

# FOUR FIFTY

WEST 31<sup>ST</sup> STREET

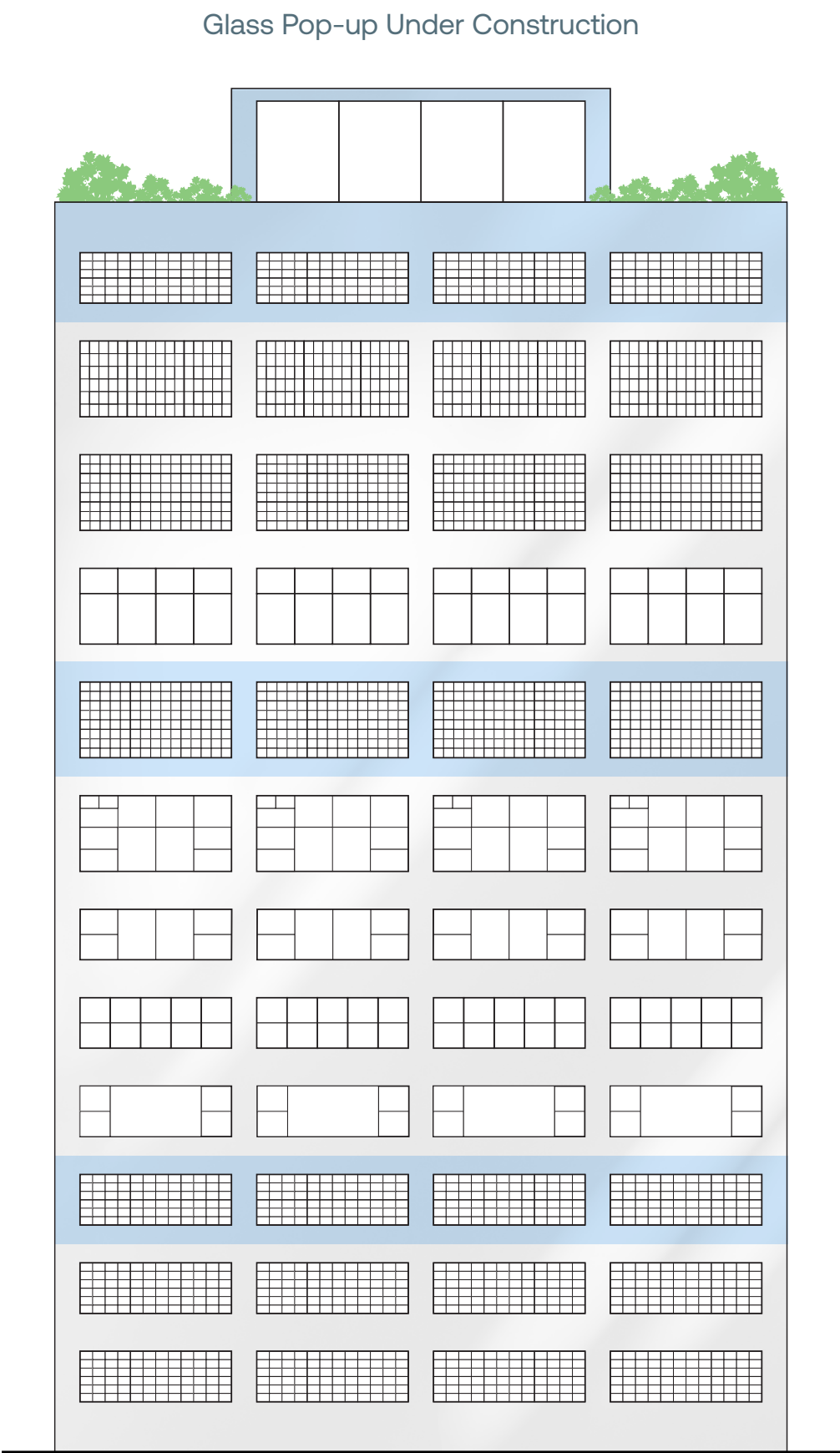
Hudson Yards loft office space  
is available for the first time ever.





# BOUTIQUE FULL FLOOR AVAILABILITIES

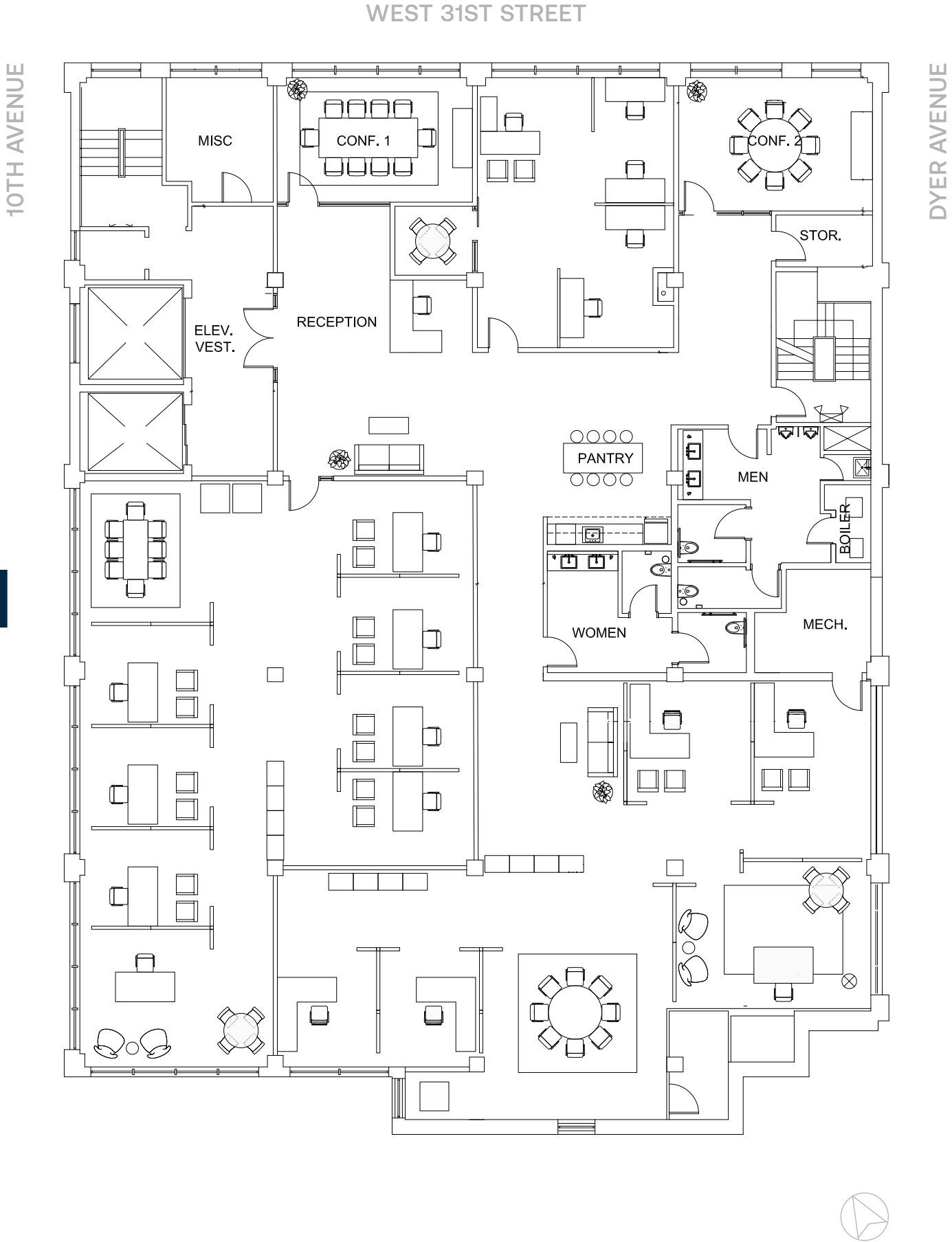
FLOOR	RSF	AVAILABILITY	ASKING RENT	LEASE TERM
Entire 8th Floor	10,957	Arranged	Upon Request	Negotiable
Beautifully built full floor with 16’ ceiling heights and oversized windows.				
Built with 2 conference rooms, 1 executive office and open area.				
Excellent natural light.				
Plug & play space.				



8<sup>TH</sup> FLOOR

10,957 RSF

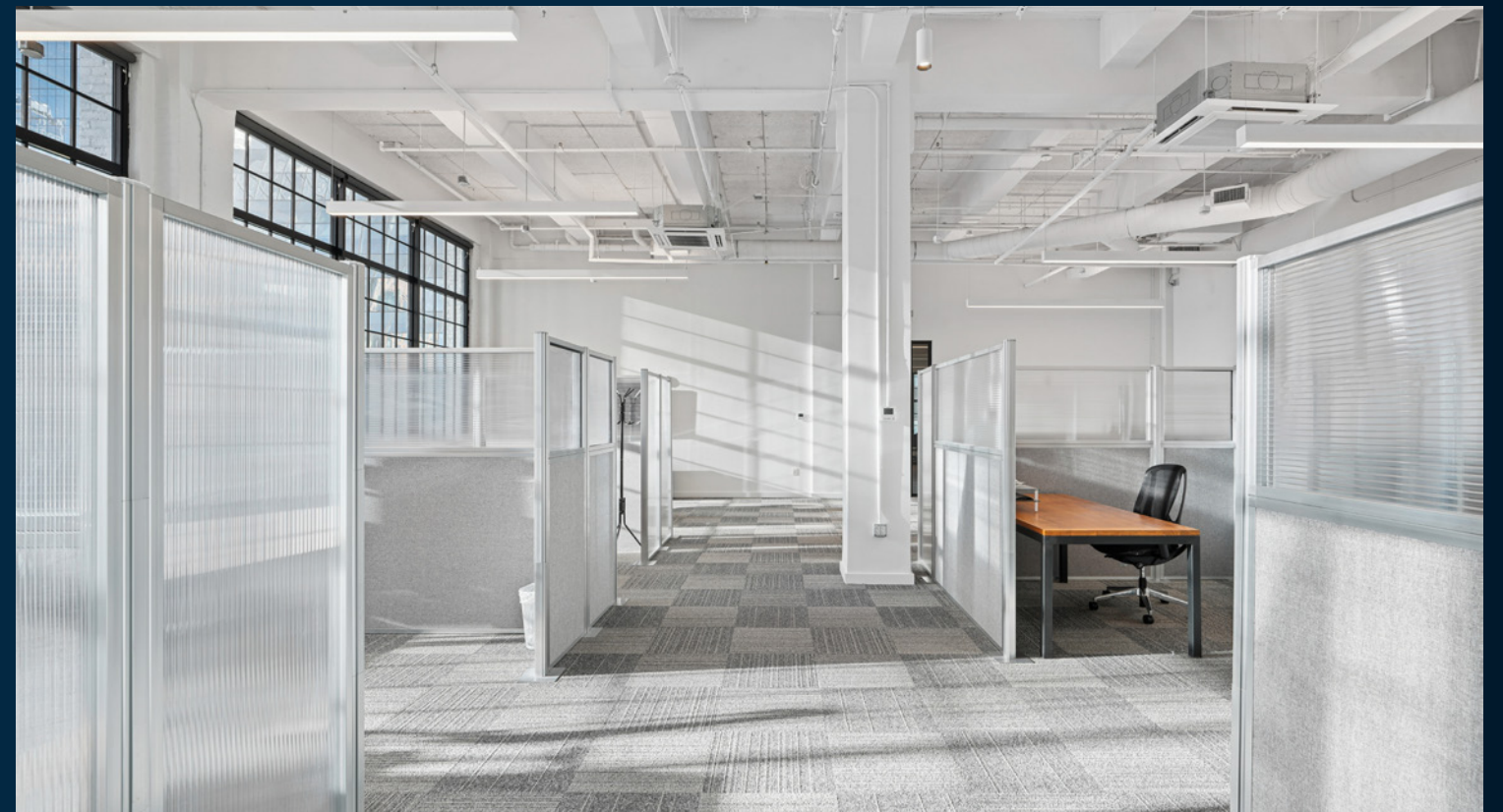
AS-BUILT PLAN





# 8<sup>TH</sup> FLOOR

# PHOTOS





# 8<sup>TH</sup> FLOOR

# PHOTOS





# BRAND NEW LOBBY

---

The building has recently undergone a fully-funded capital improvement program, including a new façade, lobby, and more.





# DIRECT HIGH LINE VIEWS FROM THE BUILDING

Newly opened in June 2023, the Moynihan Train Hall Connector moves east along 30th Street and turns 90° north along Dyer Avenue into the public space at Manhattan West, steps from **450 West 31st Street**.





# IN GREAT COMPANY



**1** 55 Hudson Yards  
STONEPARK MOUNT SINAI  
SILVERLAKE COOLEY  
THIRDPPOINT MILBANK  
POINT 72 MARKETAXESS  
FACEBOOK COINBASE

**2** The Spiral  
DEBEVOISE & PLIMPTON  
PFIZER  
ALLIANCEBERNSTEIN

**3** 35 Hudson Yards  
EQUINOX HOTEL

**4** 30 Hudson Yards  
WELLS FARGO FACEBOOK  
DNB KKR  
WARNER MEDIA

**5** 10 Hudson Yards  
BOSTON CONSULTING GROUP  
TAPESTRY L'OREAL  
SAP

**6** 50 Hudson Yards  
BLACKROCK FACEBOOK  
SERVICENOW

**7** 410 Tenth Avenue  
FIRST REPUBLIC BANK  
AMAZON

**8** 5 Manhattan West  
JPMC DIGITAL AMAZON  
R/GA IHS MARKIT  
NOOM

**9** Hudson Commons  
PELOTON LYFT

**10** 1 Manhattan West  
SKADDEN NHL  
WP CAREY E&Y  
ACCENTURE MCKOOL SMITH

**11** 2 Manhattan West  
CRAVATH

**12** Farley Building  
FACEBOOK



# SHOP. EAT. LIVE. THRIVE.

The neighborhood boasts a wide array of amenities such as top-notch shopping, eateries, and cultural activities. Shopping options range from large department stores to high-end boutiques, ensuring something for everyone. Eating options include high-end restaurants, fast-casual eateries and a number of bars and coffee shops.

Additionally, the amenities provide an array of entertainment, recreational activities, and art events that cater to the neighborhood's diverse population.

## The Shops & Restaurants at Hudson Yards

ANA BAR & EATERY ARITZIA AVANT GARDE GALLERY BLUESTONE  
LANE BRONX BREWERY CALZEDONIA CARTIER COACH DIOR  
DUNHILL ELECTRIC LEMON EQUINOX HOTEL ESTIATORIO MILOS  
FENDI FUKU H&M INTIMISSIMI JO MALONE KAMASU KATE SPADE  
KENZO KIEHL'S LEVI'S LOUIS VUITTON LULULEMON MADEWELL  
MAC COSMETICS MERCADO LITTLE SPAIN MUJI PANDORA PEAK  
ROLEX STARBUCKS STUART WEITZMAN SWEETGREEN TAFT  
THE BODY SHOP THEORY TIFFANY & CO. TORY BURCH TUMI  
UNIQLO VAN CLEEF & ARPELS WATCHES OF SWITZERLAND

## Manhattan West

BLUESTONE LANE CAFE GRUMPY CASA DANI CI SIAMO CICC  
DI CARNE CITIZENS CULINARY MARKET CITIZENS GO DAILY  
PROVISIONS EL POLLO VERDE ELLAMIA BAKERY HIDDEN LEAF  
JAJAJA KATSURA KIKKA KRISPY RICE LIFE WINE & SPIRITS  
MATCHAFUL MONTEFIORE NHL SHOP NEW STAND OPR EYEWEAR  
PEACHY PENDRY HOTEL PELOTON SHOWROOM PELOTON  
STUDIOS PLANT NATION PUBLIC REC RESET BY THERABODY  
ROTHMAN'S S BAR SA'MOTO SAM'S CRISPY CHICKEN STARBUCKS  
THE EUGENE UMAMI BURGER WHOLE FOODS ZOU ZOU'S

