

# 545 W 45TH ST

A photograph of a multi-story building with a light-colored stone facade. A large tree with green leaves is in the foreground on the left, partially obscuring the building. The building has several windows, some with white frames and others with dark frames. A small, ornate, arched entrance canopy is visible above the main entrance, featuring a gold letter 'M' on its right side. The number '545' is displayed in gold on the glass of the entrance. To the right of the main entrance, there is a brick section of the building with a window and a small planter box with greenery. The overall scene is bright and clear.

**8TH FLOOR MOVE-IN READY FULL FLOOR - 11,252 SF**  
HELL'S KITCHEN | NEAR HUDSON YARDS | THEATER DISTRICT



# DETAILS

A modern, light-filled office—available fully furnished or open box—perfect for creative, media, or professional use.

- Attended lobby
- Loading dock and parking garage across the street
- 12' ceilings and wall-to-wall windows (North & South)
- 2 over sized freight and 2 passenger elevators
- Full floor space with private terrace and stunning city views
- Exterior glass offices, interior offices and cubicles
- Big conference room with glass sliding doors
- Tenant-Controlled HVAC
- Fully equipped kitchen, private bathrooms and shower facility
- State-of-the-art exposed steel columns

Landlord will modify the space - very tenant friendly. Move in ready with polished finishes, glass offices and outdoor space. Landlord is flexible and open to modifications.









# FLOOR PLAN & LOCATION

