

## REDUCED PRICING

# 45 BROADWAY

AMAZING SUBLET OPPORTUNITY  
NEWLY BUILT HIGH END INSTALLATION

8TH FLOOR • 13,585 RSF

**\$40 PER RENTABLE SQUARE FOOT**

TERM 6/30/29

**BROKER BONUS!**

**\$1 PER RENTABLE  
SQUARE FOOT**

### BUILDING FEATURES

- Class A Building
- Prime Broadway Location
- 1 Block From Wall Street
- Six Story Atrium Waterfall in Lobby
- Koi Pond
- 24-Hour Access and Security
- On-Site Owner Management
- Close Proximity to All Major Transit

### LISTING FEATURES

- 39 Workstations with Room for 6 to 8 More
- 3 Conference Rooms
- 14 Glass-Front Offices
- Large Open Modern Kitchen & Additional Kitchen
- Large Server Room with Dedicated A/C
- Wellness Room
- Supply Storage Room
- Vinyl Wood Flooring and Carpeting
- Furniture Included



FOR FURTHER INFORMATION PLEASE CONTACT:

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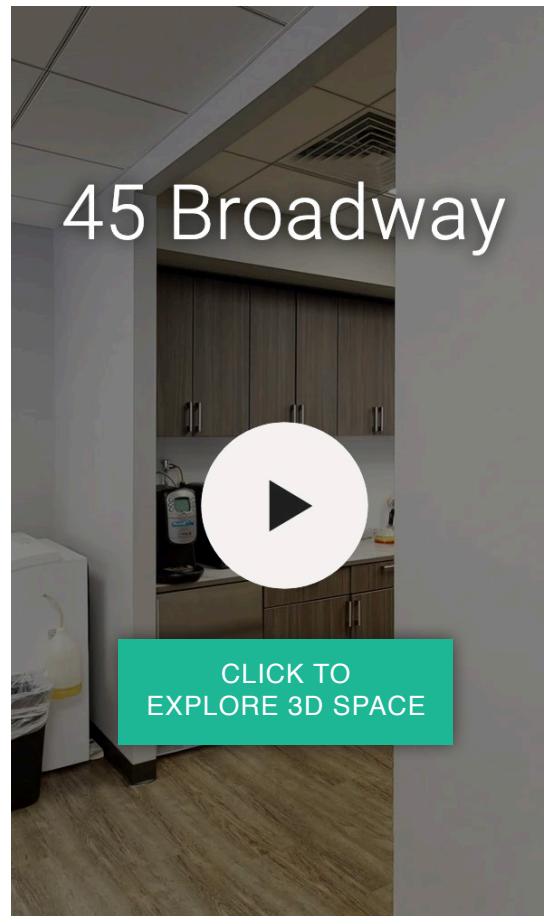
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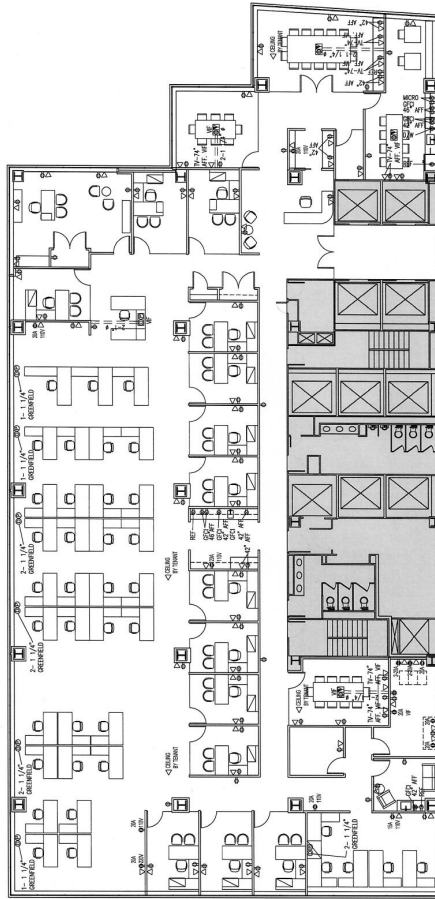
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## THE LAWRENCE GROUP

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### NEARBY TRANSIT



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