



PROPERTY DETAIL

498 Seventh Avenue

New York, NY | Penn Station

www.4987th.com

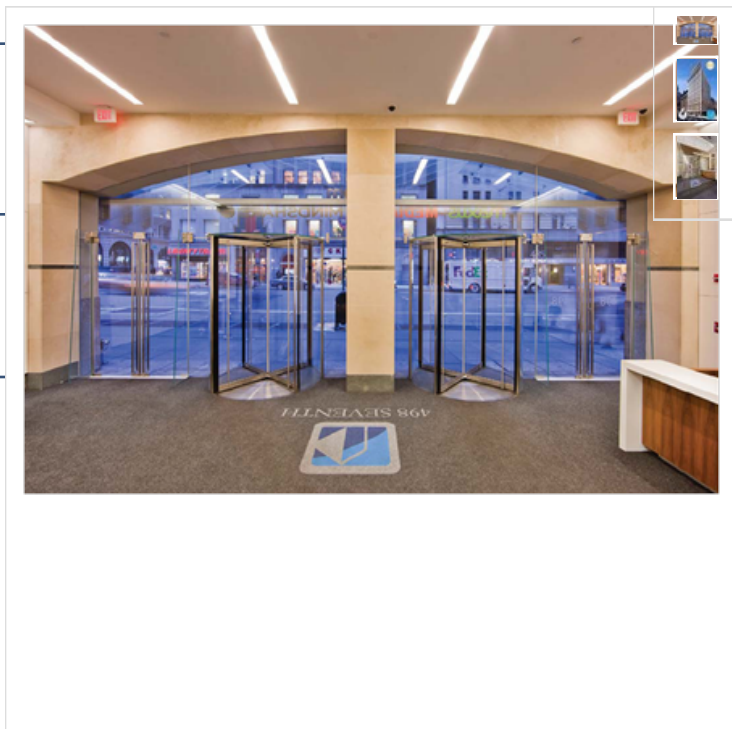
CONTACT

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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 |
|---------------------------------|---------|--------------|------|------------------|------------|--------|
| 12 / Suite 1200 | 43,016 | Upon Request | | Available 2/1/19 | Direct | |
| 14 / Suite 1400 | 43,044 | Upon Request | | Available 2/1/19 | Direct | |
| 15 / Suite 1500 | 43,116 | Upon Request | | Available 2/1/19 | Direct | |
| 17 / Suite 1710 | 17,334 | Upon Request | | Available 2/1/19 | Direct | |
| 18 / Suite 1800 | 30,216 | Upon Request | | Available 2/1/19 | Direct | |
| 19 / Suite 1900 | 30,191 | Upon Request | | Available 2/1/19 | Direct | |

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 |



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|---------|-----------------------------|
| Owner | 498 Seventh LLC |
| Manager | George Comfort & Sons, Inc. |