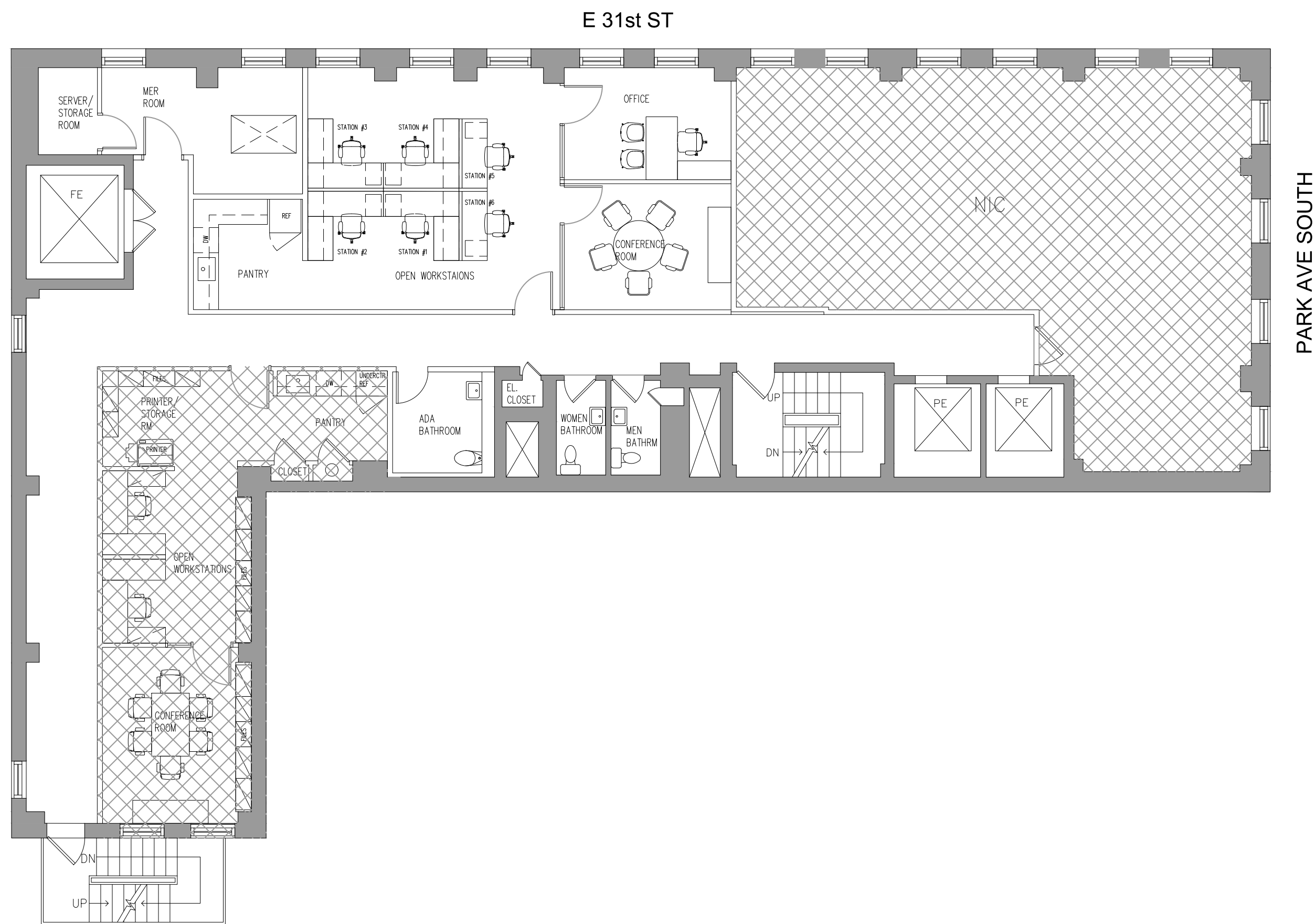
- High end finishes
- 11' Exposed ceilings
- Pendant light fixtures
- Oval ducts
- Glass steel partition system
- Renovated ADA compliant private restrooms
- New thermal pane windows

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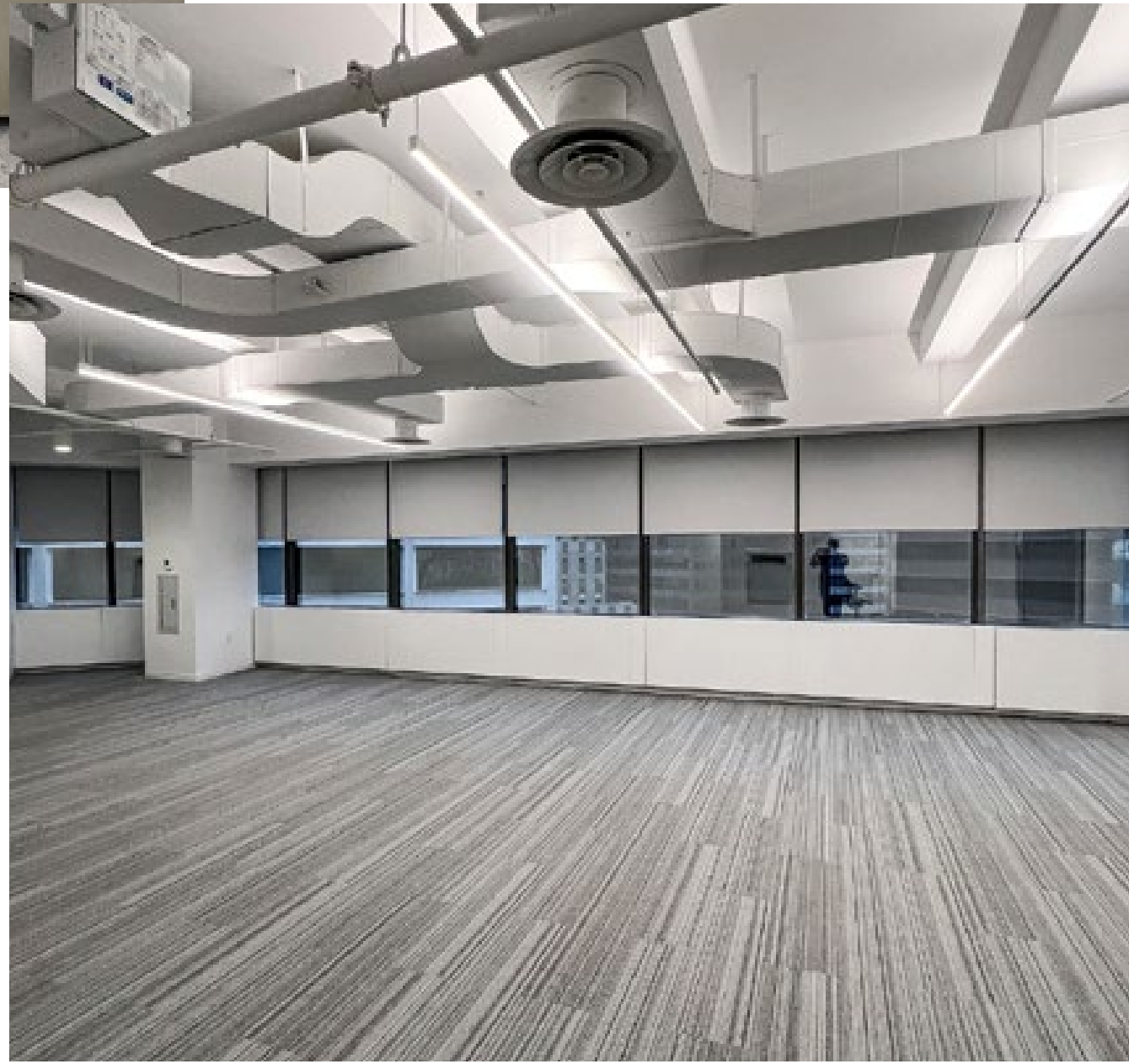
PREBUILT LAYOUT Part 8th Floor

1,500rsf



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TYPICAL PREBUILT FINISHES Part 8th Floor

1,500rsf



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