



PROPERTY DETAIL

498 Seventh Avenue

New York, NY | Penn Station

www.4987th.com

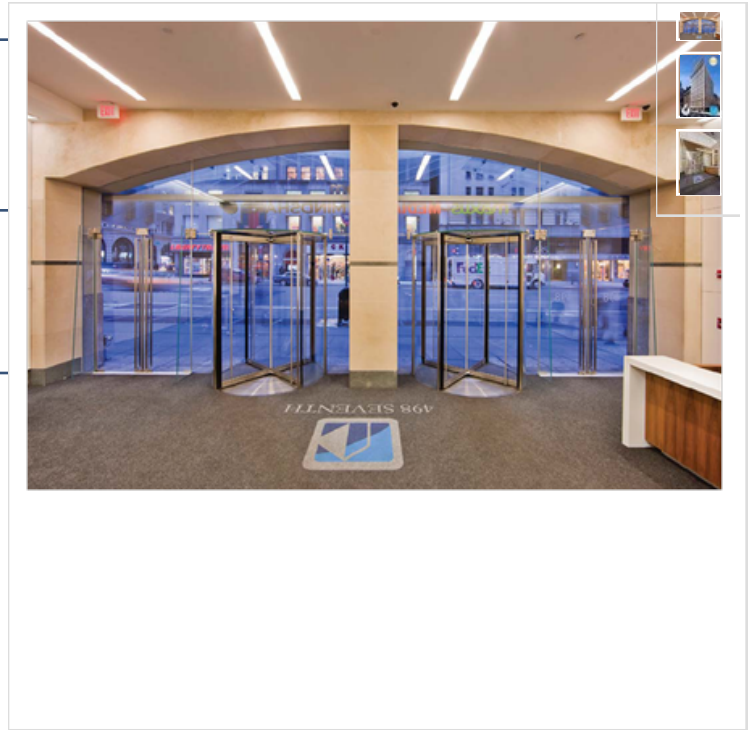
CONTACT

Matthew J. Coudert - Executive Vice President
Phone 212-542-2121

Andrew F. Conrad - Senior Associate of Asset Management
Phone 212-542-2101

BUILDING DESCRIPTION

Newly renovated lobby; 24/7 day attended lobby; Convenient to Penn Station & The Port Authority; new elevator cabs; new double insulated operable thermopane windows; freight entrance on 216 W. 37th St.



This Building is 100% Leased

SPECIFICATIONS

Property	Type: Existing Office Class: A- Tenancy: Multi-tenant
Lot	Size: 0 sf Block/Lot: 786/51
Building	Size: 960,000 sf Year Built: 1920
Floors	No: 25 Size: 43,000 sf -25,000
Telecom	WiredNYC Platinum: Abovenet (Zayo), Cogent, Lightpath, Rainbow Broadband, Lighttower (Sidera), Time Warner Cable, Verizon & Verizon FIOS
Security / Lobby	Tended Lobby
Passenger Elevators	11 Passenger
Tenants	Group M Worldwide, Inc.; LN Holdings, Inc.; Modell's; Jones Apparel; Hazen & Sawyer P.C.; Retail Tenants include JP Morgan Chase Bank
Owner	498 Seventh LLC
Manager	George Comfort & Sons, Inc.