



Available:

Entire 9th Floor: 11,252 RSF Entire 8th Floor: 11,252 RSF Total: 22,504 RSF

\*Floors can be sold separately

Entire 9th Floor: 11,252 RSF

Asking Price: \$8,157,700 (\$725/RSF)
Common Charges: \$68,666 (\$6.11/RSF)
Real Estate Taxes: \$93,662 (\$8.32/RSF)
Possession: December 2024

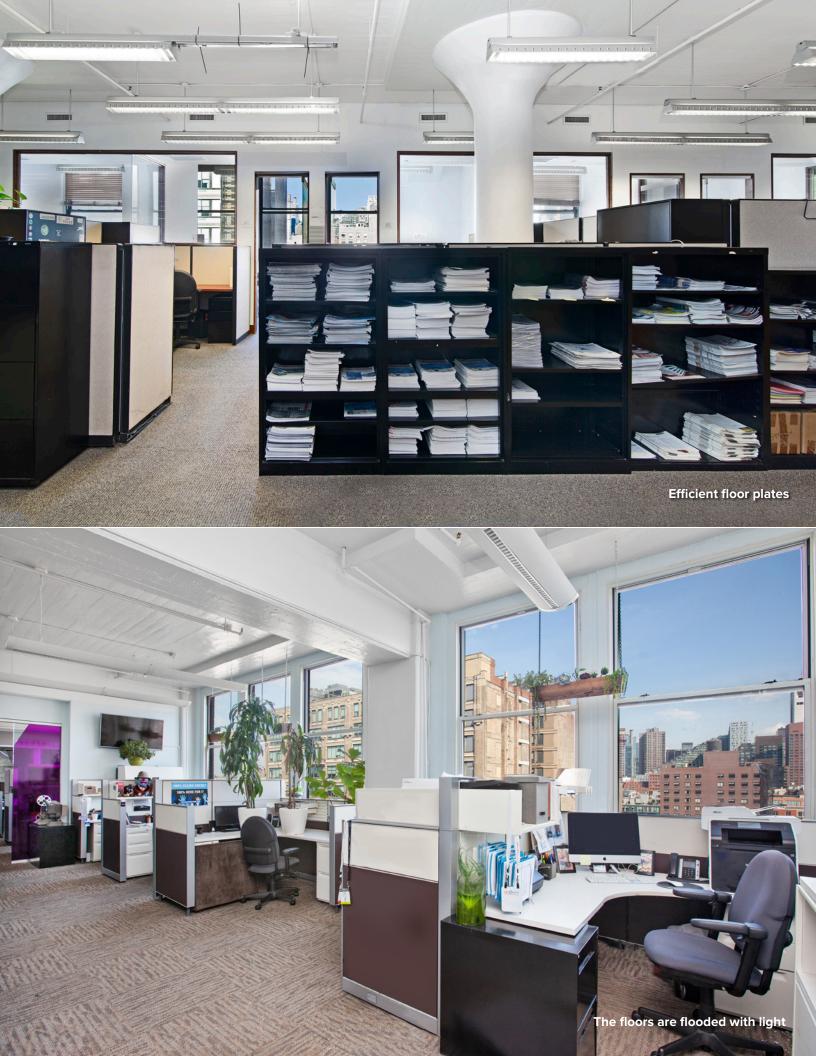
Entire 8th Floor: 11,252 RSF

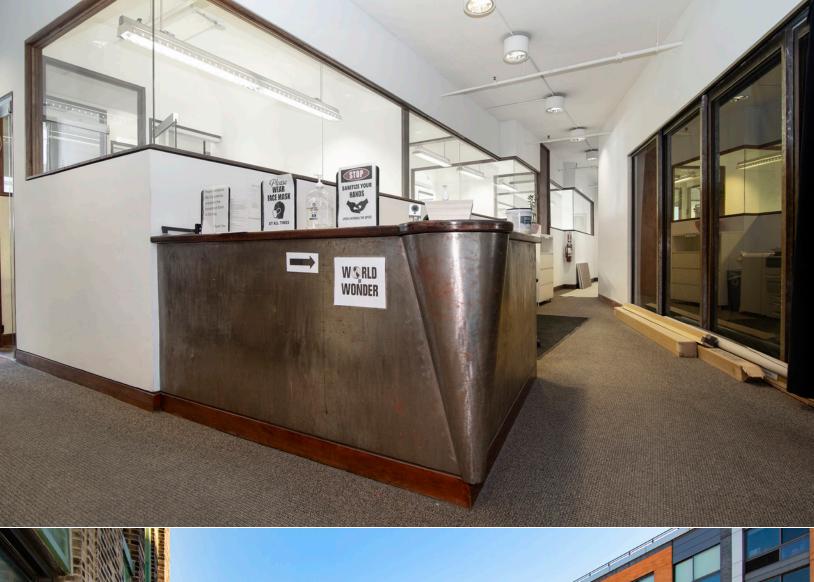
Asking Price: \$8,439,000 (\$750/RSF)
Common Charges: \$68,666 (\$6.11/RSF)
Real Estate Taxes: \$93,662 (\$8.32/RSF)

Possession: Immediate

## **Highlights:**

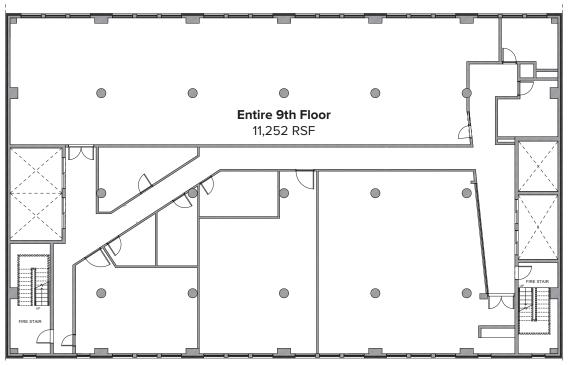
- · Private terrace on the 8th floor
- Epicenter of Manhattan's Westside transformation
- Quintessential loft-like space with 12' ceilings, large windows and efficient column spacing
- Attended lobby, recently renovated passenger elevators and two freight elevators with an interior loading dock
- Across from Gotham West Market, Ivan Ramen, Ample Hills Creamery, Seamore's and Broken Coconut



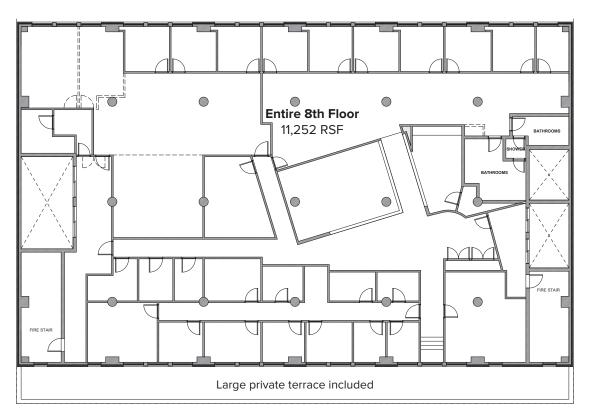






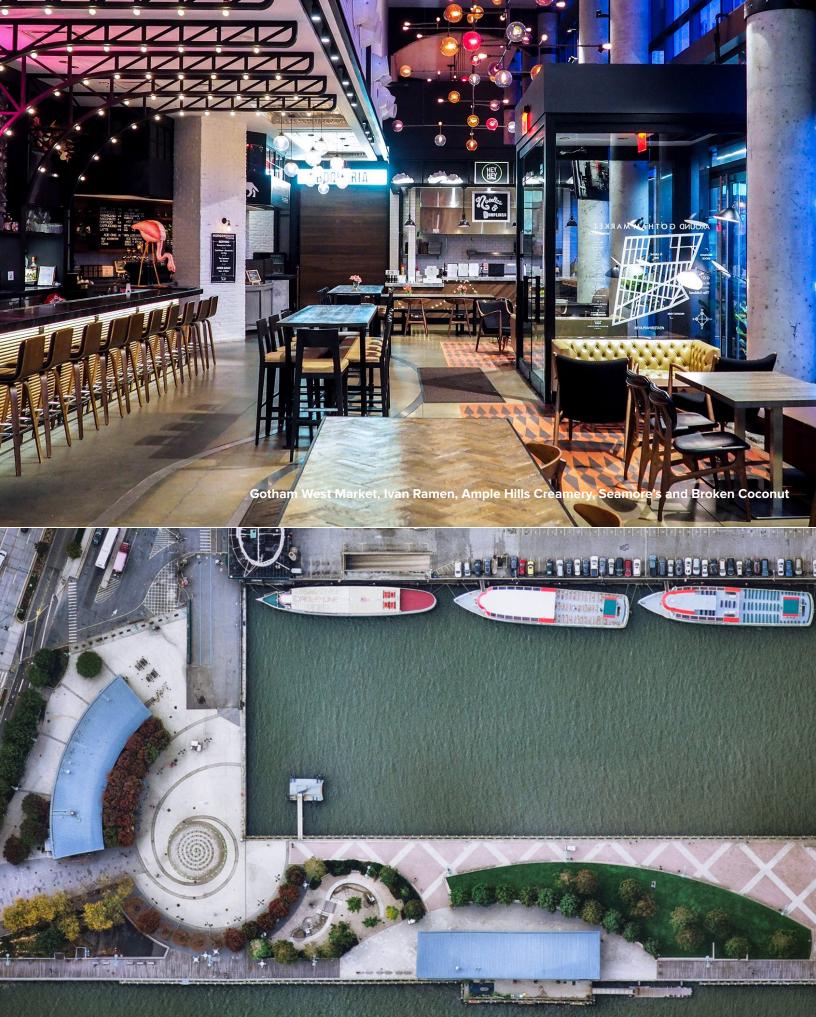


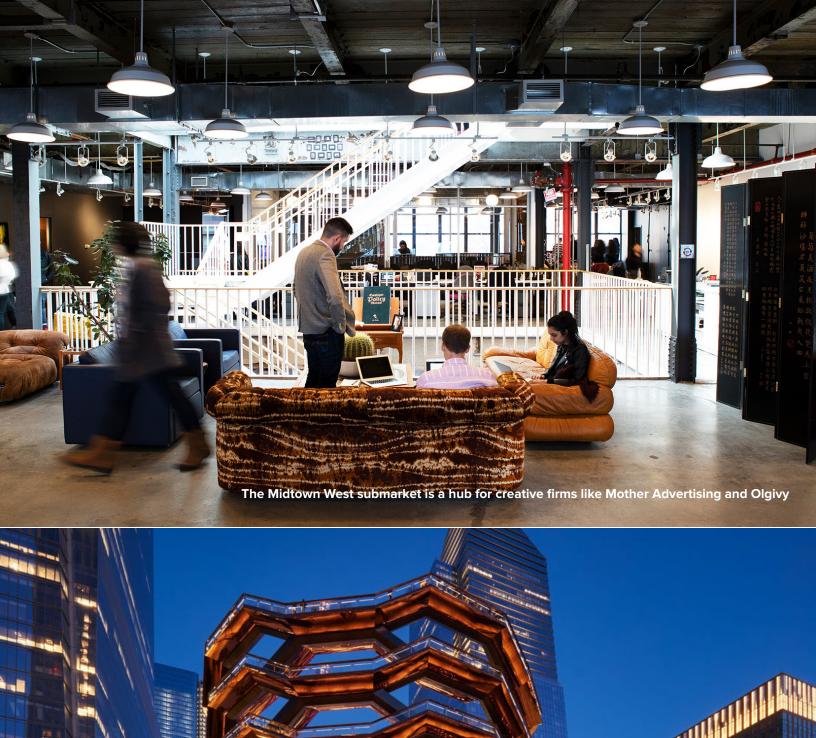
WEST 45TH STREET



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## **New York's Reinvented Westside:**

With the emergence of the Hudson Yards, the West Side has transformed into one of the most active and vibrant parts of NYC. From 31st Street to 50th Street, the Midtown West submarket has experienced over 20 million square feet of residential and commercial construction. The area is now a thriving mix of restaurants, retail, entertainment and creative office users.



