

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 5TH Fl ____ 5,240 SF

Entire 7TH Fl ____ 5,085 SF



MADISON SQUARE GARDEN



5TH FLOOR

PROPOSED LAYOUT



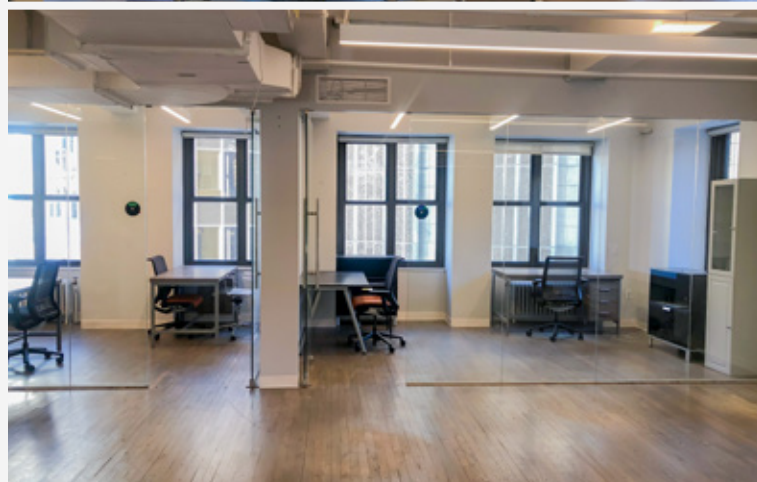
ENTIRE 5TH FL - 5,240 SF

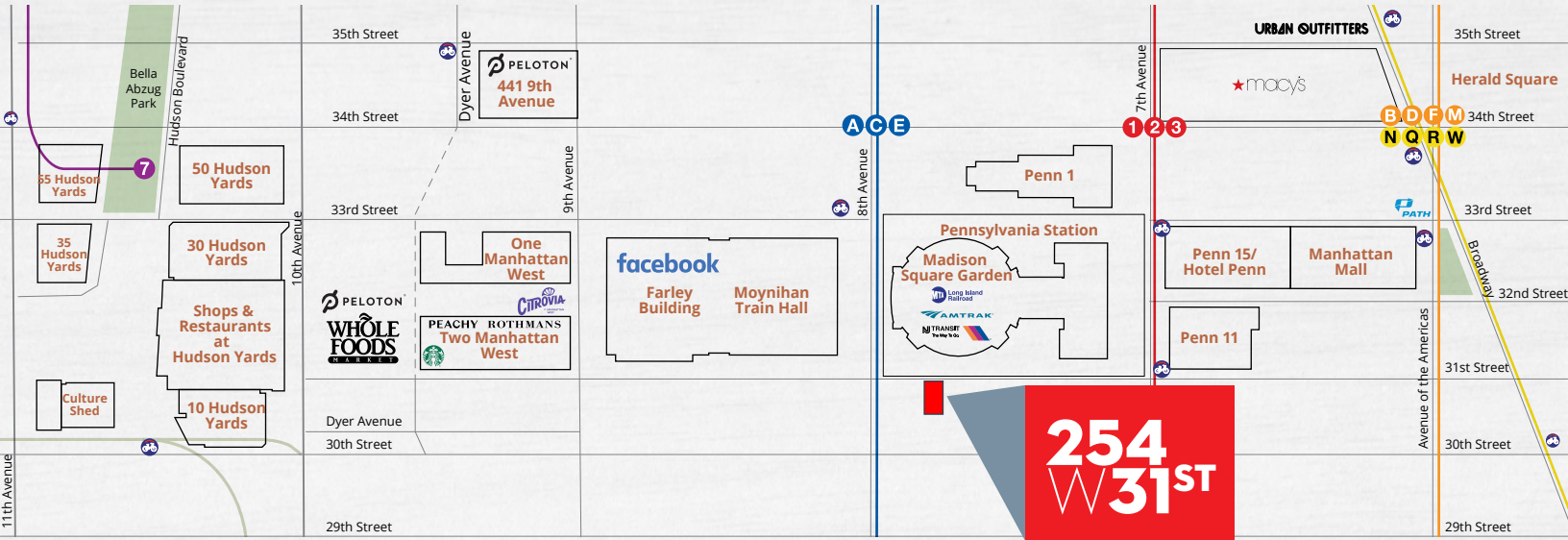
- 1, 12 person windowed conference room
- 32 workstations
- 4 windowed offices
- Large open area
- Wet pantry
- New restrooms
- Pre-Built Pending (can customize)

7TH FLOOR

ENTIRE 7TH FL - 5,085 SF

- *Partially furnished*
- *6 glass fronted offices/meeting rooms*
- *14 person conference room*
- *Open area*
- *3 private bathrooms*
- *Wood flooring*
- *Exposed ceilings*





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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