



ONE Manhattan West

Entire 49th Floor Sublease
Last Remaining Raw Full Floor

ENTIRE 49 | 32,584 RSF

POSSESSION: Immediate

TERM: Through 4/2035

- Flight to quality sublease with robust building infrastructure
- 360°-degree exposure with excellent light & views
- Efficient column-free floor plates
- Directly across the street from Moynihan Train Hall
- LEED Gold Certified
- Access to 240,000 sf of experiential retail, dining and health & wellness amenities



4FL

TENANT EXCLUSIVE AMENITY SPACE

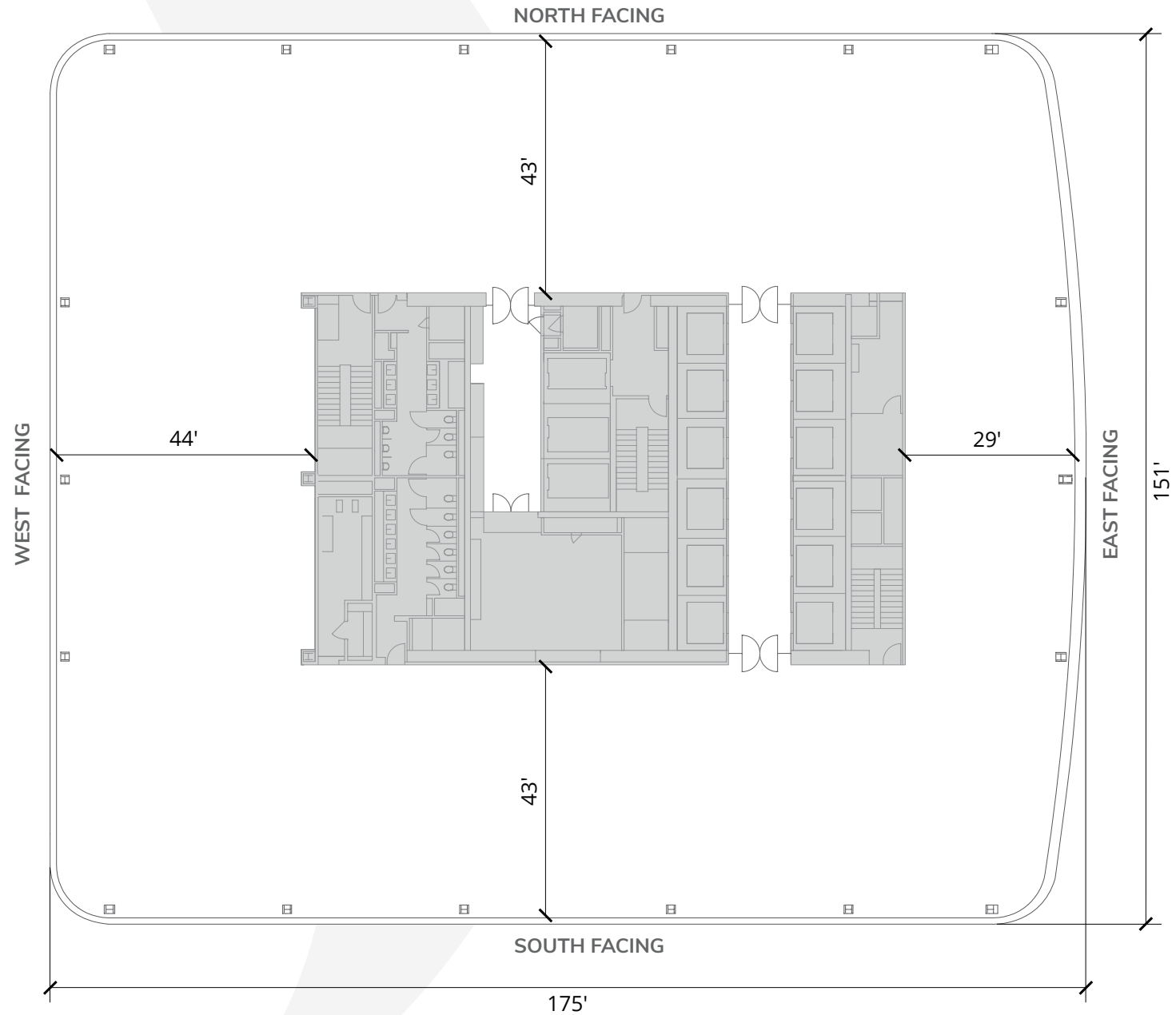
Including a terrace which invites you to enjoy sweeping views of the plaza



ENTIRE 49

32,584 RSF

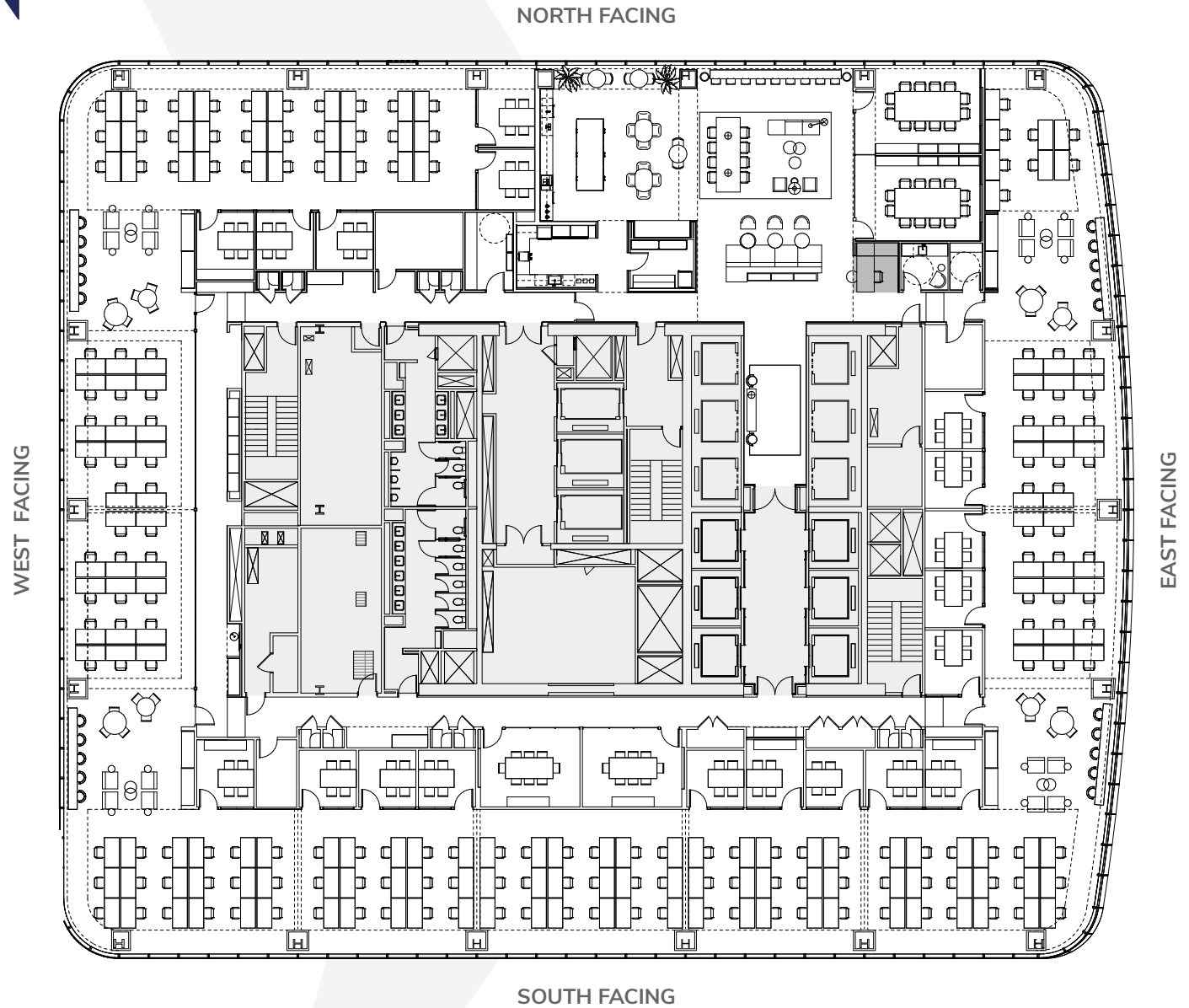
Core & Shell Plan



CREATIVE OPEN PLAN

Test-Fit

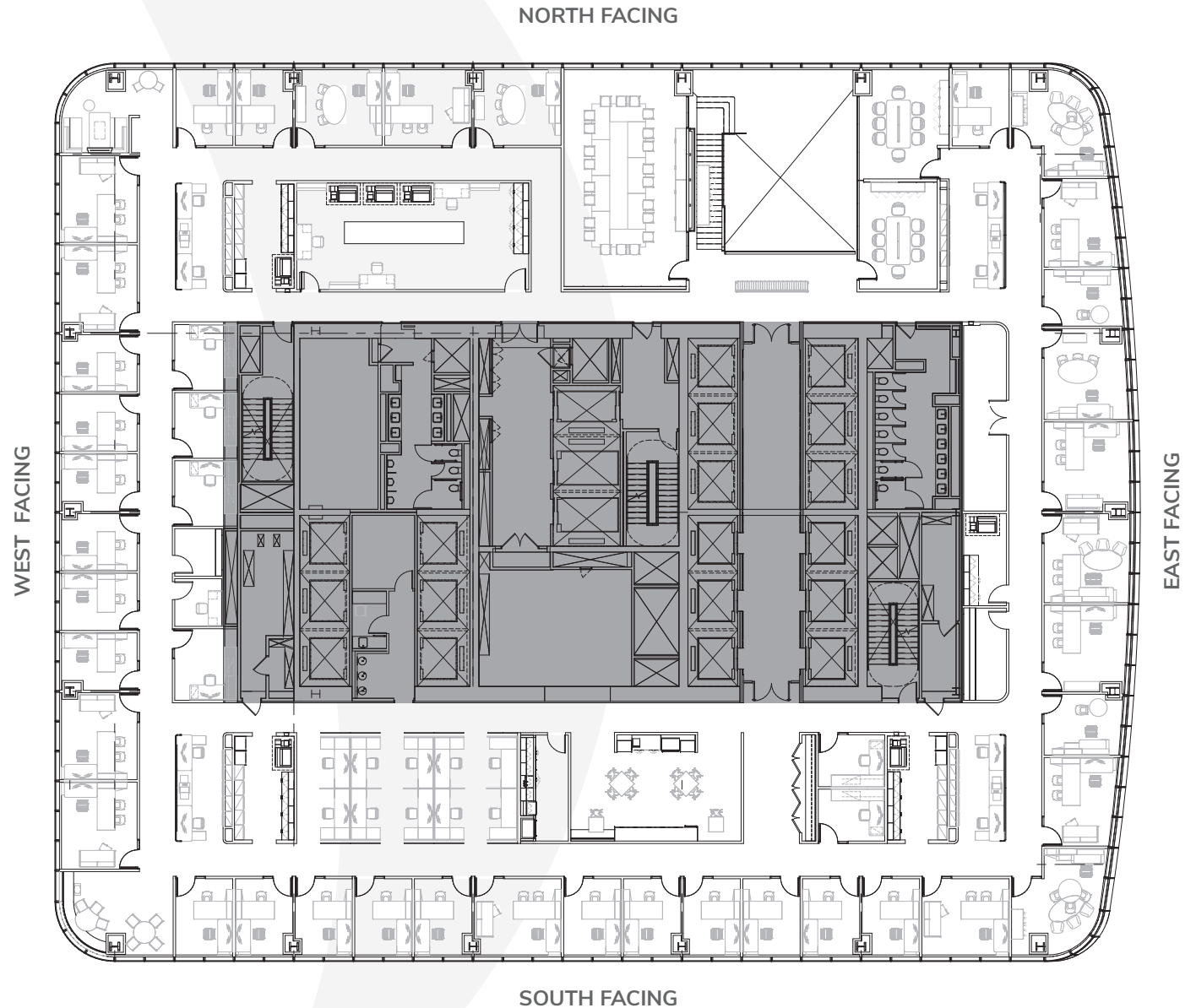
- 178 workstations
- 23 conference rooms
- 1 reception area



OFFICE INTENSIVE

Test-Fit

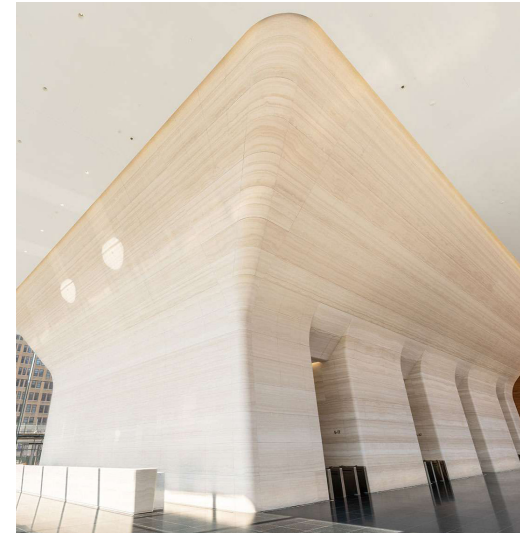
- 41 perimeter offices (14 partner-sized)
- 6 interior offices
- 18 workstations
- 2 corner windowed lounges
- 1 wellness room
- 1 large eat-in pantry/lounge
- 1 boardroom/multipurpose room
- 2 conference rooms
- 1 copy services center



GOING WEST

Manhattan West is a brand-new, multifaceted development that sprouted along the West Side. It is comprised of six glassy skyscrapers that form a “superblock” from 9th to 10th Avenues across 31st to 33rd Streets.

This 7-million sf campus is an anything-but-ordinary district that redefines what a mixed-use development is. Like a shelf of gleaming trophies, the world’s most admired companies have gathered here.



The luxurious triple-height travertine-clad lobby lets you know that you’ve arrived at the 67 story, 2.1 million square foot tower at One Manhattan West.

At 995 feet high, it towers over the 7 million square foot mixed-use development spanning 8 acres that features 222,000 RSF of retail space as well as a 2.5 acre public plaza.

NEXT STOP

Manhattan West

At the epicenter of New York City transit, commuters enjoy direct access to the new Empire Station Complex and Penn Station, and a short walk to the 7 subway station with access to Grand Central in just 3 stops. The 1 2 3 A C E subways are also easily accessible by foot. By boat, it's a six-minute ferry ride from New Jersey to 39th Street/Midtown.

Reach talent pools within the greater NYC area with quick LIRR and Amtrak train access to Long Island and New Jersey, respectively.

Not far is Madison Square Garden, Morgan North, the Vessel, the Shed, Javits Convention Center, and The High Line.

Notable Neighbors

10 Hudson Yards



Five Manhattan West



JPMORGAN CHASE & CO.



55 Hudson Yards



30 Hudson Yards

TimeWarner



50 Hudson Yards

BLACKROCK

Two Manhattan West



One Manhattan West

