

A photograph of a modern commercial loft interior. The space features large, multi-paned windows on the left side, offering a view of a city street with brick and glass buildings. In the foreground, there is a round white table surrounded by four black chairs. To the left of the table, a red fire extinguisher is mounted on the wall. Further back, two white armchairs are positioned near the windows. The floor is covered with a grey carpet featuring a white diamond pattern. In the background, a hallway leads away, marked with a red 'EXIT' sign. A dark curtain hangs on the right side of the frame.

# 545 W 45th Street COMMERCIAL LOFT

BETWEEN 10TH AND 11TH AVE



## PROPERTY INFORMATION

### ADDRESS

545 WEST 45TH STREET

### SIZE

Partial 6th Floor

**SPACE A: 1,252 SF**

**SPACE B: 2,993 SF**

### ASKING PRICE

Upon Request

### NOTES

- Spaces can be combined or leased separately
- Shared pantry area
- Attended lobby
- Recently renovated passenger elevator with interior loading deck
- Large windows
- Great Natural Light
- Epicenter of Manhattan's Westside transformation

## MANHATTAN'S WESTSIDE NEIGHBOURHOOD



EMPLOYEE  
POPULATION

**64K**

RESIDENCIAL  
POPULATION

**220K**



ADJACENT OFFICE  
DEVELOPMENT

**512K**

NEW RESIDENTIAL  
UNITS IN THE PIPELINE

**900+**



HOME VALUE

**\$1.3M**

AREA SUBWAY  
RIDERSHIP

**\$3M**





