

254 W 31ST

PENN PLAZA DISTRICT

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

LOCATION

Between 7th and 8th Avenues

TERM

Flexible

PREMISES

Entire 5TH Fl ____ 5,240 SF

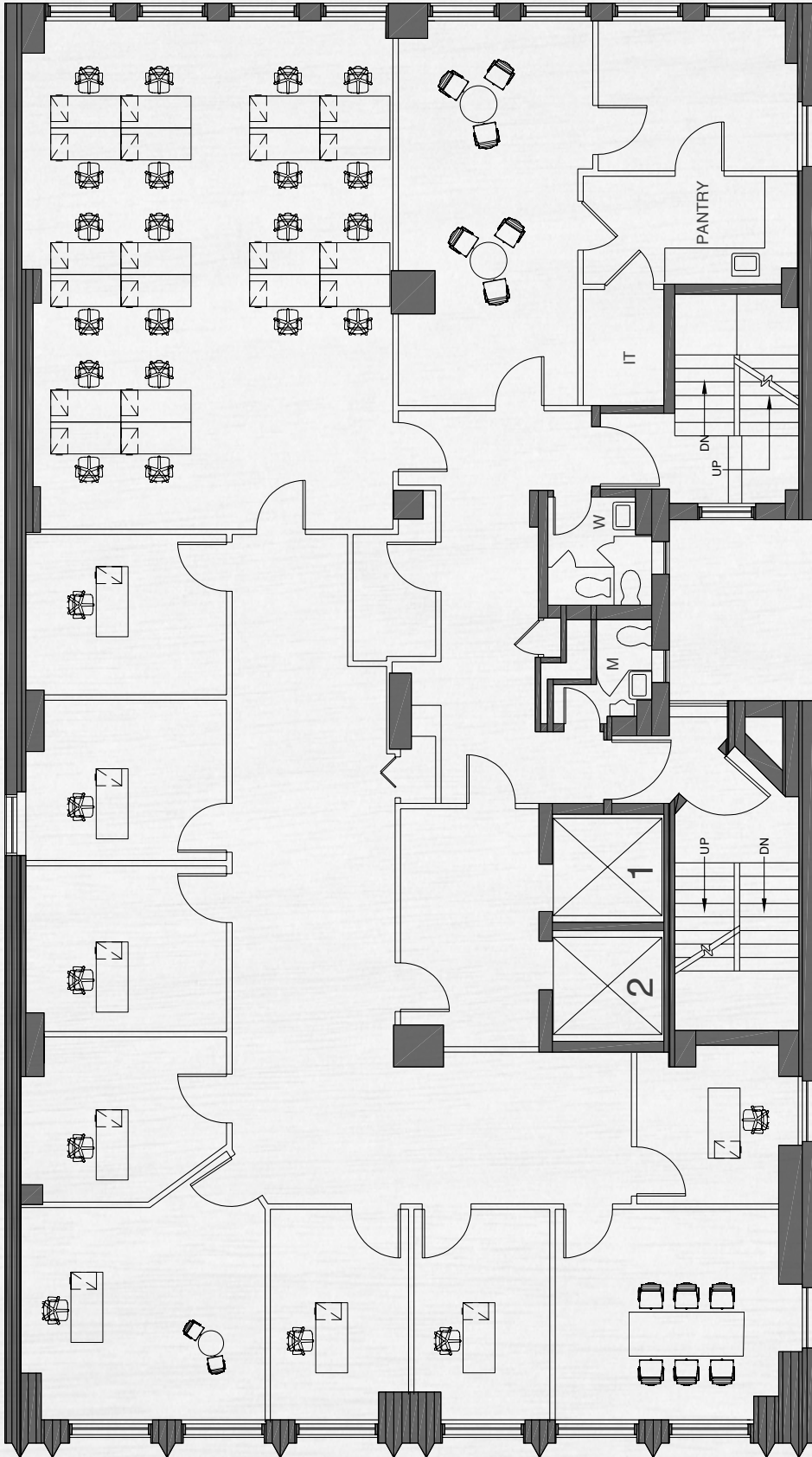


MADISON SQUARE GARDEN



5TH FLOOR

EXISTING LAYOUT



ENTIRE 5TH FL - 5,240 SF

- 1, 6-8 person windowed conference room
- 20 workstations
- 8 windowed offices
- Large open area
- Wet pantry
- Private restrooms
- **New Building Installation Available**

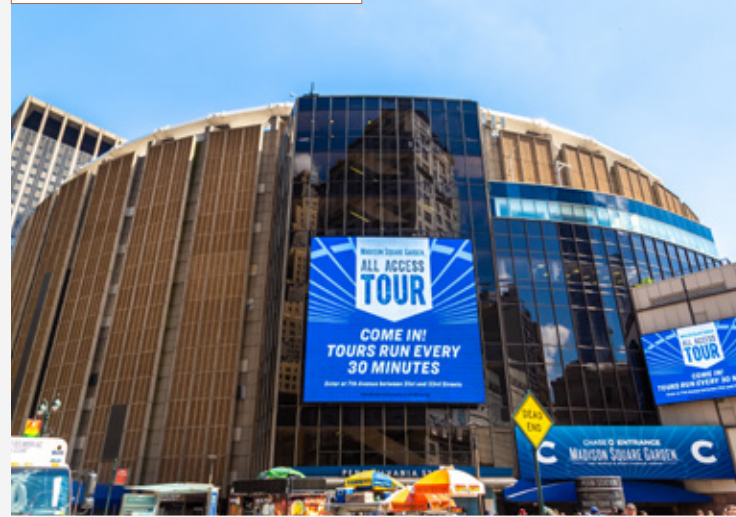
MOYNIHAN FOOD HALL



PENN STATION

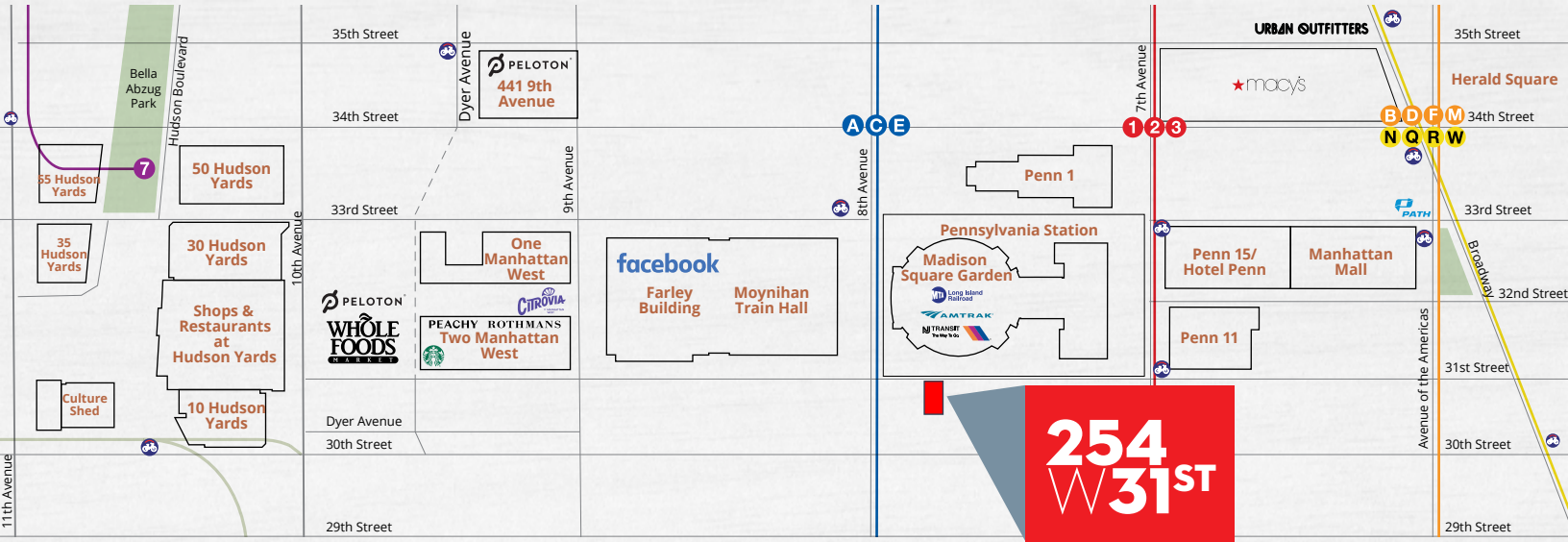


MADISON SQUARE GARDEN



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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