**FOR SUB-LEASE**

**FASHION TOWER – 135 WEST 36TH STREET**  
ENTIRE 15TH FLOOR, MIDTOWN SPACE

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**5,250 RSF**

<table>
<thead>
<tr>
<th><strong>POSSESSION:</strong></th>
<th>Approx. January 2019</th>
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<tbody>
<tr>
<td><strong>RENT:</strong></td>
<td>Upon Request</td>
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<tr>
<td><strong>TERM:</strong></td>
<td>Until July 2023</td>
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<td></td>
<td>Potential 5-year renewal @ 95% market-value</td>
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<tr>
<td><strong>ESCALATIONS:</strong></td>
<td>3.00% per annum</td>
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<td><strong>ELECTRICITY:</strong></td>
<td>Sub-Metered (+15%)</td>
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| **HIGHLIGHTS:**   | - Full Floor  
|                   | - ADA Restroom  
|                   | - Modern Build-Out  
|                   | - Exposed +10.5 ft. Ceilings  
|                   | - 4 Offices & 5 Open-Plan Desks  
|                   | - Extra Large Events Room  
|                   | - Meeting Room  
|                   | - Wet Pantry  
|                   | - Storage Space |

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**SPACE SHOWN BY APPOINTMENT ONLY. FOR ADDITIONAL INFORMATION PLEASE CONTACT:**  
Christopher D. Turner | cturner@denhamwolf.com | 212.736.6777 x 227  
Maxwell King | mking@denhamwolf.com | 212.736.6777 x 228

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. ©2018 Denham Wolf
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EXISTING FLOOR PLAN

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