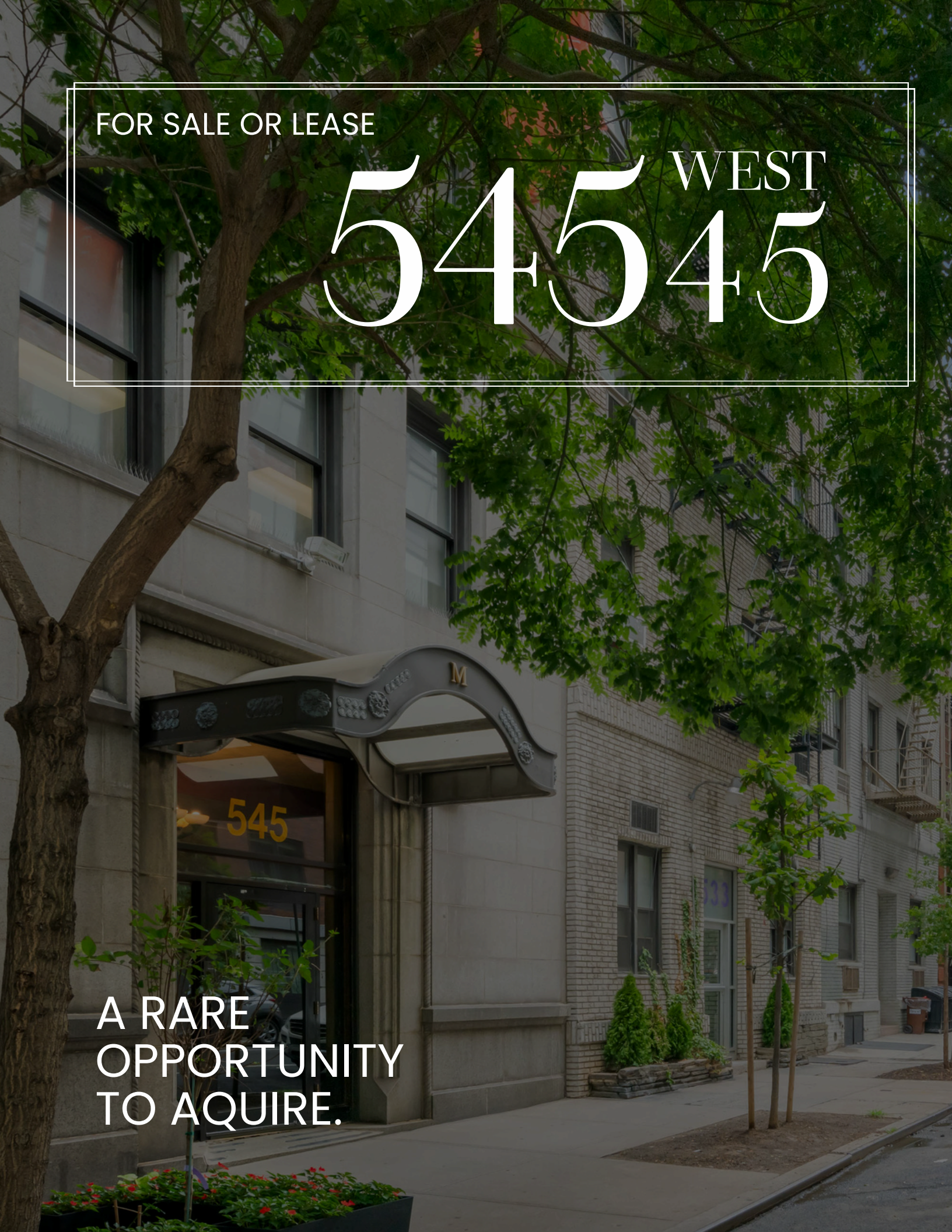


FOR SALE OR LEASE

545 WEST 45

A RARE
OPPORTUNITY
TO AQUIRE.



| ENTRANCE

MIDTOWN WEST | 545 WEST 45

FOR SALE OR **LEASE** - NOW IS THE TIME TO GROW AT 545 W 45TH STREET.

- Built, furnished, plug-and-play space.
- Private terrace with lighting and sound.
- Flexible ownership - open to modifications
- $35/SF - LEASE
- 4.5 Million - SALE

| AVAILABLE SPACES

8TH FLOOR	11,252	SF

| HIGHLIGHTS

- 24/7 ACCESS
- NATURAL LIGHT
- FREIGHT + PASSENGER ELEVATORS
- FURNISHED
- ATTENDED LOBBY
- LOADING DOCK
- PRIVATE TERRACE
- EQUIPPED KITCHEN

A rare opportunity to own a full-floor condo unit positioned at the crossroads of Midtown Manhattan and the rapidly growing Hell's Kitchen neighborhood. Spanning **11,252 SF**, the space offers sweeping panoramic views of the Manhattan skyline, abundant natural light, and the unique ability for ownership to fully refurbish and customize the premises to suit a wide range of office, showroom, or headquarters uses.

Price: 4.5 MILLION

SALE SA



OFFICE | 8TH FLOOR

REPOSITION ON THE EIGHTH FLOOR

- Furnished.
- Private terrace with natural light and city views.
- Open, efficient layout with 12' ceilings and window walls to South & North.
- Two private restrooms with shower.
- Fully equipped kitchen.
- Glass conference room
- 13 built in offices
- Open Area
- Copy Room
- Storage Rooms








NO SNIVELING
SATELLITE IRELAND



OFFICE | 8TH FLOOR

REFRESH YOUR OFFICE



OFFICE | 8TH FLOOR

A PLACE FOR SUCCESS



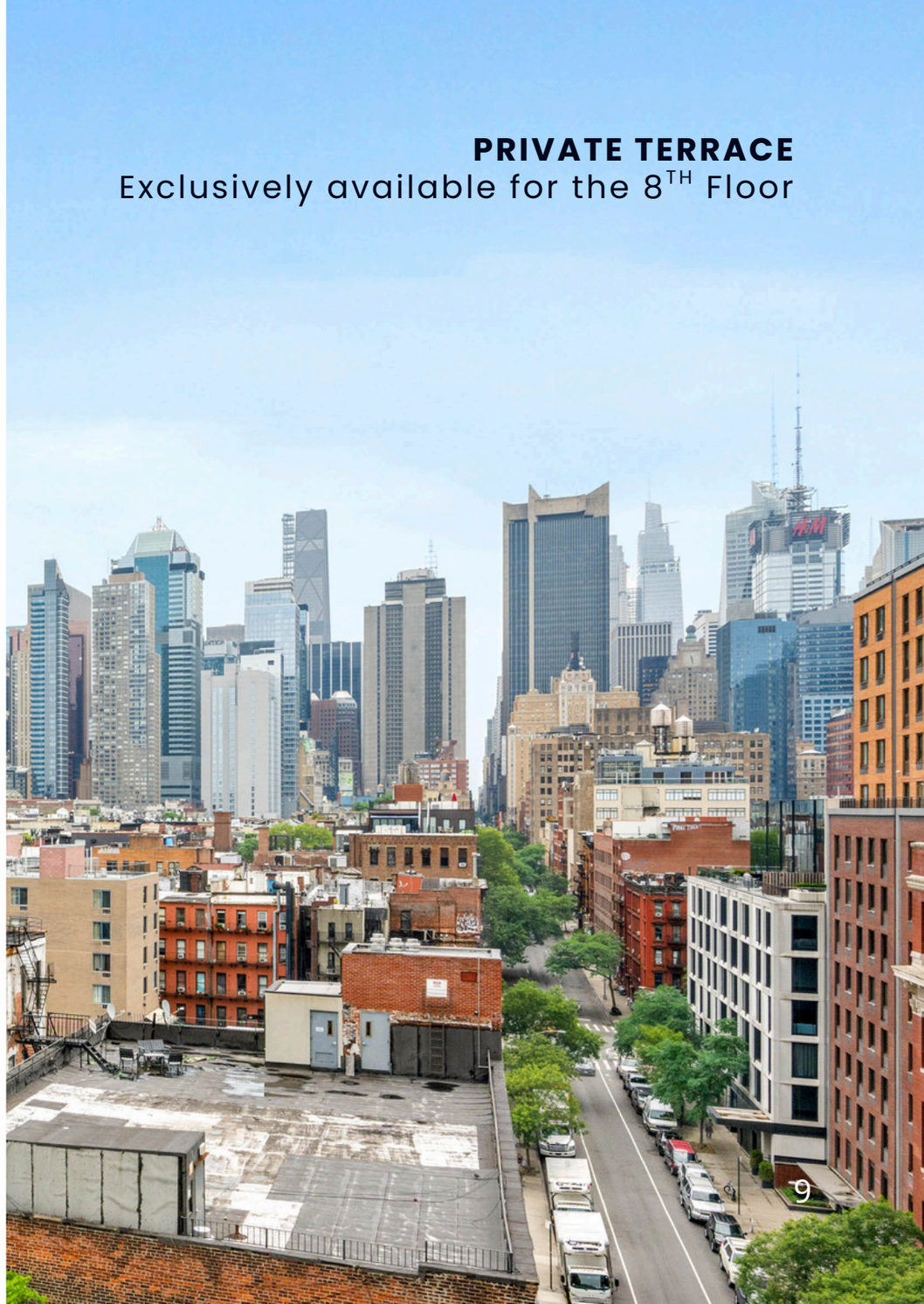
OFFICE | 8TH FLOOR







PRIVATE TERRACE
Exclusively available for the 8TH Floor



OFFICE | 8TH FLOOR

FLOOR PLAN

11,252 SF



THE NEIGHBORHOOD SCENE

The neighborhood surrounding 545 W 45th Street delivers a true live-work-play environment, surrounded by acclaimed restaurants, cocktail lounges, boutique fitness concepts, luxury hotels, and world-renowned entertainment venues.

Positioned in the heart of Hell's Kitchen, tenants benefit from the energy and authenticity of one of Manhattan's most dynamic neighborhoods while remaining moments from Hudson Yards, the Theater District, and the Hudson River waterfront

Further enhancing the area's momentum, ABBA Voyage is planning a major global entertainment venue nearby along 11th Avenue - a transformative addition expected to elevate the neighborhood's cultural presence, foot traffic, and long-term appeal.

ABBA® Voyage

HUDSON YARDS®
NEW YORK

INTREPID™ MUSEUM

LIFE TIME



THE NEIGHBORHOOD

545 W 45th Street is in close proximity to the West Side Highway, allowing easy access for tenants coming from just outside Manhattan. The building is within walking distance of Times Square and the 50th Street C and E subway lines. Nearby shops, restaurants, and major retailers offer tenants the convenience of dining and office essentials.

545 WEST 45