

254 W 31ST

PENN PLAZA DISTRICT

\$1 PSF BROKER BONUS FOR LEASES COMPLETED BEFORE 10/31/2024!

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

LOCATION

Between 7th and 8th Avenues

TERM

Flexible

PREMISES

3RD FL _____ 5,240 SF

10TH FL _____ 4,500 SF

13TH FL _____ 3,663 SF

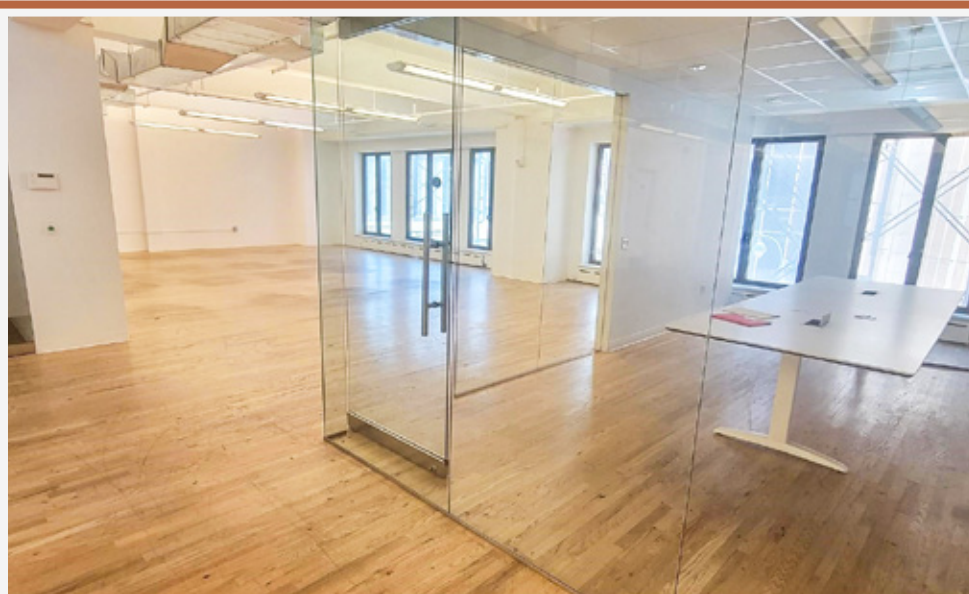
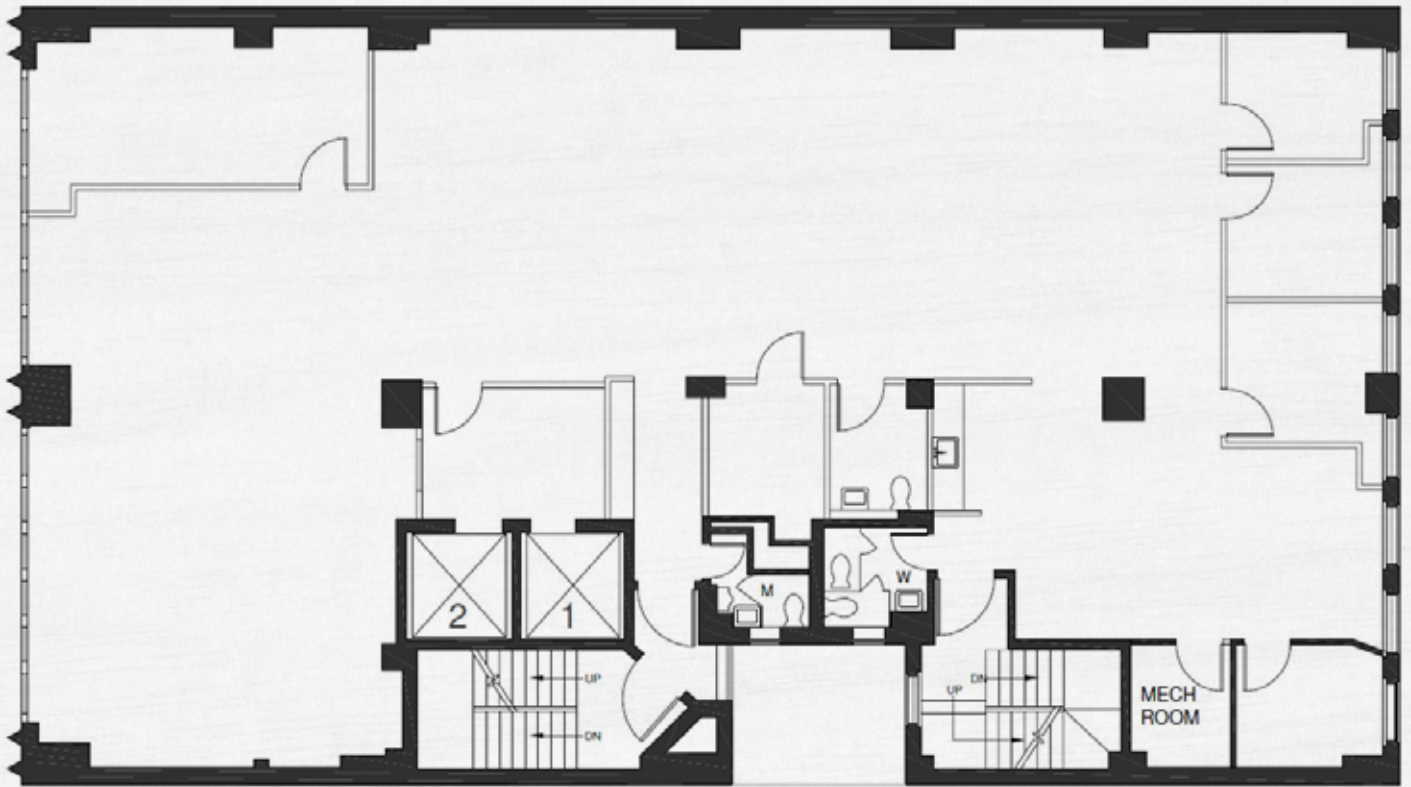


MADISON SQUARE GARDEN



LEE & ASSOCIATES

3RD FLOOR



ENTIRE 3RD FL - 5,240 SF

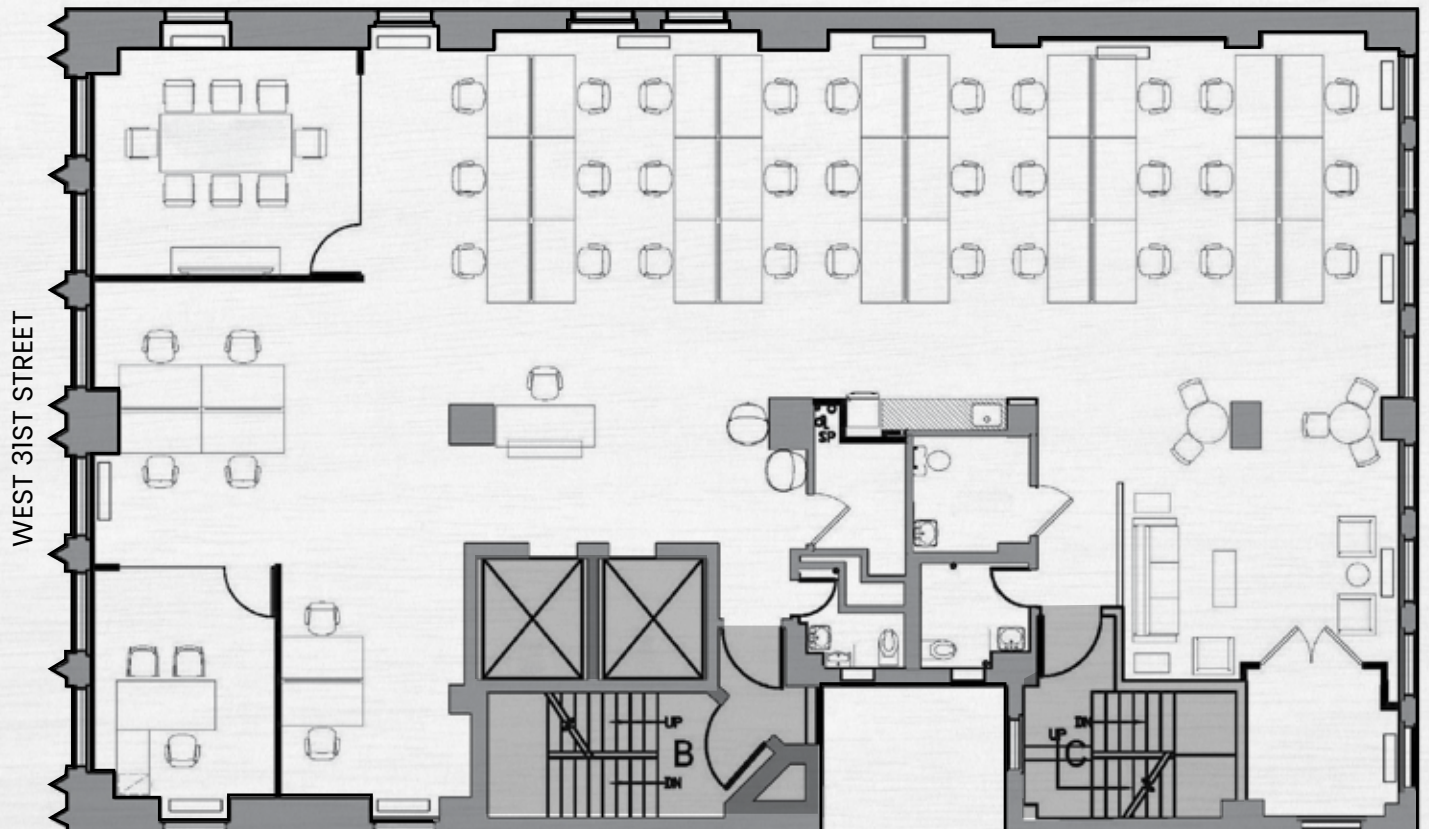
- 1, 8-10 person windowed conference room
- 4 windowed offices
- Large open area
- Wet pantry
- Hardwood floors
- Exposed ceilings
- Private restrooms (including 1 ADA)
- Abundant natural light



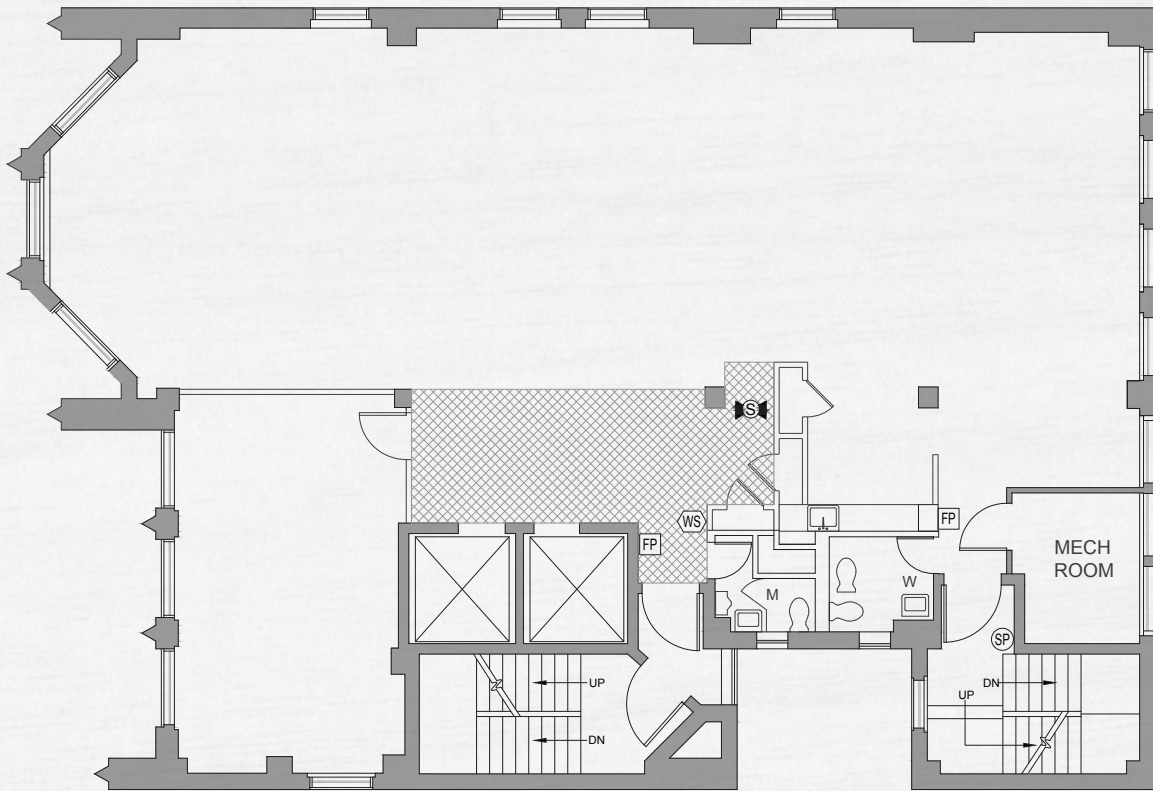
10TH FLOOR

**ENTIRE 10TH FL - 4,500 SF
(NEW PREBUILT)**

- Large executive corner office
- 1, 10 person conference room
- Open area seating for 30-38 workstations
- Café style pantry
- Exceptional Views of Madison Square Garden and the Farley Building
- Windows on 4 Sides
- Abundant Natural Light
- NEW bathrooms
- NEW tenant controlled HVAC



13TH FLOOR



ENTIRE 13TH FL - 3,663 SF

- 1, 10 person, glass fronted conference room
- Open area seating for 20-24 workstations
- Café style pantry
- Delivered partially furnished
- Dedicated reception area
- Private bathrooms (including ADA)
- Tenant controlled / dedicated AC
- Hardwood floors & exposed ceilings
- Windows on 4 sides
- Great natural light
- Exceptional views of Madison Square Garden and the Farley Post office

MOYNIHAN FOOD HALL



PENN STATION

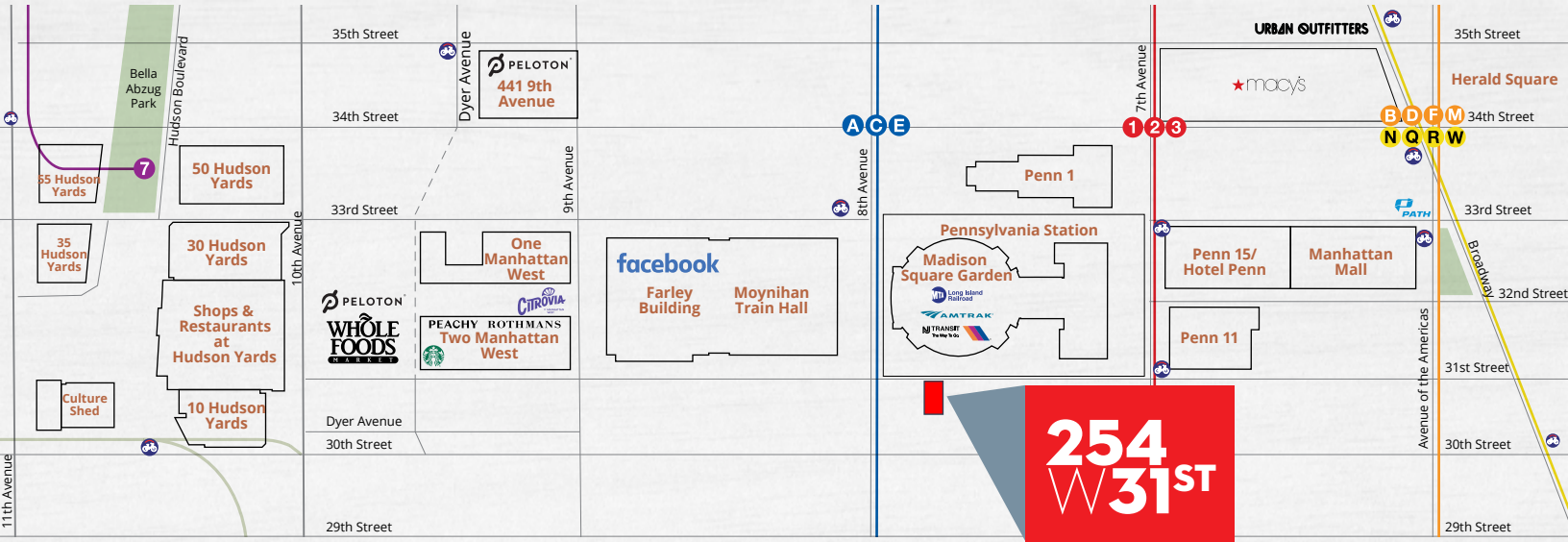


MADISON SQUARE GARDEN



MOYNIHAN TRAIN HALL





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

NEIGHBORHOOD

- 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:

1 2 3 7 A C E B D F M N Q R W



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