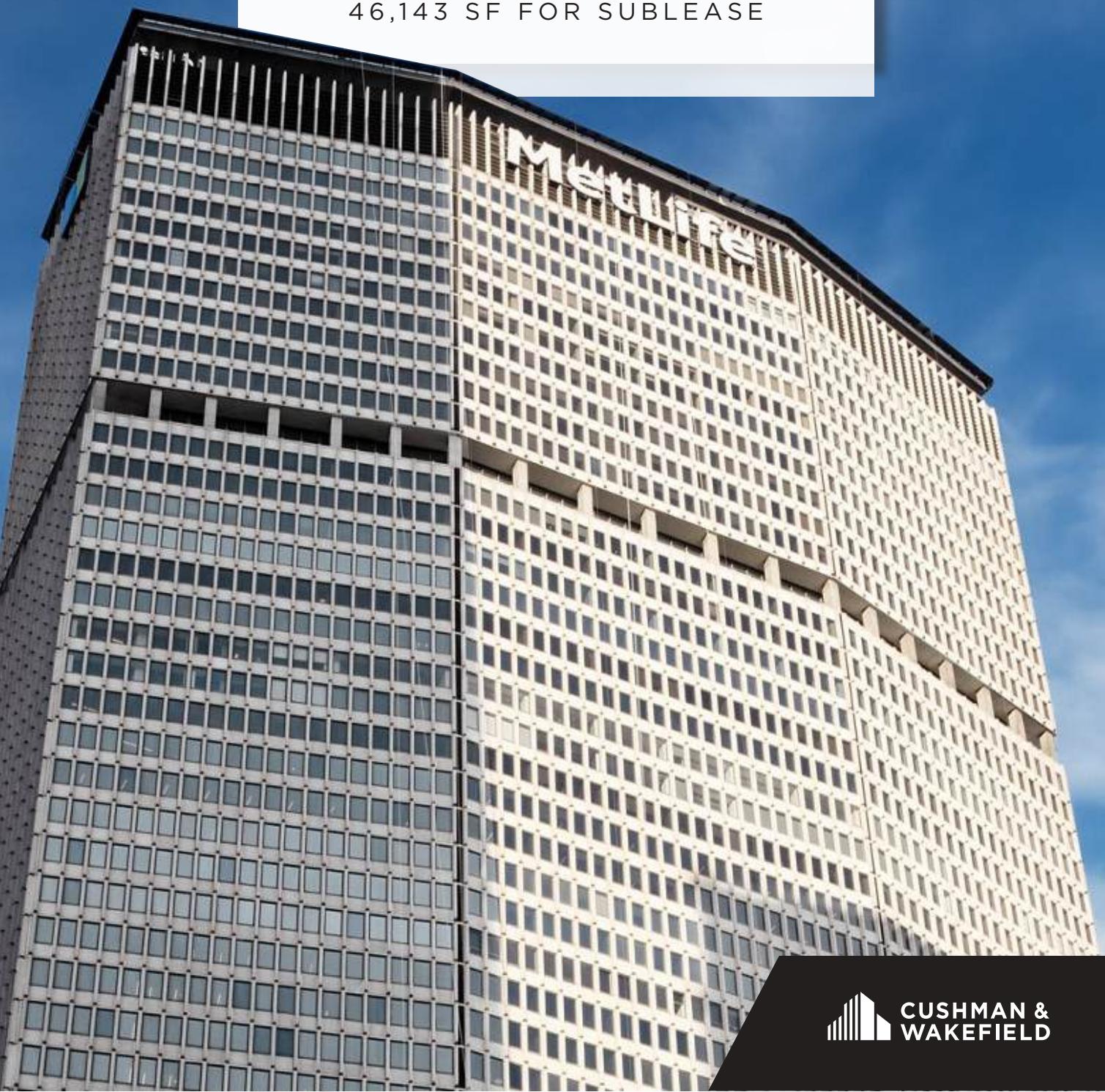


# 200 PARK AVENUE

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ENTIRE 31ST FLOOR  
46,143 SF FOR SUBLLEASE



# SPACE HIGHLIGHTS

- Fully built and furnished
- Direct access to Grand Central Station
- 46,143 SF for sublease
- Entire 31st floor
- Conference rooms with switchable privacy glass (“smart glass”)
- Knoll furniture with height adjustable desks in laminate with Aeron chairs (Herman Miller)
- 12 offices
- 156 workstations
- 6 conference rooms
- 7 huddle rooms
- 2 pantries
- Larger lounge/kitchen area with seating for staff
- Separately demised trading area

**TERM: THROUGH 5/30/2031**



# BUILDING FEATURES

- Prestigious, globally recognized address at 200 Park Avenue
- Exceptional range of on-site features and conveniences
- Recently completed two-level, 50,000 SF lobby and reception lounge offering a premium experience for tenants and visitors
- On-site amenities include dining options, retail, childcare facilities, banking, a fitness center, and secure parking
- Newly added indoor/outdoor amenity level directly below on the 8th floor
- Seamless underground access to Grand Central Station



# FLOOR PLAN

# FOR SUBLICENSE

# ENTIRE 31ST FLOOR 46,143 SF



## Conference Rooms Huddle Rooms

# ELEVATE YOUR WORKDAY

## RESTAURANTS

1. Morton's The Steakhouse
2. Urbanspace
3. Darbar Fine Indian Cuisine
4. Joe Coffee
5. The Bar Downstairs
6. Bierhaus NYC
7. Grand Central Oyster Bar
8. Shake Shack
9. Sushi Ginza Onodera
10. Little Collins
11. Pera Mediterranean
12. Stone Bridge Pizza
13. Pershing Square
14. Benjamin Steakhouse
15. NAYA
16. Stout
17. Cipriani Le Specialita
18. Los Tacos No. 1
19. Taylor St Baristas
20. Benjamin Steakhouse
21. Pokeworks
22. Luke's Lobster
23. The Capital Grille
24. Sushi Yasuda
25. Delmonico NYC
26. Omar's Mediterranean
27. Mad Dog & Beans
28. ALIDORO
29. Previti Pizza
30. Omusubi Gonbei
31. The Shakespeare
32. Zucker's Bagels
33. Zuma
34. Sinigual
35. Park Avenue Tavern
36. Fine & Rare
37. CHILI
38. Nirvana
39. Momosan Ramen
40. Ippodo Tea
41. Kajitsu
42. Bagel Express
43. Sam's Place
44. Dun Huang
45. Wokuni
46. Wagamama
47. Ratatouille
48. Tempura Matsui



## FITNESS

1. Equinox East 43rd Street
2. BRICK New York
3. Pilates On Fifth
4. New York Sports Clubs
5. Dolphin Fitness Club
6. Equinox East 44th Street
7. Blink Fitness

## HOTELS

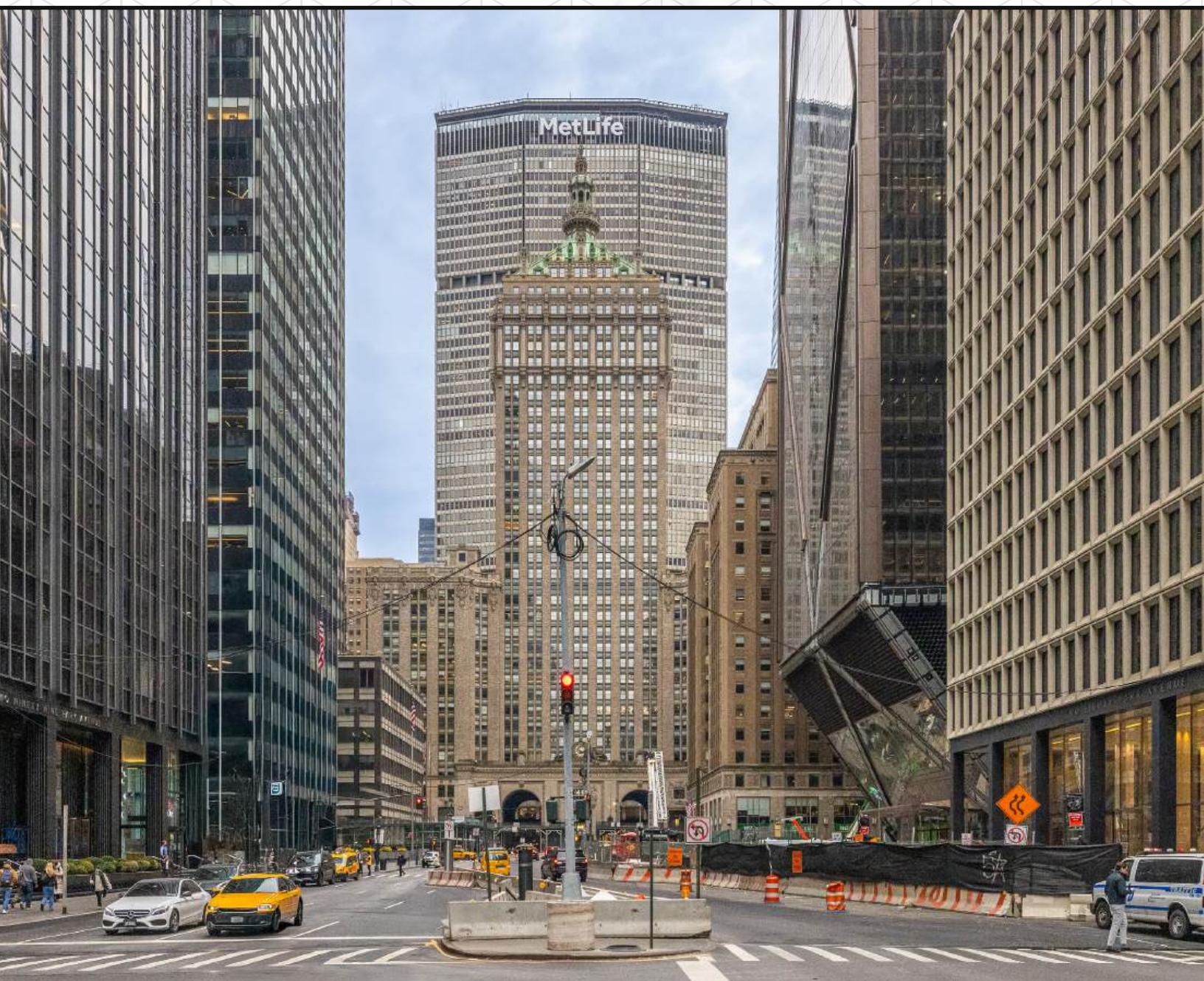
1. The Mansfield Hotel
2. The Lexington Hotel
3. The Roger Smith Hotel
4. The Cornell Club
5. Club Quarters
6. Hotel Boutique
7. Andaz 5th Avenue
8. Fitzpatrick Hotel
9. Library Hotel
10. Courtyard by Marriott
11. Hyatt Grand Central
12. Dylan Hotel
13. Hyatt Centric
14. Pestana Park Avenue
15. The William

## SHOPPING

1. NBA Store
  2. Lauren B Jewelry
  3. The Natural Sapphire Company
  4. Men's Wearhouse
  5. Five Below
  6. Grand Central Watch
7. Allen-Edmonds
  8. SAYKI
  9. SEPHORA
  10. Joseph Edwards
  11. Apple Grand Central
  12. Bath & Body Works
  13. Deciem
  14. Muji Fifth Avenue
  15. Warby Parker
  16. Swatch
  17. Custom Men
  18. MAC Grand Central
  19. Cursive
  20. Alan David Custom
  21. Willner Chemist
  22. The Chemist Shop
  23. LOFT
  24. Araya Nyc
  25. Moulded Shoe Co.
  26. CVS Pharmacy
  27. Prohealth Pharmacy
  28. Cosmetic Market
  29. Lumber Boys

# SPACE PHOTOS





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