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# Perfectly Positioned

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498 7th Avenue is designed to be a mission-critical hub and convenient home base for our tenants. To that end, the building has been revitalized to offer even more strategic advantages.

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# Working In Harmony

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# A Tenant Centered Hub

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Sometimes, everything converges perfectly, in one exceptional place. Between the recently completed major renovations, and its ideal location in one of Midtown's most enticing areas, 498 7th Avenue is perfectly positioned to provide extraordinary headquarters space – and a true center of excellence.

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# Advantages and Amenities

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## **New entrances & street-level retail storefronts**

- Gensler-designed, 24/7 attended lobby: elegant, high-end, with modern stone and granite finishes
  - Destination dispatch elevators
  - Turnstiles for touchless entry
  - Tenant Lounge on lobby floor: ideal for out-of-office meetings and extended workspace
  - Grab and go café by Ground Central Coffee
  - Hi-tech security system
-



Tenant Lounge

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37th St./7th Ave  
Elevator Bank

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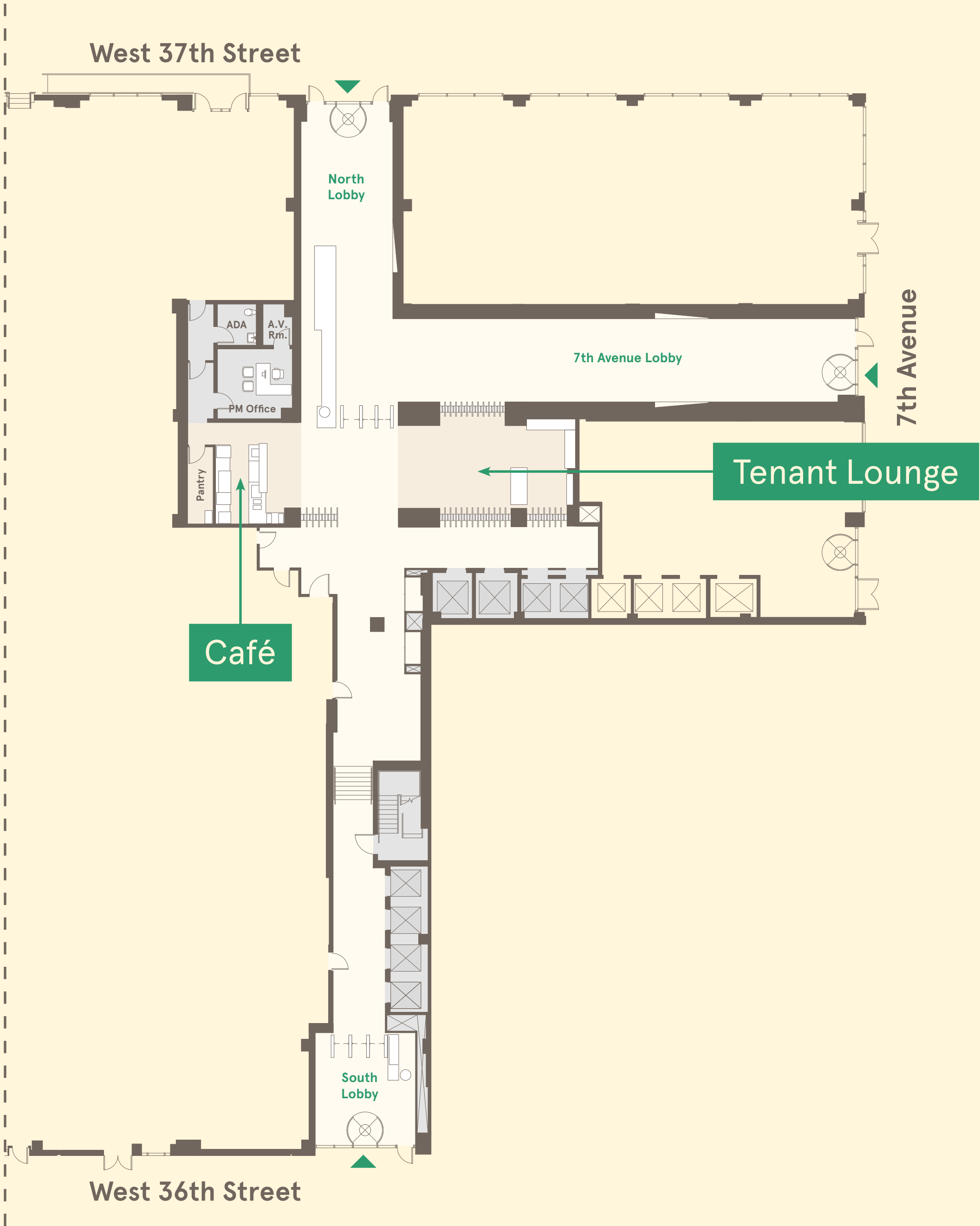


Café by Ground  
Central Coffee

# An Activated Lobby

Enjoy seamless access through three convenient entryways, each guiding you into a spacious, light-filled lobby designed for comfort and ease. The lobby features a Tenant Lounge for relaxed meetings, and a grab-and-go coffee shop for quick, delicious refreshments on the go.

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Tenant Reception



Office Interiors

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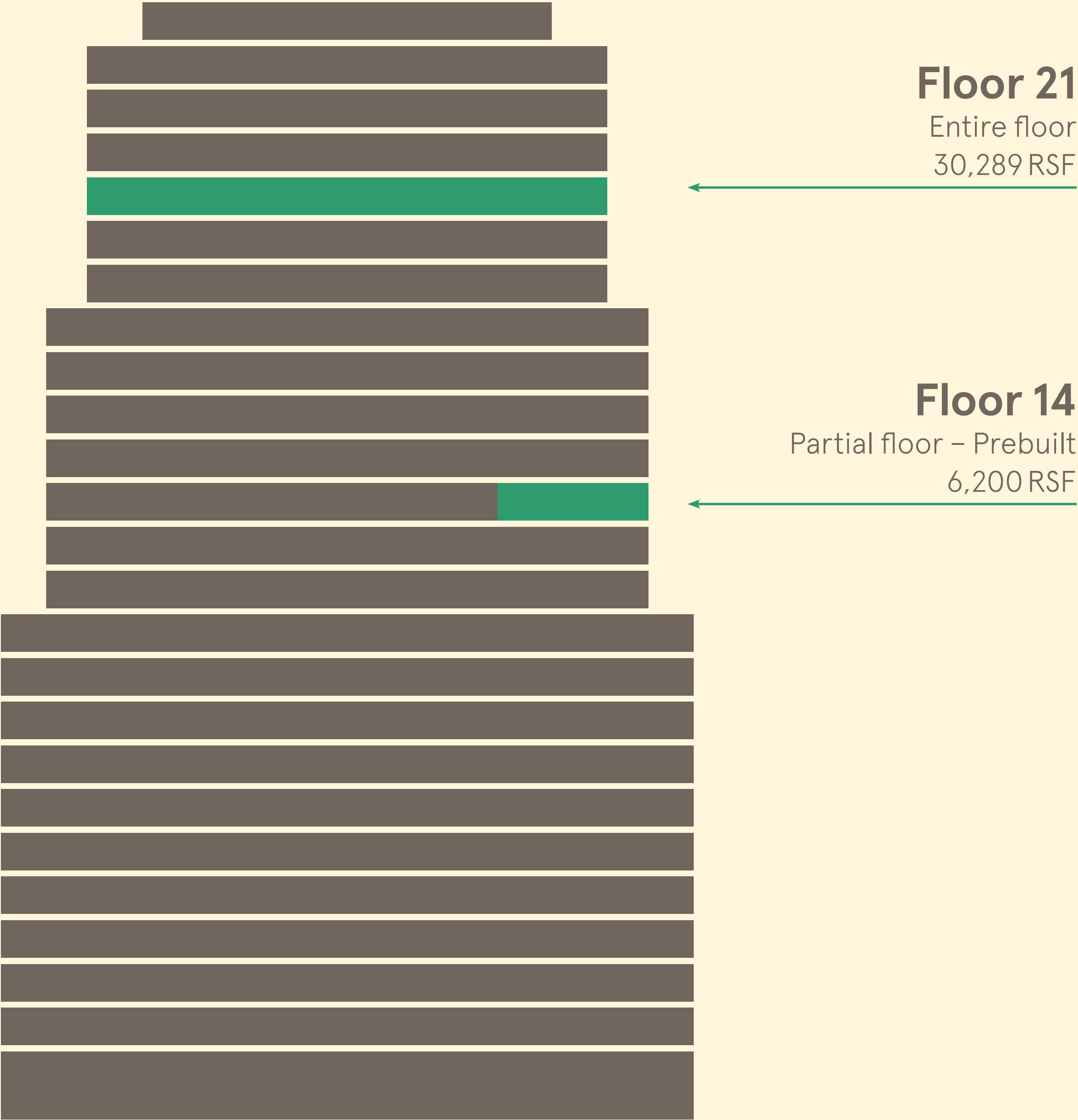


Pantry

# Current Availability

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# Floor 14

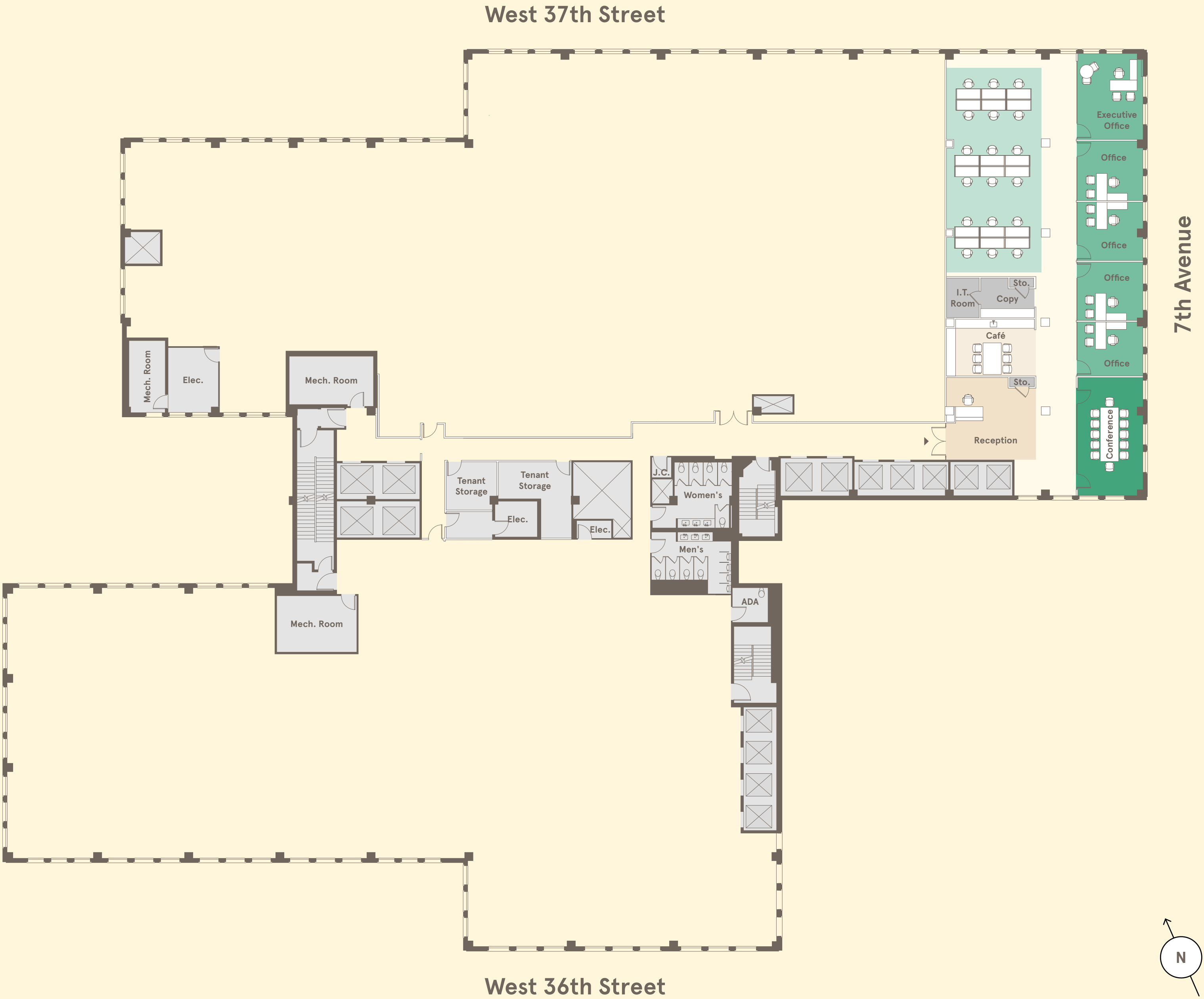
## Suite 1400

6,200 RSF – Prebuilt

Space Type	Quantity Headcount	
<div><div></div> <b>Welcome</b></div>		
Reception Desk	1	1
<div><div></div> <b>Workstations</b></div>		
Benching	18	18
<div><div></div> <b>Private Office</b></div>		
Executive Office	1	1
Private Office	4	4
<div><div></div> <b>Collaboration</b></div>		
Conference Room (12P)	1	12
<div><div></div> <b>Amenity</b></div>		
Café	1	6
<div><div></div> <b>Support &amp; Storage</b></div>		
Copy/Print	1	
IT/Storage Room	3	
<b>Total Headcount</b>		<b>42</b>

498

7TH



# Floor 14

4	9	8
7	T	H



Floor 14  
Prebuilt



Floor 14  
Prebuilt

# Floor 21

Core & Shell

30,289 RSF

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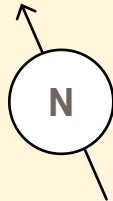
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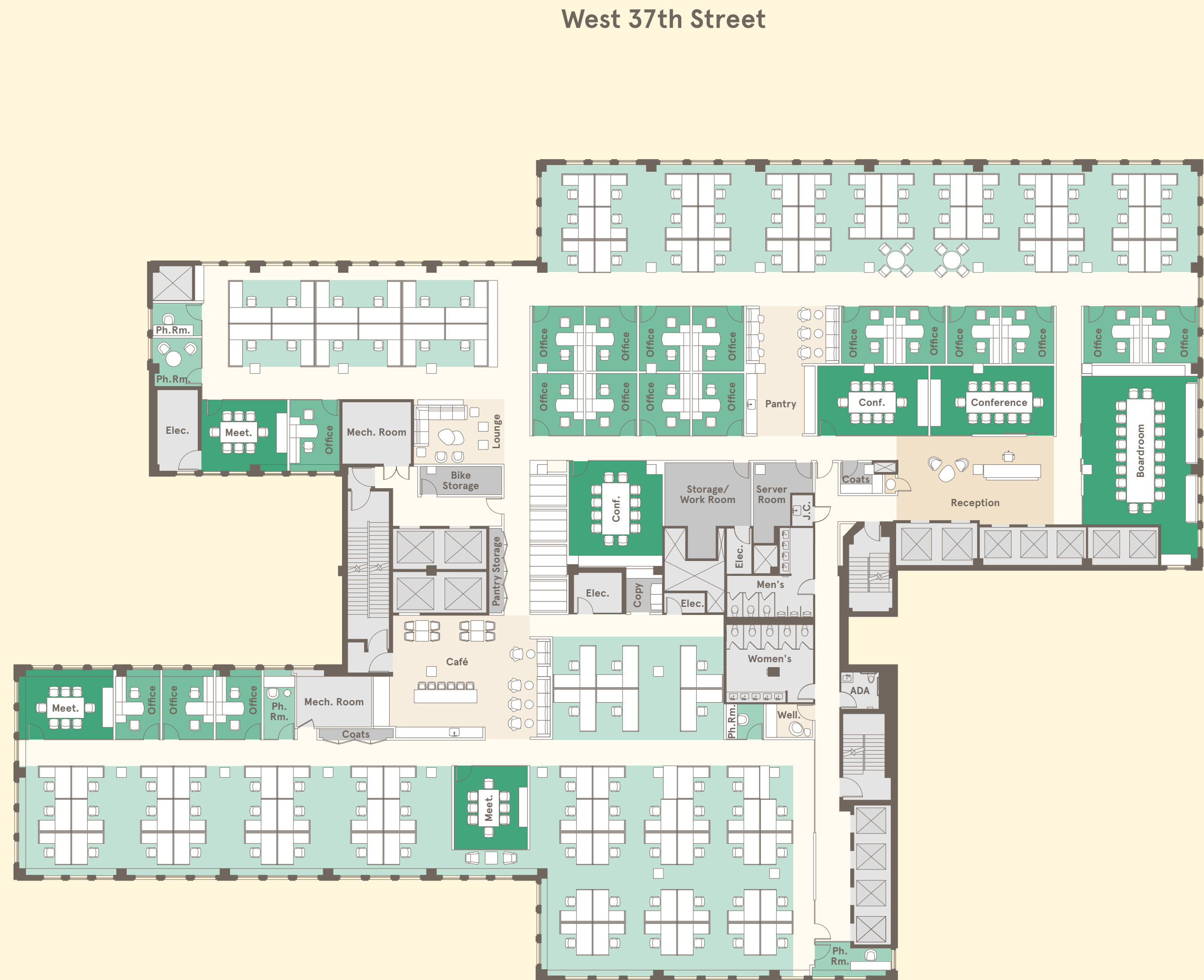


# Floor 21

## Entire Floor Test-Fit

30,289 RSF

Space Type	Quantity Headcount	
<div><div></div><div>Welcome</div></div>		
Reception Desk	1	1
<div><div></div><div>Workstations</div></div>		
Benching	108	108
<div><div></div><div>Private Office</div></div>		
Private Office	18	18
<div><div></div><div>Collaboration</div></div>		
Boardroom (20P)	1	20
Large Conference Room (12P)	2	24
Conference Room (10P)	1	10
Meeting Room (8P)	3	24
<div><div></div><div>Phone Room</div></div>		
Phone Room (2P)	1	2
Phone Room (1P)	4	4
<div><div></div><div>Amenity</div></div>		
Lounge	1	8
Café	1	24
Pantry	1	11
Wellness Room	1	1
<div><div></div><div>Support &amp; Storage</div></div>		
Copy/Print	1	
Storage/Server Room	3	
Coat Closet	2	
Bike Storage	1	
Total Headcount		255



**/th Avenue**



# Floor 21

4	9	8
7	T	H



Floor 21  
White-box



Floor 21  
White-box

# Minutes From It All

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At 498 7th Avenue, efficiency is everything – and it begins with unrivalled accessibility. Whether you count by steps or minutes, you'll save lots of time every day because you're so close to everywhere you need to be: subways, transit stations, lunch, your next appointment, or your commute home.

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Bryant Park



Moxy Hotel

4 9 8  
7 T H



Moynihan  
Train Hall

# Minutes From It All

1. Angelina Paris

2. W New York Times Square

3. Blue Fin

4. Morton's Steakhouse

5. The Algonquin Hotel

6. Frankie & Johnnie's Steakhouse

7. The Westin NY at Times Square

8. Four points by Sheraton

9. Andaz 5th Avenue

10. Courtyard by Marriott
11. Bryant Park Hotel

12. Koi

13. The Refinery Hotel

14. The Langham

15. Al Fiori

16. Keen's Steakhouse

17. Moxy Hotel

18. Knickerbocker Hotel

19. Gabriel Kreuther

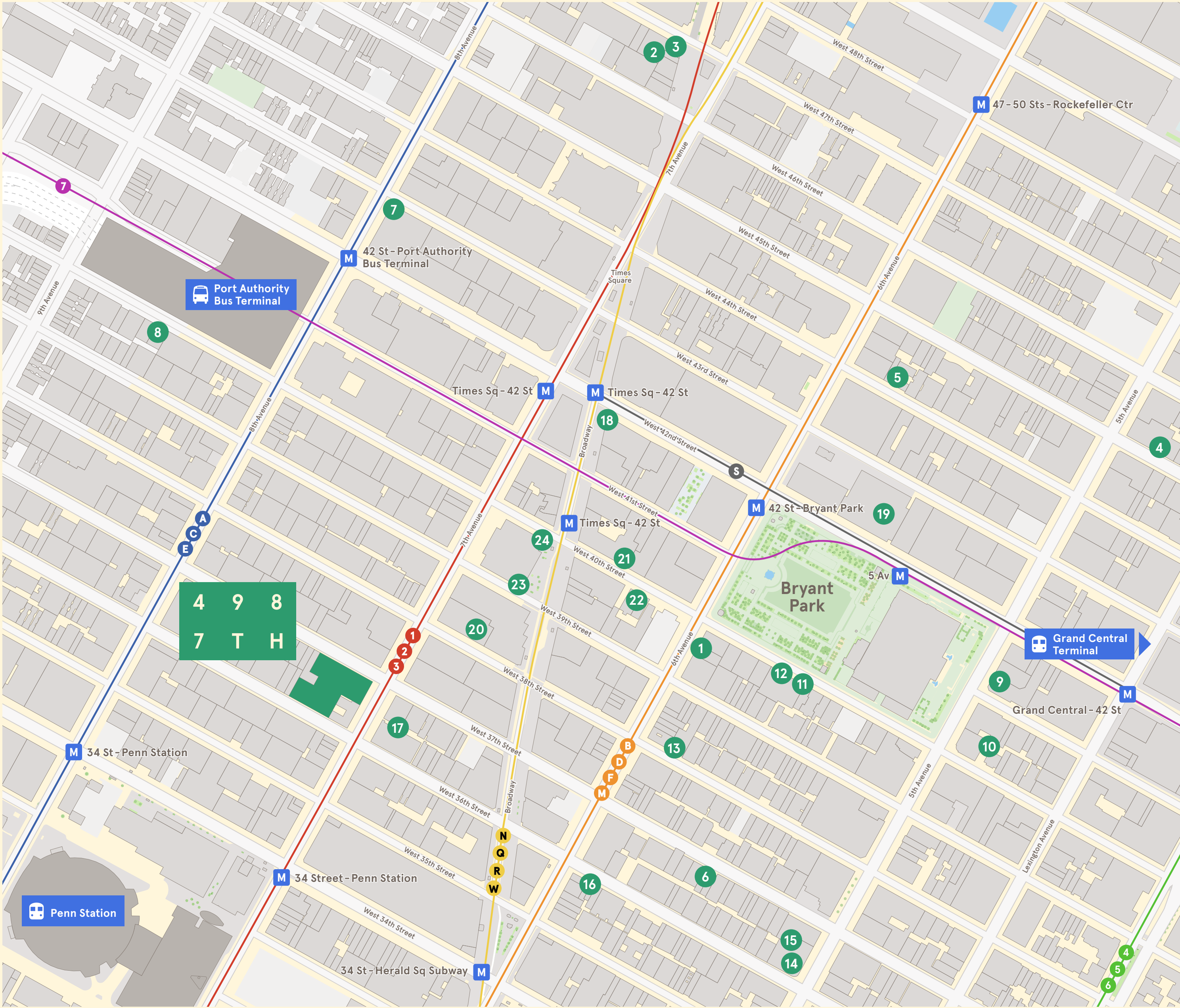
20. Arno

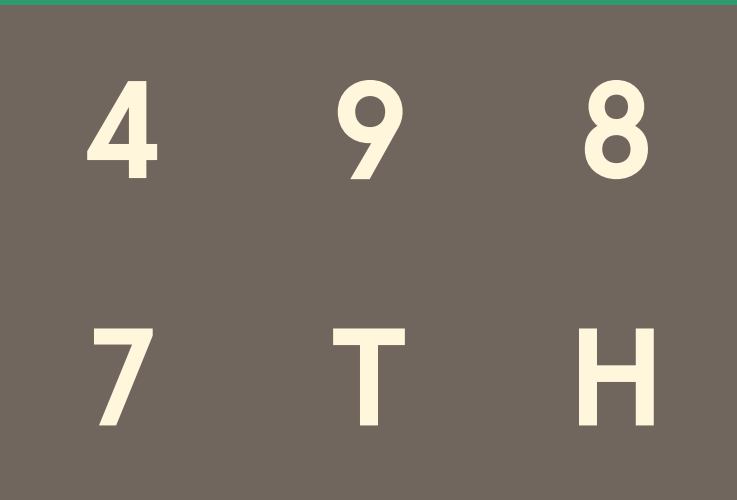
21. Mexicue

22. Croton Reservoir

23. Chase Bank

24. Starbucks





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