

OFFICE SPACE FOR LEASE

Midtown, NYC

494 Eighth Avenue

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SPACE	24th Floor, Penthouse
SIZE	3,000 SF
CEILING HEIGHT	11'
RENT	\$39 PSF
POSSESSION	Immediate
TRANSPORTATION	A, C, E, N, R, Q, W, B, D, F, M, 1, 2, 3, 7, Penn Station, Port Authority





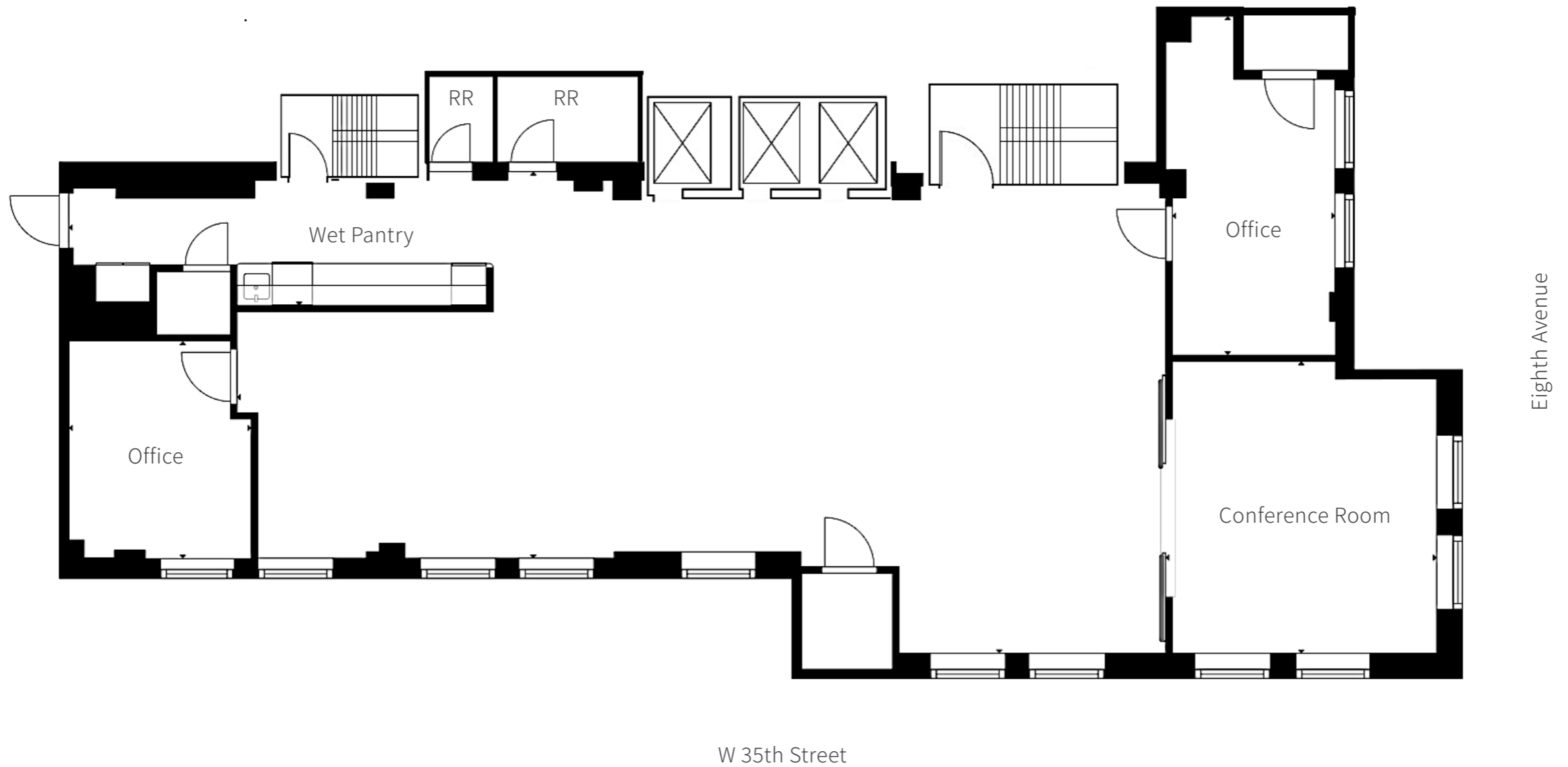
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- 24/7 access
- 24/7 Attended lobby
- Full floor
- Direct elevator exposure
- 2 private windowed offices
- 1 glass-fronted windowed conference room
- Open area
- 2 private restrooms
- Wet pantry
- Central air conditioning
- Polished concrete floors



Artists Rendering

# 494 Eighth Avenue



**24TH FLOOR, PENTHOUSE**

Floor Plan

# 494 Eighth Avenue

494 Eighth Avenue stands as a prime example of Midtown Manhattan's dynamic centrality. Just steps away from the iconic Madison Square Garden and the vital transit hub of Penn Station, this location offers unparalleled convenience for both commuting and entertainment. Surrounded by a vibrant array of dining options and nestled within the pulse of the city's robust transportation network, it presents an ideal spot for businesses seeking to make their mark in the heart of New York City.

