

498

C E N T E R O F



E X C E L L E N C E

7TH

PERFECTLY
POSITIONED





498 7TH

FULL FLOORS OF
30,300 RSF AVAILABLE

Sometimes, everything converges perfectly, in one exceptional place. For the first time in several decades, this unique block of space is available at 498 7th Avenue. 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.

Artist's rendering



Touchless Fixtures
in all multi-tenant bathrooms



Increased Cleaning Personnel
to disinfect all high touch points at all hours



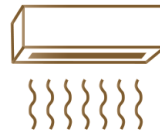
Wave Senors
mounted on property entry doors

SAFETY MEASURES

At 498 Seventh Avenue, we have implemented a series of safety measures and building upgrades to ensure we are ready to welcome our tenants back to the office:



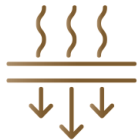
Additional Bike Racks
installed at the property



CASPR 200e Disinfecting Technology
consisting of UV lights installed
in all passenger elevators



Electrostatic Spraying
of lobby and all high touch points throughout
the property



Increased Fresh Air Intake
by flushing building with 100% outside air
whenever possible



Upgraded Toilet Exhaust
to promote better air circulation within
confined bathroom stalls



Upgraded Merv 13 Air Filters
with ratings that are at or above ASHRAE/CDC
recommendation



Facial Recognition Turnstiles
with StoneLock Facial biometric readers for a
contactless entry



SV3 Visitor Management System
A touchless visitor management platform.
Visitors enter the building, launch their unique
digital key and present to access points, and
proceed on the way to their destination



Destination Dispatch Elevators
installed with QR Readers to read mobile
phones for a touchless entry experience



BOLD
NEW
ENTRANCES



Artist's rendering



Artist's rendering

A TENANT-CENTERED HUB

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

- New entrances & street-level retail storefronts
- New Gensler-designed, 24/7 attended lobby: elegant, high-end, with modern stone & granite finishes
- New destination dispatch elevators
- New turnstiles for touchless entry
- New private lounge on lobby floor: ideal for out-of-office meetings & extended workspace
- New grab & go coffee shop & café by:



- New hi-tech security system





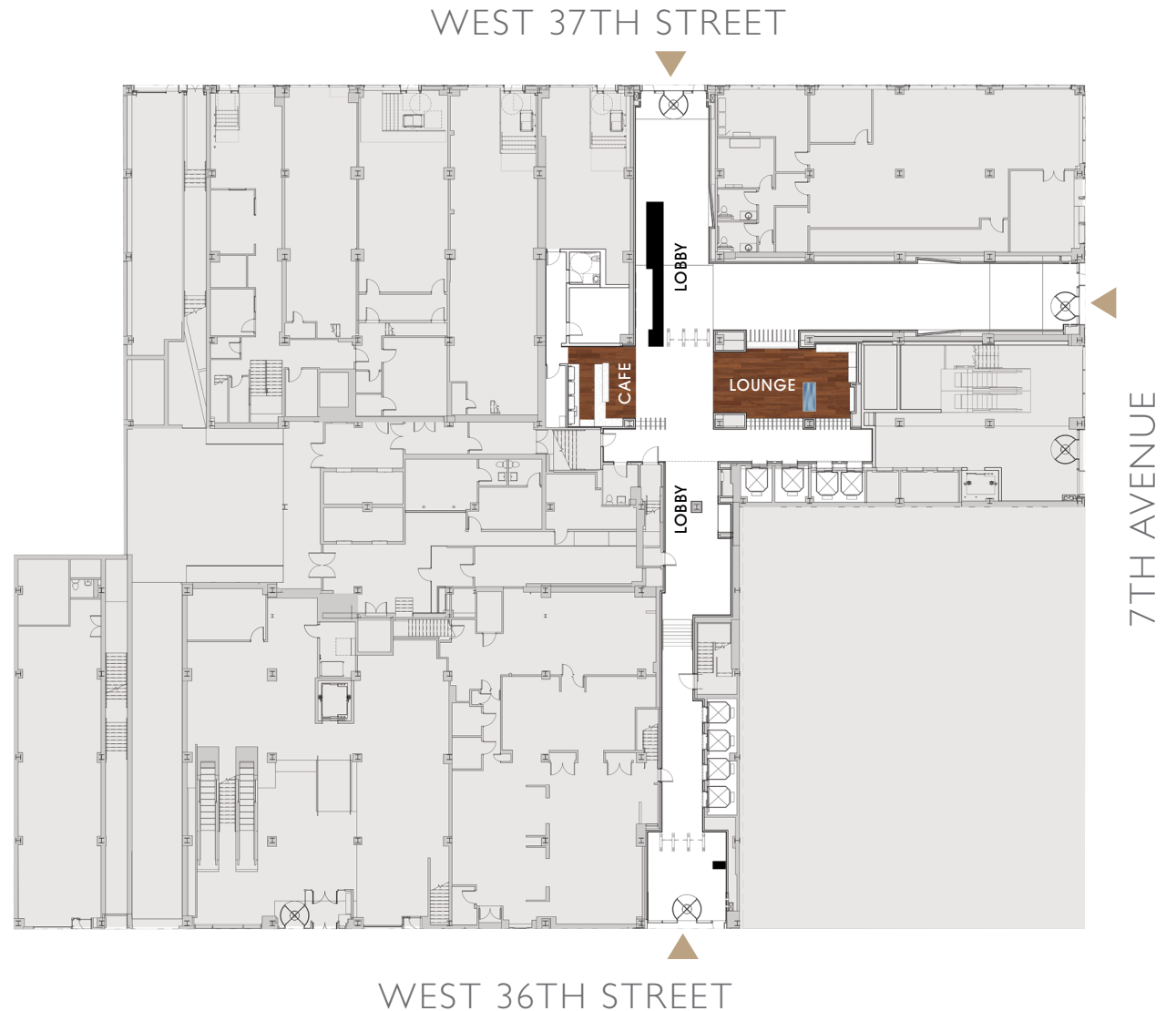


Artist's rendering



Artist's rendering

IMPRESSIVE NEW
LOBBY WITH
ENTRANCES ON
36TH STREET,
37TH STREET &
7TH AVENUE



TOTAL
104,166_{RSF}



CURRENT AVAILABILITIES:

FLOOR 21

ENTIRE FLOOR - 30,289 RSF

PARTIAL FLOOR - SUITE 2100 - 17,577 RSF

OR SUITE 2110 - 12,712 RSF

FLOOR 20

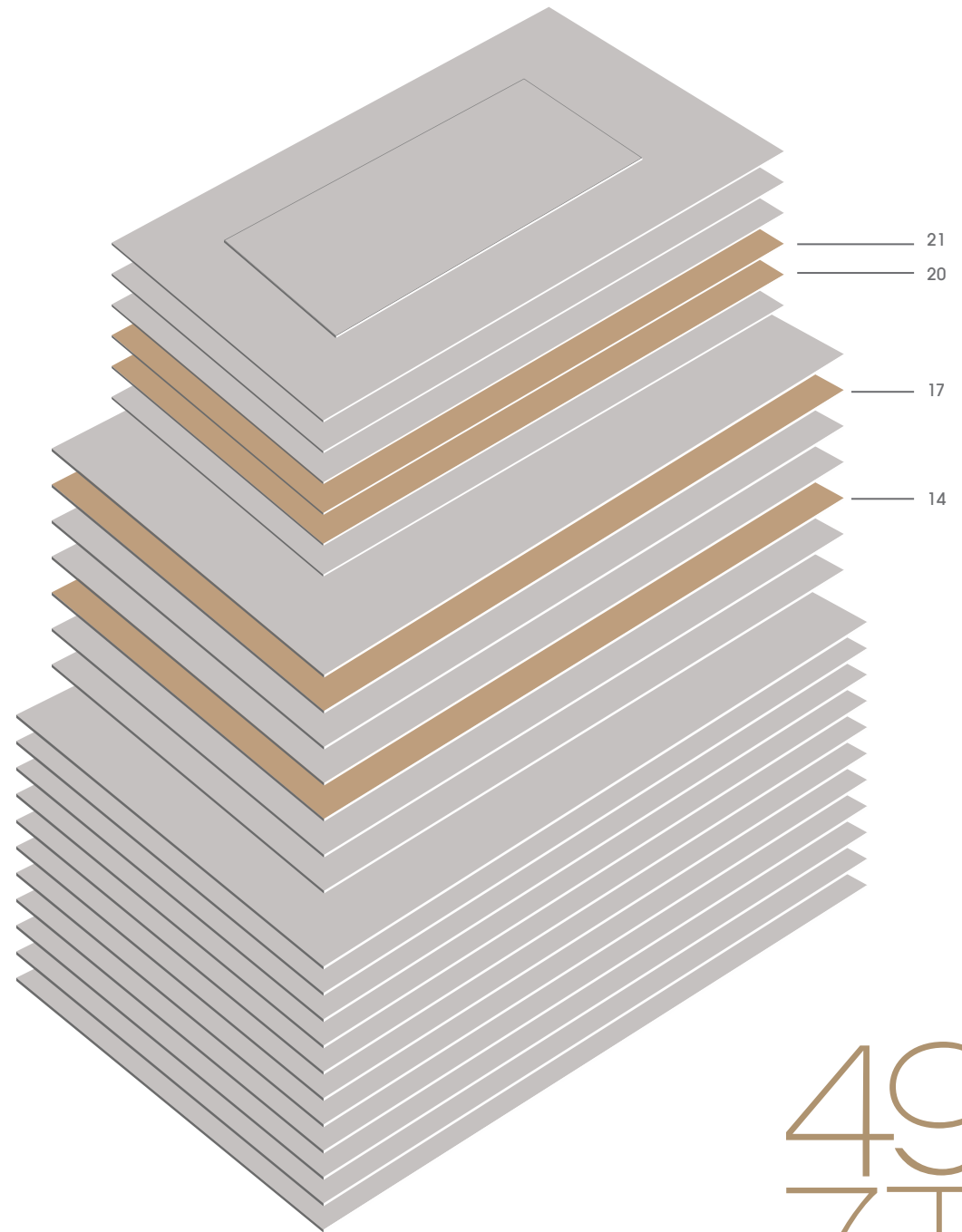
ENTIRE FLOOR - 30,288 RSF

FLOOR 17

PARTIAL FLOOR - 17,227 RSF

FLOOR 14

PARTIAL FLOOR - 26,362 RSF



498
7TH





14TH FLOOR

PARTIAL FLOOR

OFFICE TEST FIT

26,362 RSF

14TH
OFFICE



West 37th Street



West 36th Street

7th Avenue

14TH FLOOR

PARTIAL FLOOR

TAMI TEST FIT

26,362 RSF

14TH TAMI

Office and Workstation Counts		Qty
A Offices	20'-0" x 13'-6"	1
B Offices	sizes vary	3
C Offices	sizes vary	1
D Offices (Interior)	9'-0" x 12'-6"	7
Workstations	5'-6" x 2'-6"	120
Reception		1
Total Seats		133

Conferencing		Qty
16 Person Conference Room		1
12 Person Conference Room		1
10 Person Conference Room		1
8 Person Conference Room		2
Huddle Room		4
Open Meeting Area		4

Support		Qty
Pantry		1
Mail/ Copy Area		2
Quiet Room		2
Wellness Room		1
Server Room		1
Storage Areas		3
Coat Closets		3

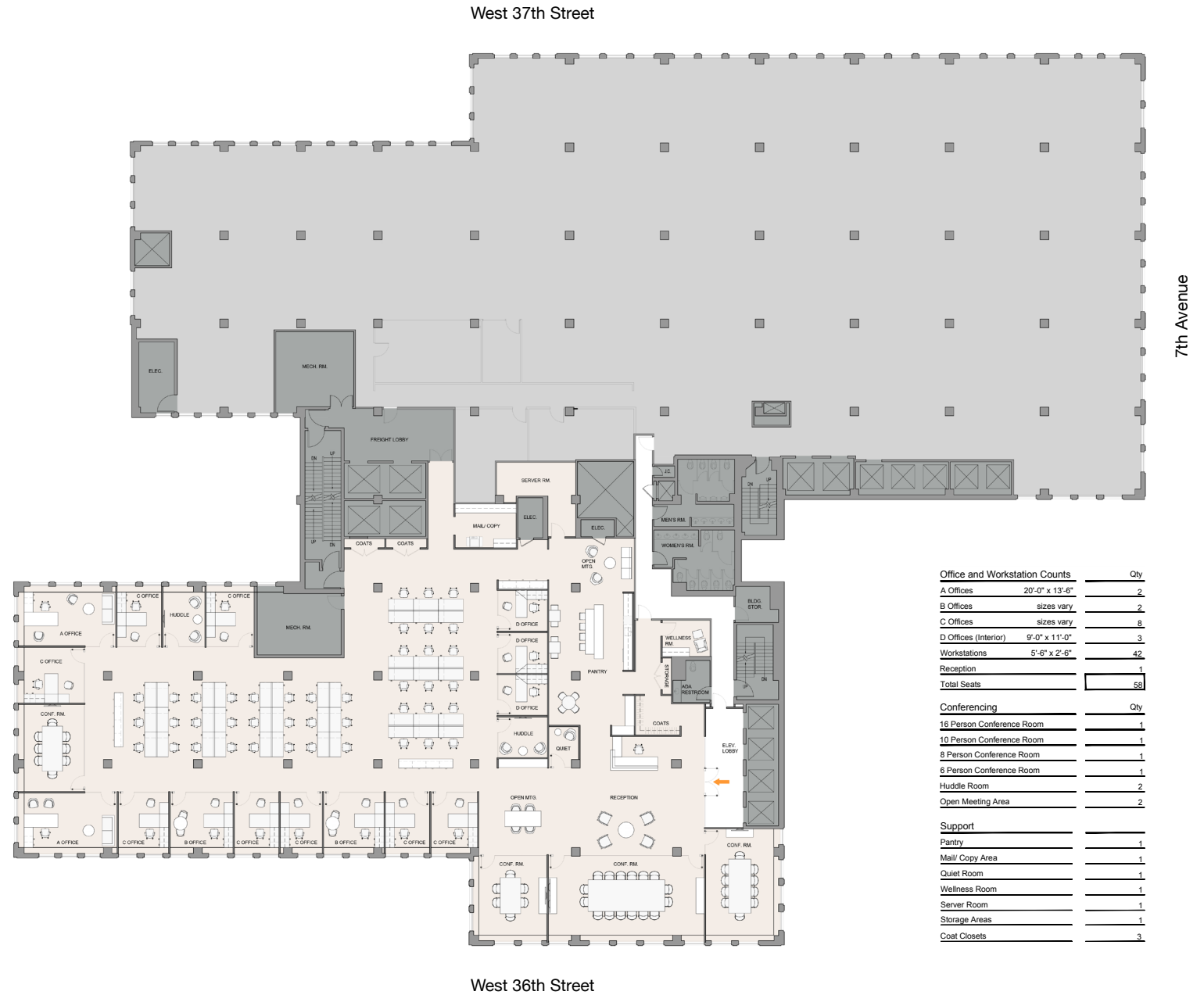
17TH FLOOR

PARTIAL FLOOR

OFFICE TEST FIT

SUITE 1710 - 17,227 RSF

17TH OFFICE



West 37th Street



7th Avenue

West 36th Street

17TH FLOOR

PARTIAL FLOOR

TAMI TEST FIT

SUITE 1710 - 17,227 RSF

17TH
TAMI

Office and Workstation Counts		Qty
A Offices	20'-0" x 13'-6"	1
B Offices	sizes vary	1
C Offices	sizes vary	1
D Offices (interior)	9'-0" x 11'-0"	3
Workstations	5'-6" x 2'-6"	63
Reception		1
Total Seats		70

Conferencing		Qty
16 Person Conference Room		1
10 Person Conference Room		1
8 Person Conference Room		1
6 Person Conference Room		1
Huddle Room		2
Open Meeting Area		4

Support		Qty
Pantry		1
Mail/ Copy Area		1
Quiet Room		1
Wellness Room		1
Server Room		1
Storage Areas		1
Coat Closets		3

20TH FLOOR

FULL FLOOR

OFFICE TEST FIT

30,288 RSF

20TH
OFFICE



West 37th Street

West 36th Street

7th Avenue



Office and Workstation Counts		Qty
A Offices	20'-0" x 13'-0"	2
B Offices	sizes vary	2
C Offices	sizes vary	1
Workstations	5'-0" x 2'-6"	161
Reception		1
Total Seats		167

Conferencing		Qty
16 Person Conference Room		1
10 Person Conference Room		3
8 Person Conference Room		2
Huddle Room		4
Open Meeting Area		4

Support		Qty
Pantry		1
Coffee Area		1
Mail/ Copy Area		3
Quiet Room		5
Wellness Room		1
Server Room		1
Storage Areas		3
Coat Closets		5

20TH FLOOR

FULL FLOOR

TAMI TEST FIT

30,288 RSF

20TH
TAMI

21ST FLOOR

PARTIAL FLOOR

OFFICE TEST FIT

SUITE 2100 - 17,577 RSF

21ST OFFICE



West 37th Street

West 36th Street

7th Avenue



Office and Workstation Counts		Qty
A Offices	20'-0" x 14'-0"	1
B Offices	15'-0" x 14'-0"	1
C Offices	sizes vary	2
D Offices (interior)	9'-6" x 12'-0"	2
Workstations	5'-6" x 2'-6"	78
Reception		1
Total Seats		85

Conferencing		Qty
16 Person Conference Room		1
10 Person Conference Room		1
8 Person Conference Room		1
Huddle Room		2
Open Meeting Area		4

Support		Qty
Pantry		1
Mail/ Copy Area		1
Wellness Room		1
Server Room		1
Storage Areas		3
Coat Closets		5

21ST FLOOR

PARTIAL FLOOR

TAMI TEST FIT

SUITE 2100 - 17,577 RSF

21ST
TAMI

21ST FLOOR

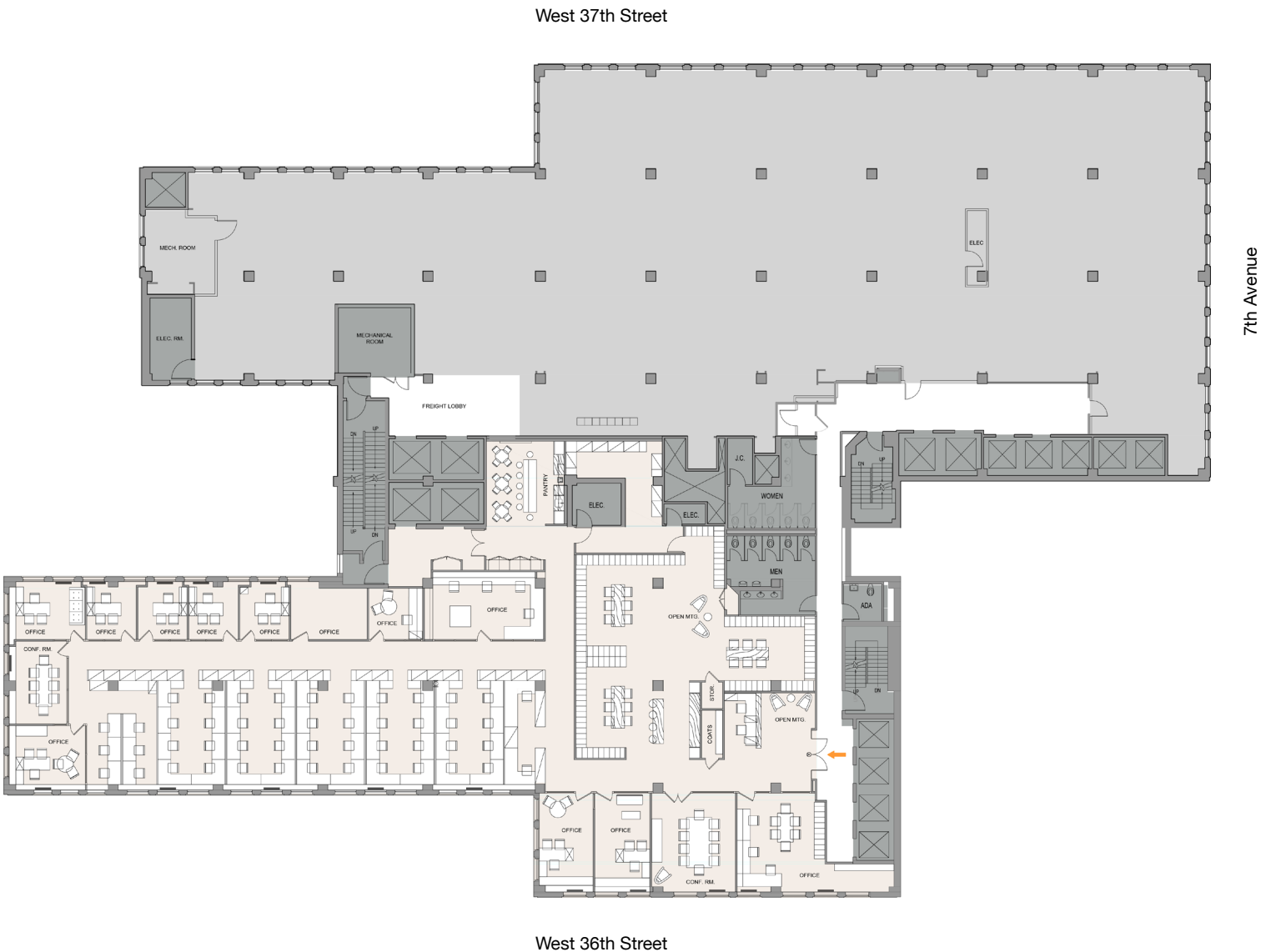
PARTIAL FLOOR

BUILT & FURNISHED UNIT

READY FOR MOVE-IN

SUITE 2110 - 12,712 RSF

21ST OFFICE





TOTAL
104,166_{RSF}



THE ULTIMATE HOTSPOT

This is one of Midtown's most pivotal locations. 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.

RESTAURANTS

- 1 Delmonico's Kitchen
- 2 Keens Steakhouse
- 3 Nick & Stef's Steakhouse
- 4 Frankie & Johnnie's Steakhouse
- 5 The NoMad Restaurant
- 6 Wolfgang's Steakhouse
- 7 Pennsylvania 6 NYC
- 8 Butcher and Banker
- 9 Bond 45
- 10 Arno
- 11 STK Midtown
- 12 Bryant Park Grill
- 13 Charlie Palmer at The Knick
- 14 Stella 34 Trattoria
- 15 Hakkasan New York
- 16 The Skylark
- 17 Refinery Rooftop
- 18 Statler Grill
- 19 Casa Nonna
- 20 The Breslin

HOTELS

- 1 The Moxy NYC Times Square
- 2 Ace Hotel
- 3 The Nomad Hotel
- 4 The Knickerbocker
- 5 The Archer Hotel New York
- 6 Hotel Pennsylvania
- 7 The New Yorker Hotel
- 8 Paramount Hotel
- 9 Kimpton Hotel Eventi
- 10 Refinery Hotel
- 11 Executive Hotel Le Soleil
- 12 Homewood Suites by Hilton
- 13 Renaissance New York Midtown
- 14 Wingate by Wyndham
- 15 Courtyard by Marriott

FAST CASUAL

- 1 Chick-fil-A
- 2 Shake Shack
- 3 Chipotle Mexican Grill
- 4 Maison Kayser
- 5 The Pennsy Food Hall
- 6 Urbanspace Garment District
- 7 Mexicue
- 8 Macaron Café

ENTERTAINMENT

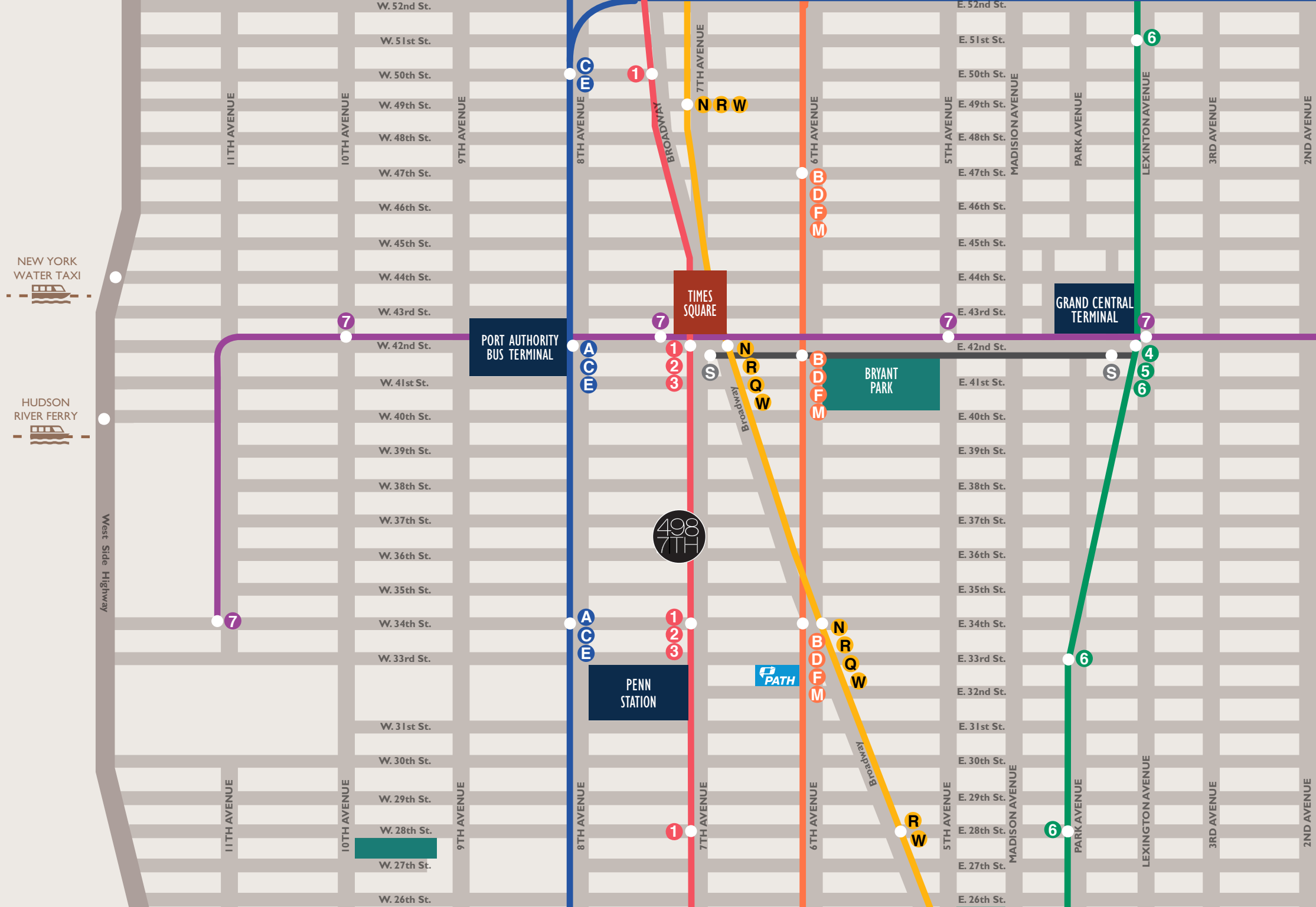
- 1 Madison Square Garden
- 2 Bryant Park
- 3 The Museum at FIT
- 4 Mid-Manhattan Library
- 5 Times Square
- 6 Hammerstein Ballroom
- 7 Madame Tussauds New York
- 8 American Airlines Theatre
- 9 Gotham Hall
- 10 PlayStation Theater

RETAIL

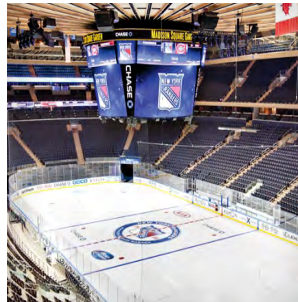
- 1 Macy's
- 2 Swarovski Penn Plaza
- 3 Sephora
- 4 Victoria's Secret & Pink
- 5 Desigual
- 6 Zara
- 7 Uniqlo 34th Street
- 8 Lord & Taylor
- 9 Zara
- 10 Urban Outfitters

GYM AND FITNESS

- 1 SoulCycle Bryant Park
- 2 Equinox
- 3 Crunch - 38th Street
- 4 Planet Fitness
- 5 New York Sports Clubs
- 6 Blink Fitness Bryant Park
- 7 Golf & Body NYC



MINUTES FROM IT ALL



At 498 7th Avenue, efficiency is everything – and it begins with unrivaled 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.

498
7TH

For leasing
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