

489  
FIFTH  
AVENUE

**NEW  
AMENITY CENTER  
OVERLOOKING  
BRYANT PARK**

ENTIRE 18TH FLOOR

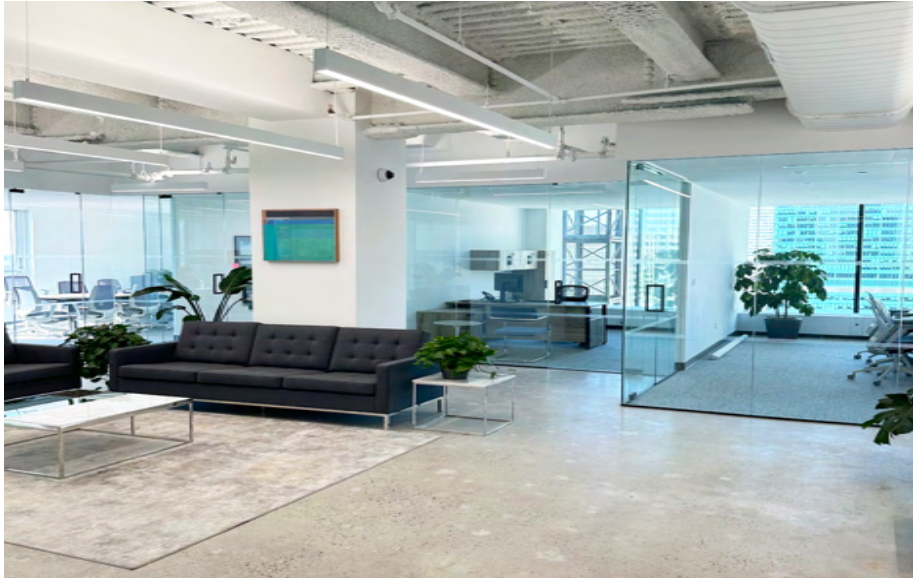
**4,988 RSF**

ENTIRE 14TH FLOOR **4,988 RSF**





**ENTIRE 14TH FLOOR** | **4,988 RSF** | Pre-Built Finishes





# AMENITY CENTER



AVAILABLE FLOORS	SIZE	POSSESSION
ENTIRE 18TH FLOOR	4,988 RSF	IMMEDIATE
ENTIRE 14TH FLOOR	4,988 RSF	IMMEDIATE



## BUILDING FEATURES

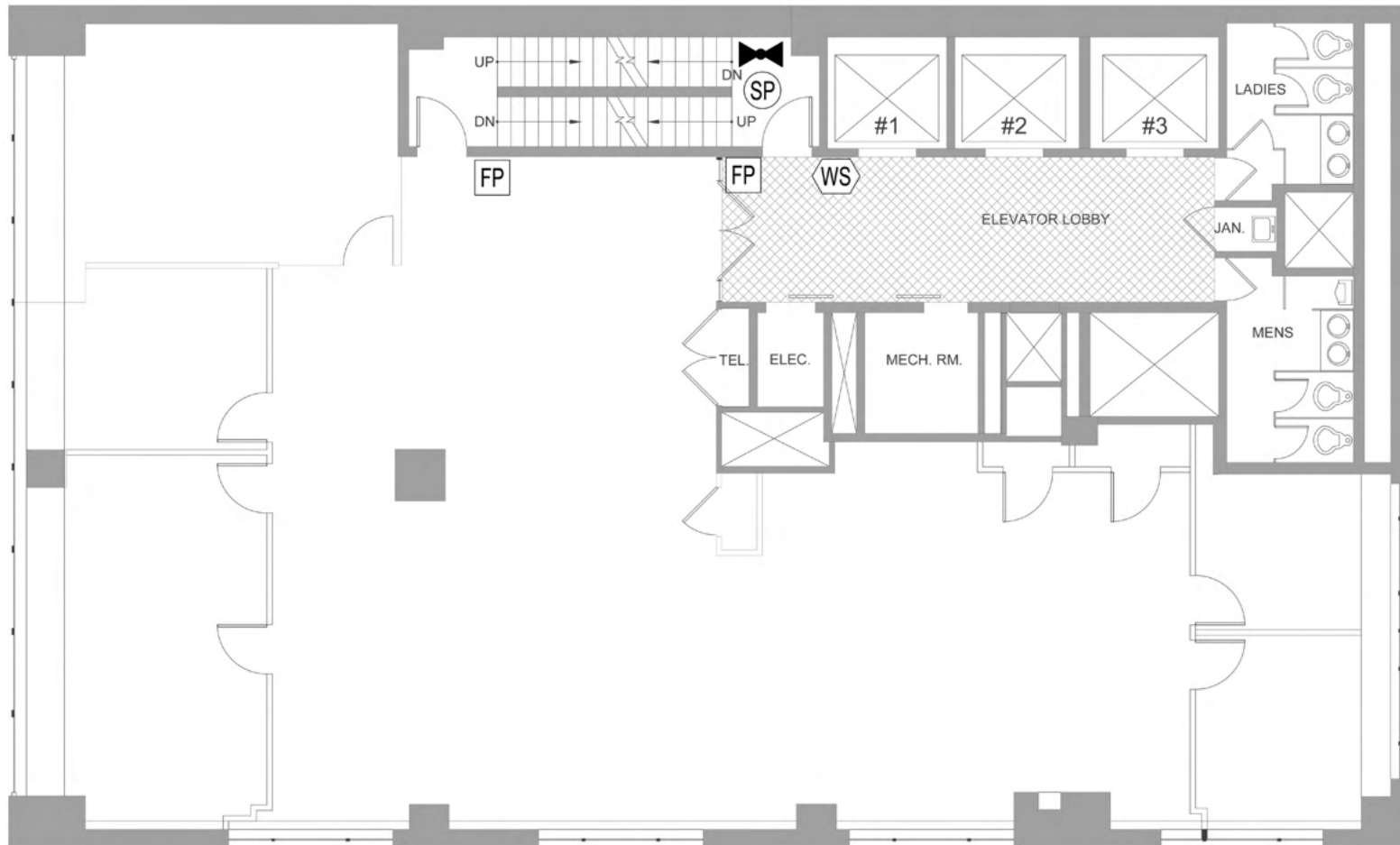
- Landlord recently completed a full-floor amenity center, which includes a communal lounge/multi-purpose space for meetings and presentations, a high-end bar/pantry, small meeting rooms, and a fitness area with bathrooms and showers
- Spectacular light and views overlooking Bryant Park and New York Public Library
- Recently upgraded lobby and elevators
- Multiple Citi Bike docks in close proximity
- Steps from Bryant Park, New York Public Library, boutique hotels, high-end restaurants, shopping and fitness clubs
- Walking distance to Grand Central, Penn Station and Port Authority
- Walking distance to subways: 4 5 6 S 7 B D F M 1 2 3

## SPACE FEATURES

- **18th Floor:** Pre-built installation with glass-fronted offices/conference rooms, a collaborative pantry/lounge area, and open space.
- **14th Floor:** Brand-new creative pre-built with polished concrete floors, exposed ceilings, an open pantry, and full glass fronts.

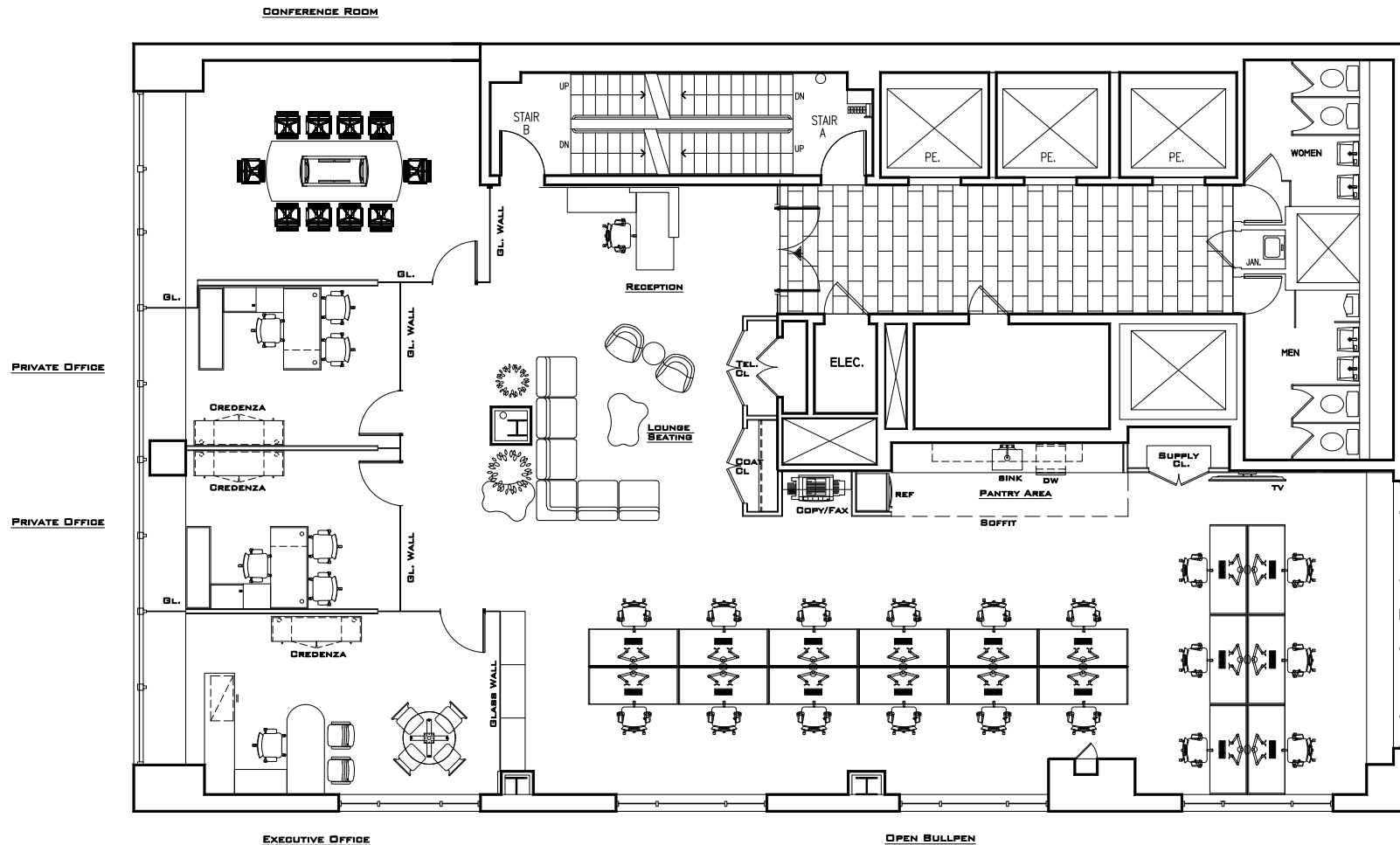


**ENTIRE 18TH FLOOR** | **4,988 RSF** | Existing Conditions



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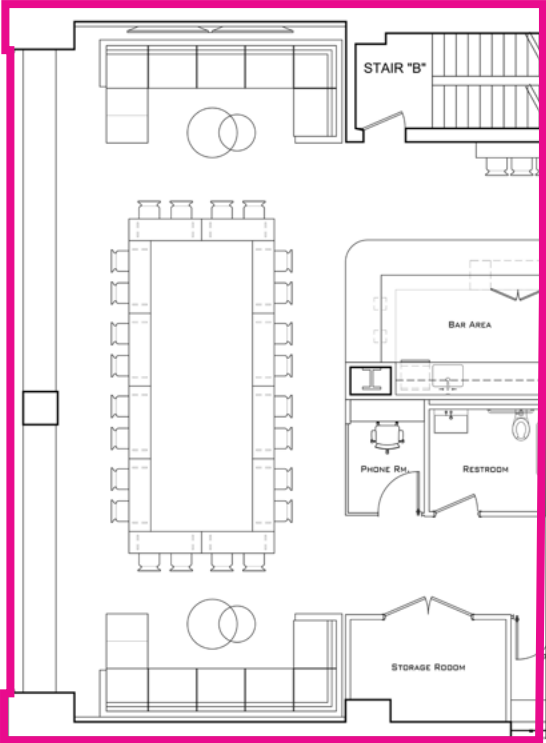
# ENTIRE 14TH FLOOR | 4,988 RSF | Pre-Built Plan



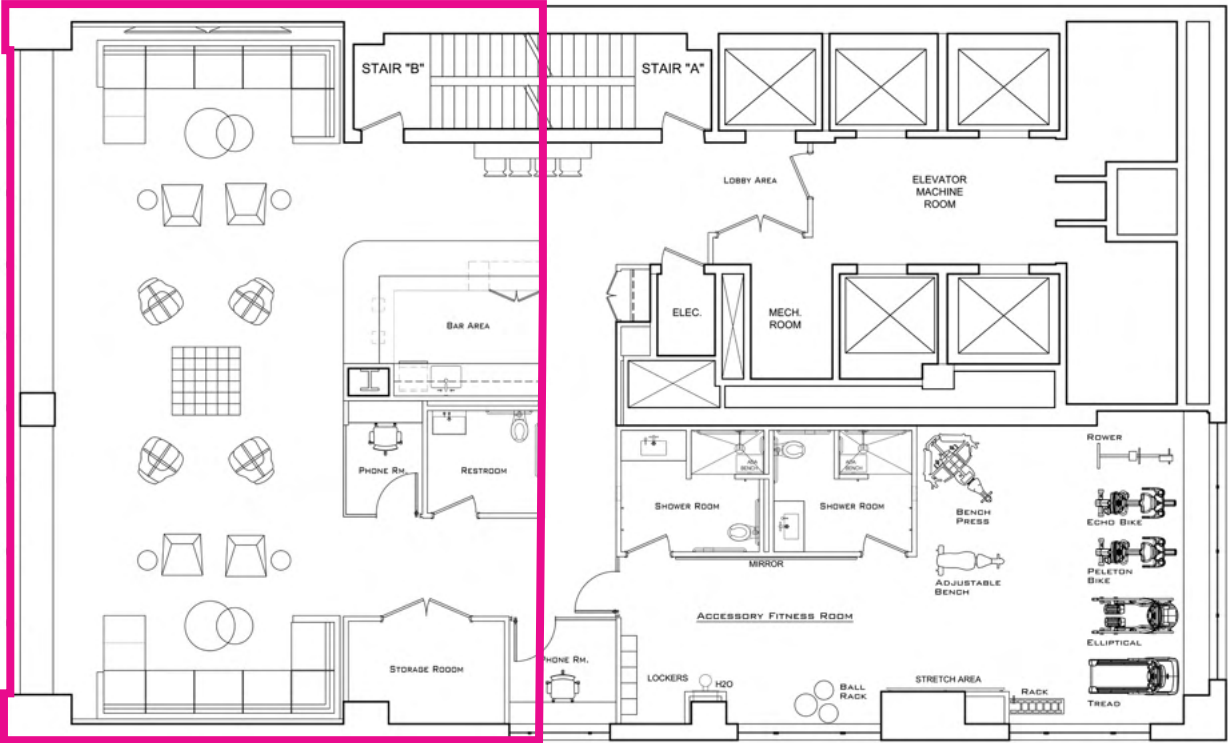
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# AMENITY CENTER

CONFERENCE SETUP



LOUNGE SETUP



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