



BRAND NEW CONSTRUCTION

NOW LEASING: ENTIRE
BUILDING at 11,390 SF

OR

INDIVIDUAL FLOORS AT 2,630 SF

Key Features:

- **High Ceilings:** Enjoy the spaciousness of 13'6 ceilings in this newly built property with a stunning design by Sydness Architects
- **Penthouse Roofdeck:** Relax on the large roofdeck that comes with the penthouse unit and admire the city views
- **Customizable Space:** Choose from multiple floors and create your own signage and branding to suit your needs
- **Flexible Use:** The building can accommodate different types of tenants, including retail businesses
- **Sleek Floors:** The polished concrete floors add a modern and elegant touch to the space
- **Natural Light:** The 31 operable windows allow plenty of natural light to enter on each floor
- **Convenient Elevator:** The building has a large, freight-sized elevator that operates 24/7

589 11th Avenue

589 11th Ave | 603 W 44th St



Perfect for:

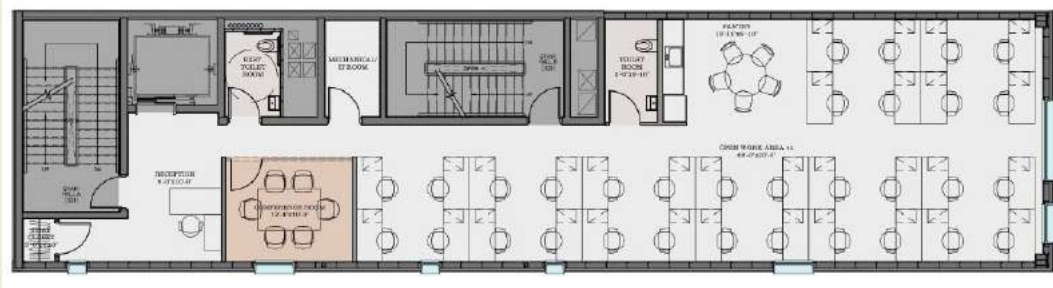
Tenants wanting a separate building with their own branding, signage, and roofdeck

- Tenants who need access to West Side Highway or travel from NJ
- Tenants who prefer outdoor space
- Rooftop & event space (can be vented)
- Creative Arts: Photography, Gallery, Artists, Dance Studio

Neighborhood Amenities to cater to new residential nearby and Hudson Yards such as:

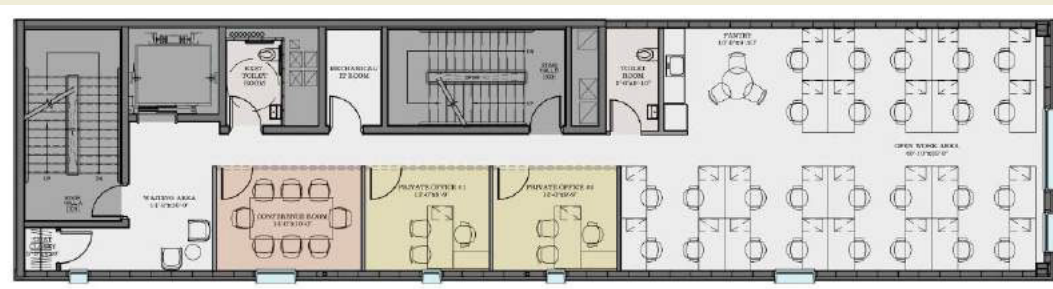
- Yoga Studio/Physical Therapy
- Fitness / Medical fitness
- Medical Office/Dentist
- TAMI & FIRE tenants
- Tenants who prefer high ceilings
- Tenants who need 24/7 access
- Businesses that rely on driving

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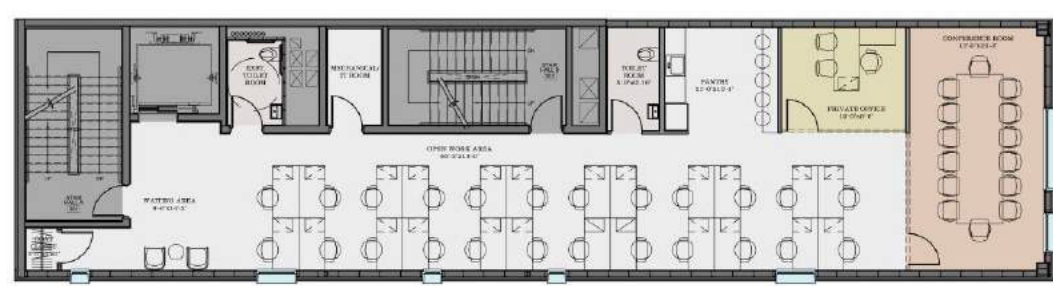
SAMPLE 1

2nd floor: 2,630 SF



SAMPLE 2

3rd floor: 2,630 SF



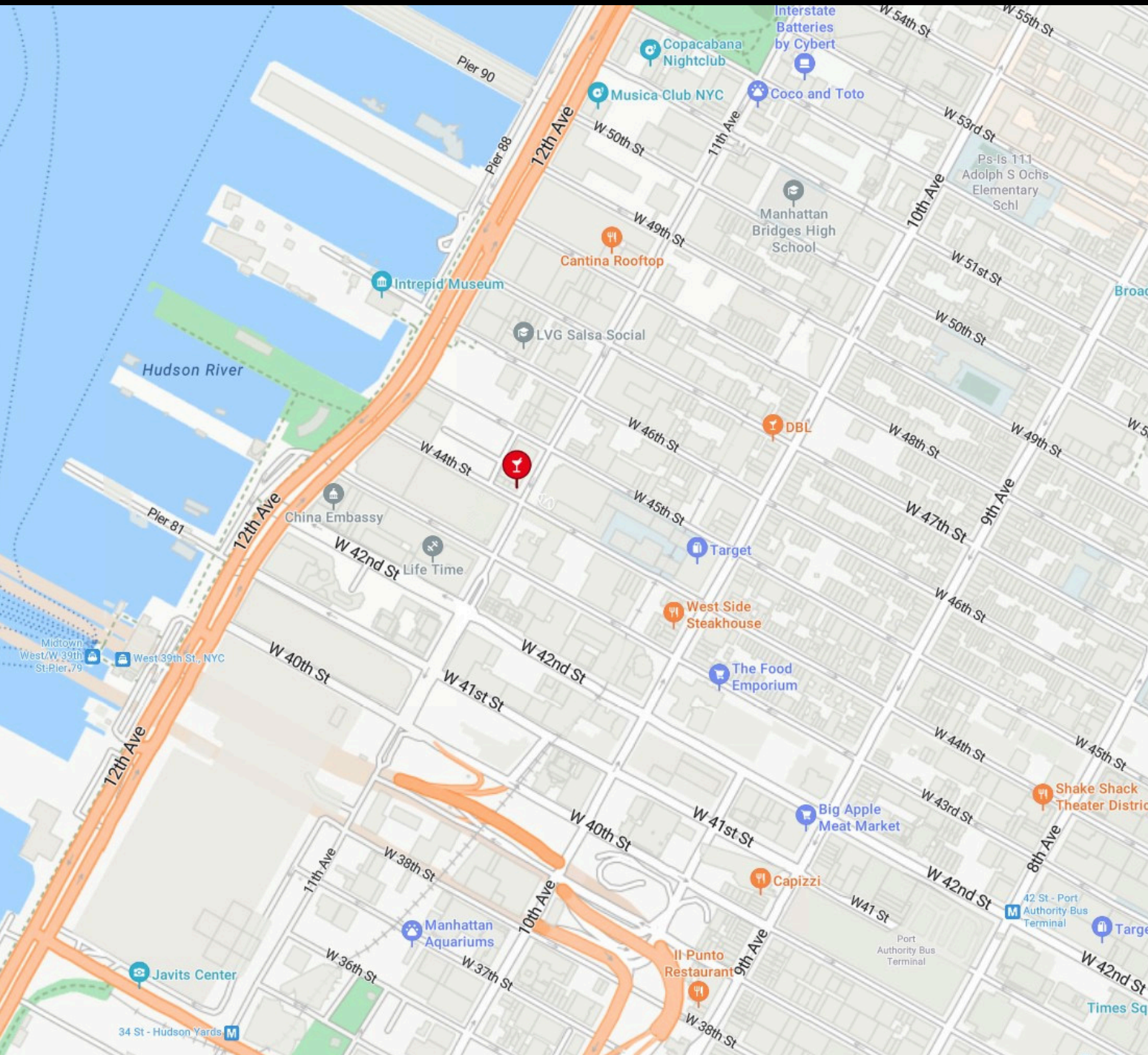
SAMPLE 3

4th floor: 2,630 SF



DUPLEX PENTHOUSE
3,500 SF WITH MASSIVE ROOF DECK

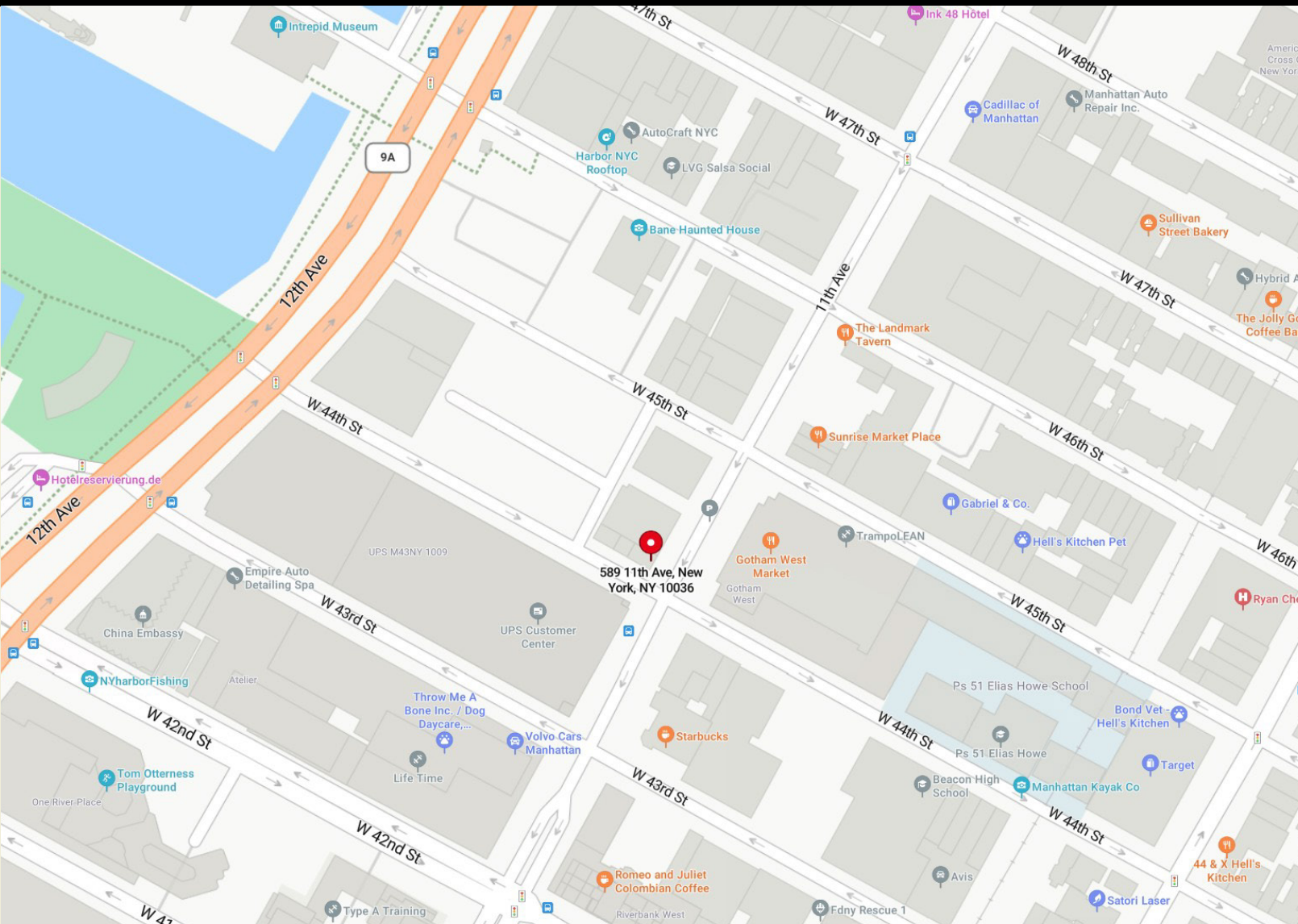
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WHAT MAKES THIS PLACE SPECIAL:

- Conveniently located near West Side Highway
- Next to Lincoln Tunnel for easy access
- A short distance from Hudson Yards
- A short walk from Jacob Javits Center
- Surrounded by modern apartment buildings
- Next to major delivery services, such as UPS and FedEx
- Facing Gotham West Market, a food hall with diverse cuisines

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Nearby Major Retailers:

- Gotham Market
- Target
- Intrepid Museum
- Volvo
- UPS
- Starbucks
- The Food Emporium
- Ink 48 Hotel
- Life Time Gym

Nearby Major Transportation:

- Various MTA Subways
- NJT & LIRR (4 mins drive)
- PATH to NJ (5 mins drive)
- Grand Central (5 mins drive)
- LGA Airport (20 mins drive)
- EWR Airport (20 mins drive)
- Midtown/W 39th Street NY Waterway (8 min walk)

| | | |
|---|-------------|--------|
| 34 St-Hudson Yards Transit Stop   | 11 min walk | 0.6 mi |
| 42 Street-Port Authority Bus Terminal Transit Stop     | 12 min walk | 0.8 mi |
| Times Square-42 Street Transit Stop          | 15 min walk | 0.8 mi |
| 50 Street     | 15 min walk | 0.8 mi |
| 50 Street    | 18 min walk | 1.0 mi |