

FOUR FIFTY

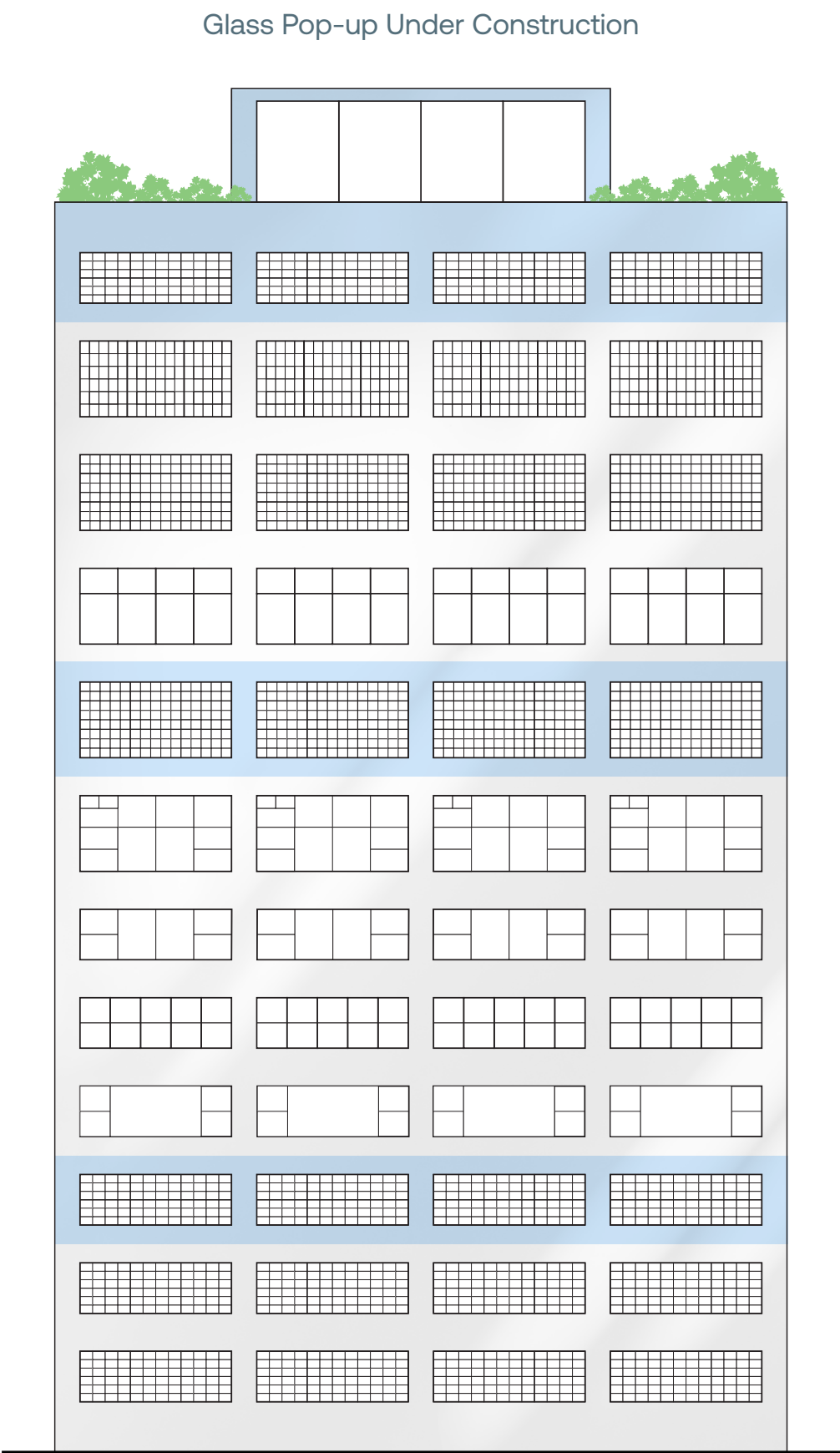
WEST 31ST STREET

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



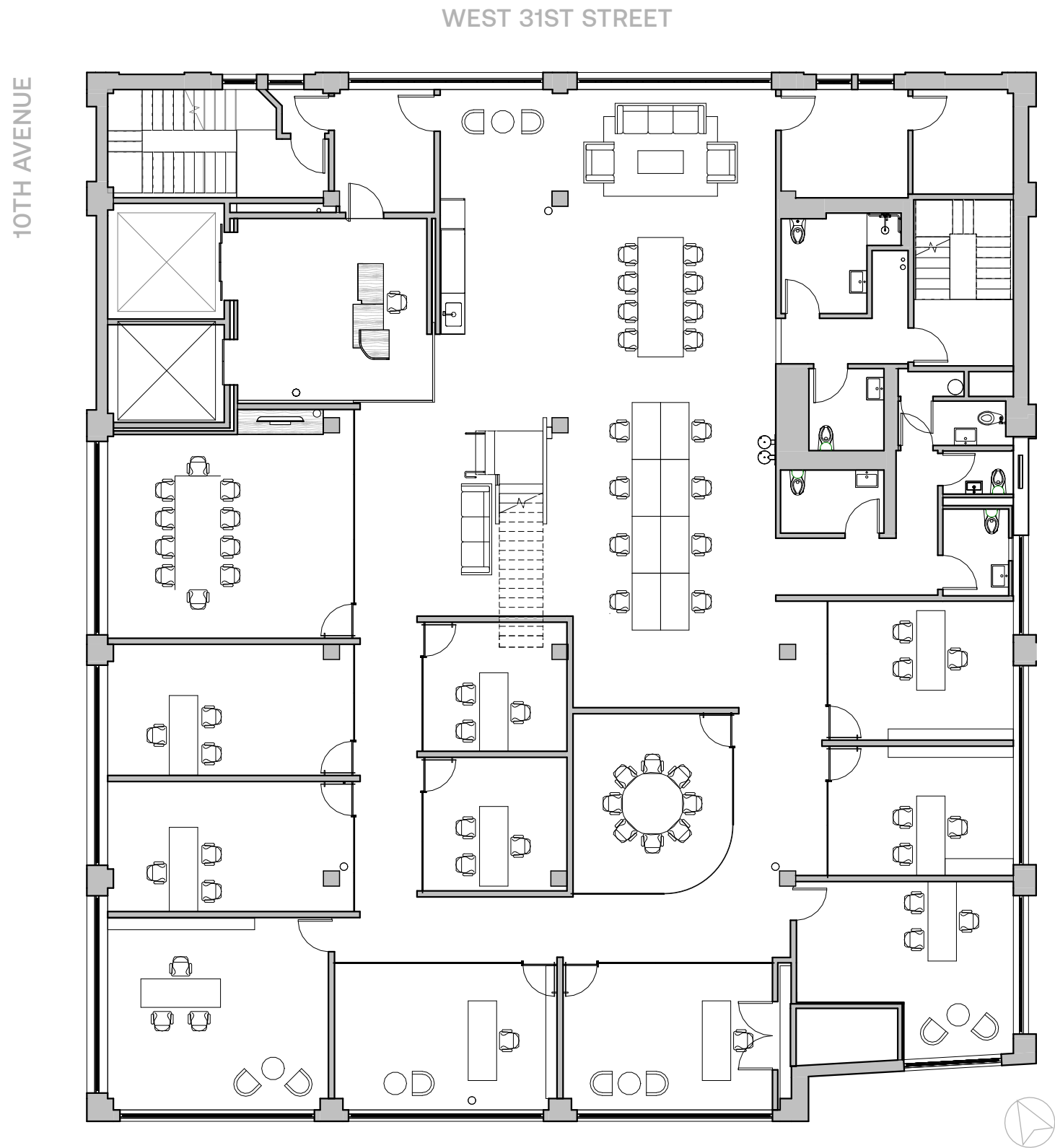
BOUTIQUE FULL FLOOR AVAILABILITIES

FLOOR	RSF	AVAILABILITY	ASKING RENT	LEASE TERM
Entire 12th Floor + Penthouse	11,750	Arranged	Upon Request	Negotiable
<div><div>(Also includes a highly unique ~7,000 sq. ft. terrace)</div><div>One of a kind opportunity.</div><div>Will feature a brand new turnkey space including a dramatic glass box, 15’ ceilings, and a large outdoor terrace.</div><div>Currently under construction. Designed by Steven Holl Architects.</div><div>Floors must be leased together.</div><div>Incredible light and views overlooking Hudson Yards and Manhattan West.</div></div>				

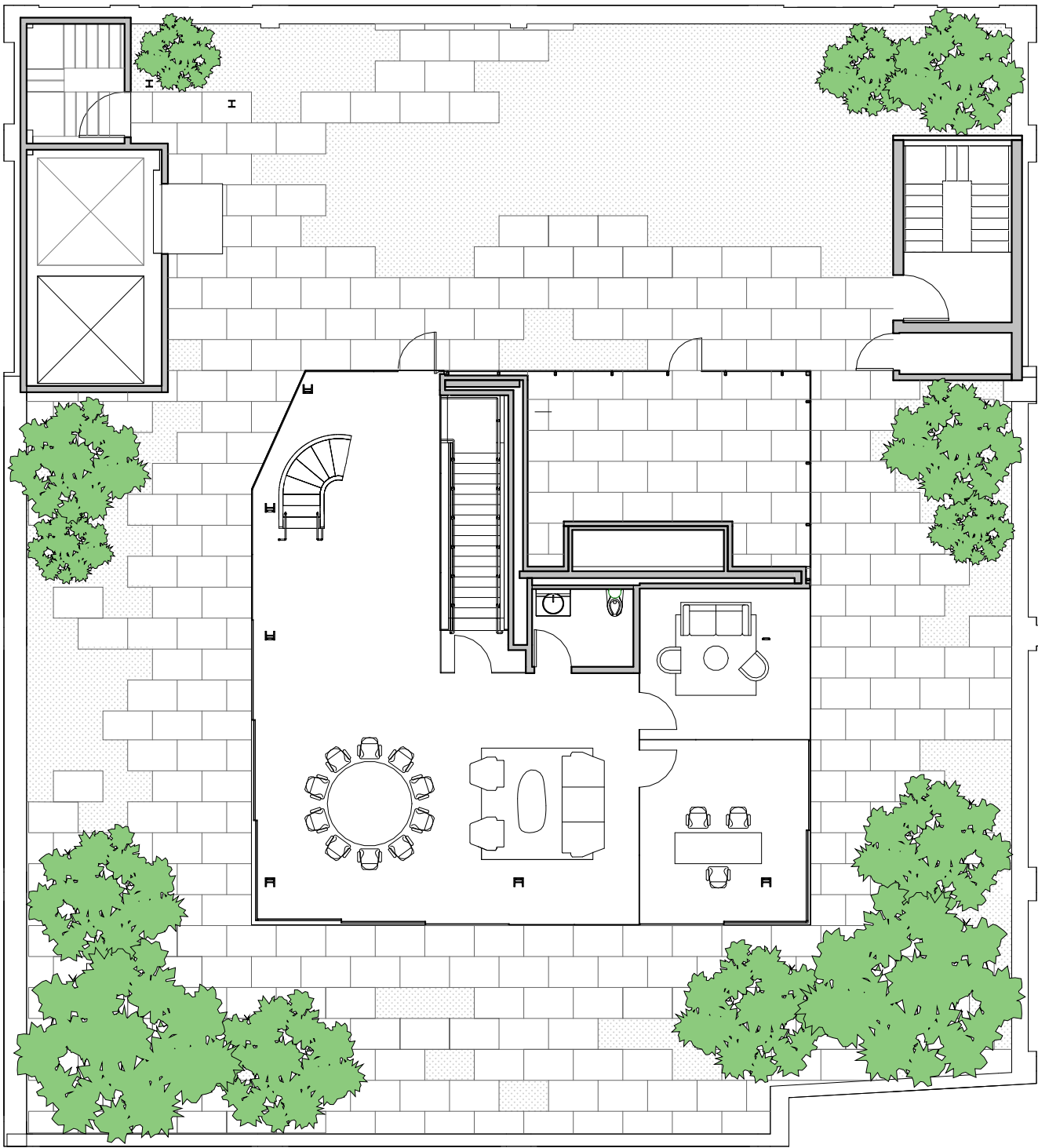


ENTIRE 12TH FLOOR + PENTHOUSE

11,750 RSF



12th Floor: 9,360 RSF

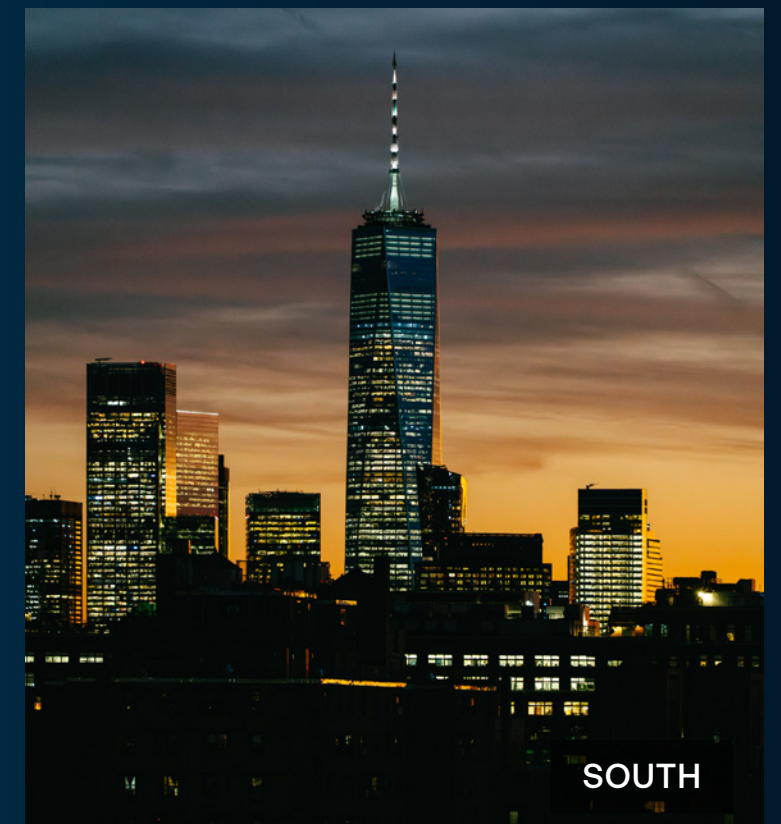
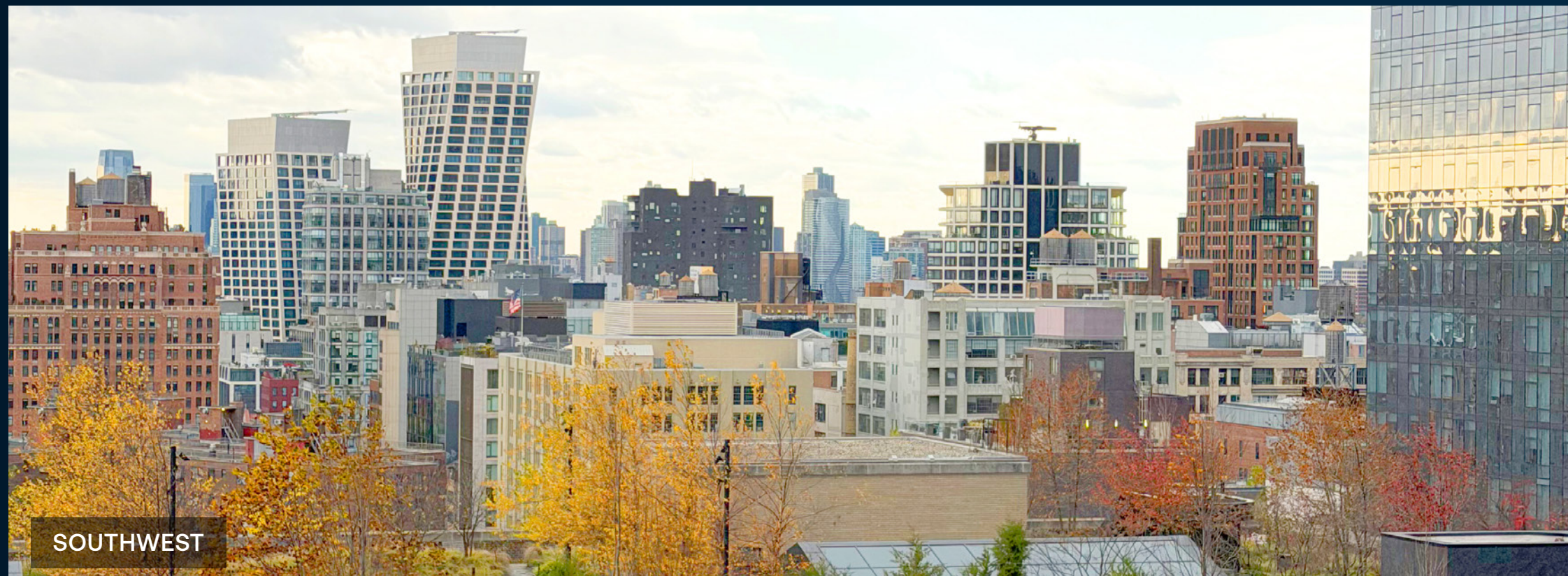


Penthouse: 2,390 RSF

Also comes with a 7,000 SF terrace

ENTIRE 12TH FLOOR + PENTHOUSE

VIEWS



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

