



PREMIER OFFICE SPACE
589 NEW YORK, NY

EXECUTIVE SUMMARY

589 11th Ave, Floors 2, 3, 5

EXCEPTIONAL LEASING OPPORTUNITY IN PRIME HELL'S KITCHEN, NYC

PROPERTY:

Introducing 589 Eleventh Avenue, a highly visible corner commercial property offering brand-new white-boxed spaces, fully built-out office space, and a versatile rooftop component. This premier building provides up to 10,520 SF of contiguous space, ideal for office, retail, co-working, or hospitality use.

Floors 2, 3, and 5 are newly white-boxed, ready for customization. The 4th floor is a fully built-out, furnished office featuring a wet pantry and two private offices, offering a turnkey solution. The 6th-floor rooftop can be combined with the 5th floor and/or the ground-floor restaurant, creating a unique opportunity for businesses seeking outdoor space. A full liquor license is possible, and all uses are considered.

Modern infrastructure includes high-speed Internet connectivity, energy-efficient HVAC systems, and advanced security features, ensuring seamless business operations. Lease terms include utilities, building services, and property expenses.

NEIGHBORHOOD:

589 Eleventh Avenue is strategically positioned near Hudson Yards, the Javits Center, the High Line, and the Hudson River Greenway. The surrounding area is home to an array of restaurants, bars, cafes, and retail destinations along 9th, 10th, and 11th Avenues. Cultural landmarks such as the Theater District and the Intrepid Sea, Air & Space Museum are within close reach.

The property benefits from excellent transportation access, including nearby subway lines, Penn Station, Port Authority Bus Terminal, and NY Waterway Ferry, making it an attractive location for businesses looking to establish or expand their presence in Manhattan.

Current Tenants:

ERA New York,
Fadil Berish Photography
Zabar Entertainment/Hospitality
ERA Rooftop



PROPERTY OVERVIEW

Lease Type: Office/Retail + restaurant
Property Type: with liquor license

Property Condition: New construction

Year Built: 2020

Zoning: M2-4

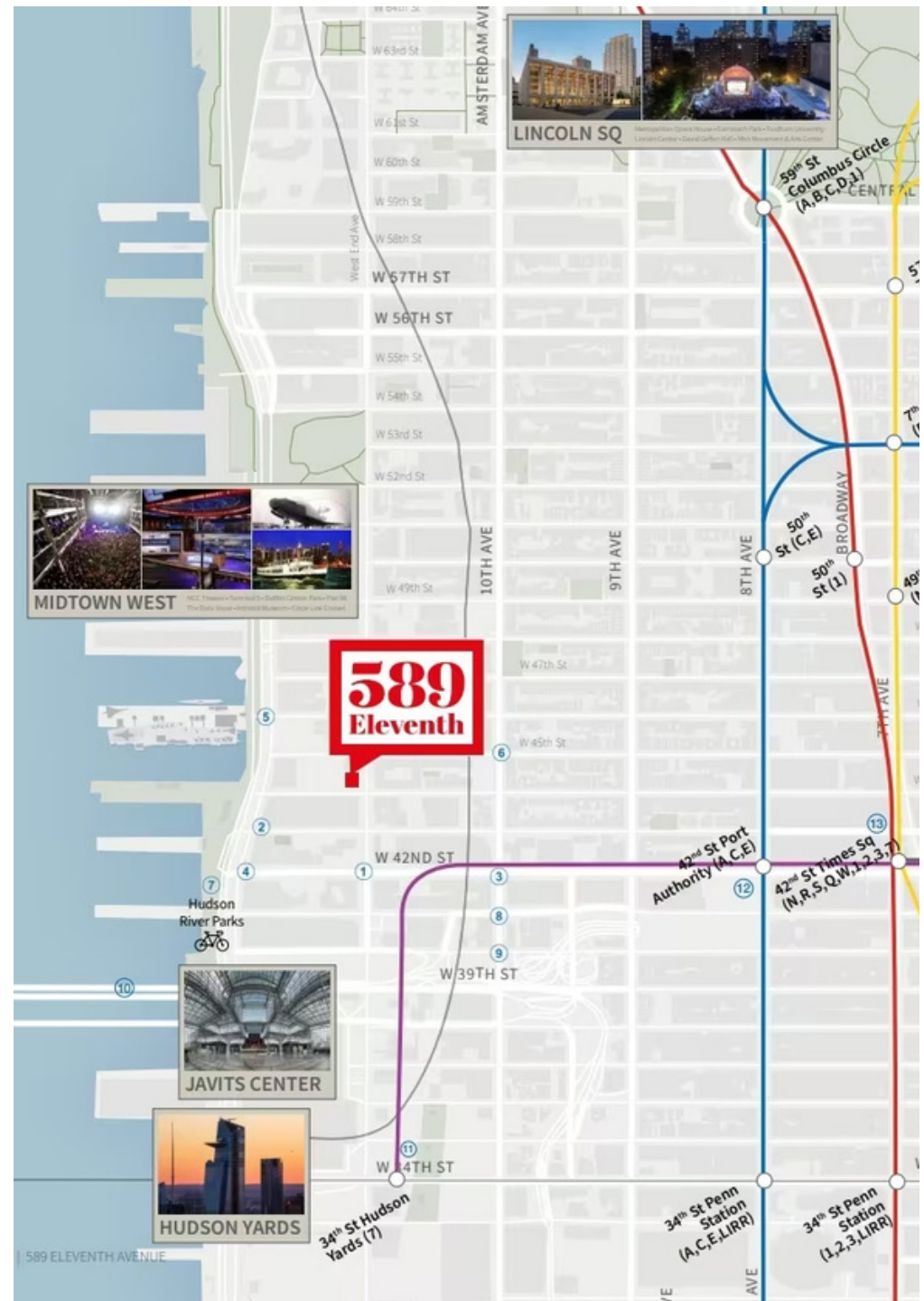
Floors Available: 2, 3, 4, 5

SF Per Floor: 2,630

Total SF: 10,520

Rental Rate: \$40/SF/YR

Building Height: 6 Stories



PROPERTY HIGHLIGHTS:

- 14' Ceilings Brand new construction w/compelling & unique design by Sydness
- Architects Huge roofdeck for penthouse ability to dine within the building w/opportunity for signage & branding Open to different uses
- including retail Polished concrete floors 31 Operable windows on each floor 24/7
- Automatic large, freight-sized elevator

High end dining on the ground floorr

- Corporate event space on the Rooftop
- 2020 Built Modern Building
- Current Tenants: Era New York,
- Fadil Berisha Photography studio, Zabar Entertainment, Lift Elevator, Era Rooftop Events

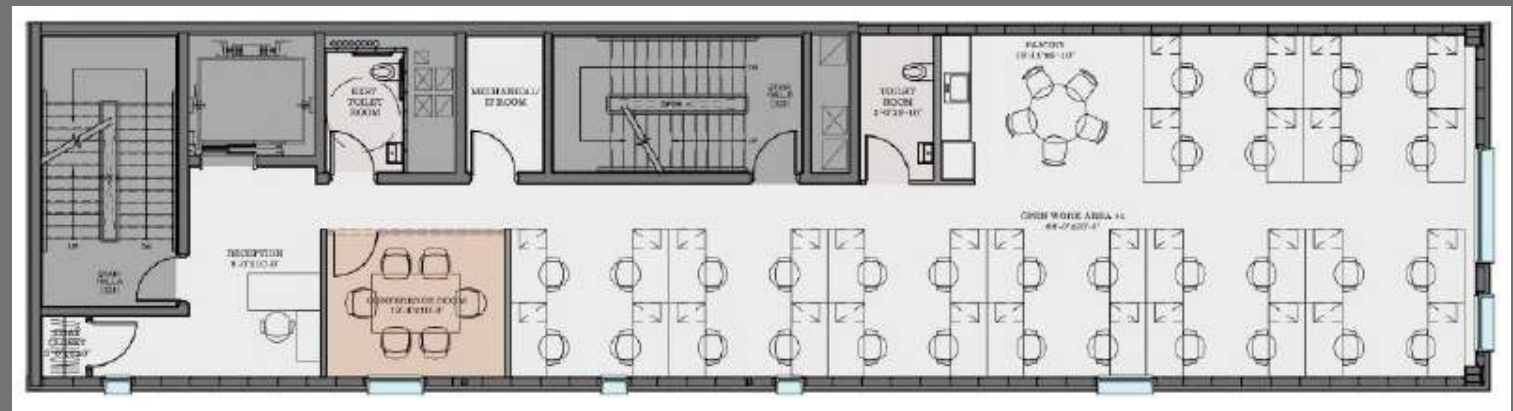


FLOOR PLAN & SAMPLE TEST FIT

**FLOOR PLAN
FLOORS:
2, 3, 4, 5**



**TEST FIT
FLOORS:
2, 3, 4, 5**



Location



PROPERTY EXTERIOR PHOTOS



PROPERTY INTERIOR PHOTOS

