



PROPERTY DETAIL

## 498 Seventh Avenue

New York, NY | Penn Station

[www.4987th.com](http://www.4987th.com)

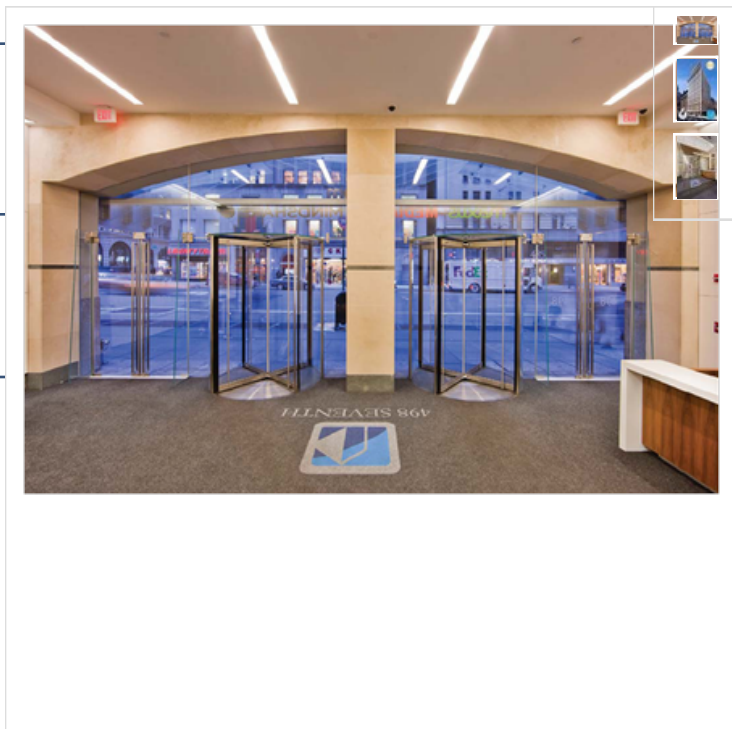
CONTACT

**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.



Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
<a href="#">12 / Suite 1200</a>	43,016	Upon Request		Available 2/1/19	Direct	
<a href="#">14 / Suite 1400</a>	43,044	Upon Request		Available 2/1/19	Direct	
<a href="#">15 / Suite 1500</a>	43,116	Upon Request		Available 2/1/19	Direct	
<a href="#">17 / Suite 1710</a>	17,334	Upon Request		Available 2/1/19	Direct	
<a href="#">18 / Suite 1800</a>	30,216	Upon Request		Available 2/1/19	Direct	
<a href="#">19 / Suite 1900</a>	30,191	Upon Request		Available 2/1/19	Direct	

SPECIFICATIONS

<b>Property</b>	<b>Type:</b> Existing Office <b>Class:</b> A- <b>Tenancy:</b> Multi-tenant
<b>Lot</b>	<b>Size:</b> 0 sf <b>Block/Lot:</b> 786/51
<b>Building</b>	<b>Size:</b> 960,000 sf <b>Year Built:</b> 1920
<b>Floors</b>	<b>No:</b> 25 <b>Size:</b> 43,000 sf -25,000
<b>Telecom</b>	WiredNYC Platinum: Abovenet (Zayo), Cogent, Lightpath, Rainbow Broadband, Lighttower (Sidera), Time Warner Cable, Verizon & Verizon FIOS
<b>Security / Lobby</b>	Tended Lobby
<b>Passenger Elevators</b>	11 Passenger
<b>Tenants</b>	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.