

Floors 2 & 3 Available
Immediately for Lease



135 **BOWERY**

LOWER EAST SIDE LUXE

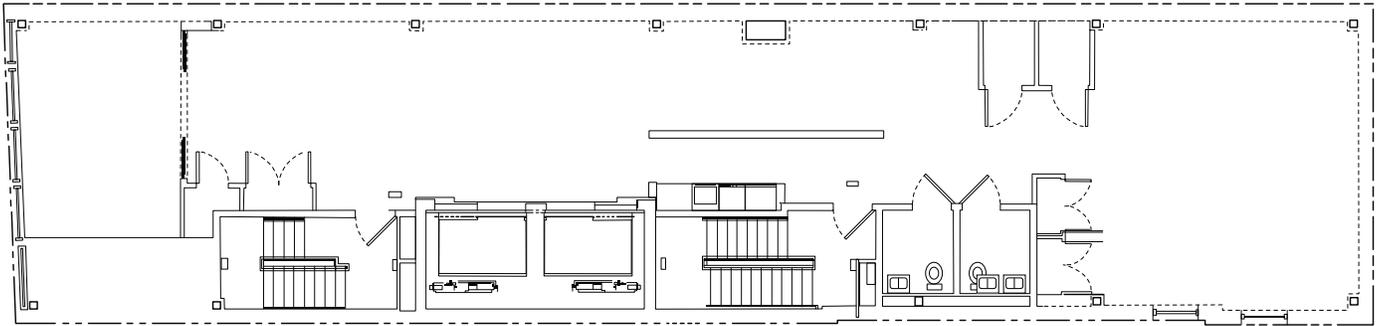
LOWER EAST SIDE LUXE



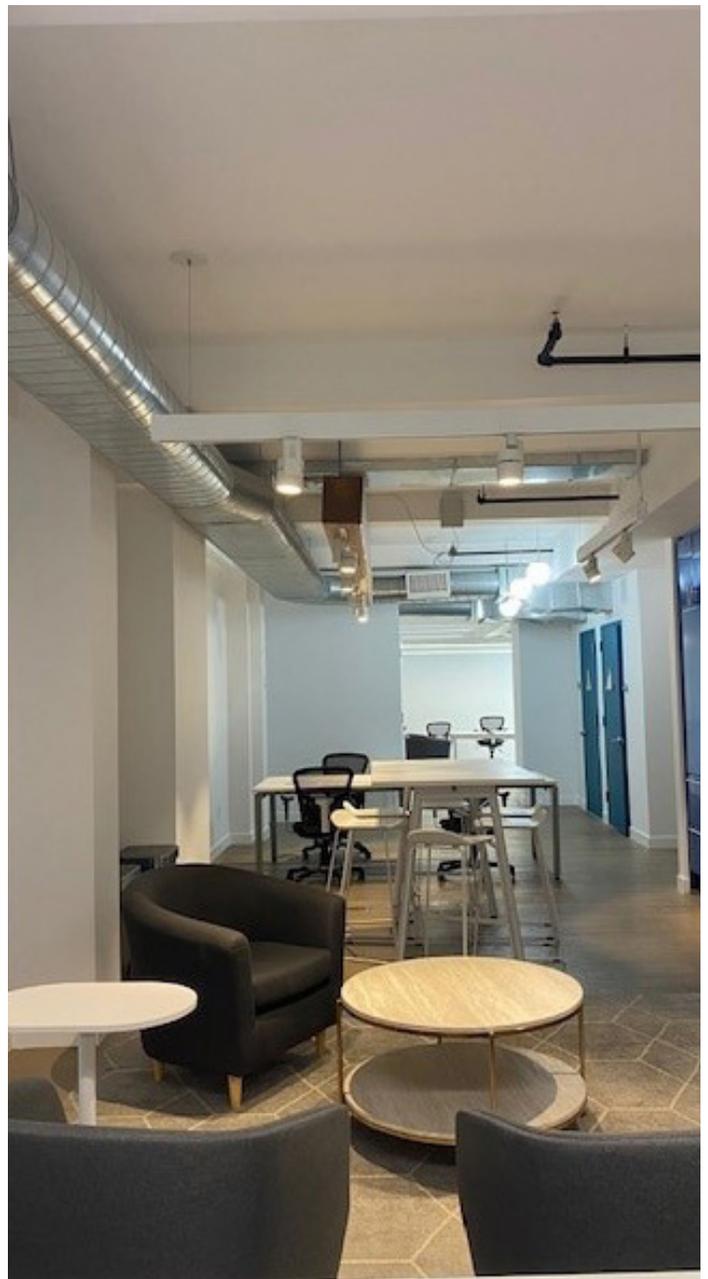
HIGHLIGHTS

- Newly constructed boutique office building in the heart of Midtown South's coolest live, work, play neighborhood
- Creative installation with double glass sliding doors and kegerator
- Top of the line data infrastructure with hardline and satellite fiber as well as Verizon FIOS connectivity
- Certified by Wired NYC
- Close proximity to the 6, B, D, F, N, R, J, Z subways

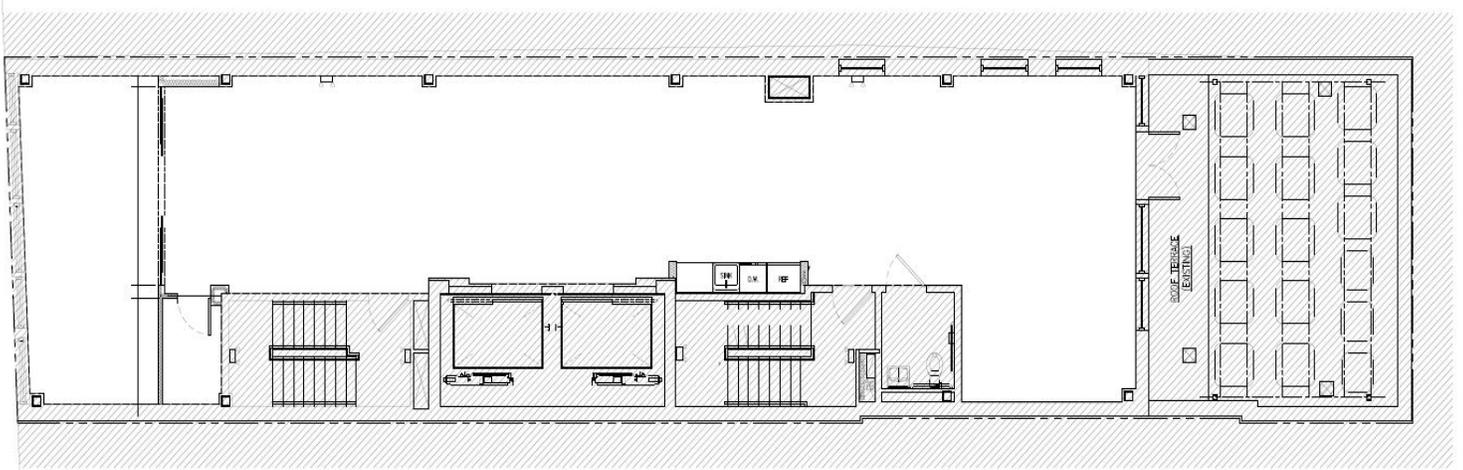
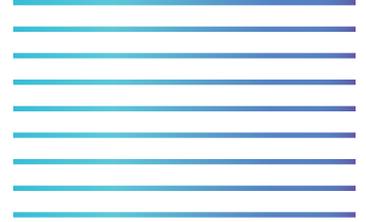
Entire **2ND** Floor | 3,465 RSF



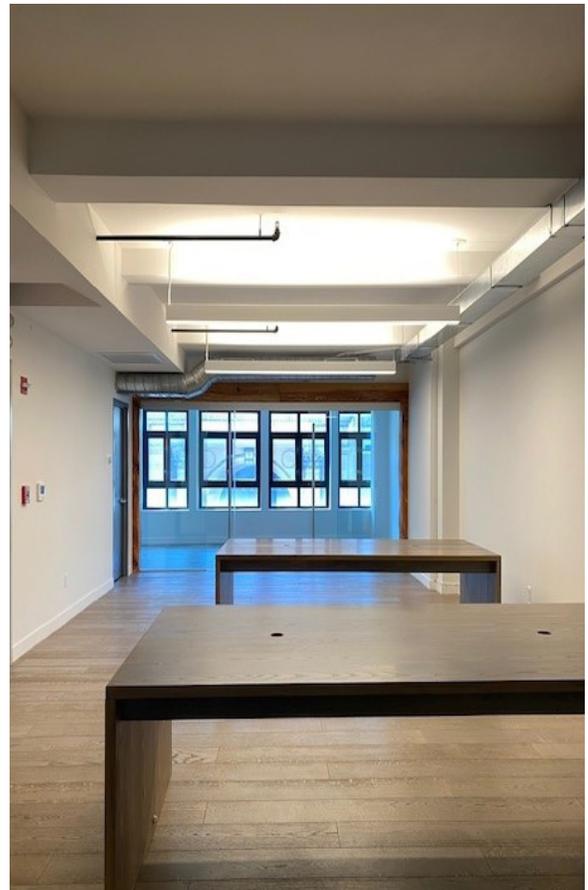
- Recently built & furnished space
 - 1 conference room
 - 2 phone booths
 - Open area
 - Pantry



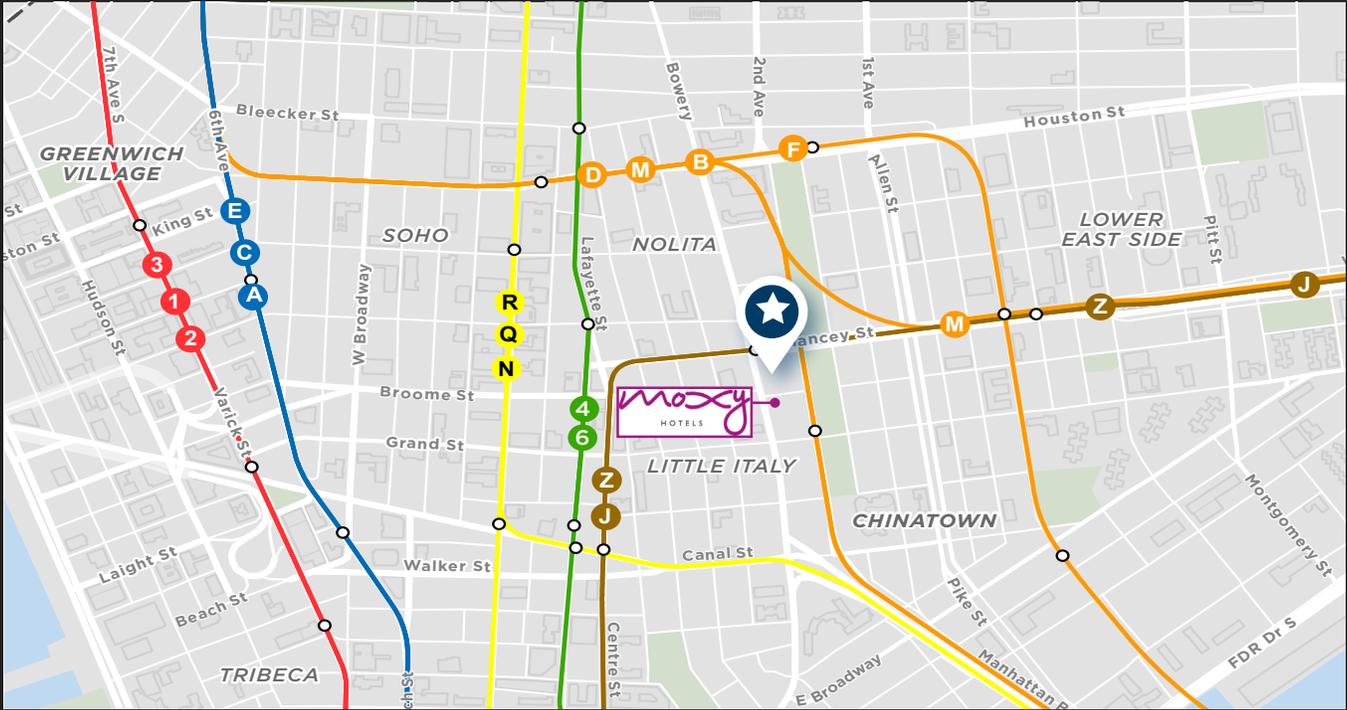
Entire Floor | 2,270 RSF



- Recently built & furniture can be made available
 - 1 conference room
 - 2 offices
 - Open area
 - Pantry

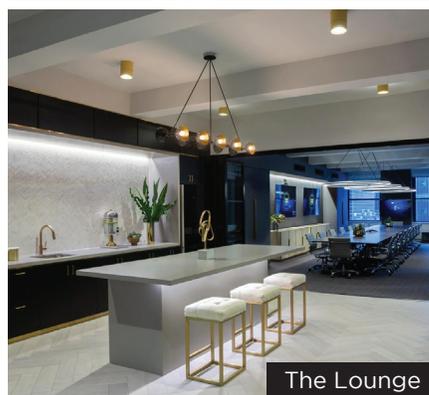
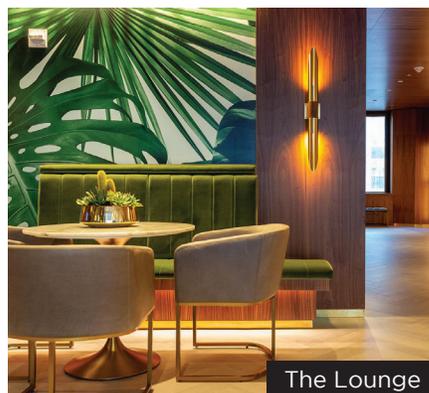


LOCATED NEXT TO LES' ~~HOTTEST~~ NEW HOTEL, THE MOXY LOWER EAST SIDE



MARX PASS TENANT AMENITY

Marx Realty is offering a Marx Pass to all new tenants at both 135 & 161 Bowery. Tenants will have access to the hospitality-infused amenity center at 10 Grand Central. The amenity offers a 40 seat conference room which is available to reserve on Marx Connect App, along with an expansive lounge and The Ivy Terrace; both of which can be used anytime and can be reserved for specific events.



The Ivy Terrace



Hospitality-infused Amenity



40 Seat Conference Room



Marx Connect App

