# 461
## WEST 47TH STREET
HELL'S KITCHEN, NYC

Between Ninth & Tenth Avenues

OFFICE FOR LEASE




PROPERTY INFORMATION

### APPROXIMATE SIZE
Ground Floor: 1,000 SF
Lower Level: 1,000 SF

### ASKING RENT
$10,000/Month

### POSSESSION
Immediate

### TERM
10-15 Years

### FRONTAGE
25 FT

### COMMENTS
- Boutique office space inside a brownstone
- Charming character
- Private backyard
- High ceilings throughout

### NEIGHBORS
Añejo • Foodance Italian Restaurant • Royal Napoli Pizza • Hudson Bagel • Same Same Wine Bar • Amarone • Elephant Ear • Bluestreet Dessert • Pascual Fresh Flowers • Kiehl's • Amy's Bread

### TRANSPORTATION
B D N Q R W A C E

JACOB MAYER
Senior Director
212.468.5926
jmayer@meridiancapital.com

MERIDIAN RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 461 WEST 47TH STREET

HELL'S KITCHEN, NYC | Between Ninth and Tenth Avenues

OFFICE FOR LEASE

INTERIOR










JACOB MAYER
Senior Director
212.468.5926
jmayer@meridiancapital.com


MERIDIAN RETAIL LEASING


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 461 WEST 47TH STREET

HELL'S KITCHEN, NYC | Between Ninth and Tenth Avenues

**OFFICE FOR LEASE**




NEIGHBORS


JACOB MAYER
Senior Director
212.468.5926
jmayer@meridiancapital.com


MERIDIAN RETAIL LEASING


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.