



244-250
WEST 54TH STREET

**Boutique Office
in the Heart
of Midtown**

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



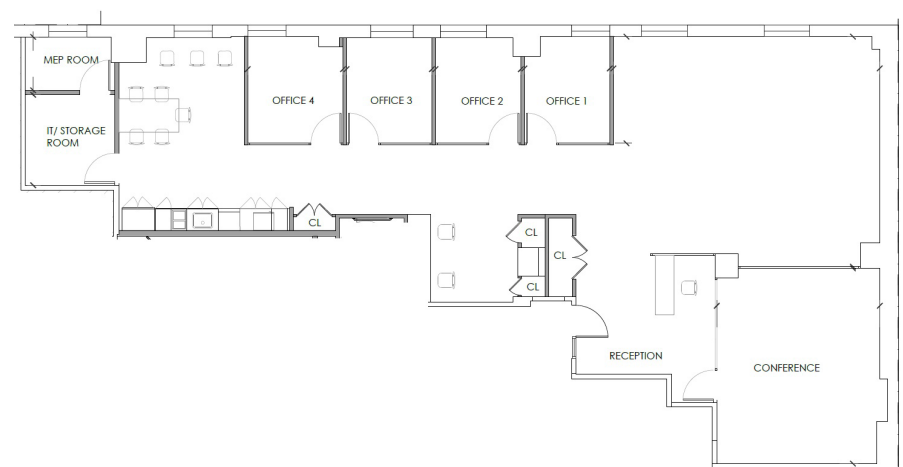
250 Lobby

FLOOR/SUITE	RSF	POSSESSION
Suite 702	3,700	BUILT & FURNISHED
Suite 602	3,100	BUILT & FURNISHED
Suite 502	4,500	LANDLORD WILL BUILD TO SUIT
Suite 802	2,200	LANDLORD WILL BUILD TO SUIT

Suite 602



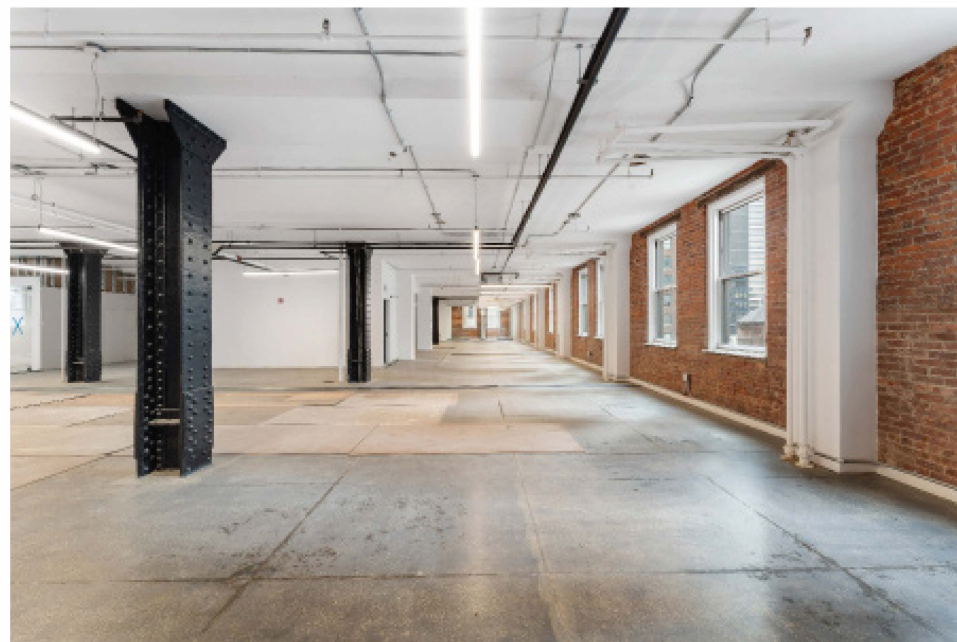
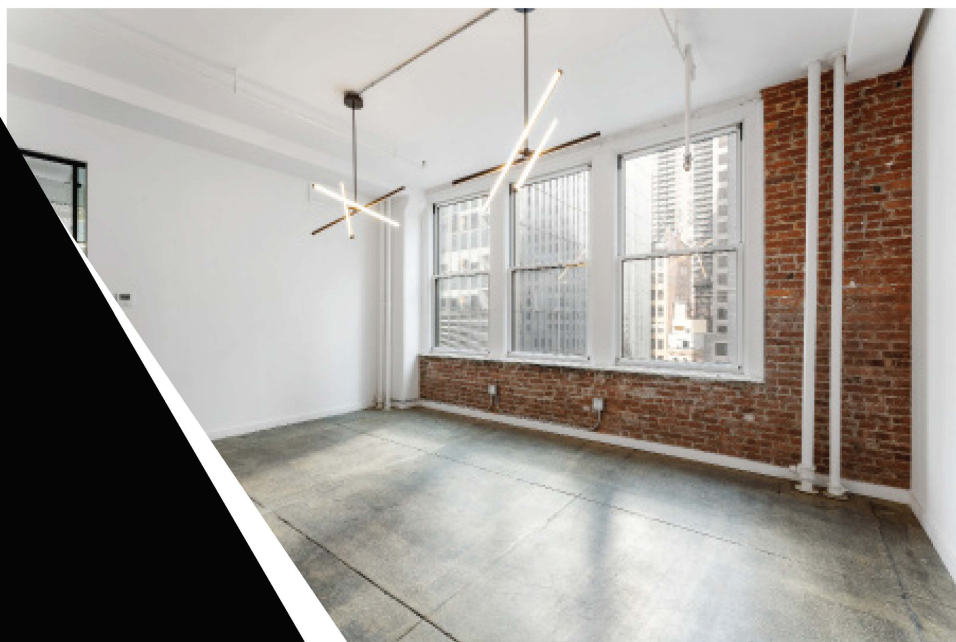
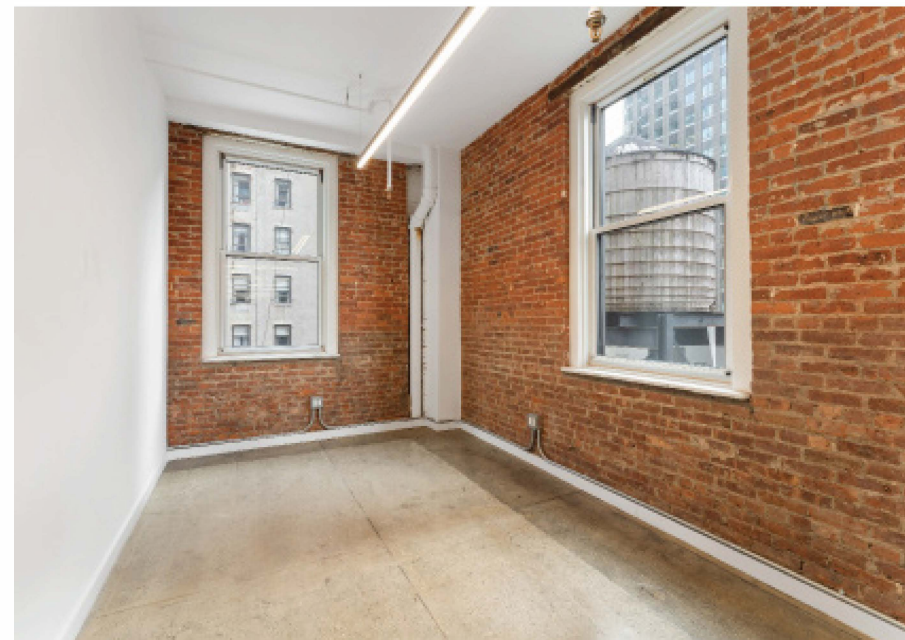
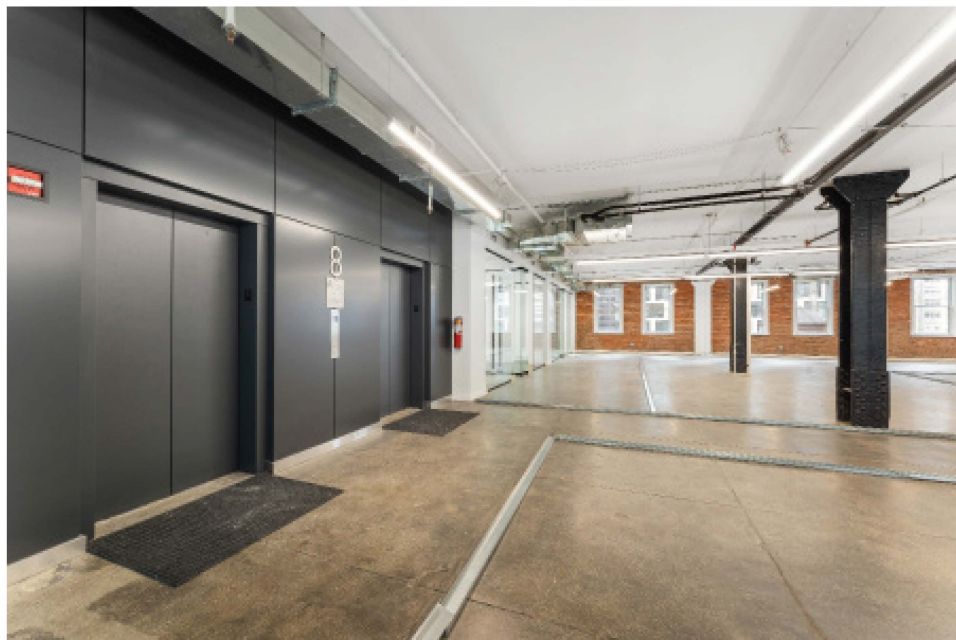
Suite 702



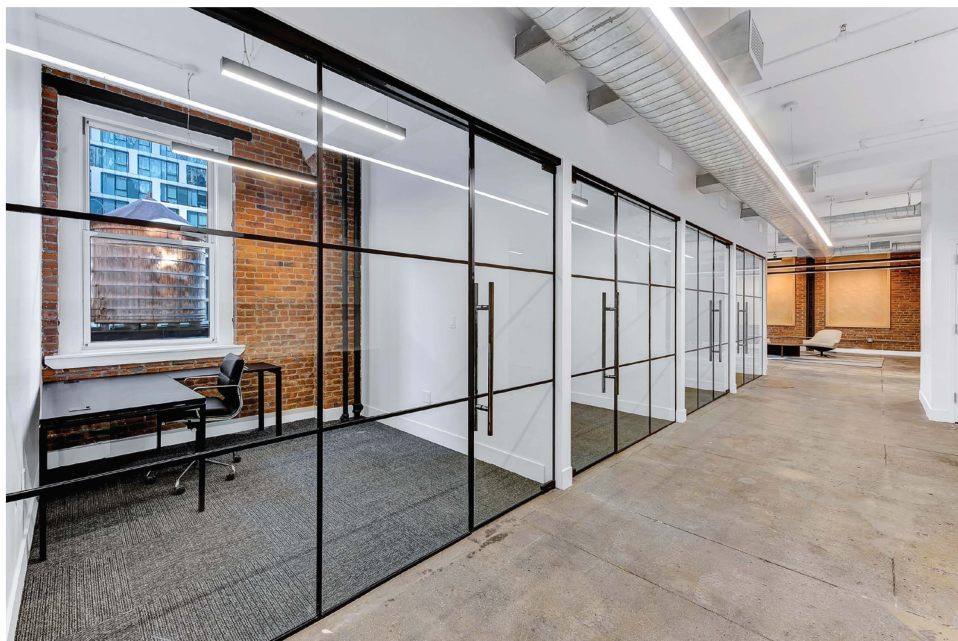
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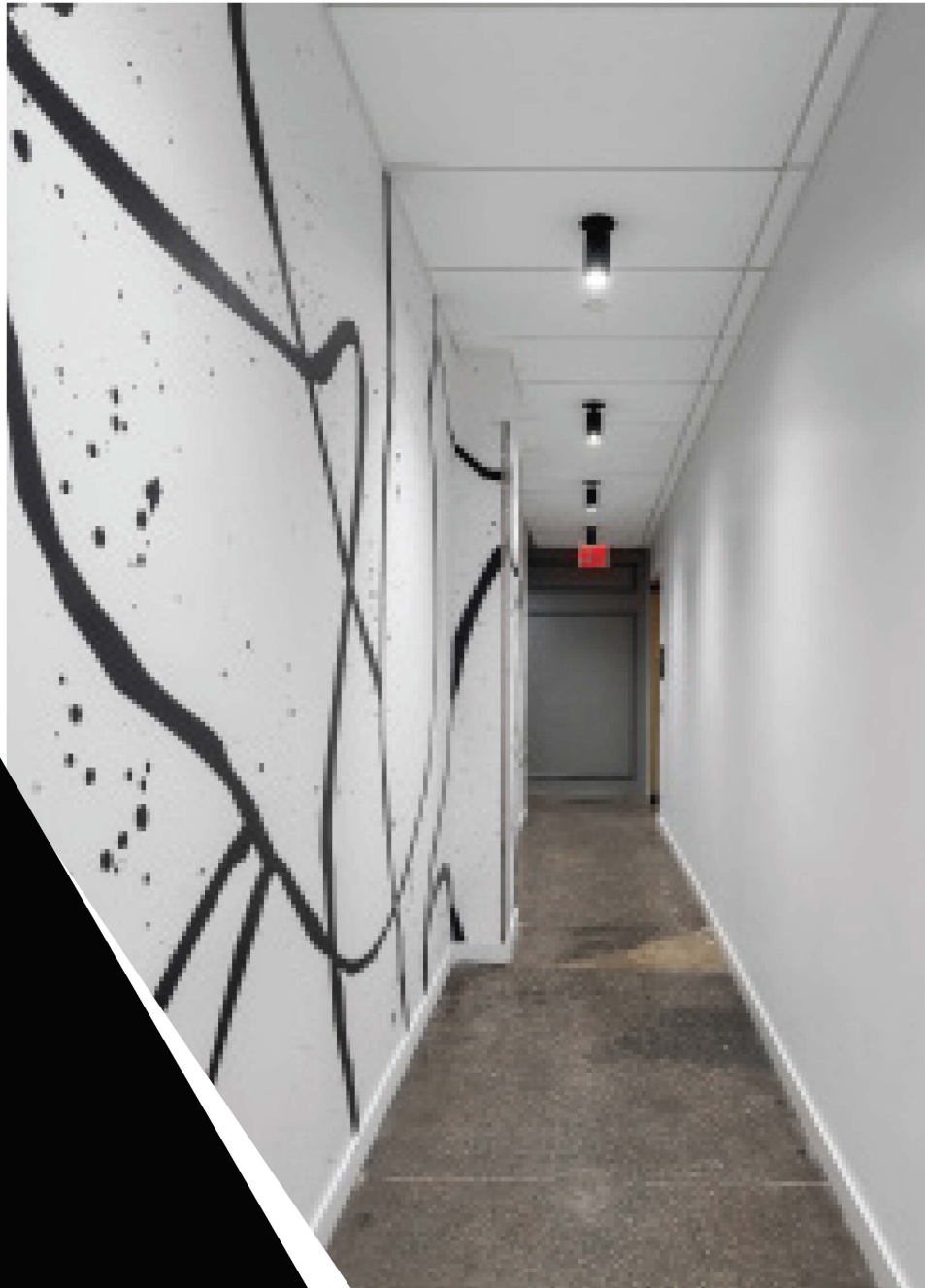
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BETWEEN BROADWAY & 8TH AVENUE