

BRAND NEW FLEXIBLE SUBLEASE IN THE GRAYBAR BUILDING (GRAND CENTRAL)

FLOOR/AREA: Part 6th - 2,675-7,434 RSF
Unit A = 3,975 RSF
Unit B = 2,675 RSF
(A+B+Hallway can be combined = 7,434 RSF)

POSSESSION: October 2010

TERM: Flexible, 1-3 years

RENTAL: Upon request

ELECTRICITY: \$3.25 per RSF

ESCALATIONS: Direct operating. Real estate taxes.

FEATURES:

SPACE

- Space can be divided
- Move-in condition
- Brand new installation
- Fully furnished, if necessary
- Pantry
- Private entrance
- Fiber optics available
- Bright space
- Phone system available

BUILDING

- 24-hour/7-day attended lobby
- Major transportation hub - Direct access to Grand Central Terminal
- Newsstand
- Gym attached

