



JLR Realty Inc

461 Park Avenue South

MIDTOWN SOUTH- ENTIRE 2ND & 5TH FLOORS

TWO FULL FLOORS AVAILABLE FOR LEASE



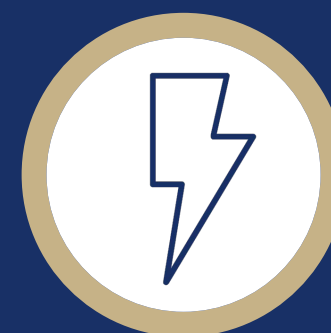
**BRAND
NEW TO
THE
MARKET**



RENT:
Upon request



POSSESSION:
Immediate



ELECTRIC:
Direct



TERM:
Flexible

Contacts:

JESSE RUBENS

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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:

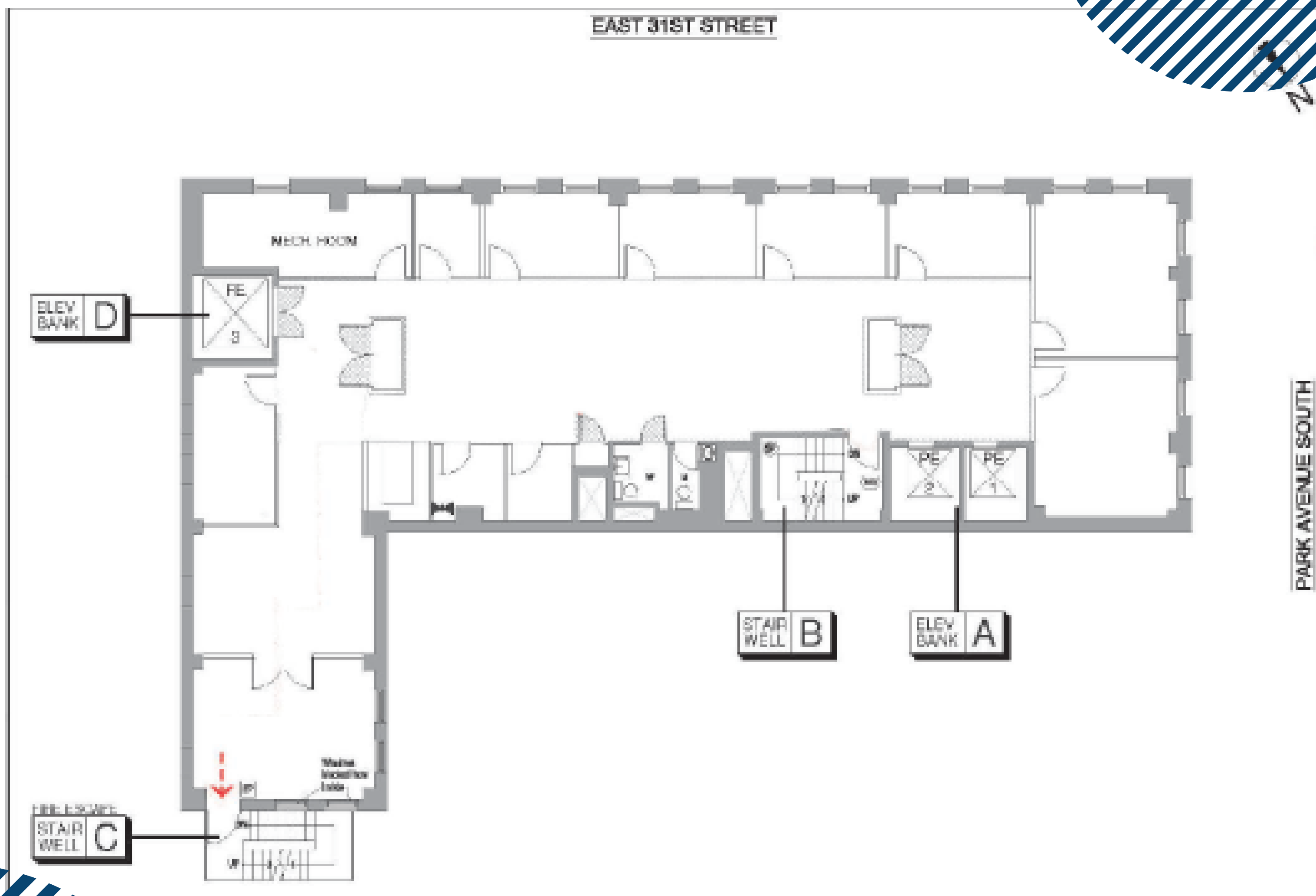
- FULL FLOOR IDENTITY WITH DIRECT ACCESS OFF ELEVATOR
- LANDLORD WILL DELIVER EACH FLOOR DEMOLISHED, BROOM CLEAN, WITH NEW WINDOWS, AND A/C
 - 11' EXPOSED CEILINGS
 - BRAND NEW TENANT-CONTROLLED AC WITH ECONOMIZER CYCLE
 - RENOVATED ADA COMPLIANT PRIVATE RESTROOMS
 - NEW THERMAL PANE OPERABLE WINDOWS
- 2ND FLOOR IS A UNIQUE QUASI-RETAIL BRANDING OPPORTUNITY, WITH PICTURE WINDOWS FACING PARK AVENUE SOUTH AND EAST 31ST STREET

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PROPOSED LAYOUT 2nd & 5th Floors

4,775RSF



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PROPOSED BUILDOUT 2nd & 5th Floors

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