



254 WEST 31ST STREET PENN PLAZA DISTRICT

In the heart of the Hudson Yards, Manhattan West and the Penn District redevelopments

LOCATION

Between 7th and 8th Avenues

PREMISES

Entire 7th Floor - 5,085 RSF

POSSESSION

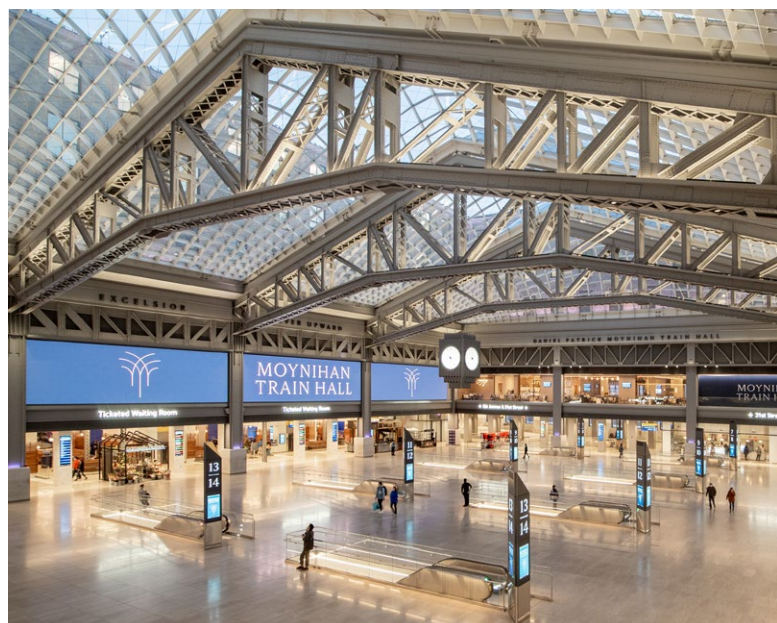
Arranged

AVAILABILITY

7th Floor - Immediate

TERM

Flexible





BUILDING HIGHLIGHTS

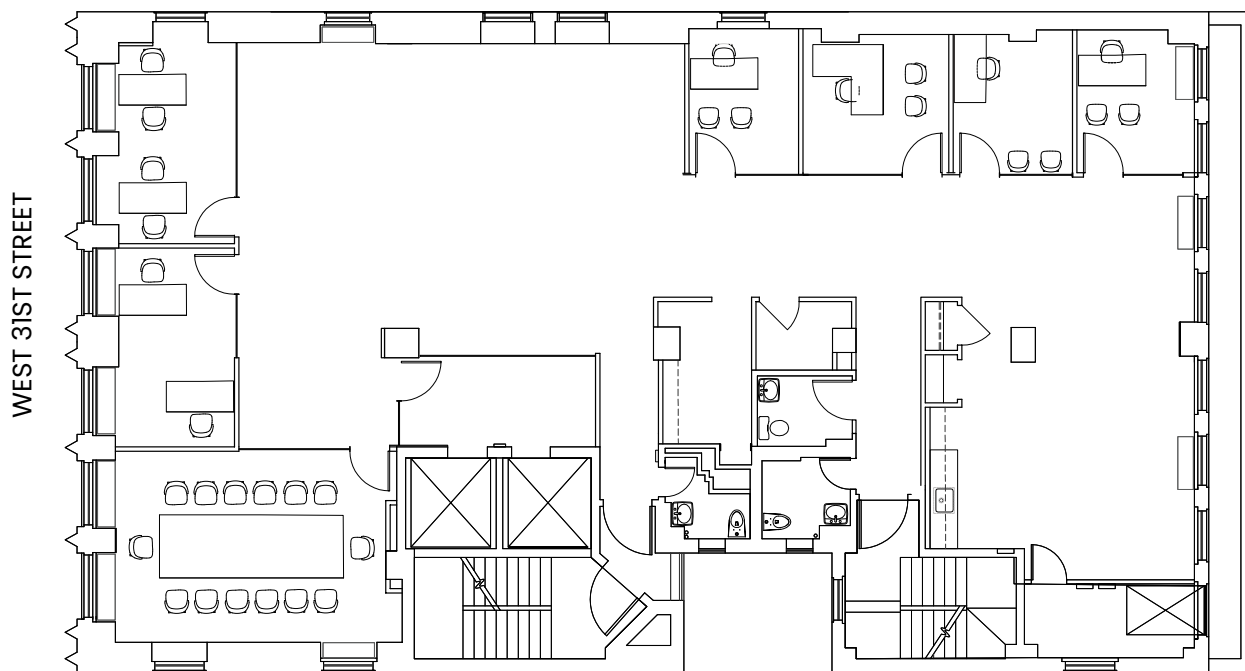
- Long term stable ownership
- Flexible lease term
- Recently renovated two story lobby and elevators
- New, oversized operable windows on all 4 sides
- Tenant controlled HVAC
- Private bathrooms on every floor
- Submetered electric





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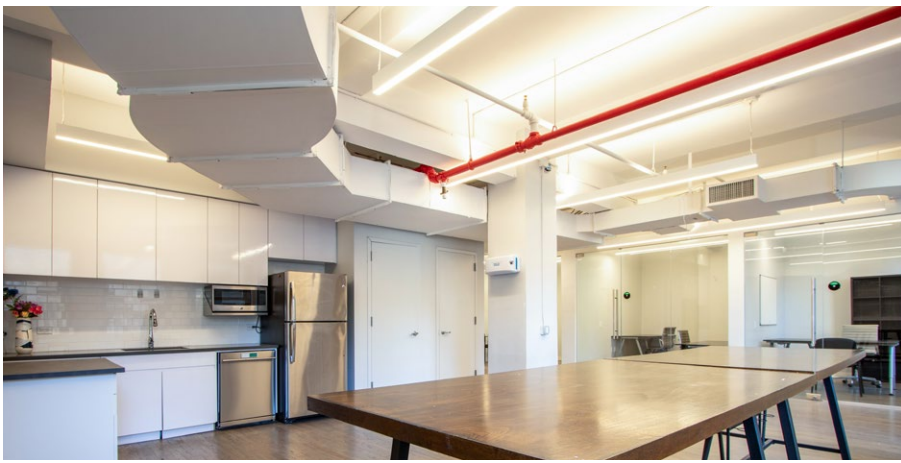
ENTIRE 7TH FLOOR - 5,085 RSF



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- Partially furnished
- 6 glass fronted offices/meeting rooms
- 14 person conference room
- Open area
- 3 private baths
- Wood flooring
- Exposed ceilings





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- Directly across Penn Station, Amtrak and Madison Square Garden
- Neighbors – Facebook, Moynihan Food Hall, Peloton, Whole Foods, Shops at Manhattan West
- Steps from the following:

