

# 55 West 46th Street

FOR SUBLEASE



PLUG AND PLAY

Entire 29th Floor | 22,518 RSF



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## PREMISES:

**Entire 29th Floor:** 22,518 RSF

**Possession:** Arranged

**Rent:** Upon request

**Term:** Through August 30, 2026

**Building:** Newly constructed asset built in 2013

**Ownership:** SL Green Realty Corp

## SPACE DETAILS:

- Extremely high-end installation
- Mix of offices and open area (can be further densified)
- Full floor presence with great light and view



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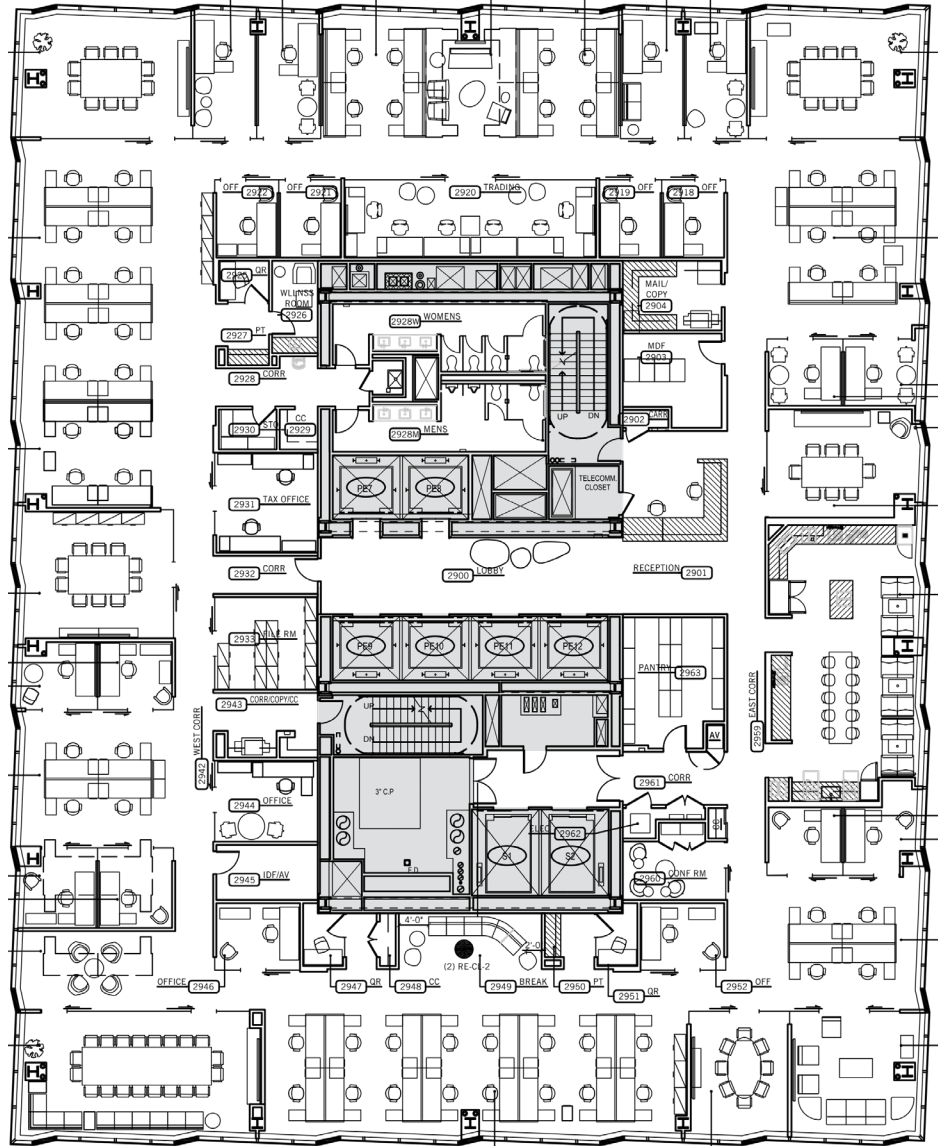
# 55 West 46th Street

## EXISTING CONDITIONS

Entire 29th Floor | 22,518 RSF

### Layout:

- 81 seats
- 1 large Conference room | 20 seats
- 3 small conference rooms | 10 seats
- 2 small conference rooms | 8 seats
- 3 lounge areas
- 7 open offices
- 20 closed offices
- 7 breakout/phone rooms
- 1 reception
- 1 café area



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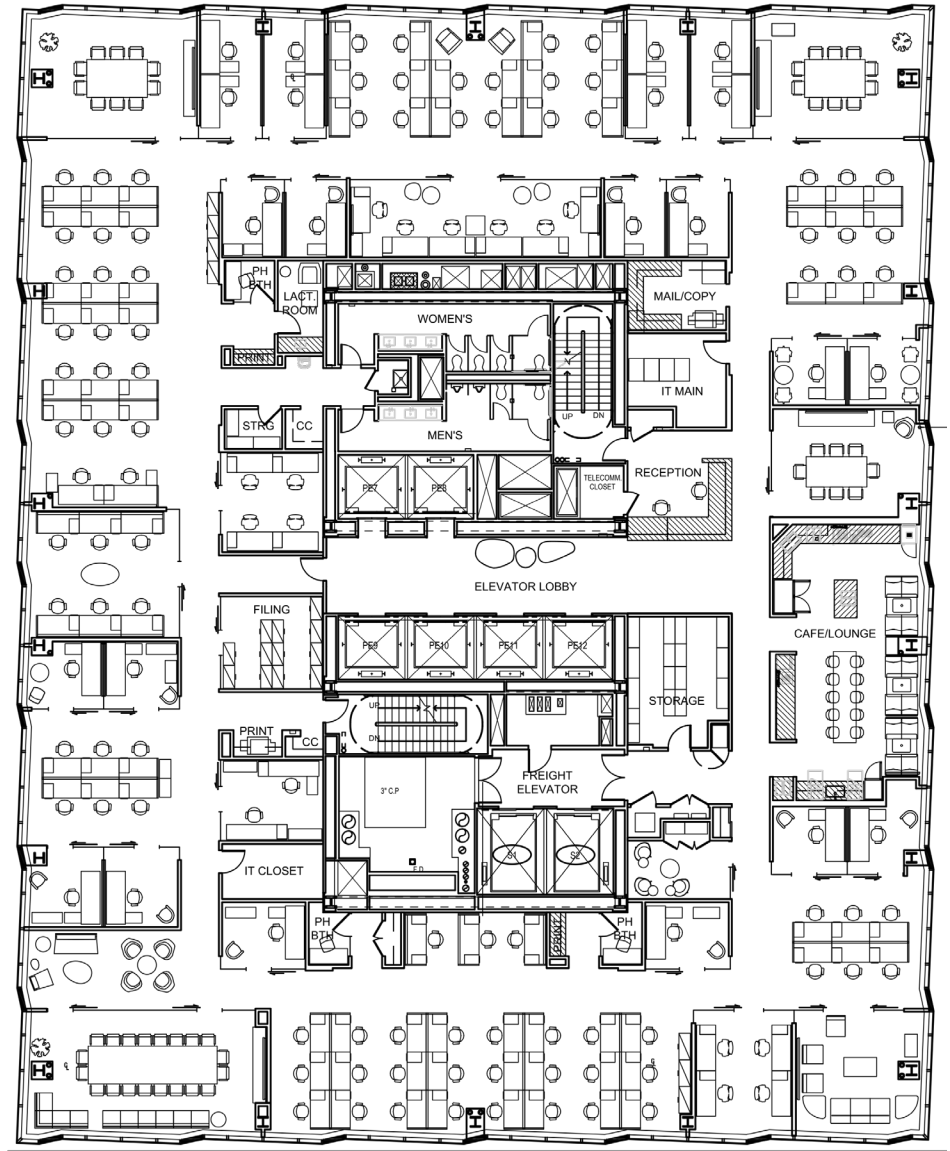
# 55 West 46th Street

## PROPOSED HIGH-DENSITY LAYOUT

Entire 29th Floor | 22,518 RSF

### Layout:

- 122 seats
- 1 large conference room | 20 seats
- 2 small conference rooms | 10 seats
- 1 small conference rooms | 8 seats
- 5 small breakout/phone rooms
- 1 café
- 1 reception
- 3 lounge areas



For more information, please contact:

David Mainthow  
212 954 0933  
david.mainthow@cushwake.com

Evan Algier  
212 841 5979  
evan.algier@cushwake.com

Nick Masi  
347 696 7541  
nick.masi@cushwake.com

Brendan O'Leary  
212 698 2687  
brendan.oleary@cushwake.com

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

