GEORGE COMFORT & SONS, INC
Commercial Real Estate Since 1919

SPACE - **DIRECT LEASE**

498 Seventh Avenue

New York, NY | Penn Station

www.4987th.com

DETAIL

Floor/Suite	9 / Suite 900
Total SF	47,385 **Min:** 47,385 **Max Contiguous:** 528,222
Rent	Upon Request
Available	Arranged
Use	Office
Suite Notes	Part of a 528,222 RSF block comprised of floors Mezz-10 and floors 22-25.

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.

MAJOR TENANTS

Group M Worldwide, Inc.; LN Holdings, Inc.; Modell's; Jones Apparel; Hazen & Sawyer P.C.; Retail Tenants include JP Morgan Chase Bank

OTHER BUILDING INFO

Telecom: WiredNYC Platinum: Abovenet (Zayo), Cogent, Lightpath, Rainbow Broadband, Lightower (Sidera), Time Warner Cable, Verizon & Verizon FIOS **Security / Lobby:** Tended Lobby **Passenger Elevators:** 11 Passenger **Building Area:** 960,000 sf **Number of Floors:** 25 **Floor Sizes:** 43,000 sf -25,000 **Owner:** 498 Seventh LLC **Manager:** George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1920 **Block/Lot:** 786/51 **Tenancy:** Multi-tenant **Building Class:** A- **Primary Type:** Office **Property Status:** Existing

DISCLAIMER: One full commission in accordance with our rate schedule will be paid, when received by us, to a cooperating broker who consummates a lease executed by both landlord and tenant and exchanged and which has been approved or consummates a sublease executed by both the Sublessor and Sublessee and exchanged and has been approved and has received Landlord's consent. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, sublease or financing, or withdrawal without notice.

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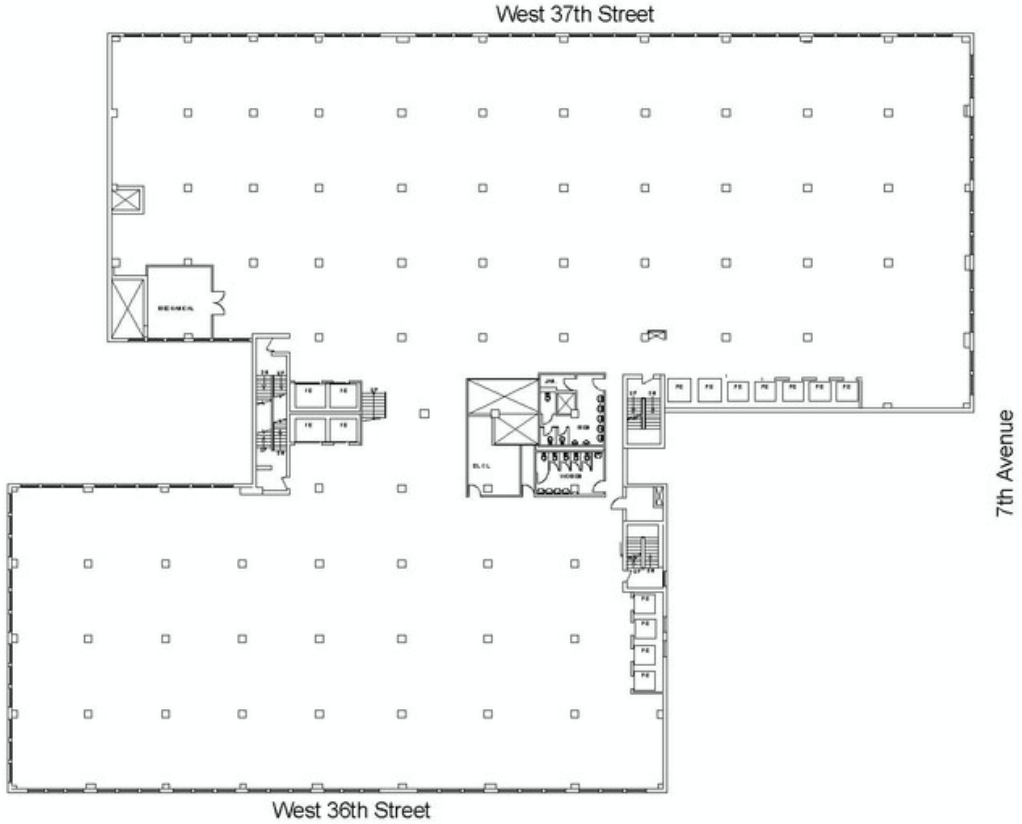

498 7th Avenue

George Comfort & Sons, Inc.
200 Madison Avenue New York, NY 10016

Floor 9

Prepared by PlanData Systems Corp
November, 2015

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