



# 636

## 11TH AVENUE

~550,000 RSF OF PRIME  
OFFICE SPACE AVAILABLE IN  
HELL'S KITCHEN

## EXISTING CONDITIONS

Each floor has a recently built, creative installation with a mostly open layout and ~300 workstations per floor. The floors can be delivered furnished.

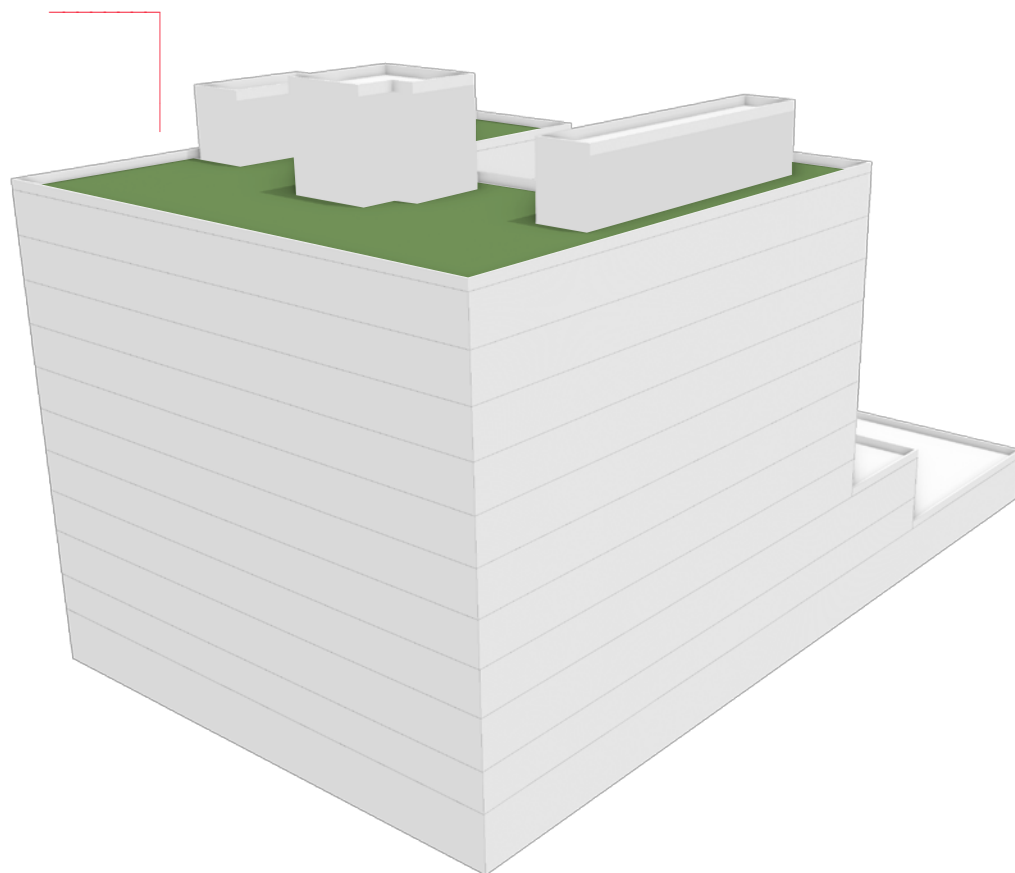
## TERM

Through June 30, 2029 –  
Direct extension is available











## POSSESSION

Immediate

## ROOF TERRACE

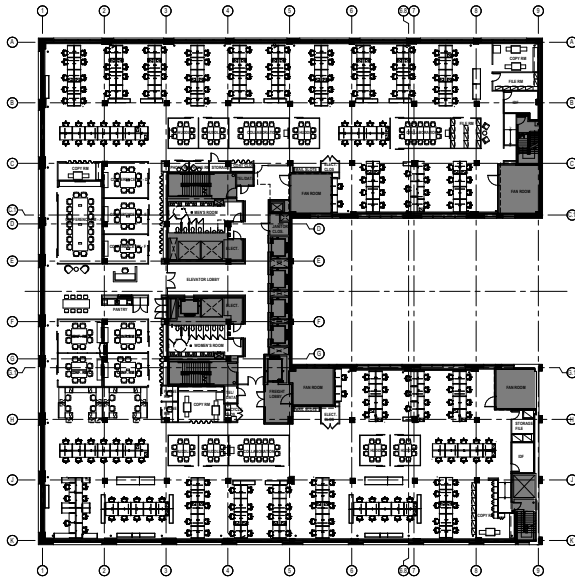


## AVAILABILITY

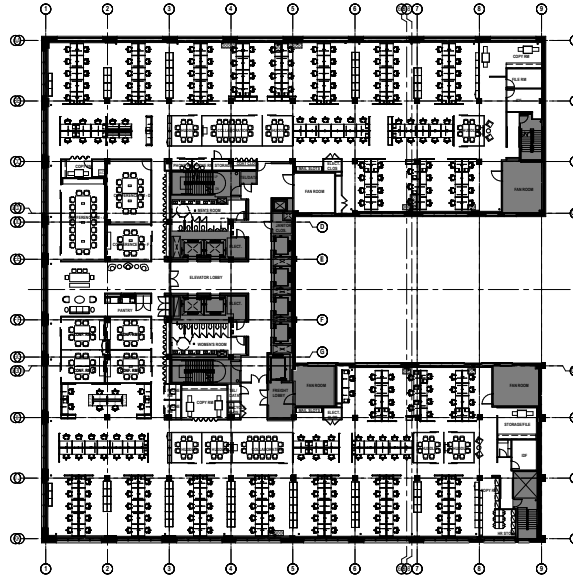
Floor	RSF	Ceiling Heights	Live Load per SF	Virtual Tour
Entire 11th	44,388	13' 9"	100	
Entire 10th	44,388	13' 9"	100	
Entire 9th	44,388	13' 9"	100	
Entire 8th	44,388	13' 9"	100	
Entire 7th	43,724	13' 9"	100	
Entire 6th	43,724	13' 9"	100	
Entire 5th	43,724	13' 9"	100	
Entire 4th	43,724	13' 9"	100	
Entire 3rd	48,129	13' 9"	100	
Entire 2nd	56,987	16'	100	
Ground	67,561	18'	100	
Below Grade	29,675			
Total	554,800			

## BUILDING AMENITIES

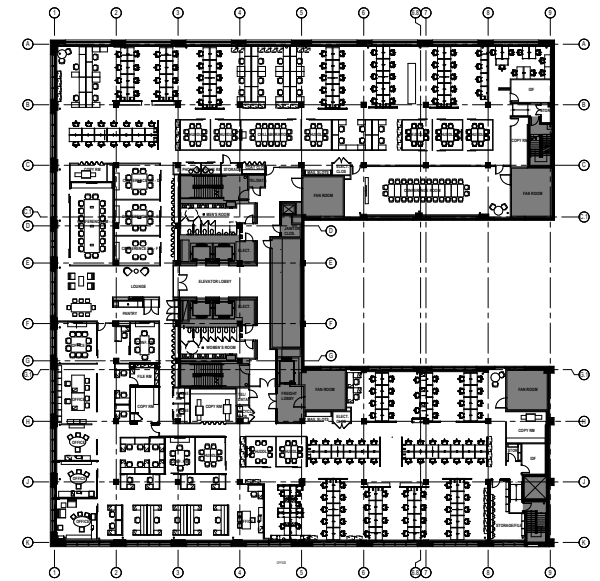
- Huge roof terrace with spectacular views of Hudson Yards, Downtown and the New Jersey Waterfront
- Large cafeteria with dining area
- Studio
- Theatre/event space
- Fitness Center, with lockers and shower facilities
- Parking On-site for 7 cars
- 3 Loading dock bays, accessed via 46th Street



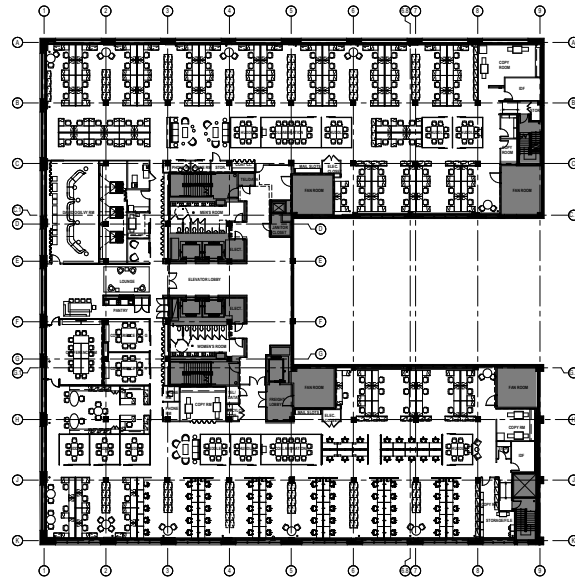
6TH FLOOR  VIRTUAL TOUR



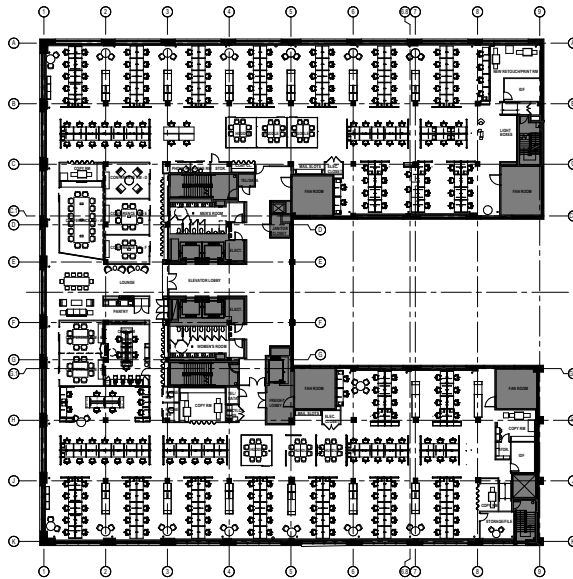
7TH FLOOR  VIRTUAL TOUR



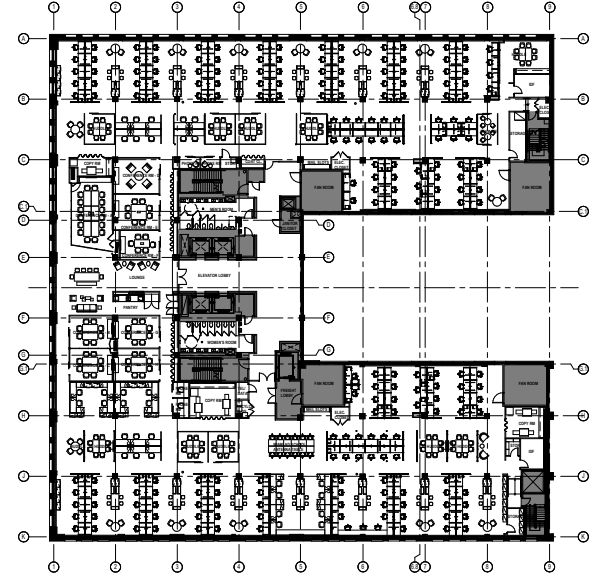
8TH FLOOR  VIRTUAL TOUR



9TH FLOOR  VIRTUAL TOUR



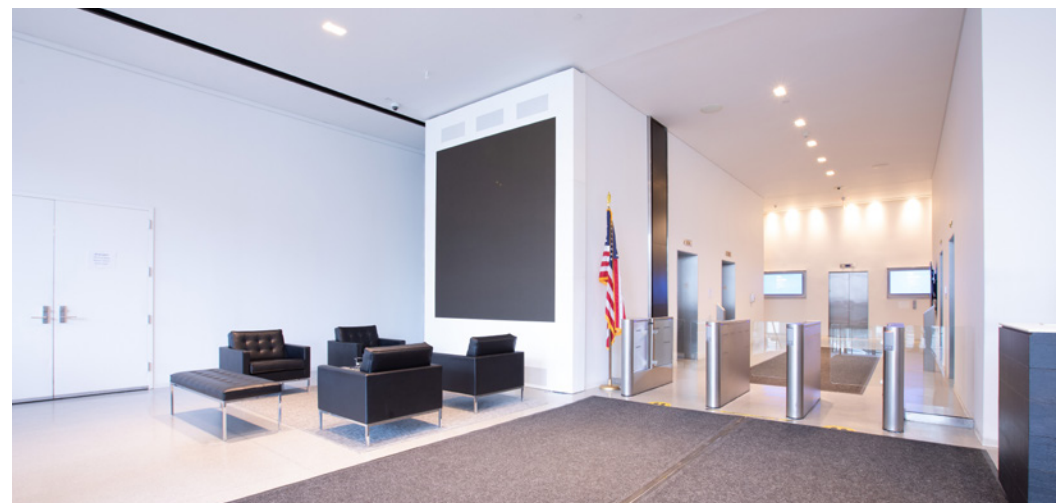
10TH FLOOR  VIRTUAL TOUR



11TH FLOOR  VIRTUAL TOUR



## Typical Office Floor Installation





## 4th Floor



## Building Amenities



Coffee/Snack Bar



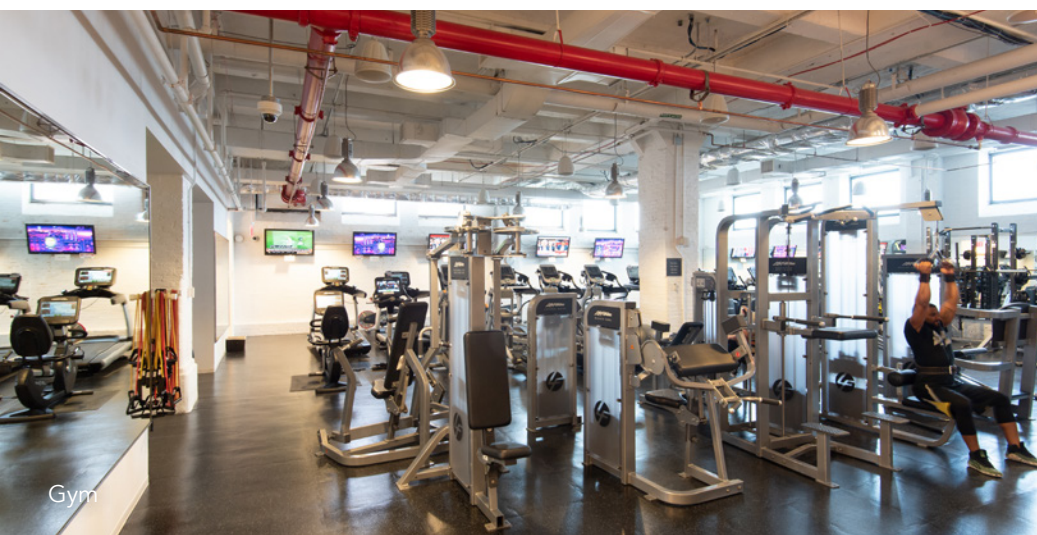




Theater/Events Space



Common Area



Gym



Roof Terrace

**636** 11TH AVENUE