

ELEVATE YOUR WORKSPACE
IN MIDTOWN MANHATTAN

 **INDUSTRIOUS**

Tower 49[®]

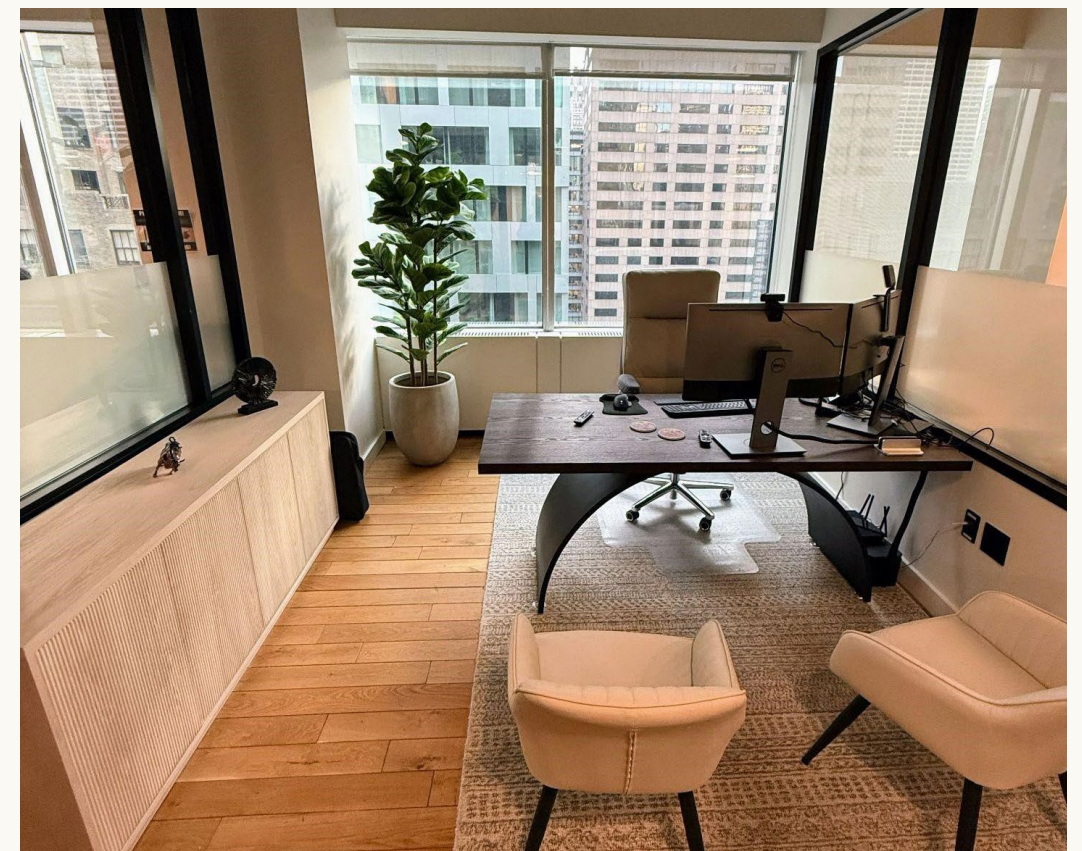
BY INDUSTRIOUS

275,000 RSF OF CO-WORKING SPACE AVAILABLE FOR TENANT'S OF ALL SIZES

A Premier Business Hub in the Heart of NYC

Located in the heart of Midtown East, Tower 49® is a 45-story Class A office tower offering premium corporate headquarters infrastructure and a distinguished roster of tenants. With 16 floors of flexible office space — including co-working areas, private offices, and executive suites — Tower 49® is designed to support businesses of all sizes with an emphasis on productivity, collaboration, and convenience.

Surrounded by some of Manhattan's most notable corporate headquarters, Tower 49® provides a high-profile address just steps away from North entrance of Grand Central Terminal, ensuring seamless connectivity. The building's prime location is complemented by proximity to five-star hotels, luxury boutiques, and world-class dining, as well as iconic landmarks such as Rockefeller Center and Bryant Park, offering tenants the perfect balance of business and leisure.



Unmatched Amenities for a Seamless Workday



RENOVATED LOBBY WITH TOWER 49® GALLERY



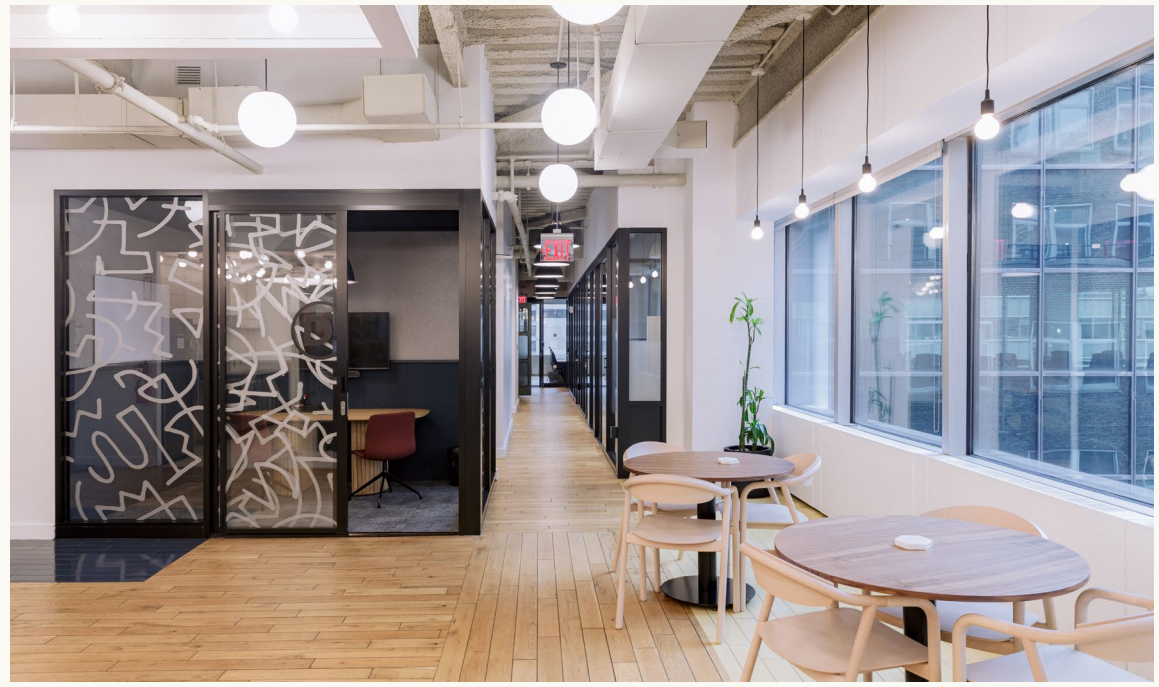
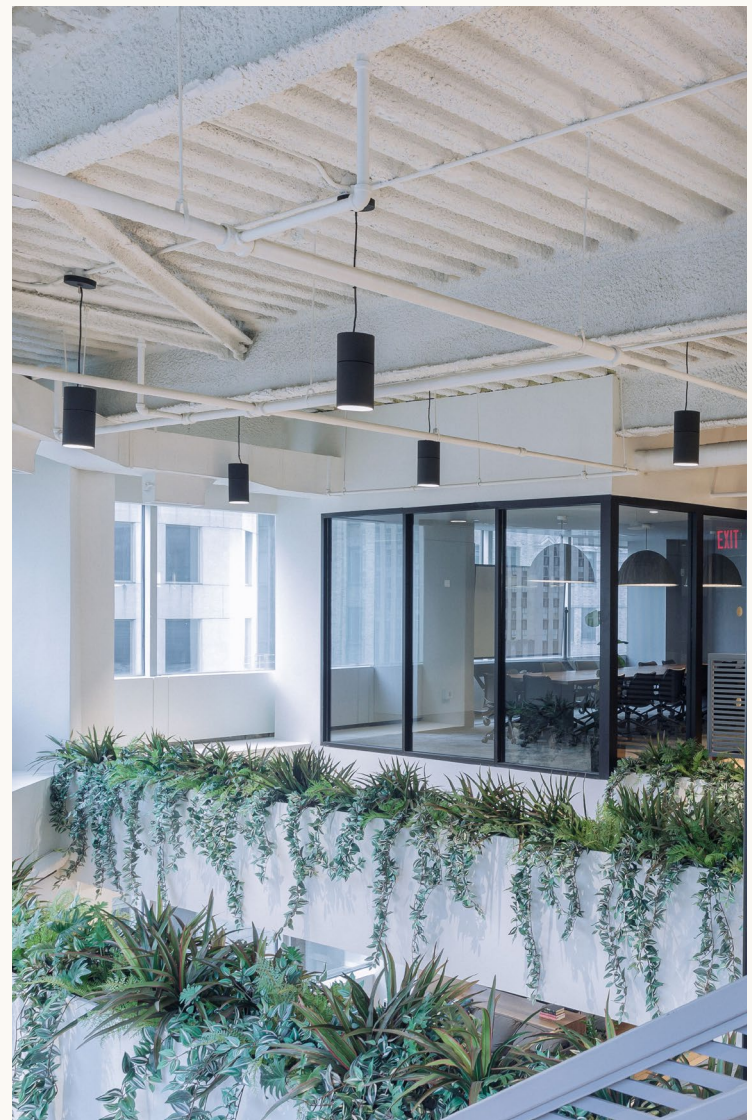
ON-SITE CAFÉ & DINING OPTIONS



DEDICATED WELLNESS ROOMS FOR RELAXATION AND
PRIVACY



CONFERENCING CENTER COMING SOON



INDUSTRIOUS



SECURE, HIGH-SPEED WI-FI & UNLIMITED
COLOR PRINTING



DAILY BREAKFAST, SNACKS, CRAFT COFFEE & TEA



MAIL & PACKAGE HANDLING



24/7 ACCESS & PROFESSIONAL-GRADE
CLEANING SERVICES



WEEKLY COMMUNITY EVENTS, ALONG WITH ON-SITE
EVENT PLANNING AND CONCIERGE SERVICES



NEW DESTINATION DISPATCH ELEVATORS IN
THE BUILDING



ENERGY STAR A



EMERGENCY POWER AVAILABLE FOR TENANTS



Modern, *Fully Serviced* Offices



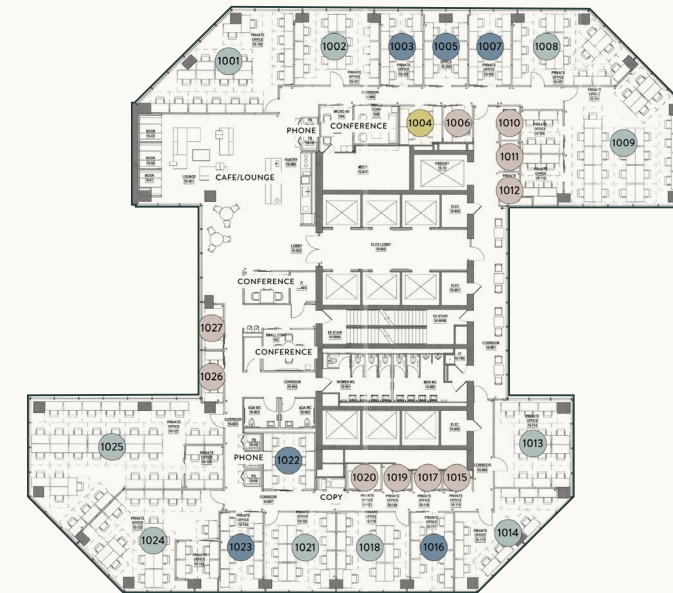
THOUGHTFULLY DESIGNED COMMON AREAS
TO FOSTER CREATIVITY AND NETWORKING

- Flexible leasing terms with all-inclusive pricing
- Move-in ready spaces from single offices to full-floor suites
- Unparalleled customer satisfaction - #1 rated flexible office provider
- Asking rent upon request

Floorplans

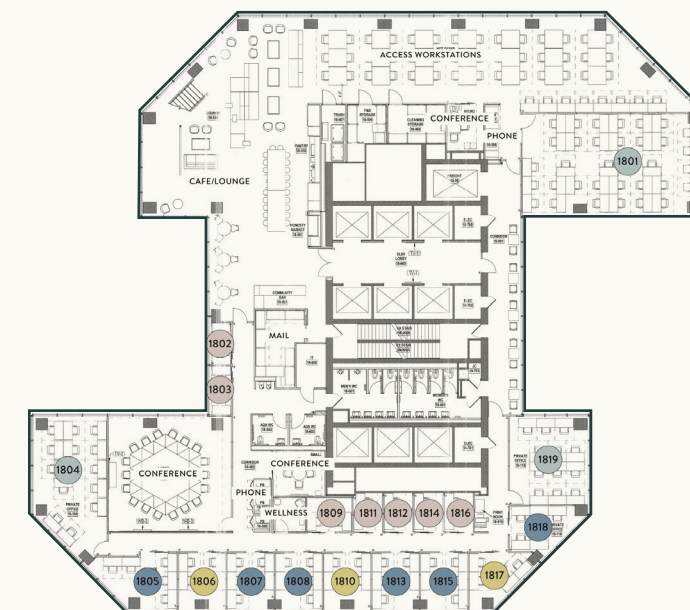
Tower

14th Floor



18th Floor

VIRTUAL TOUR

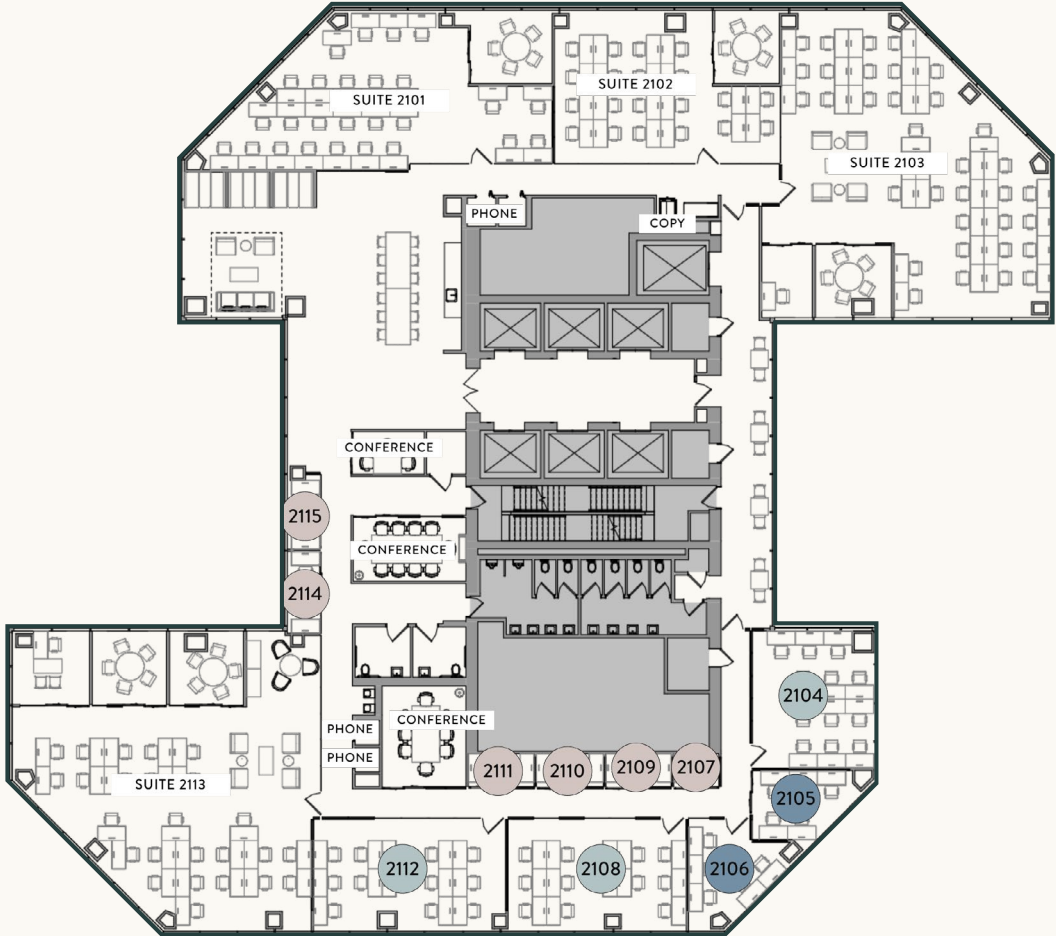


- 32 PHONE BOOTHS
- 2 WELLNESS ROOMS
- 27 CONFERENCE ROOMS

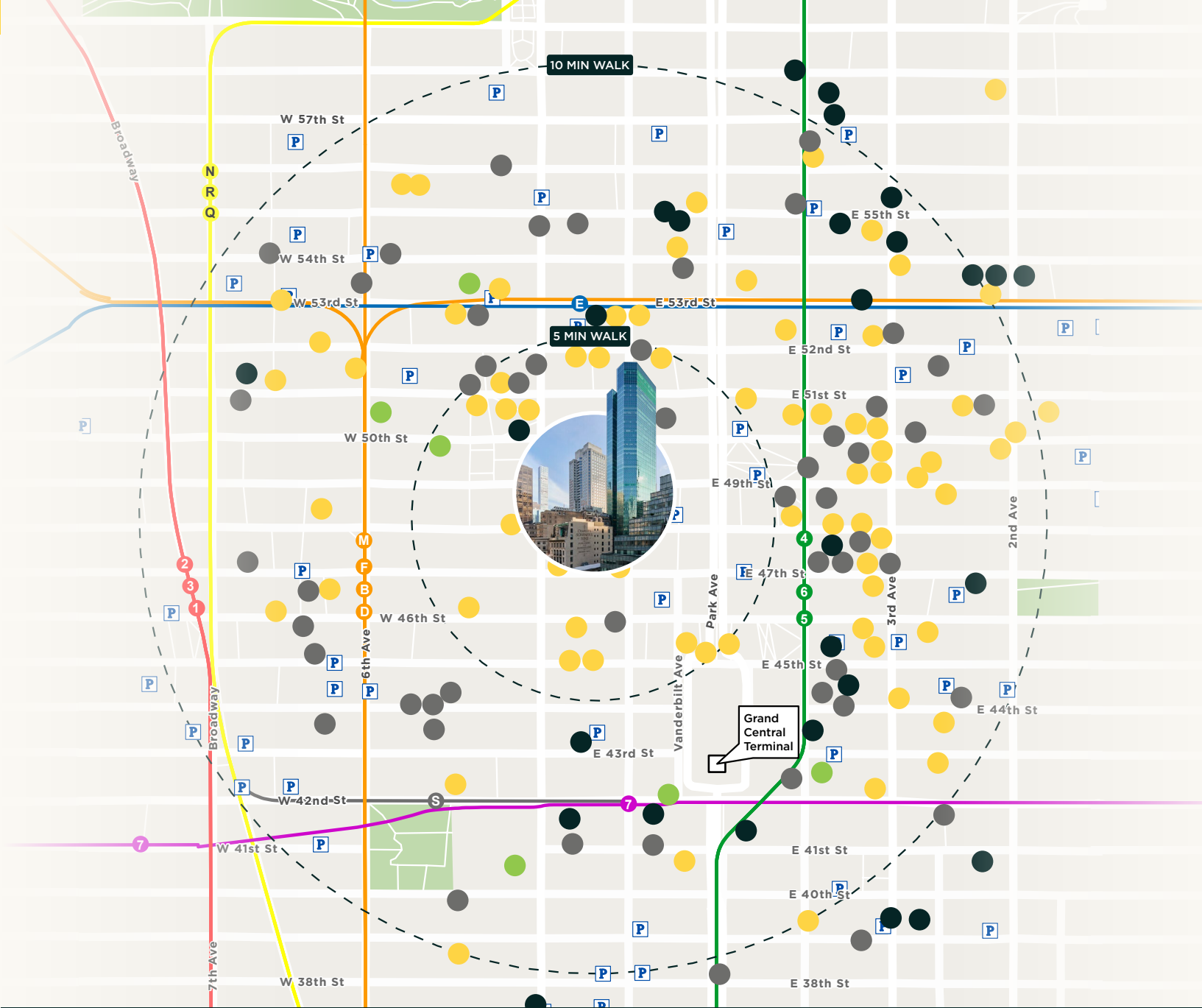
Floorplans

Tower 49

21st Floor



- ACCESS OFFICE
- SMALL OFFICE (1-2)
- MEDIUM OFFICE (3-4)
- LARGE OFFICE (5-8)
- XLARGE OFFICE (9+)
- EXECUTIVE OFFICE



Prime Connectivity & Effortless Commuting

76+ 54+ 28+ 6+

● RESTAURANTS ● HOTELS ○ HEALTH CLUBS ● ENTERTAINMENT

- Steps away from North entrance of Grand Central Terminal
- 10-minute walk to the 49th Street subway (N, Q, R, W)
- Easy CitiBike access for local commutes
- 5-minute walk to Rockefeller Center subway (B, D, F, M)
- Nearby bus lines: M101, M102, M103, M5, M7

DISCOVER THE ULTIMATE WORKPLACE EXPERIENCE

Tower 49®

BY INDUSTRIOUS



SOMETHING FOR EVERYONE

PRIME LOCATION
FULLY FURNISHED



UNIQUE FLEX OFFERING

SINGLE OFFICES
TO FULL FLOORS

SCALABLE SPACES

FLEXIBLE TERM OPTIONS



IT-READY &
SECURE



CUSTOM SOLUTIONS

INDUSTRIOUS



BUSINESS-READY

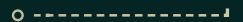
TAILORED FOR GROWTH



COLLABORATIVE ENVIRONMENT



Tower 49®



SOLUTIONS FOR ANY BUDGET, SIZE, OR TIMING

ELEVATED CO-WORKING / FULL-SERVICE OFFICE



DESIGNED FOR PRODUCTIVITY

DYNAMIC WORKSPACES



Exclusive listing agents for the Industrious space at Tower 49:

John Picco +1 212 841 7813 john.picco@cushwake.com

Justin Halpern +1 212 841 7543 justin.halpern@cushwake.com

Alex Lachmund + 1 212 841 7755 alex.lachmund@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.