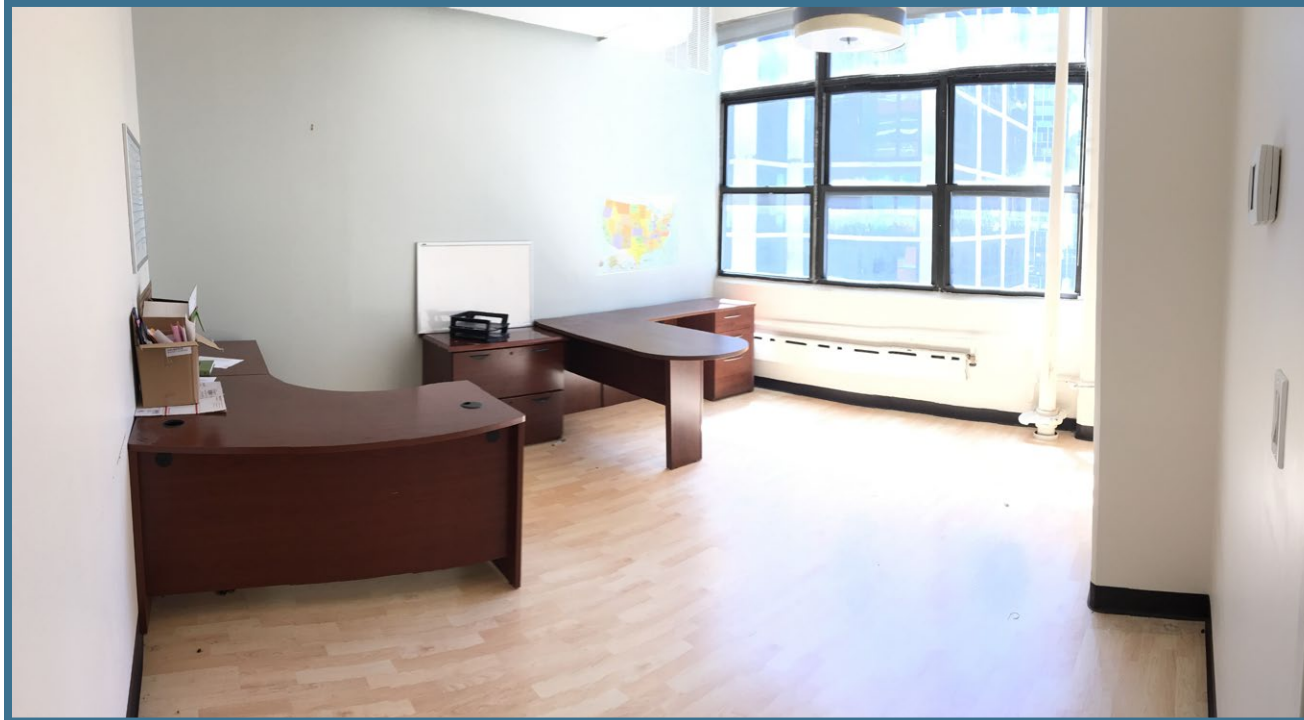


As exclusive agent for the sublessor, we are pleased to present the following space for sublease:

Cheapest Deal in Grand Central



Space: Partial 12th Floor
Area: Option A: 4,200 SF
Option B: 1,758 SF
Option C: 2,442 SF
(see floor plan space options on 2nd page)
Possession: Immediate
Sublease Term: Flexible
Rental: Upon request

- High exposed ceilings
- Efficiently-built unit
- Aggressive pricing
- Great light & views

Contact for more information:

Bobrow
Bobrow
Bobrow

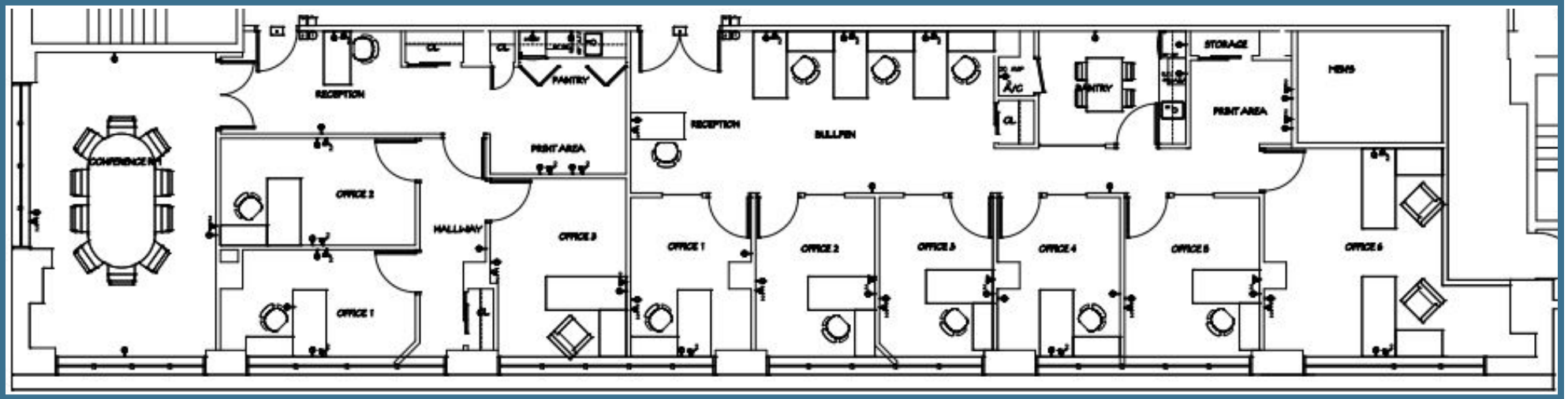
Benjamin Blumenthal
(212) 682-0079
bb@normanbobrow.com

NORMAN BOBROW & CO. INC.
488 MADISON AVENUE, 19TH FLOOR
NEW YORK, NY 10022

216 EAST 45TH STREET

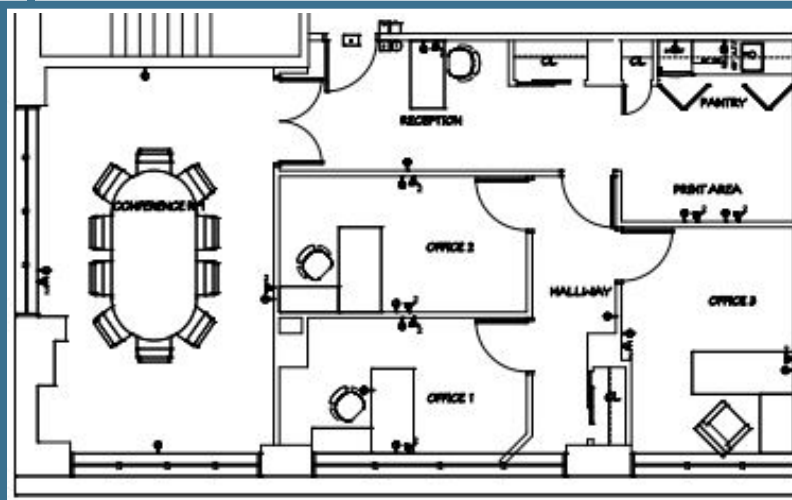
OPTION A

- 4,200 Square Feet
- 9 offices, 5 workstations, conference room, 2 pantries



OPTION B

- 1,758 Square Feet
- 3 offices, conference room, reception, pantry



OPTION C

- 2,442 Square Feet
- 5 offices, conference room, 4 workstations, pantry

