

244-250
WEST 54TH STREET

MIDTOWN with a SOHO VIBE

Boutique Office
Space Available

Space Features:

- * 11 foot ceiling heights
- * Polished Concrete
- * Exposed Brick Walls
- * Exposed Steel Columns
- * Magnificent Light & Air
- * Brand New Windows
- * Glass Offices & Conference Rooms
- * State of the Art LED Lighting
- * Tenant Controlled HVAC – Brand New “V.R.F” System

Landlord will modify/build to suit with standard finishes for a qualified tenant.

Building Features:

Multi-Million dollar building wide infrastructure upgrade nearly complete

- * **Attended Lobby**
- * **24/7/365 Access**
- * **2 Brand new renovated lobbies with 3 passenger elevators.**
- * **Oversized Freight Elevator**
- * **Wired for Verizon FIOS, Spectrum, & Pilot Fiber**

fios by verizon **Spectrum**  **pilot** **citi bike**

- * **Accessible to subway**

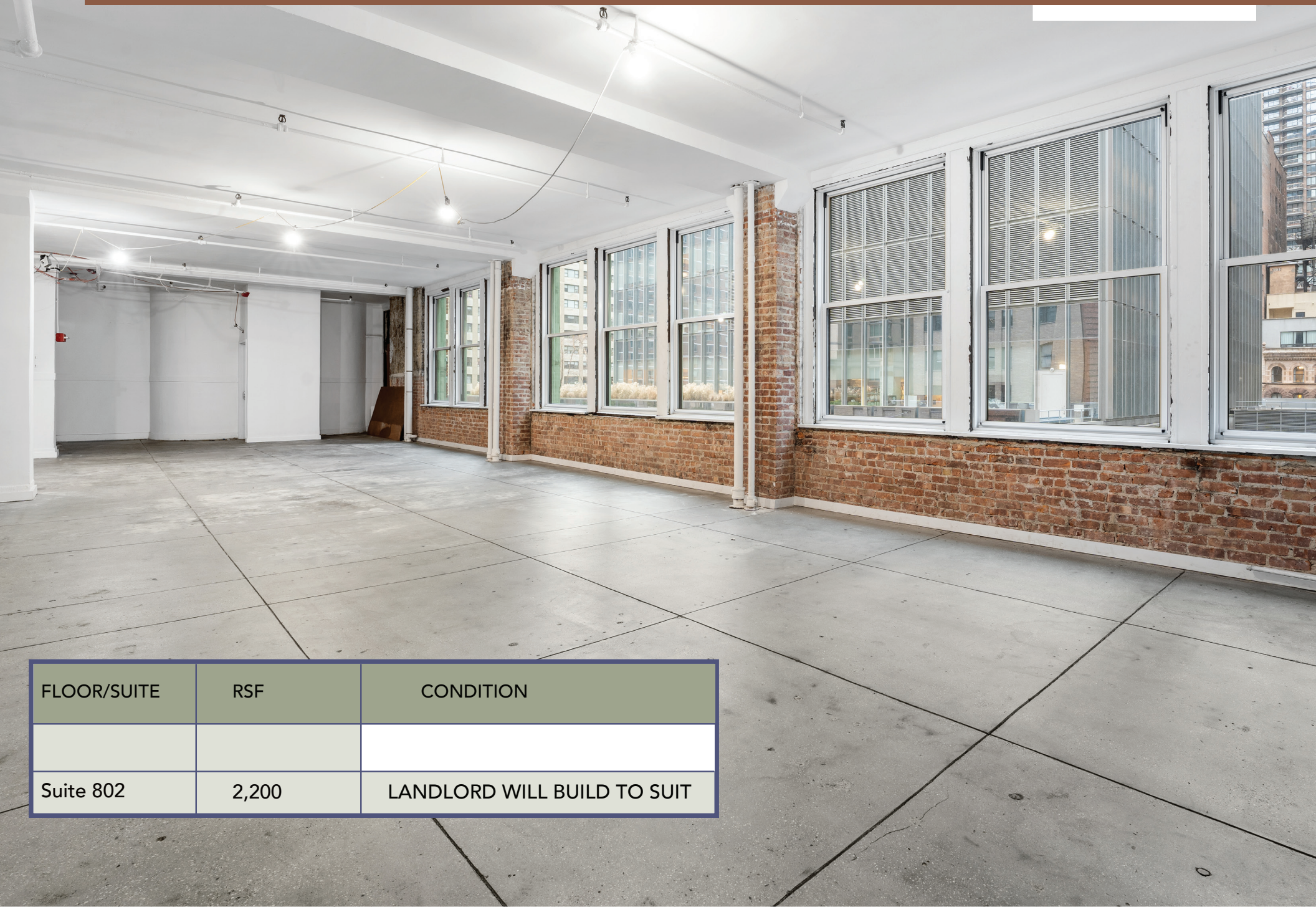


244 Lobby



250 Lobby

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FLOOR/SUITE	RSF	CONDITION
Suite 802	2,200	LANDLORD WILL BUILD TO SUIT





A modern office interior featuring a large, dark wood round conference table surrounded by black mesh office chairs. The room has exposed brick walls, two large wooden-framed light fixtures, and a glass-walled meeting area in the background. The ceiling is white with recessed square lights. The floor is covered in a grey and white patterned carpet.

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between Broadway & 8th Avenue