



SPACE - DIRECT LEASE

498 Seventh Avenue

New York, NY | Penn Station

www.4987th.com

DETAIL

Floor/Suite	14 / Suite 1400
Total SF	43,044
Rent	Upon Request
Available	Available 2/1/19
Use	Office

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

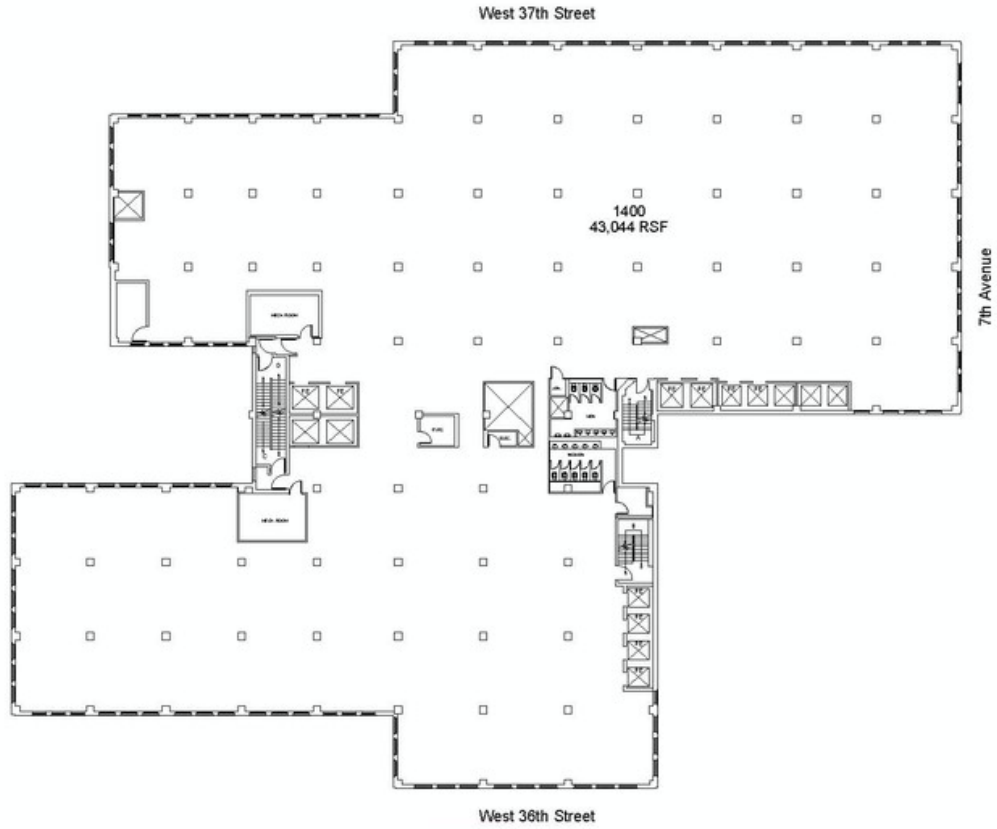
Newly renovated lobby; 24/7 day attended lobby; Convenient to Penn Station & The Port Authority; new elevator cabs; new double insulated operable thermopane windows; freight entrance on 216 W. 37th St.

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



Floor 14

Prepared by PlanData Systems Corp.
August 23, 2017

0 5 10 20 30 40 50