

3,000 SF FOR LEASE

WEST
545 45

A RARE
OPPORTUNITY
TO LEASE.



| ENTRANCE

MIDTOWN WEST | 545^{WEST}45

A NEW **3,000 SF** **OPPORTUNITY AT** **545 W 45TH STREET.**

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

| AVAILABLE SPACES

8TH FLOOR 3,000 SF

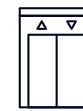
| HIGHLIGHTS



ACCESS



NATURAL LIGHT



FREIGHT + PASSENGER
ELEVATORS



FURNISHED



ATTENDED LOBBY



LOADING DOCK



PRIVATE TERRACE



DRY
PANTRY



OFFICE | 8TH FLOOR
CONFERENCE ROOM



OFFICE | 8TH FLOOR

REPOSITION ON THE EIGHTH FLOOR

- Furnished
- Shared 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 dry pantry
- Conference room
- 10 built in offices
- Three storage units





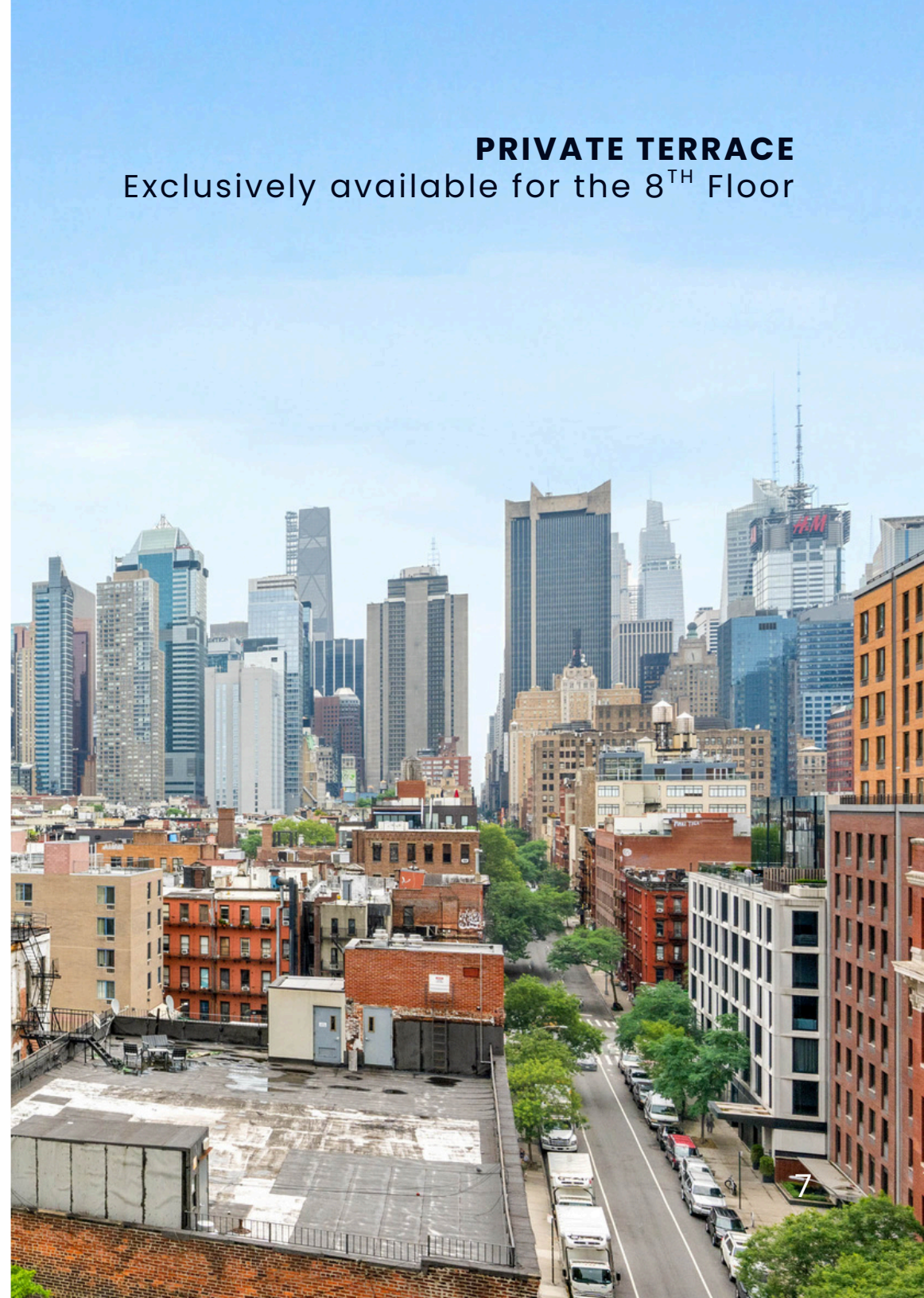
OFFICE | 8TH FLOOR

REFRESH YOUR OFFICE



NO
SMOKING

OFFICE | 8TH FLOOR

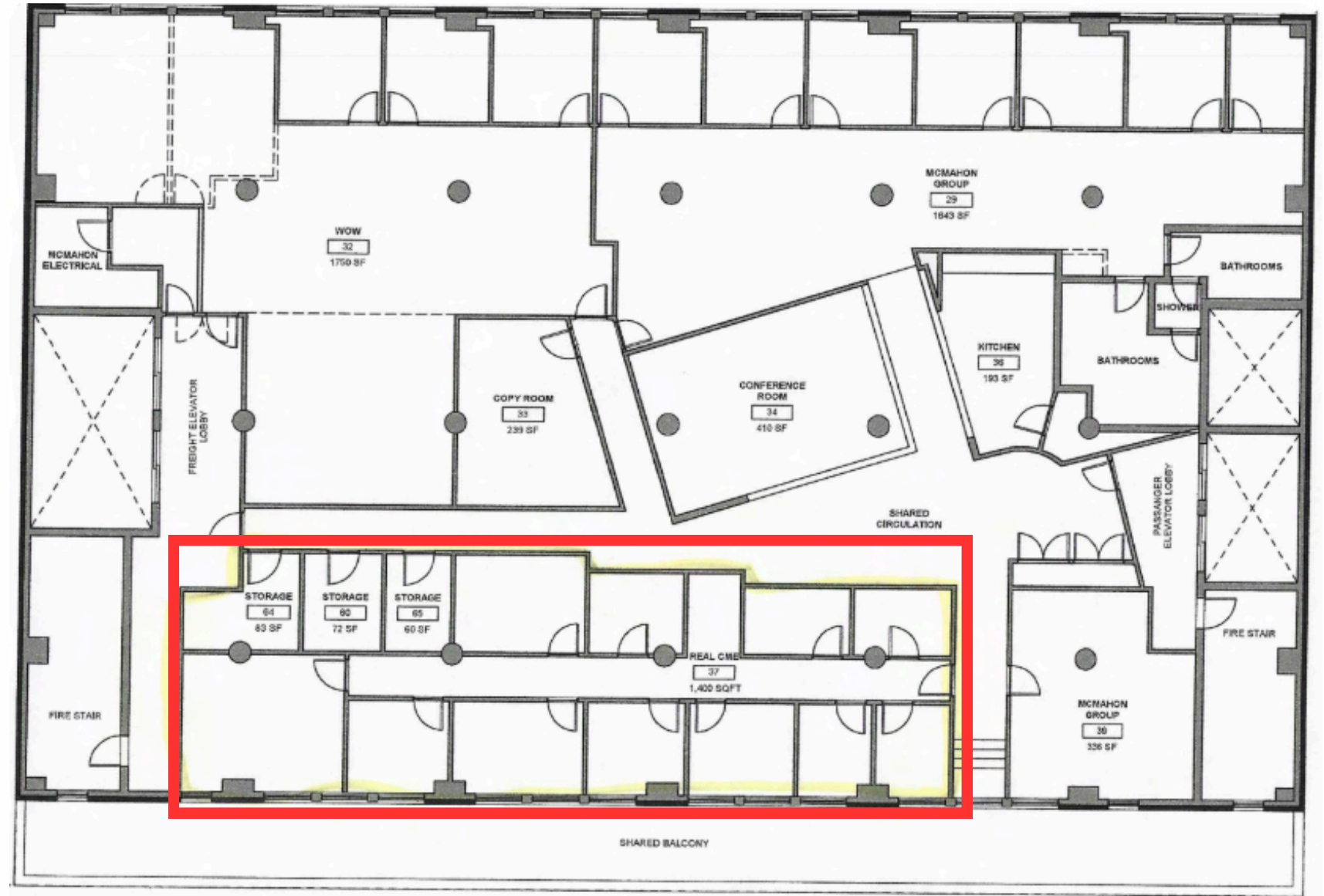


PRIVATE TERRACE
Exclusively available for the 8TH Floor

OFFICE | 8TH FLOOR

FLOOR PLAN

3,000 SF - HIGHLIGHTED



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**

LIFETIME



WEST SIDE HIGHWAY
WEST SIDE HIGHWAY



W 51
W 50



W 49

Hunt/sonem



W 48

ELEVENTH AVENUE

W 45

W 47



W 44

TENTH AVENUE

W 46

NINTH AVENUE



W 43



W 41



W 42



W 40

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