



THE OFFICES AT STUDIO 54



OKADA & CO.



| LOBBY

MIDTOWN |



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THE EPICENTER OF LEGACY

Located in the center of Manhattan's Theater District, Studio 54 offers a boutique office experience shaped by its enduring cultural legacy. Still a New York icon, the building now provides modern, adaptable workspaces designed for teams who value originality, momentum, and impact. It's where history meets creativity-and where companies come to stand out.

| AVAILABLE SPACES

SUITE 1200B	2,500	SF
16 TH FLOOR	3,736	SF

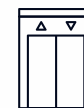
| HIGHLIGHTS



ACCESS



NATURAL LIGHT



ELEVATOR



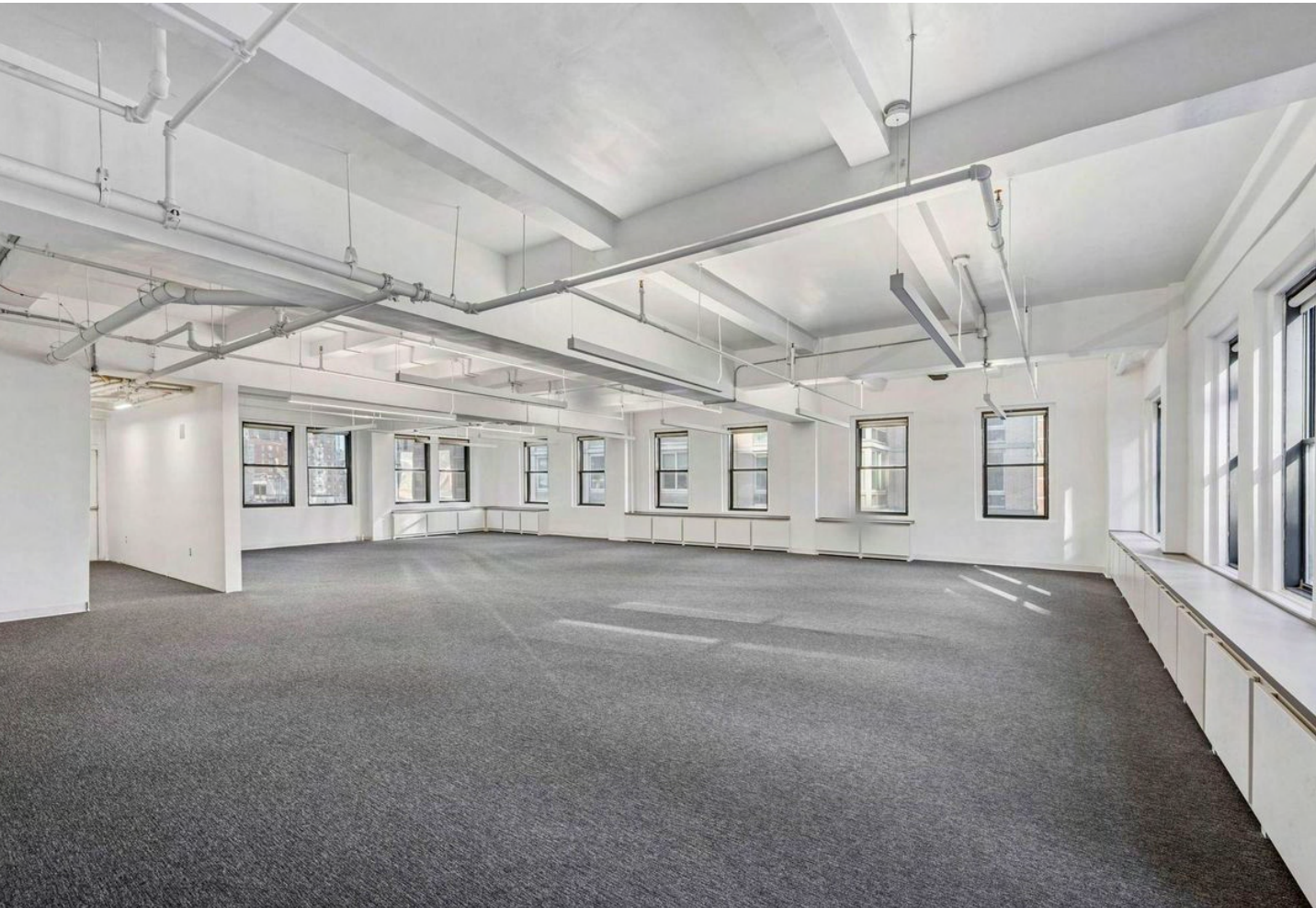
ATTENDED LOBBY

OFFICE | 16TH FLOOR

THE OPEN LAYOUT

The space features an open-concept layout with direct elevator access, private restrooms, and abundant natural light. Designed for flexibility and ease, the landlord is willing to build out a wet pantry, and the unit can be delivered fully built and furnished, offering a seamless, move-in ready opportunity for a range of office users.

3,736 SF | ASK: INQUIRE WITHIN



REBUILD TO YOUR STANDARD | 16TH FLOOR



OPEN CONCEPT | CONCRETE FLOORS | NATURAL LIGHT | CAN BE DELIVERED BUILT & FURNISHED

SUITE 1200B

WORK WITH LIGHT

2,500 RSF | ASK: INQUIRE WITHIN



THE NEIGHBORHOOD

Positioned on the iconic Studio 54 block, 254 West 54th Street places tenants at the center of Manhattan's renowned Theater District, surrounded by world-class entertainment, dining, and hospitality. The property offers convenient access to Columbus Circle, Times Square, and the A, C, E, B, D, F, M, N, Q, R, W, and 1 subway lines.





LAZARO RABANALES

Associate

Laz@okadaco.com

M: (914) 575-8380

O: (212) 244-4240 Ext. 314



PARVEEN RAMPERSAUD

Associate

Parveen@okadaco.com

M: (347) 884-4586

O: (212) 244-4240 Ext. 327



135 W 36th Street, 14th Floor, New York, NY 10018