

498



C E N T E R O F

E X C E L L E N C E

7TH





498
7TH

PERFECTLY POSITIONED

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.



Touchless Fixtures
in all multi-tenant bathrooms



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



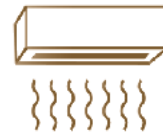
Wave Sensors
mounted on property entry doors

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:



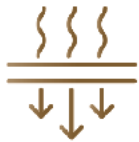
Additional Bike Racks
installed at the property



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

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:

GROUND CENTRAL
COFFEE COMPANY

- New hi-tech security system







ESPRESSO COFFEE SALADS

ESPRESSO COFFEE SALADS

ESPRESSO COFFEE SALADS

ESPRESSO COFFEE SALADS

GRAB & GO

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



TOTAL
56,651_{RSF}



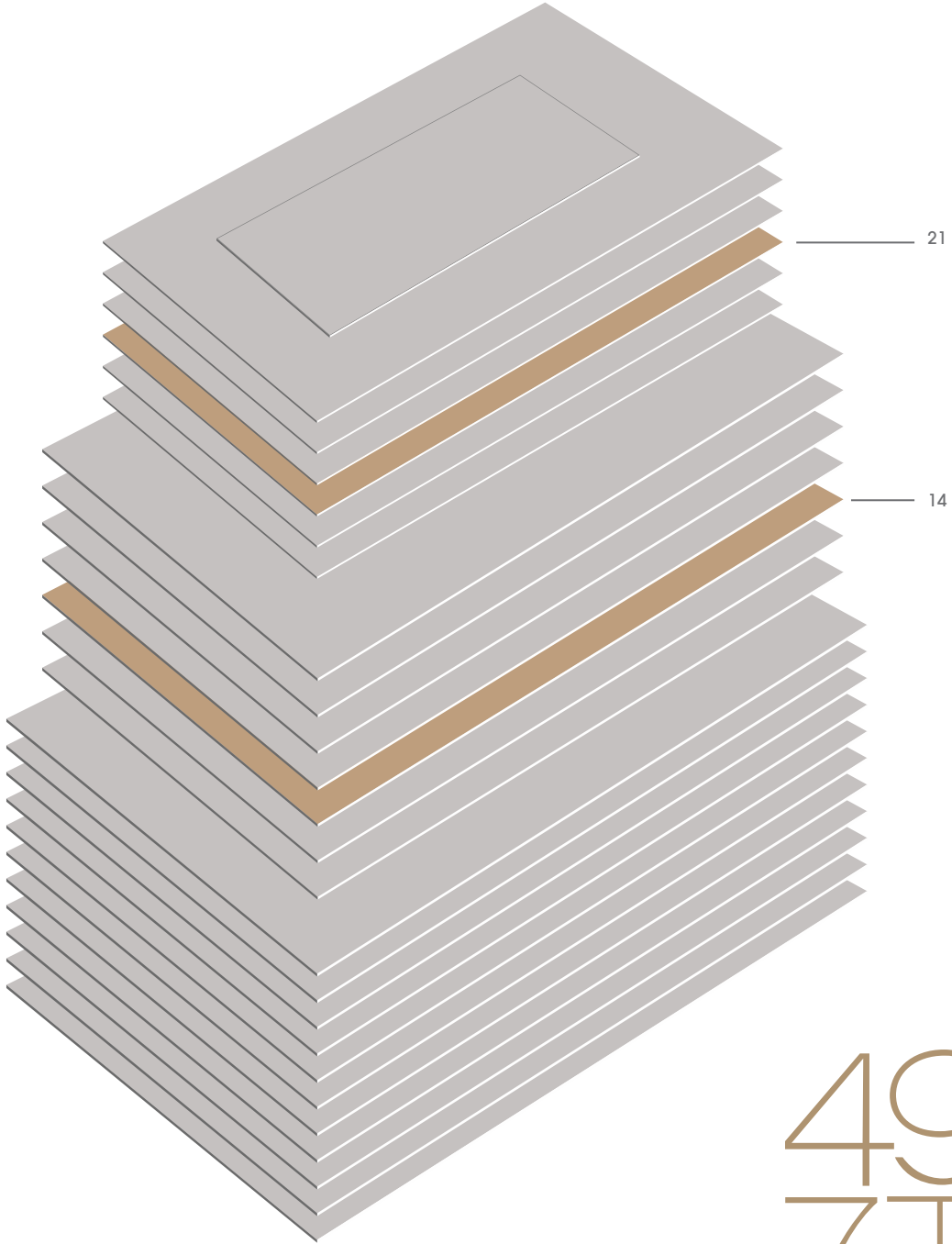
CURRENT AVAILABILITIES:

FLOOR 21

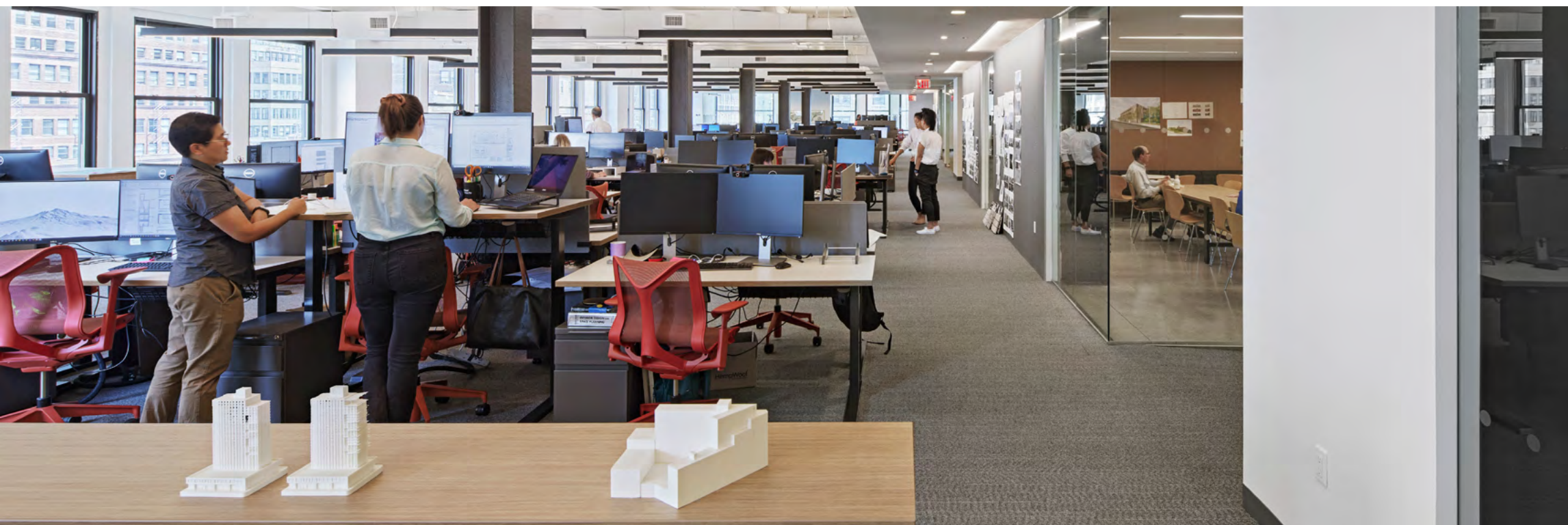
ENTIRE FLOOR - 30,289 RSF

FLOOR 14

PARTIAL FLOOR - 26,362 RSF



498
7TH





14TH FLOOR

PARTIAL FLOOR

OFFICE TEST FIT

26,362 RSF

14TH OFFICE

West 37th Street

7th Avenue



West 36th Street

Office and Workstation Counts		Qty
A Offices	20'-0" x 13'-6"	1
B Offices	sizes vary	6
C Offices	sizes vary	14
D Offices (Interior)	9'-0" x 12'-6"	8
Workstations	5'-6" x 2'-6"	76
Reception		1
Total Seats		106

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

Support		Qty
Pantry		1
Mail/ Copy Area		3
Quiet Room		1
Wellness Room		1
Server Room		1
Storage Areas		3
Coat Closets		6

West 37th Street



7th Avenue

West 36th Street

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

21ST FLOOR

ENTIRE FLOOR

OFFICE TEST FIT

30,289 RSF

21ST OFFICE

West 37th Street



7th Avenue

West 36th Street

Office and Workstation Counts		Qty
A Offices	20'-0" x 13'-0"	2
B Offices	sizes vary	7
C Offices	sizes vary	15
D Offices (Interior)	9'-6" x 12'-0"	6
Workstations	5'-0" x 2'-6"	105
Reception		1
Total Seats		136

Conferring		Qty
16 Person Conference Room		1
10 Person Conference Room		3
8 Person Conference Room		2
Huddle Room		2
Open Meeting Area		7

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

21ST FLOOR

ENTIRE FLOOR

TAMI TEST FIT

30,289 RSF

West 37th Street

West 36th Street

7th Avenue

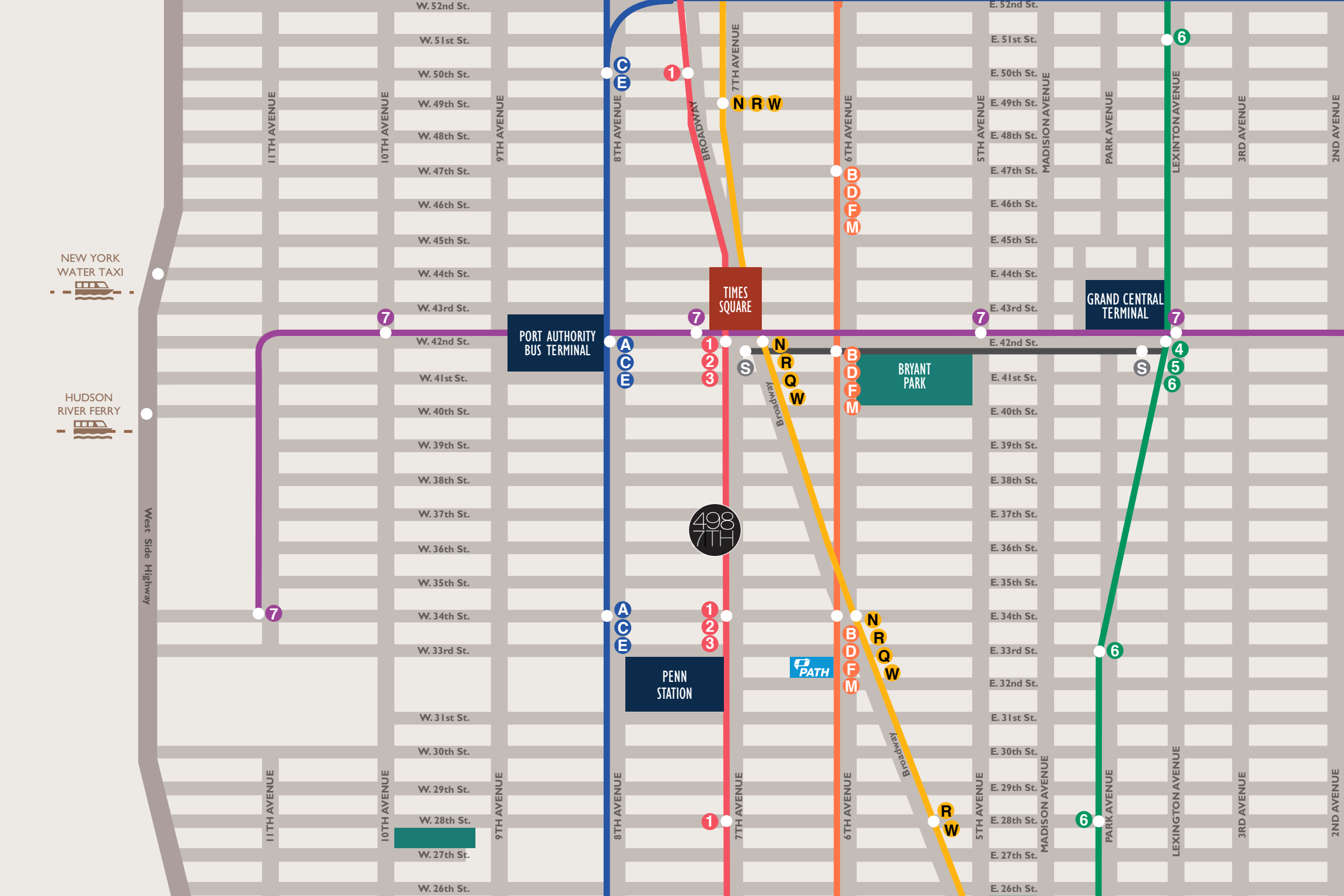


Office and Workstation Counts	Qty
A Offices 20'-0" x 13'-0"	2
B Offices sizes vary	2
C Offices sizes vary	1
Workstations 5'-0" x 2'-6"	176
Reception	1
Total Seats	172

Conferencing	Qty
16 Person Conference Room	1
10 Person Conference Room	3
8 Person Conference Room	2
Huddle Room	4
Open Meeting Area	7

Support	Qty
Pantry	1
Coffee Area	1
Mail / Copy Room / Area	3
Quiet Room	5
Wellness Room	1
Server Room	1
Storage Room / Closet	3
Coat Room / Closet	4

21ST TAMI



West Side Highway

PORT AUTHORITY
BUS TERMINAL

PENN
STATION

498
7TH

TIMES
SQUARE

BRYANT
PARK

GRAND CENTRAL
TERMINAL

PATH

11TH AVENUE

10TH AVENUE

9TH AVENUE

8TH AVENUE

7TH AVENUE

6TH AVENUE

5TH AVENUE

PARK AVENUE

LEXINGTON AVENUE

3RD AVENUE

2ND AVENUE

W. 52nd St.
W. 51st St.
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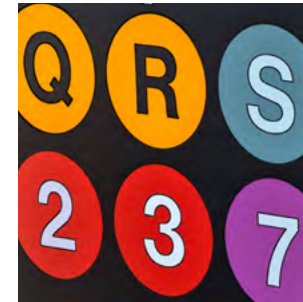
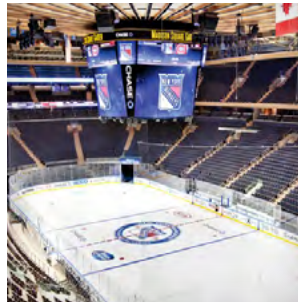
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MINUTES FROM IT ALL



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.

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For leasing
information

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