



## 363 Seventh Avenue, New York NY 10001 ABOUT THE BUILDING

22 Story, 86,000 Rentable SF

Full-Time Doorman Lobby

7:00am ~ 7:00pm Weekdays

24/7 Key & Intercom access

2 Passenger & 1 Freight Elevators

Corner Building with Windows on 3 sides

Landlord can build to suit

Excellent access to public transportation ideally located Steps from Penn Station



**Space:** Entire 2<sup>nd</sup> Floor

**Size:** 3,839SF

**Rent:** \$10,800/month (\$33.67/SF)

Term: Negotiable

**Property Tax:** Proportionate Share of Increases

Possession: Immediate

**Description:** Reception Area

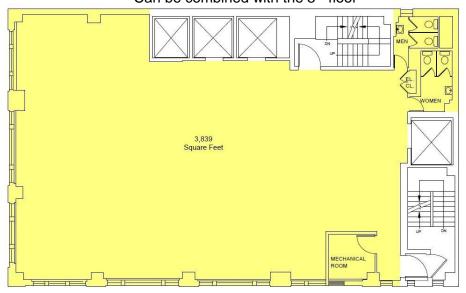
2 conference rooms

4 offices

5 workstations

Pantry room with a sink Landlord will modify to suit

Can be combined with the 3<sup>rd</sup> floor





**Space:** Entire 3<sup>rd</sup> Floor

**Size:** 3,839SF

**Rent:** \$10,800/month (\$33.67/SF)

Term: Negotiable

**Property Tax:** Proportionate Share of Increases

Possession: Immediate

**Description:** Concrete floor

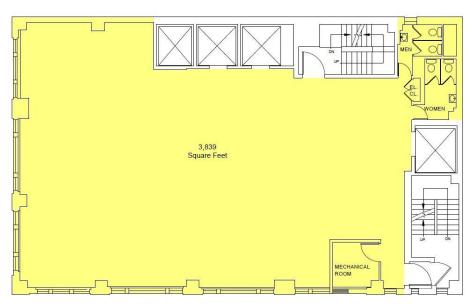
Loft Ceilings

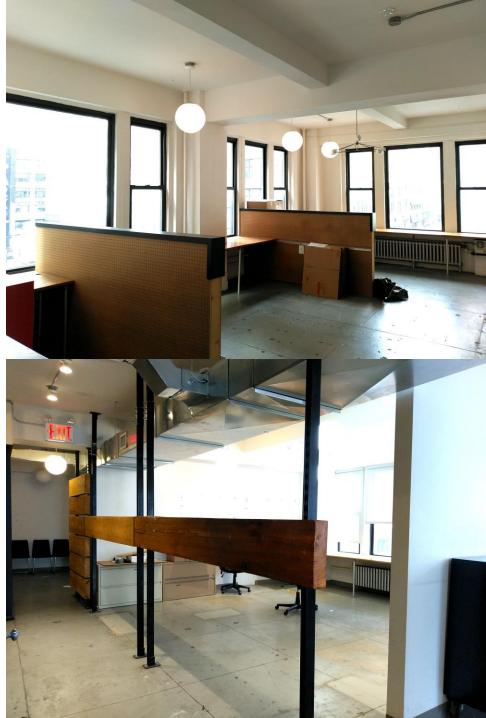
3 offices in front (no doors)

1 office with glass walls in the middle

Landlord will modify to suit

Can be combined with the 2<sup>nd</sup> floor





**Space:** Entire 6<sup>th</sup> Floor

**Size:** 3,849SF

**Rent:** \$10,800/month (\$33.67/SF)

Term: Negotiable

**Property Tax:** Proportionate Share of Increases

Possession: Immediate

**Description:** Fully Built Office Space

2 Offices with glass walls

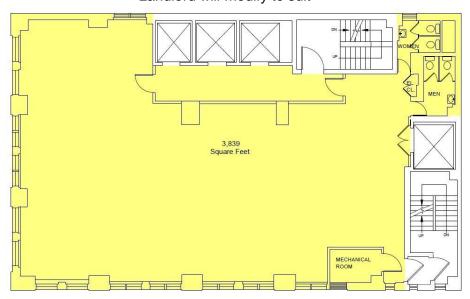
1 Large Glass Conference room

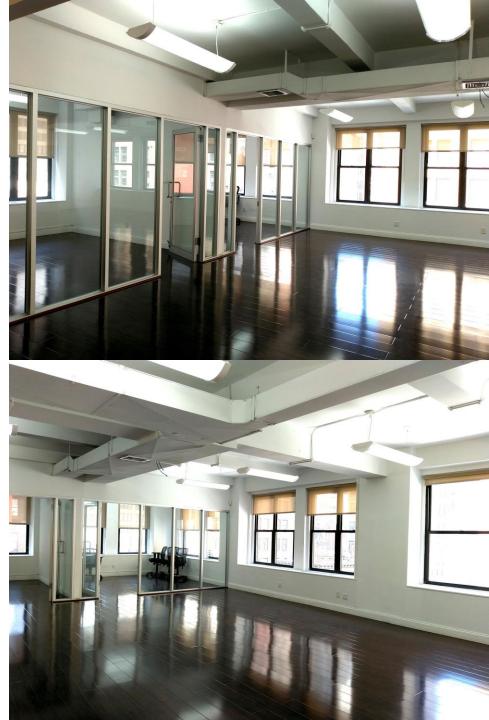
Beautiful dark wood floors

Private Bathrooms & Wet Pantry

Windows on 3 sides

Landlord will modify to suit





**Space:** Entire 8<sup>th</sup> Floor

**Size:** 3,839SF

**Rent:** \$10,800/month (\$33.67/SF)

Term: Negotiable

**Property Tax:** Proportionate Share of Increases

Possession: Immediate

**Description:** Reception Area

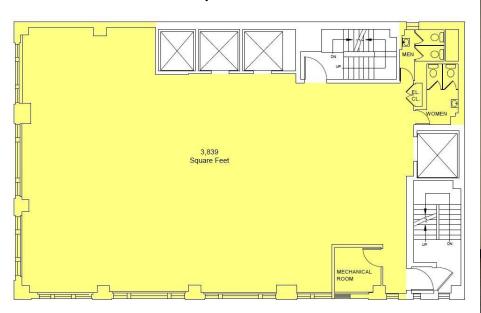
Large Bullpen Area

7 Offices

Dark wood floor & Carpet Floors

Windows on 3 sides

Wet Pantry





**Space:** Entire 10<sup>th</sup> Floor

**Size:** 3,844SF

**Rent:** \$10,000/month (\$31.22/SF)

Term: Negotiable

**Property Tax:** Proportionate Share of Increases

Possession: Immediate

**Description:** Built Office Space

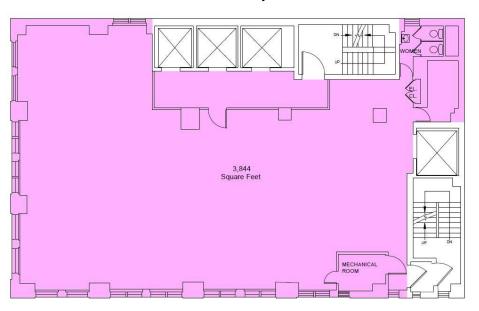
6 windowed offices

2 no window offices (or storage rooms)

Private Bathrooms & Wet Pantry

Windows on 3 sides

Landlord will modify to suit





**Space:** Entire 12<sup>th</sup> Floor

**Size:** 3,853SF

**Rent:** \$10,800/month (\$33.64/SF)

Term: Negotiable

**Property Tax:** Proportionate Share of Increases

Possession: Immediate

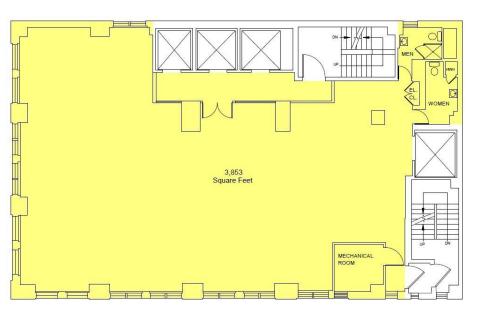
**Description:** Built Office Space

8 offices

Private Bathrooms & Wet Pantry

Windows on 3 sides

Landlord will modify to suit





## Takeout · Delivery Shoe store Betz Pavilion Moynihan Train Hall NYC Racquet Sports Citibank Icon Parking Tennis store Penn Station- ATM Takeout Shake Shack **Embassy Suites by** 34 Street - Penn Station Takeout · Delivery Hilton New York... 023 4.0 (1260) ds Tavern 21 Penn Plaza 8th Ave LIRR McDonald's (7) 4-star hotel Madison Square Takeout · Delivery Garden & transit hubs McDonald's (7 Keens Steakhouse Burberry New York Liberty Pennsylvania Station Clothing store Crocs Flixbus - Midtown ward Supply Shoe store 34 St - Herald Sq Panda Express Penn Station M Subway Station Takeoul · Delivery French Apartments B D G M N Q R W Takeout · Delivery Target (4) Yoon Haeundae Stout Delivery Molly Wee Takeout Takeoul · D **GREEN BLEND** St. John the Baptist Takeout · Delivery Rainbow Sh Roman Catholic Church Clothing store ASA College Women's clothing Manhattan Mall World Seido Karate Shopping mall Stewart Hotel New York Herald Towers 3.7 \* (2441) Cafe R Starbucks 🖂 Build-A-Bear Workshop 4-star hotel Takeout · Delivery Takeout · Delivery One Stop Financial Silvergate Media Takumi Taco Takeout · Delivery Renzo Gracie Academy 363 7th Ave, New Samwon Garden Korean BBQ Wadrdsy Empire State Building ADI Global Distribution 33rd Street York, NY 10001 Manhattan Takeout · Delivery Blink Fitness Erase Spa with observatories Mission NYC Five Guys 🕡 Church Street 1250 Broadway Takeout · Delivery McDonald's David Dubinsky Boxing Gym H Mart Grace Street Takeout · Delivery Student Center Coffee & Desserts Gristedes 🚍 Takeout · Delivery Business & Liberal Nordstrom Rack Arts Center Delivery Modus Baekieong Pioneers Bar NYC Fashion 7-Eleven Takeout · Delivery Takeout · Deliv Takeout · Delivery Chill lounge for Takeout · Delivery Institute of craft brews 8 games Cloud Social Rooftop Bar 28 Street Takeout · Delivery Technology M Moxy NYC Chelsea Dunkin' Blink Fitness 4 2 ★ (644) Spada Uniforms Nagler Hall Takeout · Delivery Uniform store Chase Bank 3-star hotel Economy Foam The Museum at FIT 📆 S1 Pizza 😩 Delivery Let's Meat BBQ focusing on fashion Takeout Takeout · Delivery Glass Ceiling Nomad Brooklyn Bagel & Planet Fitness The Paul Hotel NYC 3 7★ (1013) Coffee Company Hair Collage Valley Bank Takeoul · Delivery 3-star hotel 27th St Body & Pole Milk Bar NYC Flagship buybuy BABY 🙆 The Wilson NYC The High School of Takeout · Delivery Delivery Takeout HSBC Bank NONONO Fashion Industries Flint & Steel Takeout · C KazuNori: The Original Hand Roll Bar Takeout · Delivery Pharmacy RX 28 St Station Rock Star Crystals Whole Foods Market Takeout · Delivery Rock shop Google **ENT and Allergy** xury Cinemas 260 Cample Cale NoMed

