

PLUG & PLAY SUBLEASE OPPORTUNITY

AT 498 7TH AVE

A HEALTHY WORK ENVIRONMENT

This LEED Gold space includes a dedicated HVAC system with MERV-13 filters, a bipolar ionization system, increased outside air, operable windows, daylight and sit-stand desks.

ABOUT THE 14TH FLOOR

The fully furnished and wired floor includes a large pantry with 2 dishwashers, refrigerators and microwaves, 2 conference rooms, 3 huddle rooms, 10 private offices and 70 sit-stand desks. Navigate a 3D scan of the floor here: <https://my.matterport.com/show/?m=8E7jpcqyURc>

SUITE FEATURES

- 16,980 rsf, Term thru 11/2032
- Dedicated High-efficiency HVAC system
- State of the art CAT6A cabling capable of 10Gbps
- Operable Windows
- LEED Gold Space
- High-tech Conference and Huddle Rooms
- Polished Concrete Floors and Exposed Ceilings
- 2020 Renovation
- Very strong Sub LL
- Private elevator landing/direct Exposure



GEORGE COMFORT

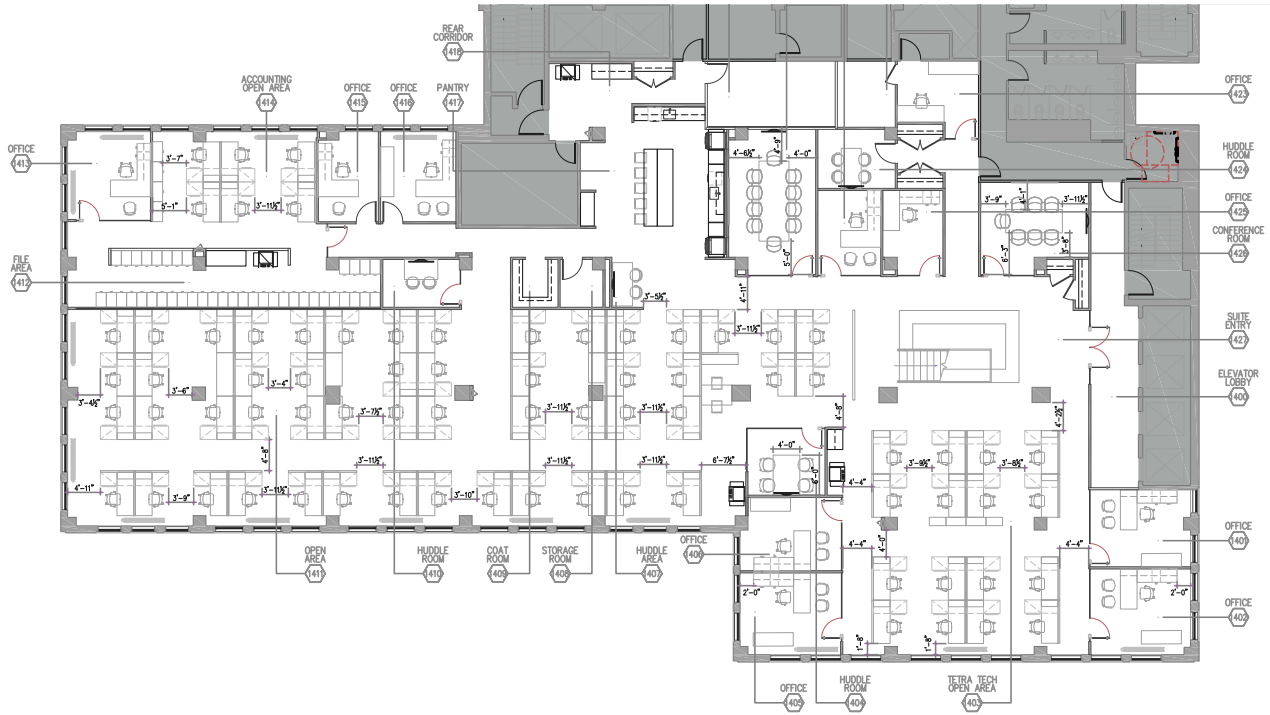
498 Seventh Avenue, New York, NY 10018

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CURRENT AS-BUILT LAYOUT



THE ULTIMATE HOTSPOT MINUTES FROM IT ALL

At 498 7th Avenue, you're truly in the center of it all, surrounded on every side by trendy restaurants, hotels, shops, arts and culture, bars and lounges, and many of NYC's most prominent landmarks.

ABOUT THE BUILDING

498 Seventh Avenue has destination dispatch elevators, a ground-floor lounge and cafe, 24/7 attended lobby, 3 entrances and state-of-the-art security systems.

AREA FEATURES

- Minutes from Penn Station, PATH station, and Port Authority Bus Terminal
- Near multiple subways
- Numerous food options



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