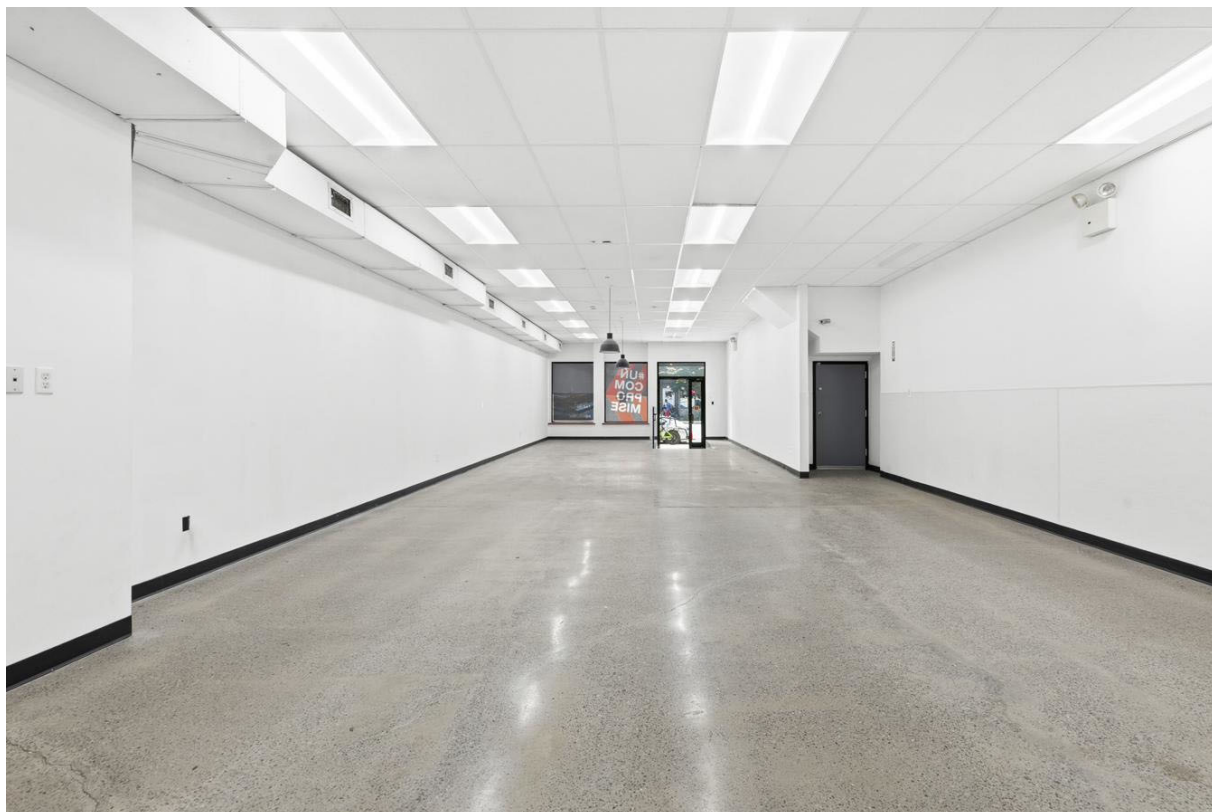


AVAILABLE FOR LEASE

527 Ninth Avenue

New York, NY 10018 | Hudson Yards | Times Square South



TOTAL SIZE

± 2,500 SF

ASKING RENT

\$15,500 / Mo.

PRICE / SF

\$74 / SF

FRONTAGE

± 25 Feet

CEILING HEIGHT

± 11 Feet

POSSESSION

Immediate

PROPERTY HIGHLIGHTS

- Prominent ±25-foot frontage on Ninth Avenue between 39th and 40th Street in a high-traffic corridor
- 2,500 SQ FT main open space, plus full basement with sidewalk cellar door
- Newly renovated sealed cement flooring and dropped ceiling
- Recently upgraded HVAC and alarm systems
- 440-amp electric service
- Immediate possession available with flexible lease terms

ABOUT THE PROPERTY

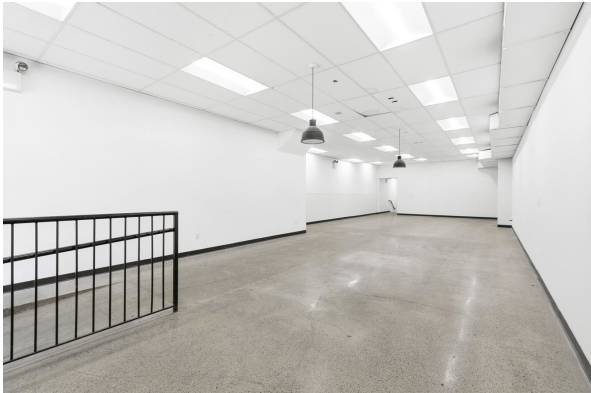
Located on Ninth Avenue between West 39th and West 40th Streets in the Hudson Yards neighborhood of Manhattan, this ground-floor commercial space sits adjacent to the Port Authority Bus Terminal amid heavy pedestrian and vehicular traffic. The immediate area is anchored by hotels, residential towers, and major office developments, with Hudson Yards two blocks away, Times Square approximately three blocks away, and Penn Station roughly seven blocks away.

The space includes a ground-floor commercial area with a rear office and a separate storage room, a private restroom, a finished lower level, and mezzanine storage above the lower-level utility area. Approximate room dimensions, taken from the attached floor plan, are detailed below.

Level	Area	Dimensions	Notes
First Level	Commercial Space	61' x 22'7"	Main retail area
First Level	Office	13'9" x 7'10"	Rear of commercial space
First Level	Storage	19'3" x 22'7"	Adjacent to restroom
First Level	Restroom	—	Private
Lower Level	Basement	61' x 23'	Open area
Lower Level	Utility	14' x 6'10"	Electric & gas meters
Mezzanine	Storage	20'10" x 23'6"	Above utility area

Dimensions are approximate and taken from the floor plan on the following page. Interested parties should verify all information independently.

PROPERTY PHOTOS



FLOOR PLAN



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

527 9th Avenue, New York

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