

FOR LEASE

589

ELEVENTH AVENUE

Floors 3 & 4 · 2,630 RSF Each — White-Boxed or Fully Built-Out Turnkey Office

CORNER OF WEST 44TH STREET · HELL'S KITCHEN · NEW YORK, NY

EXECUTIVE SUMMARY

A corner statement in prime Hell's Kitchen

589 Eleventh Avenue is a highly visible corner commercial building at West 44th Street, completed in 2020 and designed by Sydness Architects. Two full floors are now available. The **third floor** offers 2,630 RSF of brand-new white-boxed space, ready for a custom build-out. The **fourth floor** offers 2,630 RSF fully built-out and move-in ready — complete with a **kitchen, private bathroom, conference room, and private office**. Both floors feature 14-foot ceilings, polished concrete floors, oversized operable windows, and full-floor identity with light on two exposures.

The building pairs modern infrastructure — high-speed internet, energy-efficient HVAC, advanced security, and an automatic freight-sized elevator — with hospitality-grade amenity: high-end dining at **ERA New York** on the ground floor and a **corporate event space on the rooftop**. Office, showroom, studio, gallery, and co-working uses are all considered.

Lease terms are **modified gross** — utilities, building services, and property expenses included — offering clean, predictable occupancy costs.

IN-BUILDING TENANTS

ERA New York · Fadil Berisha Photography · Zabar Entertainment / Hospitality · ERA Rooftop Events



PROPERTY OVERVIEW

ADDRESS

589 Eleventh Avenue (corner of W 44th St),
New York, NY 10036

THIRD FLOOR · 2,630 RSF

\$55 / SF / YR

Brand-new white box — a blank canvas ready for your custom build-out.

FOURTH FLOOR · 2,630 RSF

\$49 / SF / YR

Fully built-out, turnkey — kitchen, private bathroom, conference room & private office.

LEASE TYPE

Modified gross — utilities & building services included

POSSESSION

30–90 days · arranged

TERM

Flexible / negotiable

CEILING HEIGHT

14 feet

ELEVATOR

Automatic freight-sized elevator · 24/7 access

ZONING

M2-4

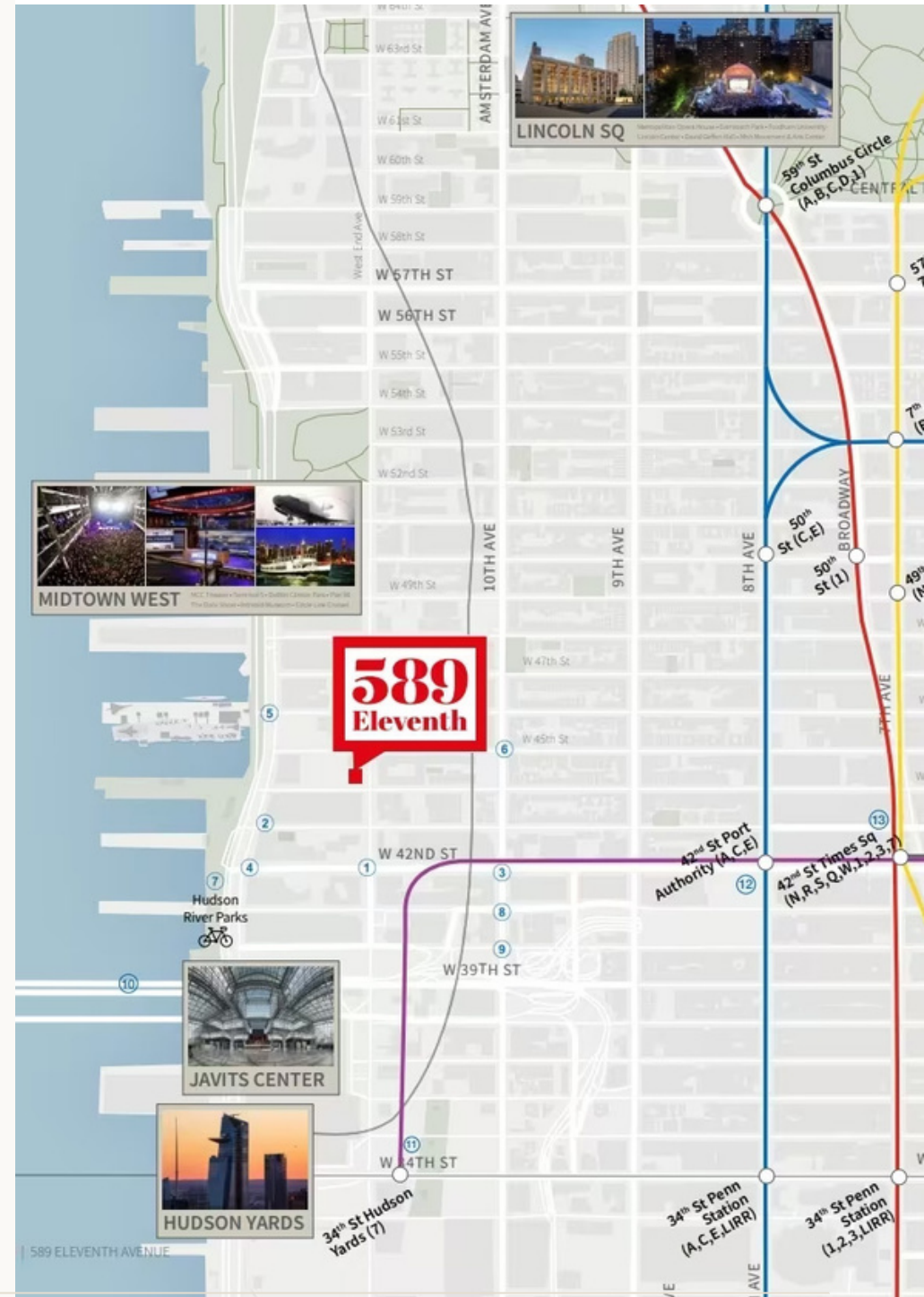
YEAR BUILT

2020 · Sydnex Architects

PERMITTED USES

Office, showroom, studio, gallery, co-working — all uses considered

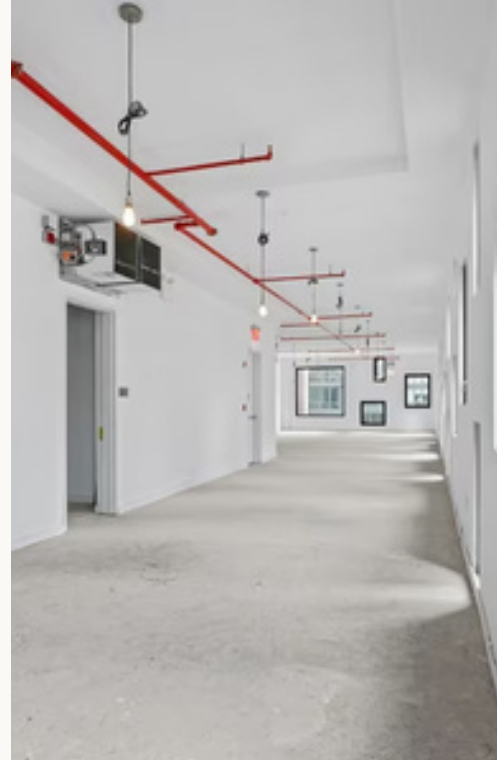
Growth option: Combine Floors 3 & 4 for **5,260 SF contiguous**. Additional floors may also become available — up to **10,520 SF** for a larger user. Inquire for details.



SPACE HIGHLIGHTS

Built new in 2020. Designed to be noticed.

- **Choose your condition** — brand-new white box (3rd) or furnished turnkey with kitchen, bath, conference room & office (4th)
- **14' ceilings** with oversized operable windows and exceptional natural light
- **Full-floor identity** — two street exposures on a signalized corner
- **Automatic freight-sized elevator** with 24/7 building access
- Polished concrete floors; high-speed internet, energy-efficient HVAC, advanced security
- **ERA New York** dining on the ground floor; rooftop corporate event space above
- Prominent **corner signage & branding** opportunities on Eleventh Avenue
- Modified gross lease — utilities and building services included



THIRD FLOOR · WHITE BOX



FOURTH FLOOR · BUILT-OUT OFFICE



FOURTH FLOOR · KITCHEN & PANTRY

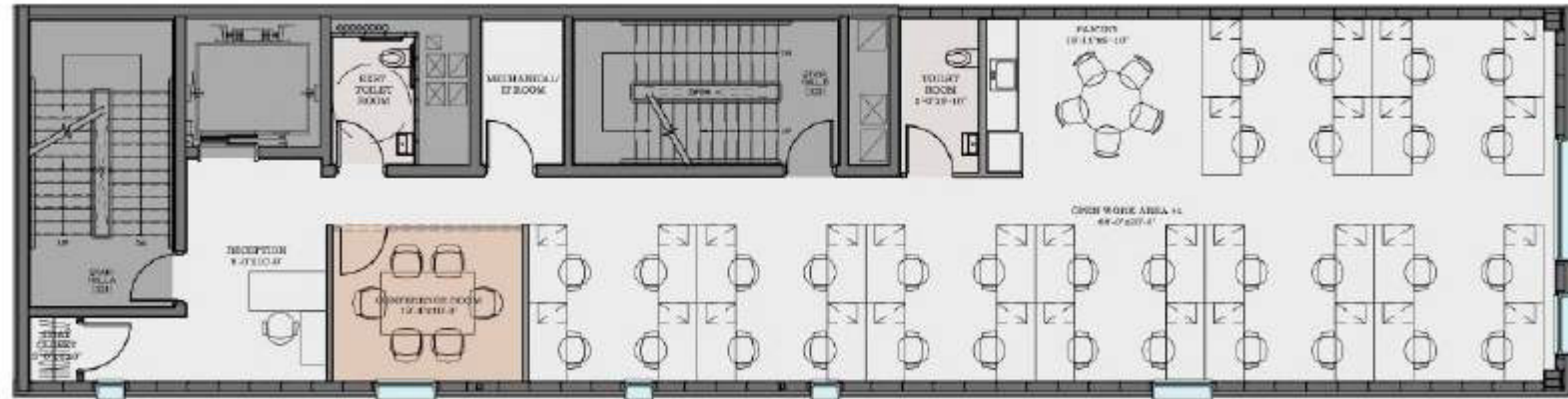


ERA ROOFTOP · EVENT SPACE

Efficient, column-light full floors

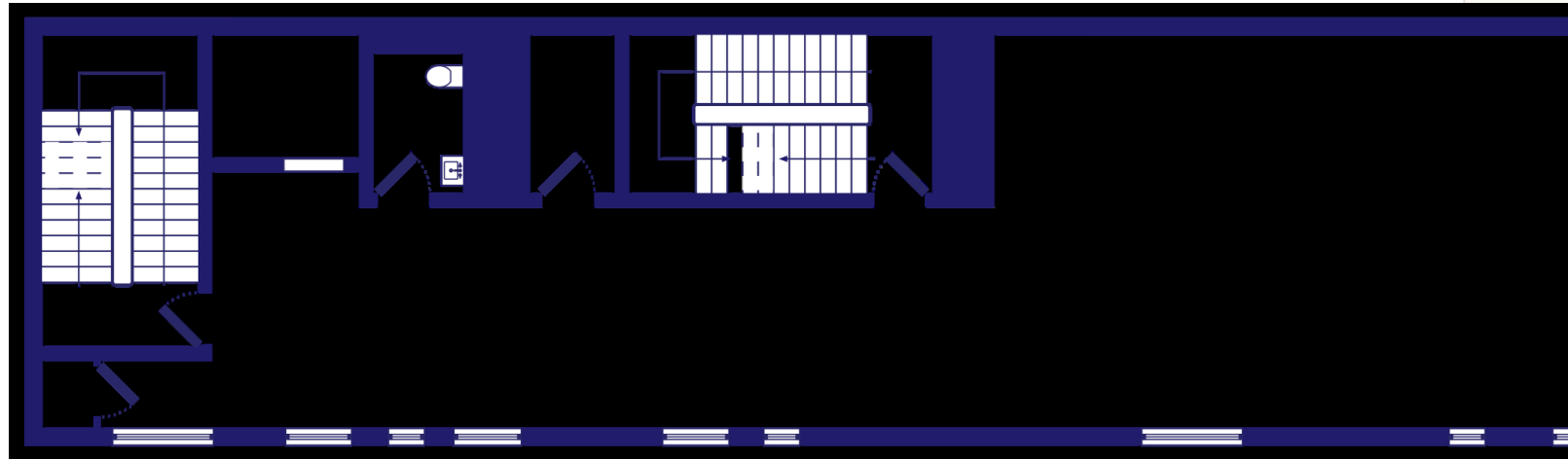
2,630

RSF PER FLOOR
FLOORS 3 & 4



30+

WORKSTATIONS
SAMPLE TEST FIT



Identical floor plates. Test fit shown for illustration: reception, conference room, open work area, pantry, and private restroom. The fourth floor is delivered fully built-out to a comparable layout; the third floor is delivered as a white box for the tenant's custom build-out.

The fastest-transforming corridor in Manhattan

ABBA Voyage Arena • One Block North

Purpose-built 3,000-capacity venue on Eleventh Ave (W 45th–46th), entrance on the avenue. Site cleared for construction; opening anticipated 2028 with a projected ~900,000 visitors annually.

The Westline • One Block North

Newly completed three-building residential complex on Eleventh Avenue — leasing underway, bringing hundreds of new residents to the block.

DeWitt Clinton Park North • Approved June 2026

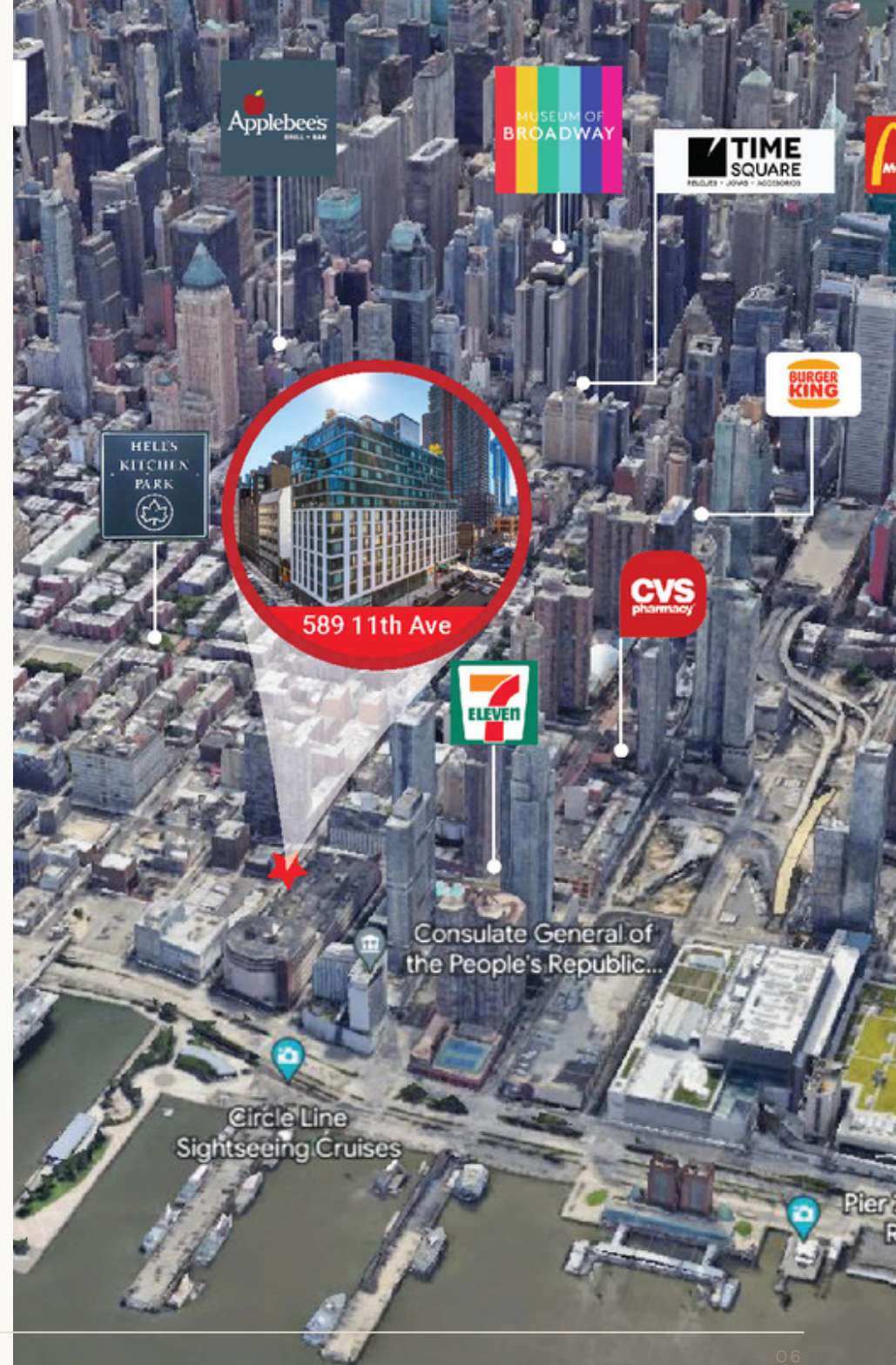
~1,094-unit, two-tower residential development approved by the City Council on Eleventh Avenue at W 54th–56th Streets.

Hudson Landing • Designated July 2026

~\$1B, 1,127-unit two-tower development selected by New York State at 621 W 45th Street (Gotham Organization • Fisher Brothers • MURAL) — one block northwest, with a new public park and expanded Intrepid Museum concourse.

Hudson Yards • Javits • Hudson River Park

Steps to the waterfront greenway and Intrepid Museum; minutes to Hudson Yards and the Theater District. A/C/E at 42nd St–Port Authority; NY Waterway ferry.



PROPERTY GALLERY





F&K
MANAGEMENT

589 Eleventh Avenue

FLOORS 3 & 4 · 2,630 RSF EACH · FOR LEASE

FATION SYLA · Property Manager

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