

FOUR FIFTY

WEST 31ST STREET

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



BOUTIQUE FULL FLOOR AVAILABILITIES

Glass Pop-up Under Construction

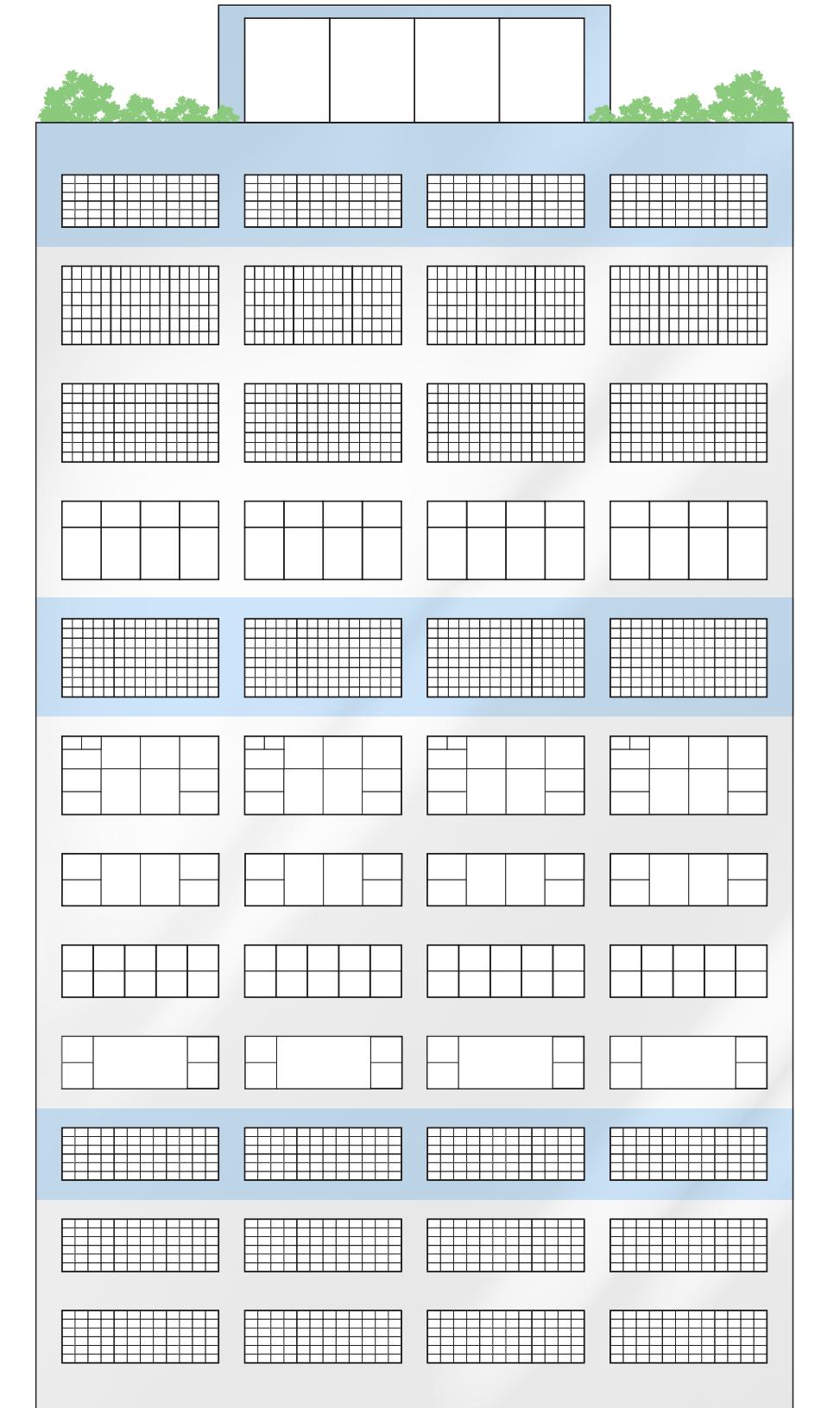
FLOOR	RSF	AVAILABILITY	ASKING RENT	LEASE TERM
Entire 8th Floor	10,957	Arranged	Upon Request	Negotiable

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.

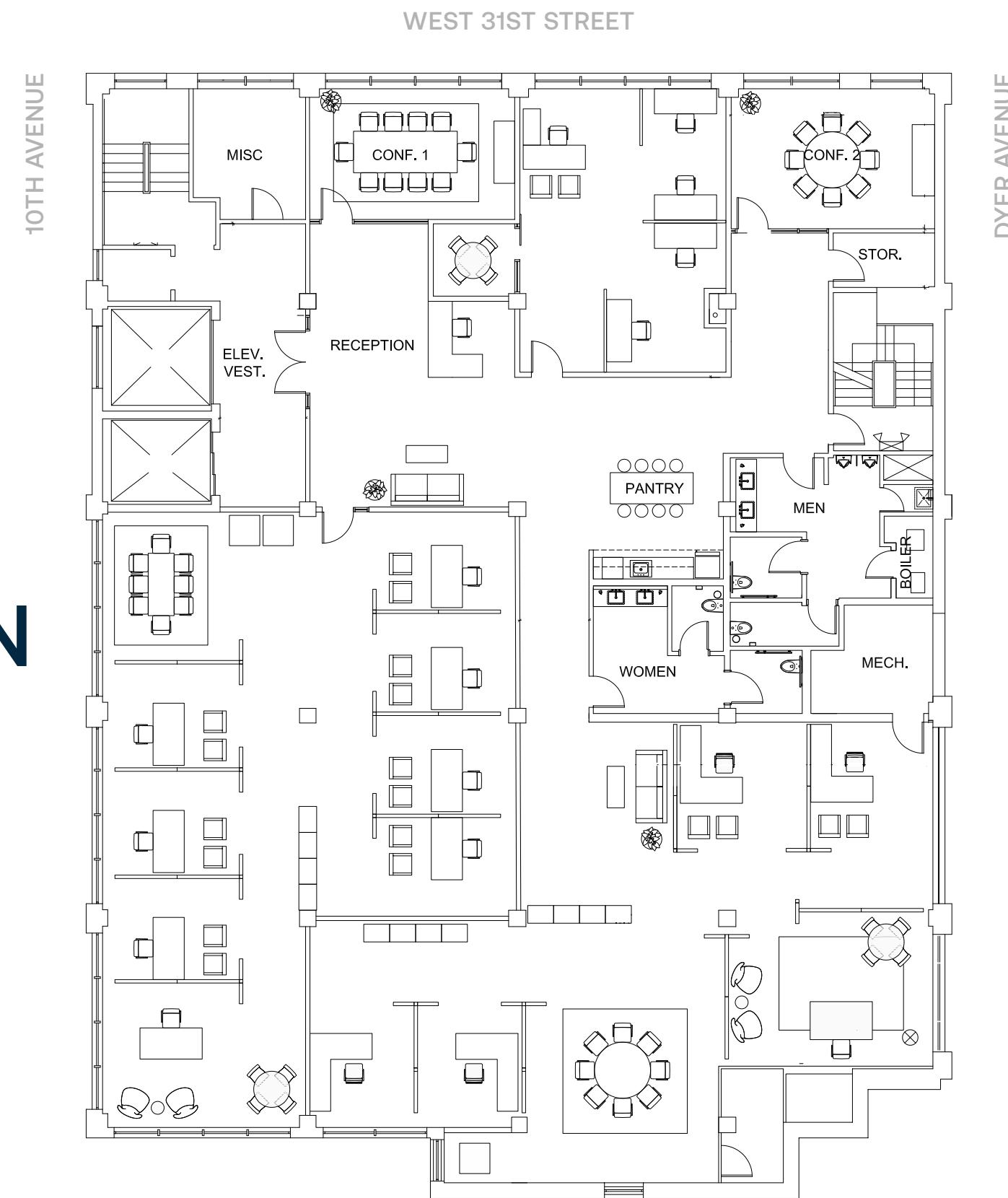
Plug & play space.



8TH FLOOR

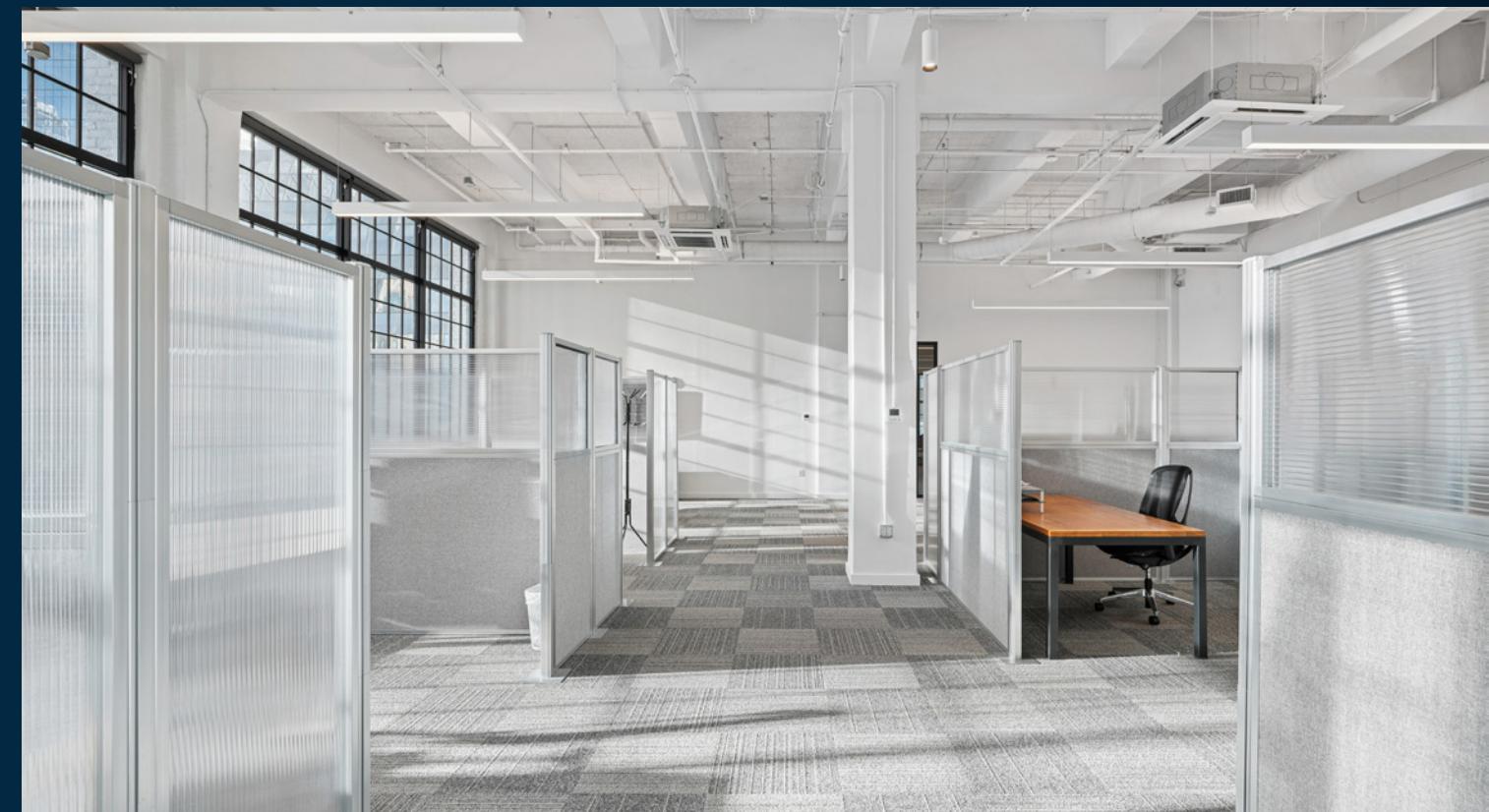
10,957 RSF

AS-BUILT PLAN



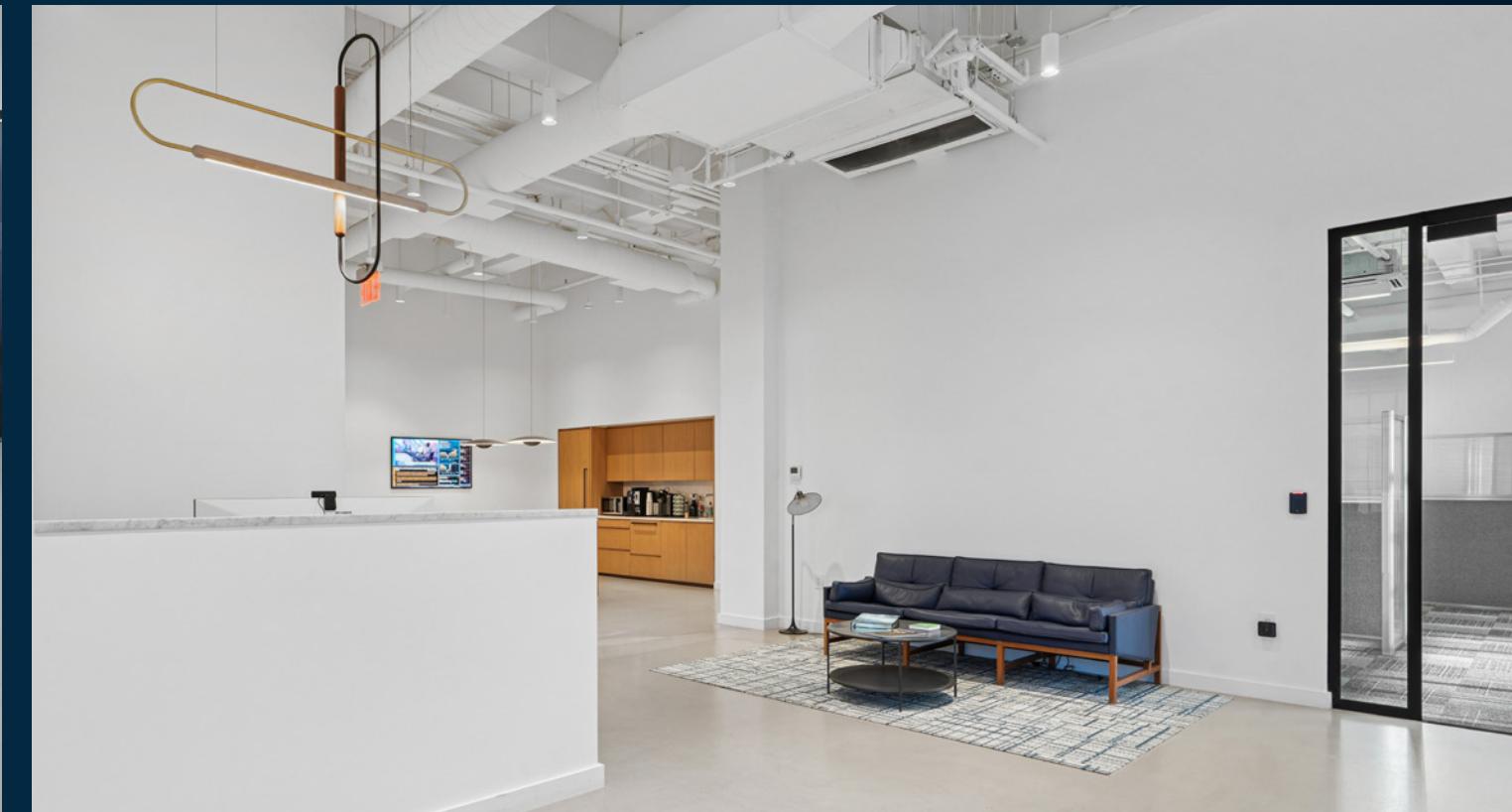
8TH FLOOR

PHOTOS



8TH 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
THIRDPOINT 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 CICCI 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

