



SPACE - DIRECT LEASE

498 Seventh Avenue

New York, NY | Penn Station

www.4987th.com

DETAIL

Floor/Suite	/ Mezz
Total SF	11,648 Min: 11,648 Max Contiguous: 528,222
Rent	Upon Request
Available	December 2018
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

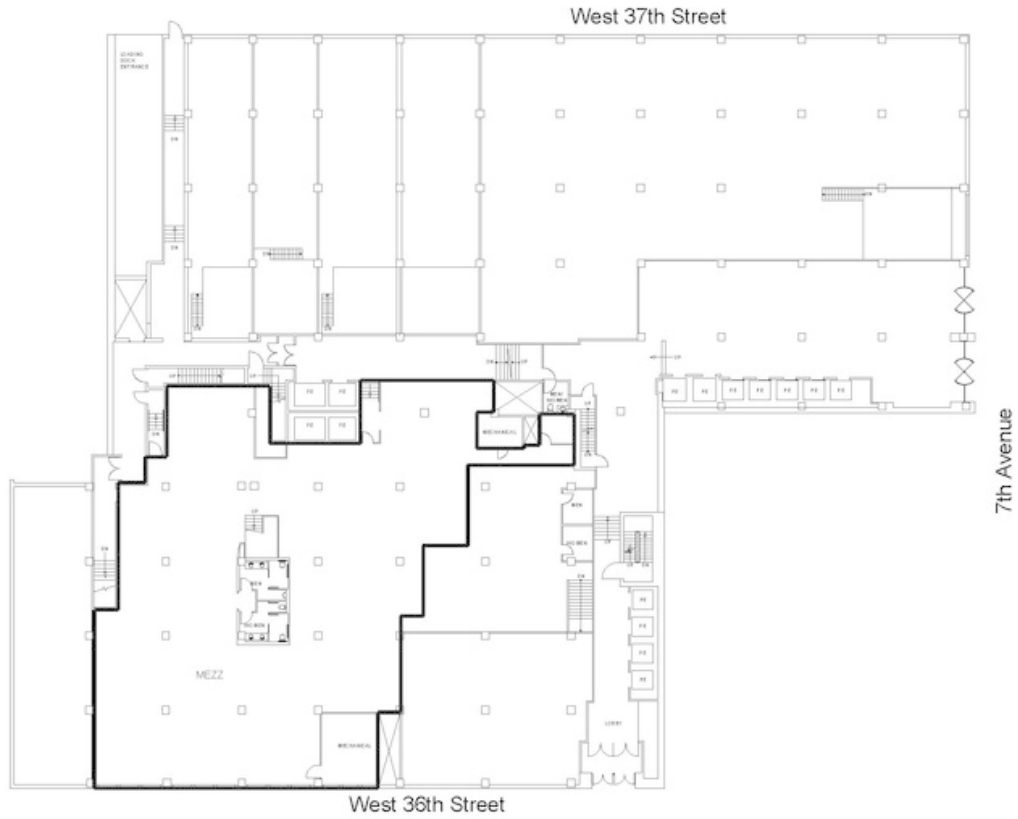
Newly renovated lobby; 24/7 day attended lobby; Convenient to Penn Station & The Port Authority; new elevator cabs; new double insulated operable thermopane windows; freight entrance on 216 W. 37th St.

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, Lighttower (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



498 7th Avenue

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

Mezzanine

Prepared by PlanData Systems Corp
September 29, 2016



ASPECT RATIO 80% 100%