



501 Seventh Ave

501 Seventh Ave, New York, NY 10018



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Rental Rate:	\$41.00 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	494,999 SF
Year Built:	1923
Walk Score ®:	96 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$3.42 /SF/MO

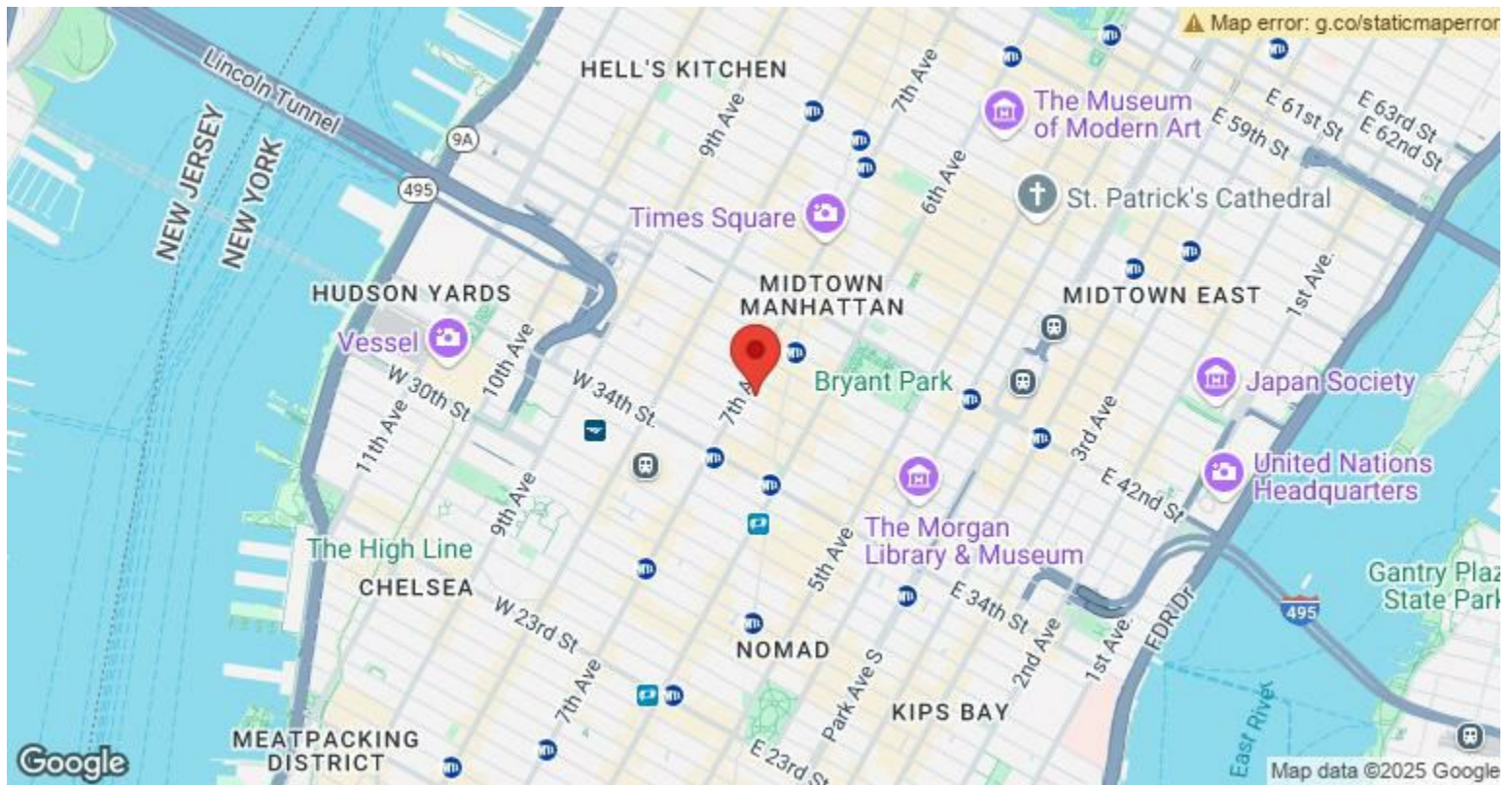
2nd Floor Ste 109

Space Available	1,100 SF
Rental Rate	\$41.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Sublet
Space Use	Retail
Lease Term	Negotiable

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For Lease – Prime 2nd Floor Retail Space in Midtown

Suite 109 offers approximately 1,100 sq. ft. of versatile retail space on the second floor—ideal for a women's hair salon or similar business. There is also the option to combine with an additional 1,100 sq. ft. on the ground floor. Located on 37th Street between 7th Avenue and Broadway, this space is in a high foot traffic corridor, just steps from Macy's and Penn Station, and only one stop from Hudson Yards via the 7 train.

The place is ready for occupancy, ideally looking for 5 year or greater contract...
(COI of 5 million is needed, electric is split and all construction goes through building)

Please note: Some listing images have been virtually rendered to illustrate potential interior design concepts.