

# 589

## ELEVENTH AVENUE

HELL'S KITCHEN, NYC

Northwest Corner of Eleventh Avenue  
and West 44<sup>th</sup> Street

### APPROXIMATE SIZE

Floors 2-5: 2,630 SF  
6th Floor/Rooftop: 2,500 SF

### POSSESSION

Immediate

### TERM

Negotiable

### COMMENTS

- Floors 2,3,5: Brand-new white-boxed spaces
- 4<sup>th</sup> Floor: Fully built-out furnished office space with wet pantry and 2 private offices
- 6<sup>th</sup> Floor Rooftop: Can be combined with 5<sup>th</sup> floor and/or the ground floor restaurant
- Full liquor license possible
- All uses considered

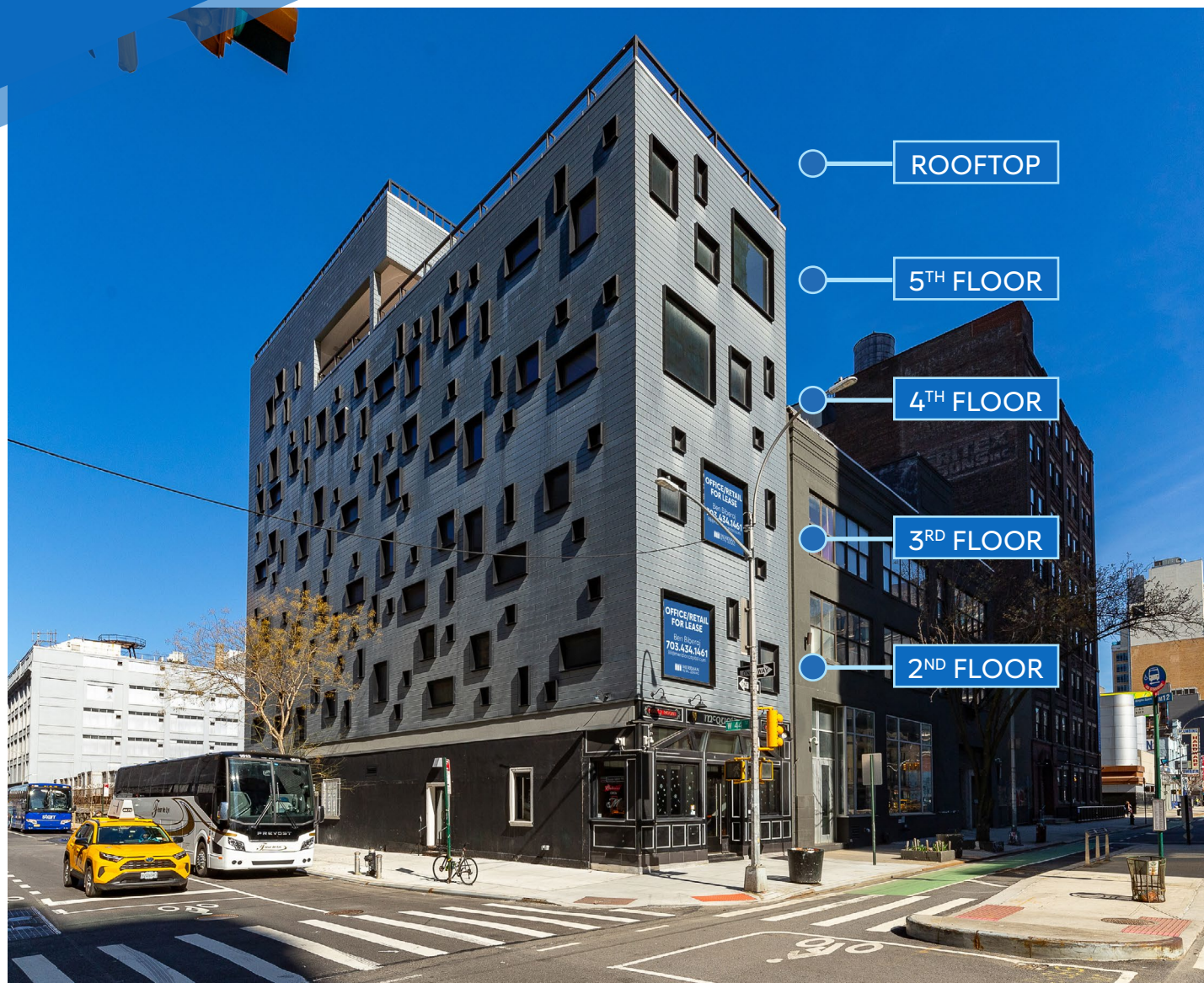
### NEIGHBORS

Lifetime Fitness • Starbucks • Pio Pio • Satori Laser  
• Sushi on Jones • Añejo • The Penthouse • Sherwin  
Williams • Dunkin' • Target • The Landmark Tavern

### TRANSPORTATION

7 ACE

OFFICE/RETAIL FOR LEASE





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INTERIOR

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