

dentsu

MORGAN NORTH

322,000 RSF SUBLEASE OPPORTUNITY WITH 40,000 SF OF DEDICATED OUTDOOR SPACE IN THE HUDSON YARDS DISTRICT



BEAUTIFULLY LANDMARKED BUILDING—MODERNIZED FOR THE MOST TECH-SAVVY COMPANIES

<p><b>10TH FLOOR</b></p> <ul style="list-style-type: none"> <li>48,238 RSF</li> <li>16' slab-to-slab</li> <li>Exclusive 12,000 SF outdoor rooftop with 360-degree views</li> </ul>	<p><b>9TH FLOOR</b></p> <ul style="list-style-type: none"> <li>48,155 RSF</li> <li>12' 6" slab-to-slab</li> <li>Exclusive access to the 8th floor rooftop (if leased with 8) and private 1,833 SF terrace</li> </ul>	<p><b>8TH FLOOR</b></p> <ul style="list-style-type: none"> <li>48,155 RSF</li> <li>12' 6" slab-to-slab</li> <li>Exclusive 21,246 SF outdoor space on top of the overbuild</li> </ul>
<p><b>7TH FLOOR</b></p> <ul style="list-style-type: none"> <li>47,915 RSF</li> <li>12' 6" slab-to-slab</li> <li>5,000 SF dedicated atrium space and direct access to building's 2-acre rooftop park</li> </ul> <p>← (7th floor total 77,712 RSF) →</p>	<p><b>7TH FLOOR "OVERBUILD"</b></p> <ul style="list-style-type: none"> <li>29,797 RSF</li> <li>17' slab-to-slab</li> <li>Dedicated outdoor space with direct access to building's 2-acre rooftop park</li> </ul>	<p><b>6TH FLOOR</b></p> <ul style="list-style-type: none"> <li>100,000 RSF</li> <li>17' 6" slab-to-slab</li> <li>12' x 12' oversized windows and access to building's 2-acre rooftop park on 7th floor</li> </ul>

SIZE CEILING HEIGHT OUTDOOR SPACE



40,000 SF OF DEDICATED OUTDOOR SPACE WITH DIRECT ACCESS TO THE BUILDING'S TWO-ACRE ROOFTOP PARK



FEATURING 12'X12' OVERSIZED WINDOWS WITH 17' 6" SLAB-TO-SLAB



30,000 SF OF NEW CONSTRUCTION FEATURING 17' FLOOR-TO-CEILING WINDOWS ON THREE SIDES

DOWNLOAD BROCHURE

SCHEDULE A TOUR:

- Brad Auerbach** 212.984.7139 brad.auerbach@cbre.com
- David Hollander** 212.984.6553 david.hollander@cbre.com
- Michael Wellen** 212.984.6581 michael.wellen@cbre.com

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