

# 254 W 31ST

## PENN PLAZA DISTRICT

In the heart of the Hudson Yards, Manhattan West and the Penn District redevelopments

### LOCATION

Between 7th and 8th Avenues

### TERM

Flexible

### PREMISES

Entire 5<sup>TH</sup> Fl \_\_\_\_ 5,240 SF



### MADISON SQUARE GARDEN





## 5<sup>TH</sup> FLOOR

### PROPOSED LAYOUT



### ENTIRE 5<sup>TH</sup> FL - 5,240 SF

- 1, 12 person windowed conference room
- 32 workstations
- 4 windowed offices
- Large open area
- Wet pantry
- New restrooms
- Pre-Built Pending (can customize)



MOYNIHAN FOOD HALL



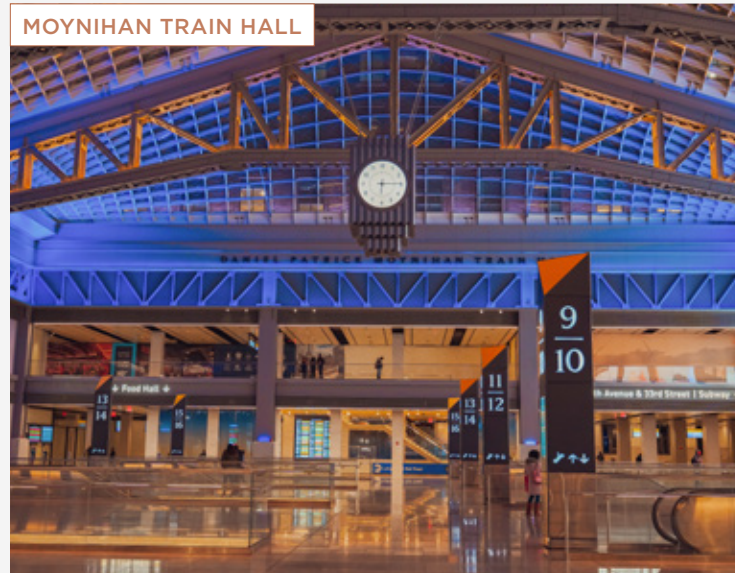
PENN STATION



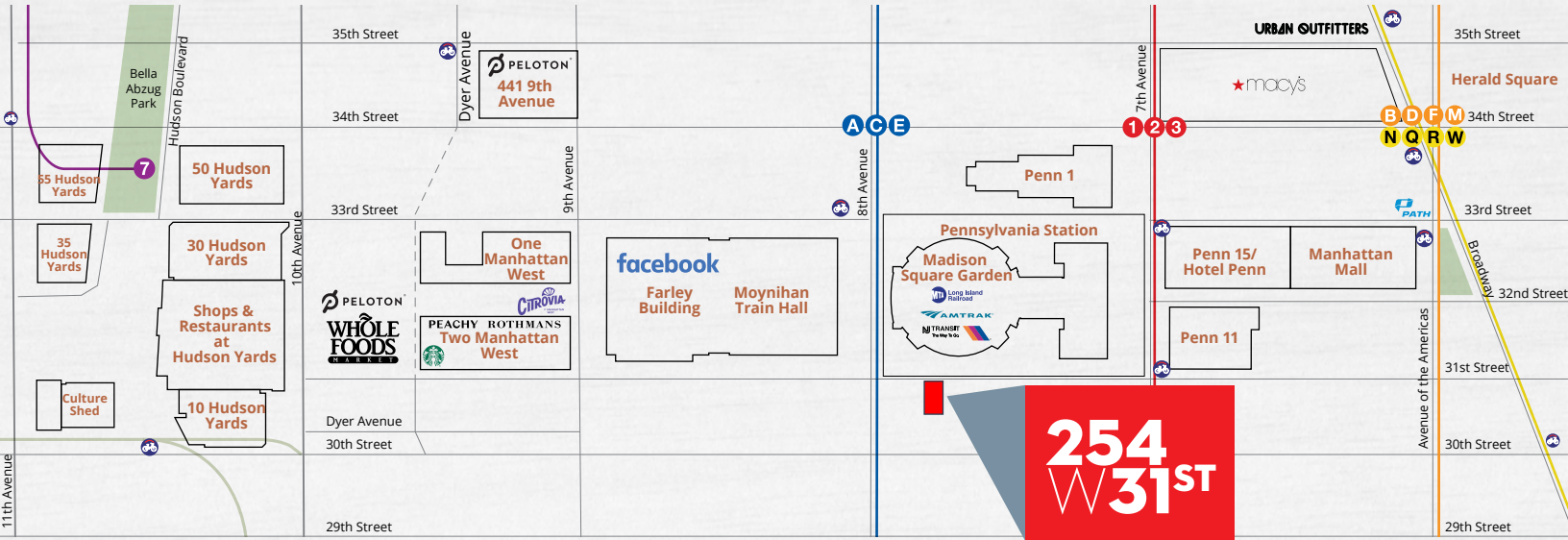
MADISON SQUARE GARDEN



MOYNIHAN TRAIN HALL







## BUILDING HIGHLIGHTS

- Long term stable ownership
- Flexible lease term
- Recently renovated two story lobby and elevators
- New, oversized operable windows on all 4 sides
- Tenant controlled HVAC
- Private bathrooms on every floor
- Submetered electric

## NEIGHBORHOOD

- Directly across Penn Station, Amtrak and Madison Square Garden
- Neighbors – Facebook, Moynihan Food Hall, Peloton, Whole Foods, Shops at Manhattan West
- Steps from the following:

1 2 3 7 A C E B D F M N Q R W



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