

# 589

## ELEVENTH AVENUE HELL'S KITCHEN, NYC

Northwest Corner of Eleventh Avenue  
and West 44<sup>th</sup> Street

### APPROXIMATE SIZE

2<sup>nd</sup> Floor: 2,630 SF  
3<sup>rd</sup> Floor: 2,630 SF  
4<sup>th</sup> Floor: 2,630 SF  
5<sup>th</sup> Floor: 2,630 SF  
6<sup>th</sup> Floor (Rooftop): 2,500 SF

### ASKING RENT

\$60 PSF

### POSSESSION

Immediate

### TERM

Negotiable

### COMMENTS

- Floors 2,3,5: Brand-new white-boxed spaces
- 4<sup>th</sup> Floor: Fully built-out furnished office space with wet pantry and 2 private offices
- 6<sup>th</sup> Floor Rooftop: Can be combined with the 5<sup>th</sup> floor and/or the ground floor restaurant
- Full liquor license possible
- Close proximity to Javits Center
- All uses considered

### NEIGHBORS

Lifetime Fitness • Starbucks • Pio Pio • Satori Laser  
• Sushi on Jones • Añejo • The Penthouse • Sherwin  
Williams • Dunkin' • Target • The Landmark Tavern

### TRANSPORTATION



### JAMES FAMULARO

President

### BEN BIBERAJ

Senior Director

703.434.1461

bbiberaj@meridiancapital.com

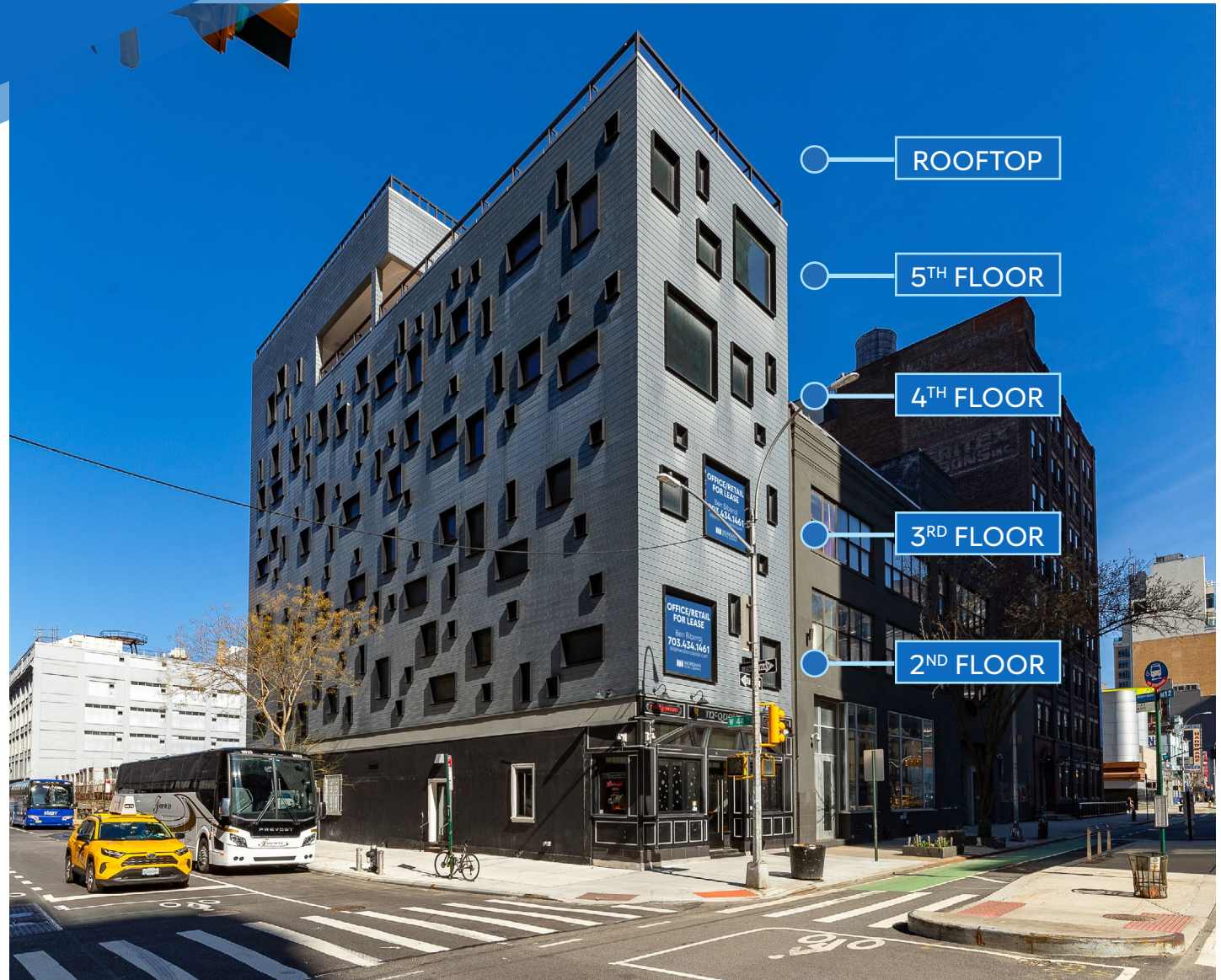
### CAMERON PARSON

Associate

212.468.5954

cparson@meridiancapital.com

OFFICE/RETAIL FOR LEASE



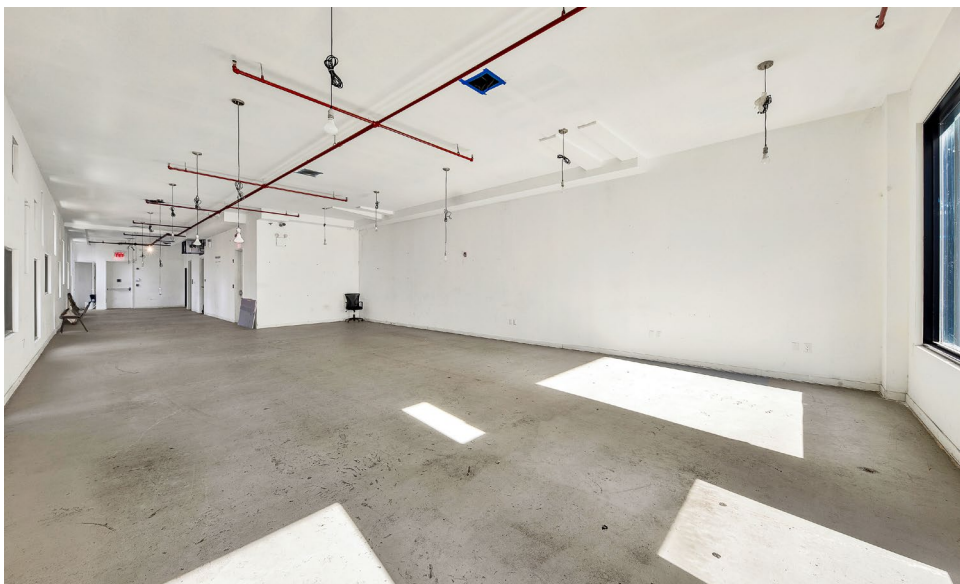
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INTERIOR

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