

OFFICE SPACE FOR LEASE

Midtown, NYC

494 Eighth Avenue

494 Eighth Avenue



SPACE	9th Floor
SIZE	5,775 SF
CEILING HEIGHT	11'
RENT	\$32 PSF
POSSESSION	Immediate
TRANSPORTATION	A, C, E, N, R, Q, W, B, D, F, M, 1, 2, 3, 7, Penn Station, Port Authority



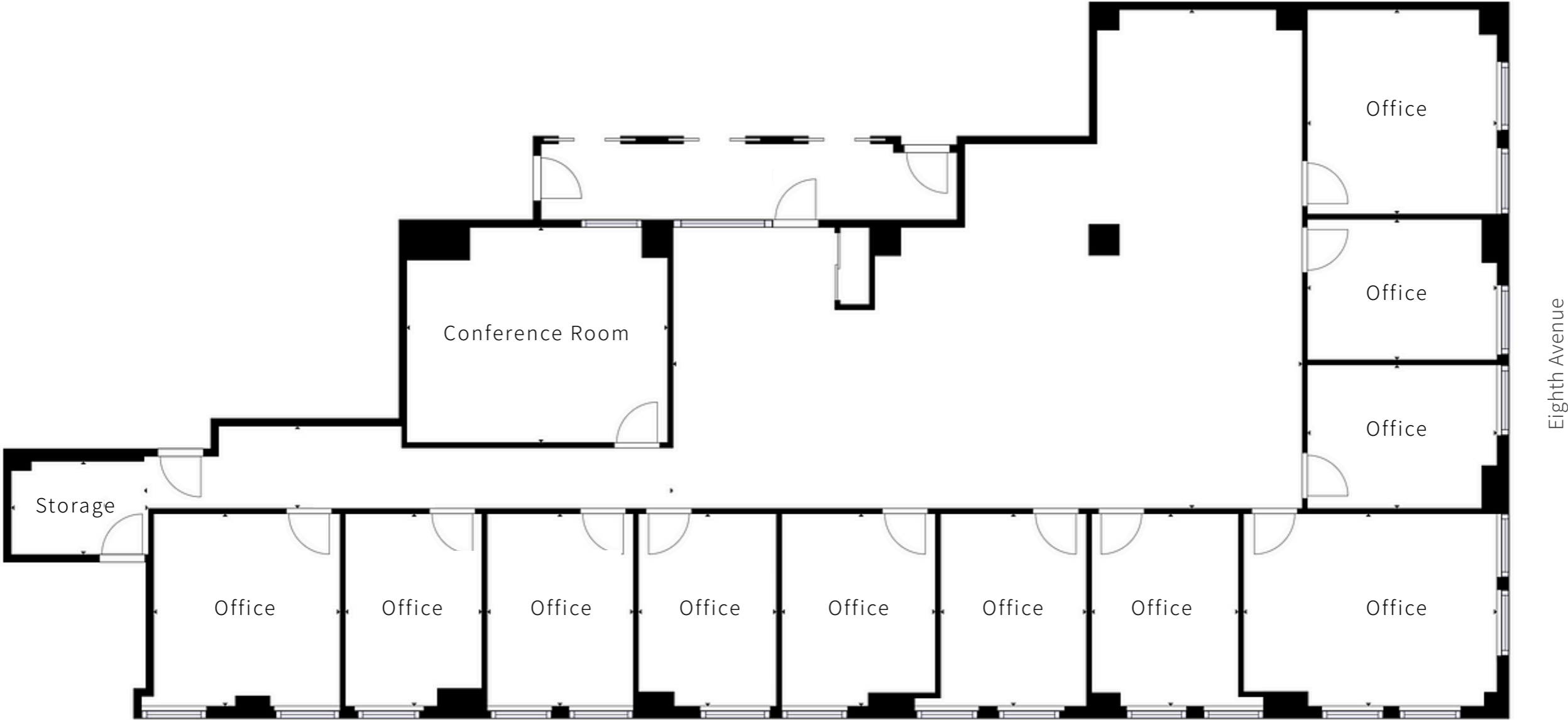


494 Eighth Avenue

- 24/7 access
- 24/7 Attended lobby
- Full floor
- Direct elevator exposure
- 11 private windowed offices
- 1 conference room
- Open area
- 2 private restrooms
- Central air conditioning



494 Eighth Avenue



W 35th Street

9TH FLOOR
Floor Plan

494 Eighth Avenue



SPACE	10th Floor
SIZE	5,775 SF
CEILING HEIGHT	11'
RENT	\$32 PSF
POSSESSION	Immediate
TRANSPORTATION	A, C, E, N, R, Q, W, B, D, F, M, 1, 2, 3, 7, Penn Station, Port Authority



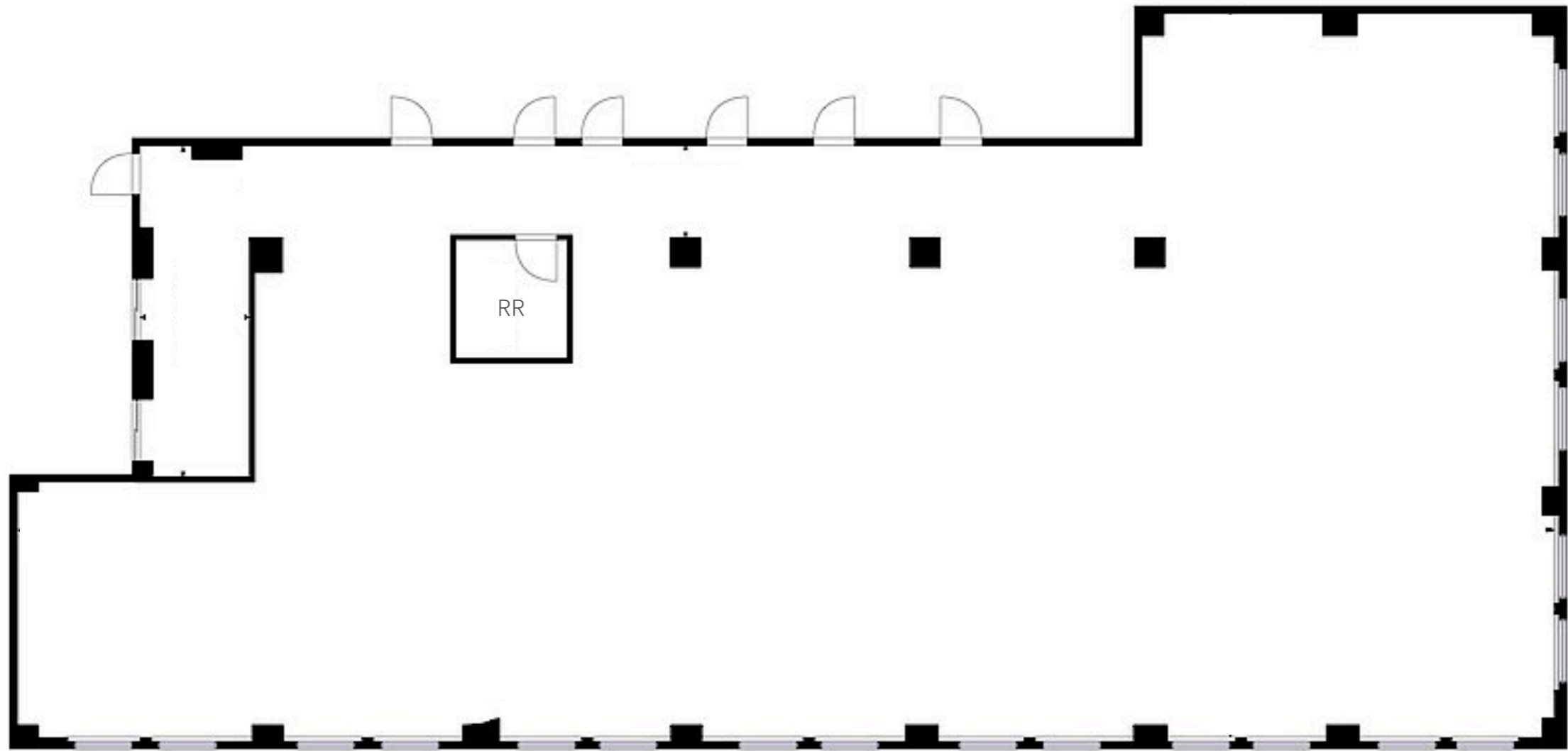


494 Eighth Avenue

- 24/7 access
- 24/7 Attended lobby
- Full floor
- Direct elevator exposure
- Open area
- ADA private restroom
- Polished concrete floors



494 Eighth Avenue



W 35th Street

10TH FLOOR

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.

