



# For Sublease

## 636 Eleventh Avenue

*Up to 555K SF Available | Term Through 6/30/2029*

### Plug and Play Opportunity

- Fully built and furnished creative spaces with 175 - 300+ workstations per floor
- 2 loading docks parking spaces
- Opportunities ranging from 44K SF – 555K SF
- 13'9" – 18' ceiling heights throughout
- Exclusive Tenant amenity areas including large rooftop terrace with views of Hudson Yards, Midtown, Downtown and New Jersey Waterfront, large cafeteria, theatre/event space, studio, fitness center with lockers and shower facilities

636 Eleventh Avenue  
New York, NY

**Finley Burger**

[Finley.Burger@jll.com](mailto:Finley.Burger@jll.com)

+1 212.812.6482

**Michael Pallas**

[michael.pallas@jll.com](mailto:michael.pallas@jll.com)

+1 212.418.2651

**Clark Finney**

[clark.finney@jll.com](mailto:clark.finney@jll.com)

+1 212.812.6505



# Sublease – Full Building Opportunity

OPPORTUNITIES RANGING FROM 44K SF - 555K SF

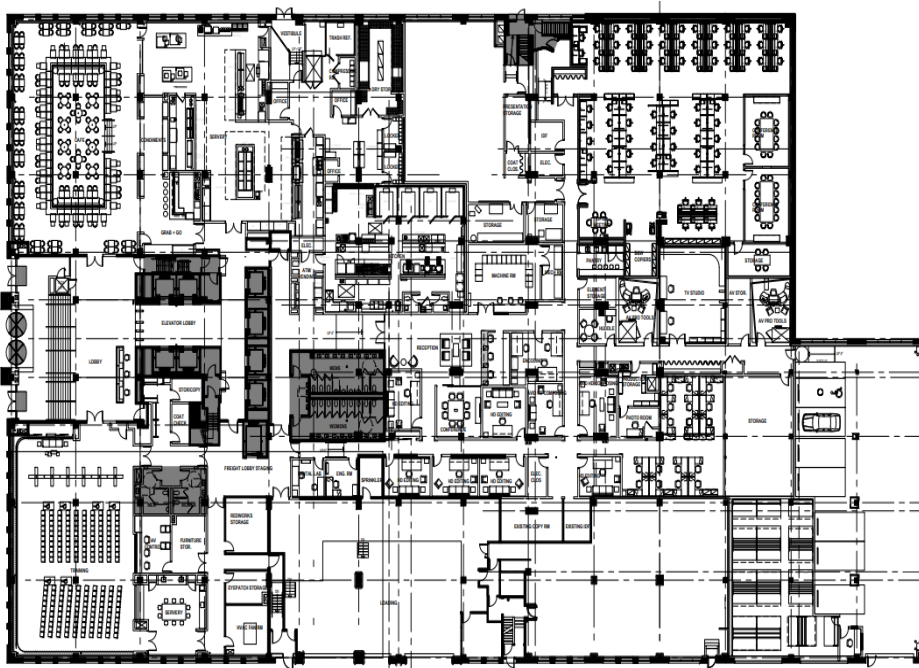


|                     |           |                  |                                             |
|---------------------|-----------|------------------|---------------------------------------------|
| <b>Ground Floor</b> | 67,561 SF | 91 workstations  | 10 meeting rooms / 1 cafeteria / 1 townhall |
| <b>Floor 2</b>      | 56,987 SF | 327 workstations | 21 meeting rooms                            |
| <b>Floor 3</b>      | 48,129 SF | 292 workstations | 14 meeting rooms / 1 town hall              |
| <b>Floor 4</b>      | 43,724 SF | 257 workstations | 14 meeting rooms                            |
| <b>Floor 5</b>      | 43,724 SF | 249 workstations | 18 meeting rooms                            |
| <b>Floor 6</b>      | 43,724 SF | 265 workstations | 18 meeting rooms                            |
| <b>Floor 7</b>      | 43,724 SF | 264 workstations | 16 meeting rooms                            |
| <b>Floor 8</b>      | 44,388 SF | 205 workstations | 21 meeting rooms                            |
| <b>Floor 9</b>      | 44,388 SF | 175 workstations | 16 meeting rooms                            |
| <b>Floor 10</b>     | 44,388 SF | 261 workstations | 10 meeting rooms                            |
| <b>Floor 11</b>     | 44,388 SF | 257 workstations | 14 meeting rooms                            |



# Floorplans

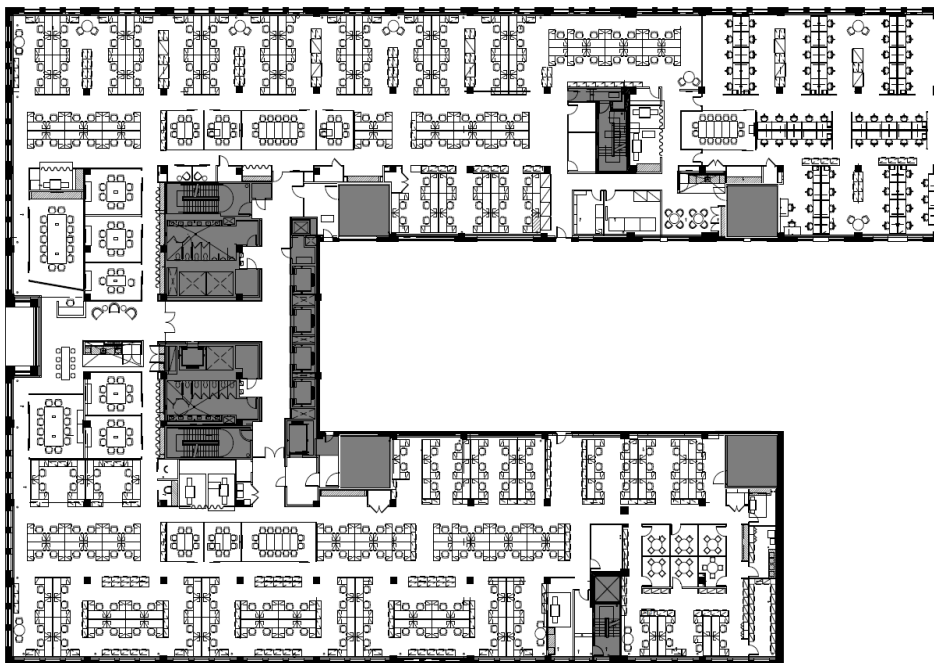
## Floor 1: 67,561 SF



## Ground Floor

Floor offers a large townhall and cafeteria-style café. Space features studio space, editing rooms, parking, 2 loading docks, and 18+ foot ceiling heights.

## Floor 2: 56,987 SF

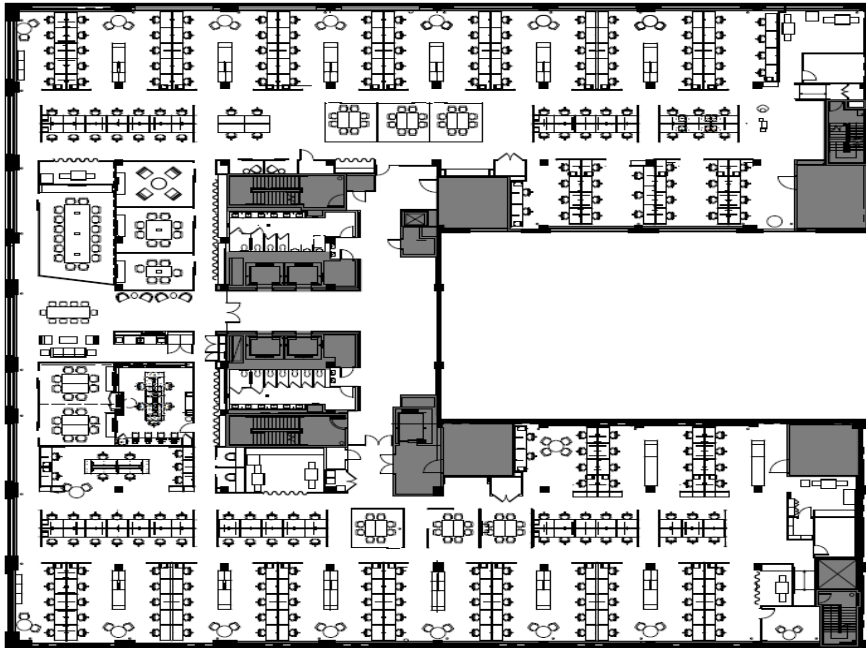


## 2<sup>nd</sup> Floor

Majority open space floorplan featuring 327 workstations. The floor also hosts 21 meeting rooms of various sizes.

# Floorplans

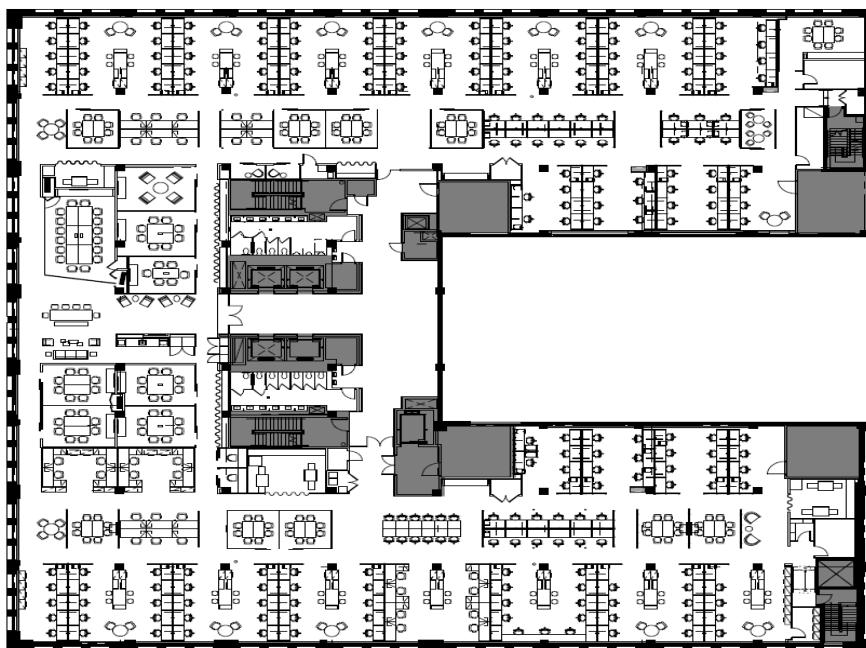
## Floor 10: 44,388 SF



### 10<sup>th</sup> Floor

This space features 261 workstations and 10 meeting rooms of various sizes. This floor highlights West Hudson-facing views.

## Floor 11: 44,388 SF



### 11<sup>th</sup> Floor

Penthouse floor featuring 257 workstations and 14 meeting rooms. This floor is the pinnacle of light and views throughout the space.

















For Leasing Information,  
**Please Contact:**

**Finley Burger**

[Finley.Burger@jll.com](mailto:Finley.Burger@jll.com)

+1 212.812.6482

**Michael Pallas**

[michael.pallas@jll.com](mailto:michael.pallas@jll.com)

+1 212.418.2651

**Clark Finney**

[clark.finney@jll.com](mailto:clark.finney@jll.com)

+1 212.812.6505

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