

60 WEST 45TH STREET

Exclusive Office|Retail Opportunity in Midtown Manhattan



OKADA&CO.

TURNKEY 2,000 SF FULL-FLOOR SPACE

PRIME GRAND CENTRAL SUBMARKET

Okada & Company is pleased to offer an exclusive leasing opportunity at 60 West 45th Street, located in the heart of Midtown Manhattan, steps from Bryant Park, Grand Central, and major transit hubs.

This 2,000 SF second-floor commercial space has been fully remodeled and is ideal for creative office, boutique retail, wellness, or professional use.



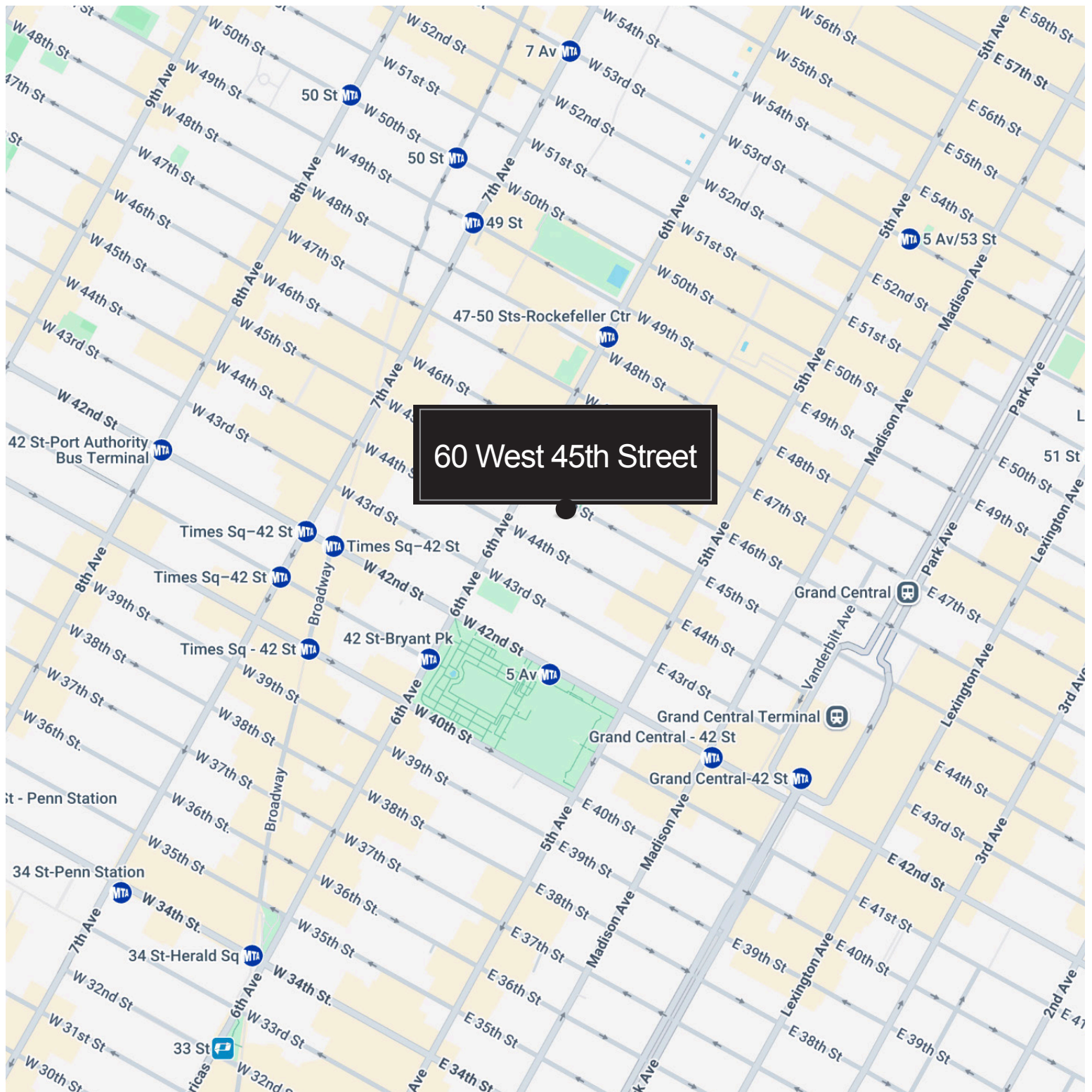
PROPERTY HIGHLIGHTS

- Full-floor, sunlit layout with blonde wood floors and modern finishes
- Loft-style design
- Dual exposures: front-facing park views + rear windows for airflow
- 35+ wall outlets & 3 in-floor electrical boxes – perfect for flexible layouts
- Private restroom, in-unit sink & 2 storage closets (in-unit + hallway)
- 12 LED light fixtures, baseboard heating, updated Honeywell thermostat
- Smart access via Comelit intercom system with NFC & dual entry points
- Quiet commercial use preferred (residential above)

This is a rare opportunity to lease a bright, beautifully built-out, full-floor unit in a prime Midtown location with exceptional visibility and flexible use potential.



LOCATION



LOCATION BENEFITS



Steps from MMC Plaza,
Grand Central, Bryant
Park, and 5th Avenue



High daily foot traffic in one of Manhattan's most vibrant corridors



Surrounded by cafés,
gyms, retail, and
corporate offices



Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 5 million square

feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



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