



# 450 WEST 31<sup>ST</sup> STREET

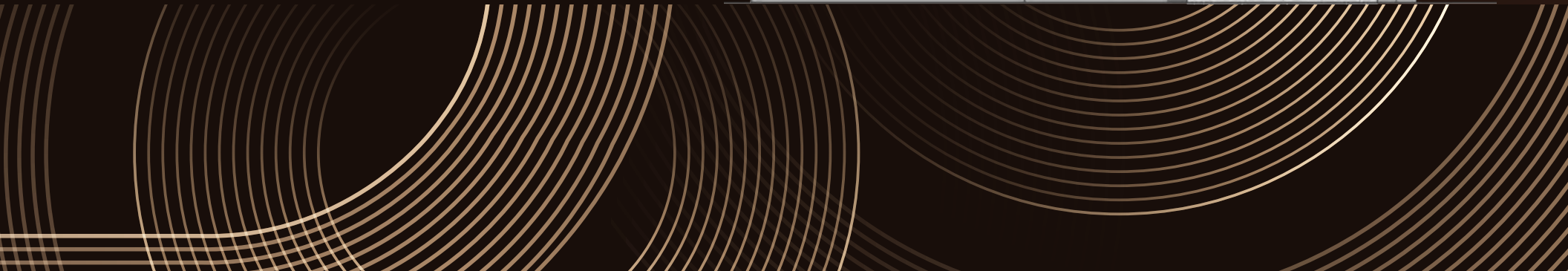
## ENTIRE 3RD FLOOR

# 10,957 RSF

- Available: Immediately
- Asking Rent: Upon Request
- Lease Term: Negotiable

## THE SPACE

- White boxed full floor.
- Boutique full floor opportunity.
- Building undergoing a lobby and façade renovation.
- New windows providing great natural light.
- Prime location surrounded by amenities – across the street from The High Line, Manhattan West, and The Shops at Hudson Yards.
- Quick walk to 40+ dining options at Hudson Yards and Manhattan West, including high-end restaurants, fast-casual eateries, bars, coffee shops and more.
- Commuter paradise steps from:
  - A, C, E, 1, 2, 3 Subway Lines + Amtrak, LIRR and NJT at Penn Station / the new Moynihan Station and the 7 train at Hudson Yards.



# GRAND ARRIVAL

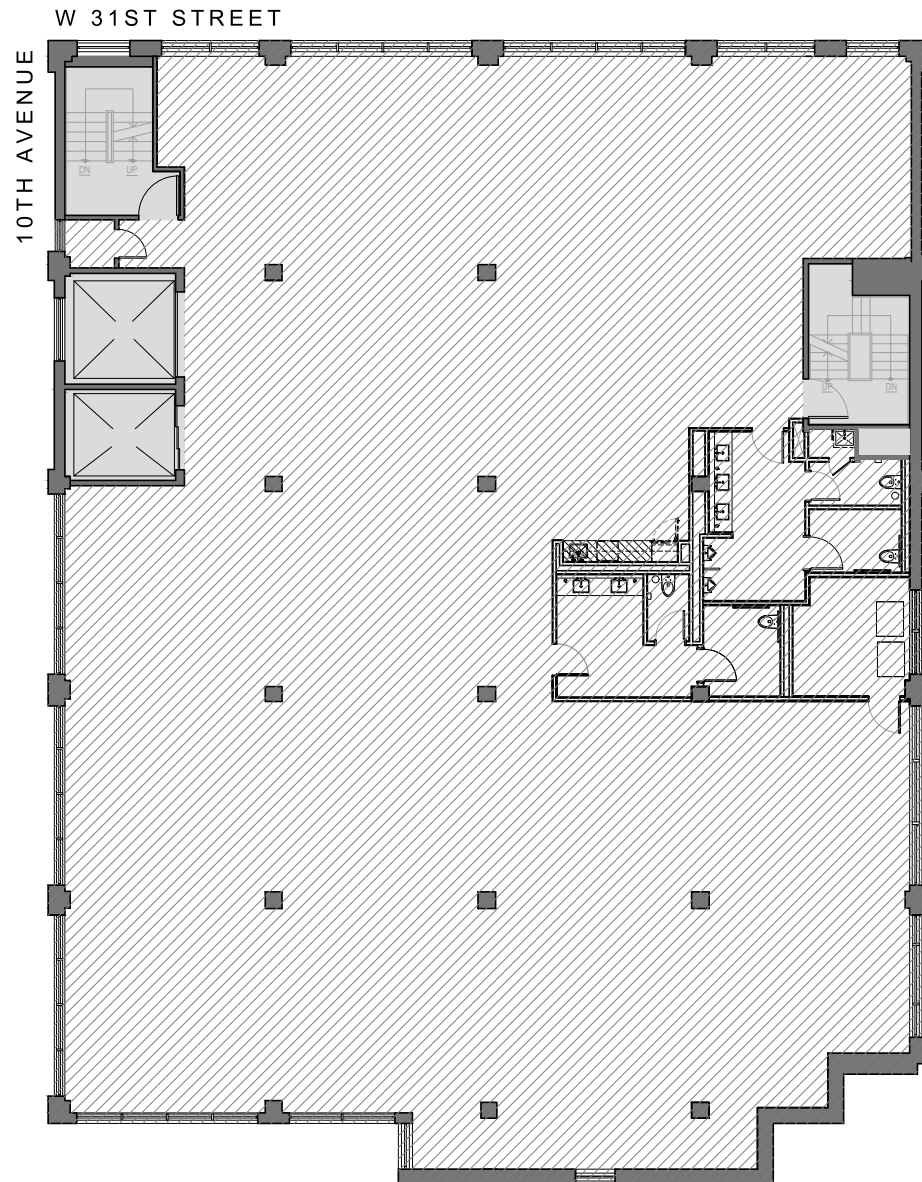


# GRAND ARRIVAL

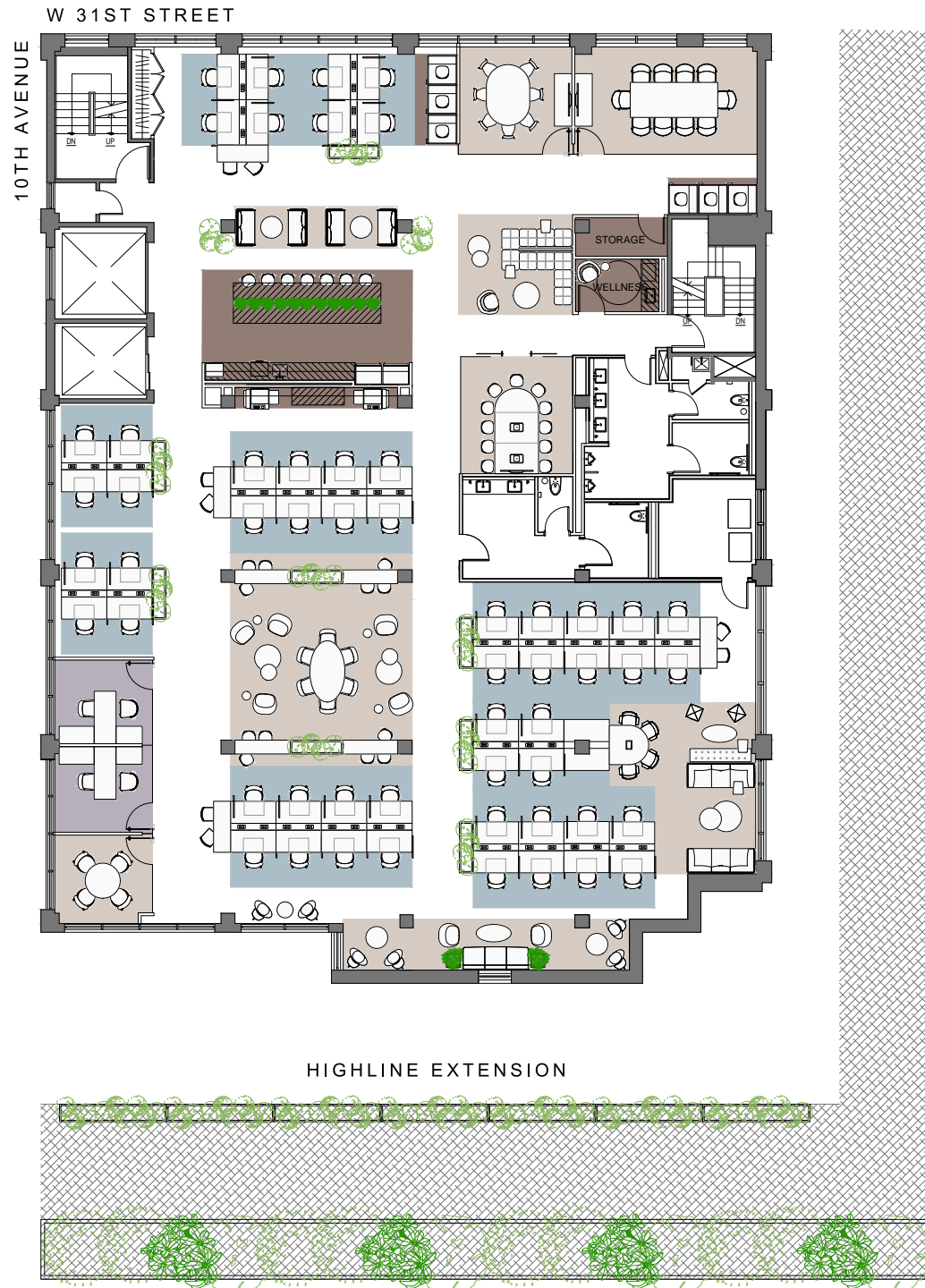


# FLOOR PLANS

ENTIRE  
3RD FLOOR



CORE &  
SHELL PLAN



# CREATIVE TEST FIT

## LEGEND

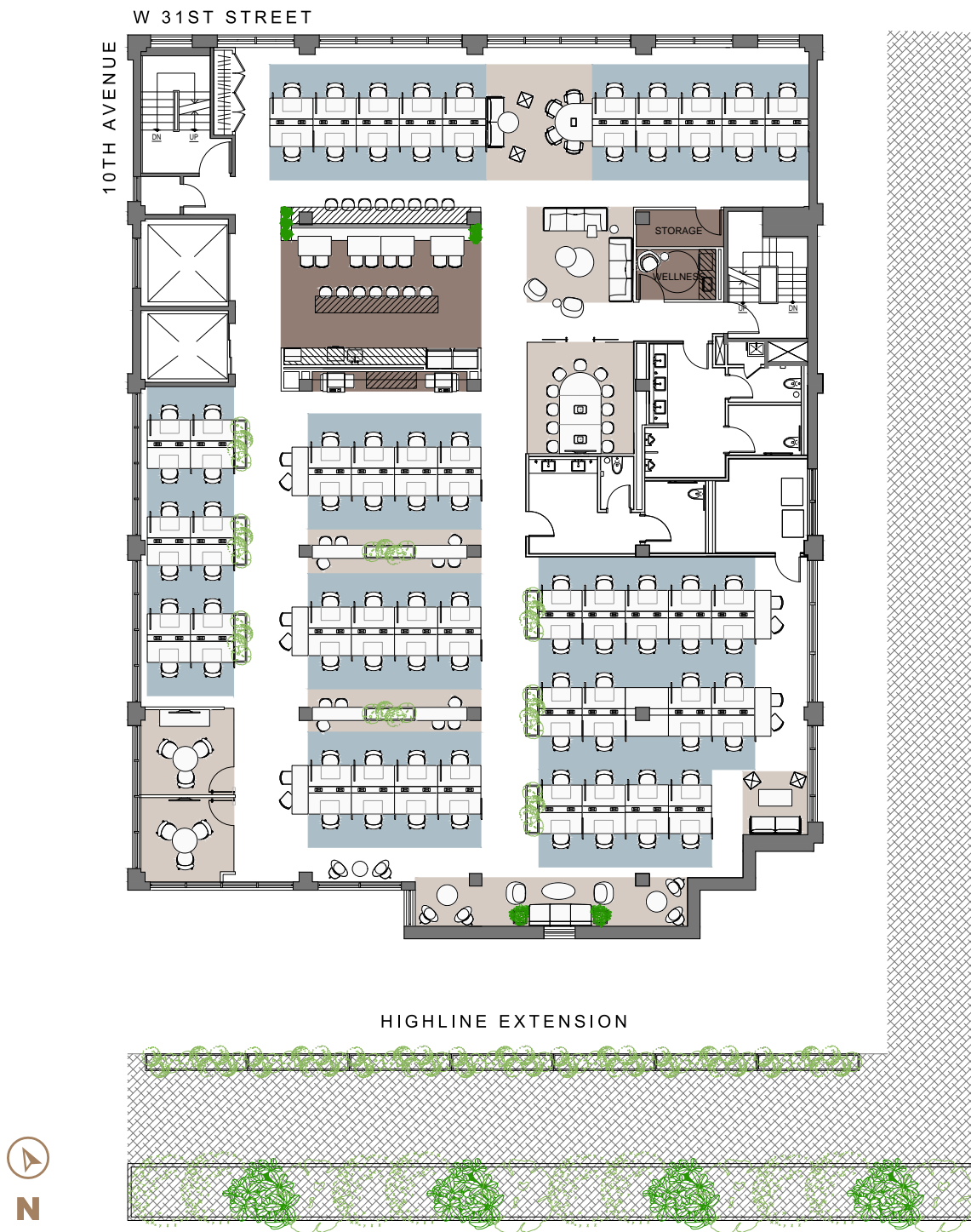
WORKSPACE		SEATS
PRIVATE OFFICE	2	
BENCHING (6'X30")	54	
TOTAL HEADCOUNT		56
COLLAB SPACE		QNTY
CONFERENCE ROOM	2	
MEETING ROOM	2	
OPEN AREA COLLAB	5	
SUPPORT		QNTY
PANTRY	1	
COAT CLOSET	1	
COPY AREA	1	
IT / STORAGE	1	
WELLNESS ROOM	1	
PHONE BOOTH	6	





# OFFICE INTENSIVE TEST FIT





# MAXIMUM DENSITY TEST FIT

## LEGEND

### WORKSPACE

BENCHING (5'X30") 82

TOTAL HEADCOUNT 82

### COLLAB SPACE

CONFERENCE ROOM 1

MEETING ROOM 2

OPEN AREA COLLAB 6

### SUPPORT

PANTRY 1

COAT CLOSET 1

COPY AREA 1

IT / STORAGE 1

WELLNESS ROOM 1

# IN GREAT COMPANY



## 1 55 HUDSON YARDS

STONEPARK  
MOUNT SINAI  
SILVERLAKE  
COOLEY  
THIRDPPOINT

## 2 THE SPIRAL

DEBEVOISE & PLIMPTON  
PFIZER  
ALLIANCEBERNSTEIN

## 3 35 HUDSON YARDS

EQUINOX HOTEL

## 4 30 HUDSON YARDS

WELLS FARGO  
FACEBOOK  
WARNER MEDIA

MILBANK  
POINT 72  
MARKETAXESS  
FACEBOOK  
COINBASE

## 5 10 HUDSON YARDS

TAPESTRY  
L'OREAL  
SAP

## 6 50 HUDSON YARDS

BLACKROCK  
FACEBOOK

## 7 410 TENTH AVE

AMAZON  
FIRST REPUBLIC BANK

## 8 5 MANHATTAN WEST

JPMC DIGITAL  
AMAZON  
R/GA

BOSTON  
CONSULTING  
GROUP

SERVICENOW

IHS MARKIT  
NOOM

## 9 HUDSON COMMONS

PELOTON  
LYFT

## 10 1 MANHATTAN WEST

SKADDEN  
NHL  
MCKOOL SMITH

ACCENTURE  
E&Y  
WP CAREY

## 11 2 MANHATTAN WEST

CRAWATH

## 12 FARLEY BUILDING

FACEBOOK

## 13 PENDRY HOTEL

# SHOP. EAT. LIVE. THRIVE.

The neighborhood boasts a wide array of amenities such as top-notch shopping, eateries, and cultural activities. Shopping options range from large department stores to high-end boutiques, ensuring something for everyone. Eating options include high-end restaurants, fast-casual eateries and a number of bars and coffee shops.

Additionally, the amenities provide an array of entertainment, recreational activities, and art events that cater to the neighborhood's diverse population.

## THE SHOPS AND RESTAURANTS AT HUDSON YARDS

Ana Bar & Eatery | Aritzia | Avant Garde Gallery  
Bluestone Lane | Bronx Brewery | Calzedonia | Cartier  
Coach | Dior | Dunhill | Electric Lemon | Equinox Hotel  
Estiatorio Milos | Fendi | Fuku | H&M | Intimissimi  
Jo Malone | Kamasu | Kate Spade | Kenzo | Kiehl's  
Levi's | Louis Vuitton | Lululemon | Madewell  
MAC Cosmetics | Mercado Little Spain | Muji | Pandora  
Peak | Rolex | Starbucks | Stuart Weitzman  
Sweetgreen | Taft | The Body Shop | Theory  
Tiffany & Co. | Tory Burch | Tumi | Uniqlo  
Van Cleef & Arpels | Watches of Switzerland

## MANHATTAN WEST

Bluestone Lane | Cafe Grumpy | Casa Dani | Ci Siamo  
Cicci Di Carne | Citizens Culinary Market | Citizens Go  
Daily Provisions | El Pollo Verde | Ellamia Bakery  
Hidden Leaf | JAJAJA | Katsura | Kikka | Krispy Rice  
Life Wine & Spirits | Matchaful | Montefiore  
NHL Shop | New Stand | OPR Eyewear | Peachy  
Pendry Hotel | Peloton Showroom | Peloton Studios  
Plant Nation Public Rec | Reset by Therabody  
Rothman's | S Bar | Sa'Moto | Sam's Crispy Chicken  
Starbucks | The Eugene | Umami Burger  
Whole Foods | Zou Zou's



# DIPPED IN RICH HISTORY



In 1870, 450 West 31st Street was the site of the Runkel Brothers chocolate factory. The rich aroma of chocolate permeated 10th Avenue along 30th and 31st Streets, earning that area the nickname of 'Cocoa Corners'. The current structure was built in 1918 and then renovated in 2021.

The building is being upgraded today to appeal to the new diverse Tenant base that the Hudson Yards / West Side area commands.

