



# TOWER49

BY INDUSTRIOUS





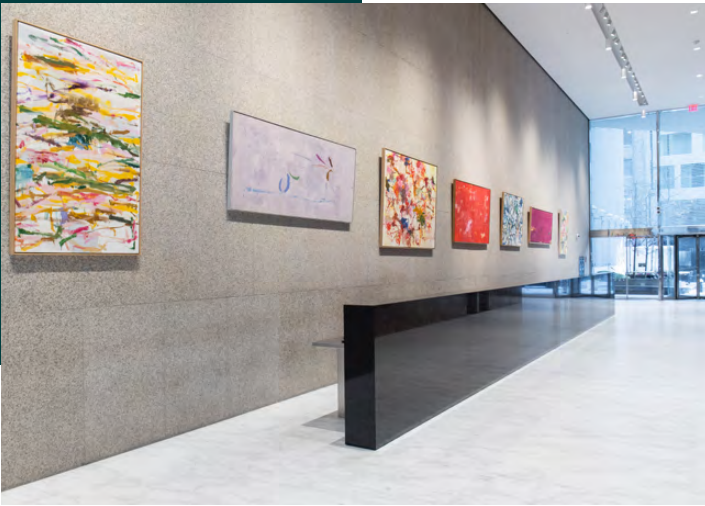


## **TOWER49** BY INDUSTRIOUS

Intelligent as well as beautiful, Tower 49® is a Class A building spanning from 48th to 49th Streets, between Madison and Fifth Avenues. Designed by Skidmore, Owings & Merrill, with mechanical support by Jaros, Baum & Bolles, this 45-story structure features continuous window lines on all sides, maximizing natural light. The building offers column-free floors, high ceilings, destination dispatch elevators, and a MERV 16-rated air filtration system. Coupled with an attentive, on-site, owner-managed staff, Tower 49® provides exceptional services to its clients and tenants. Located just one block from Grand Central Terminal, Tower 49®

is easily accessible to commuters traveling via the Long Island Rail Road, Metro-North, numerous subway lines, and bus routes.

Boasting the highest customer satisfaction in the flexible office industry, Industrious locations offer the best solution for coworking access, private offices and suites, and on-demand meeting space. With flexible terms and all-inclusive pricing, members also have access to locations in 65+ markets across the U.S, U.K., Europe, and Asia. Together, Tower 49® by Industrious offers your team the highest level of hospitality and best-in-class service in the flexible office industry.



### TOWER 49® SPECIFIC AMENITIES

- On-site restaurant, Joe's Home of Soup Dumplings, offers authentic Shanghai cuisine
- Tower 49® Gallery showcasing renowned modern artists including Jules Olitski, Frank Stella, Friedel Dzubas, and more
- Public plazas on both the 48th and 49th Street entrances feature a shaded arcade
- Ground-level event space in the western portion of the lobby
- Executive conference center on the 31st floor available for tenant use
- Secure bike storage in the loading dock
- A building-wide amenity center is planned and will likely include an expanded conference center, fitness/wellness lounge, lockers and executive shower facilities





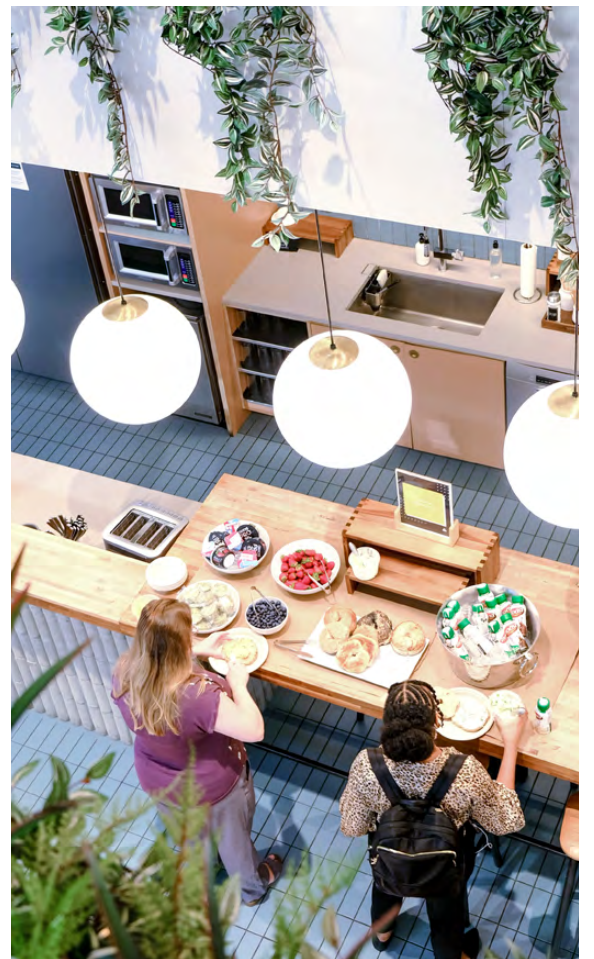


### INCLUDED SERVICES

- 24/7 Access
- Wellness Room
- Phone Booths
- Office Supplies
- Private Conference Rooms
- Fast, Secure Wi-Fi
- Community Events
- Professional-Grade Cleaning
- Mail & Packaging
- Daily Breakfast & Snacks
- Weekly Happy Hours
- Dedicated On-Site Staff
- Unlimited Color Printing
- Industrious App











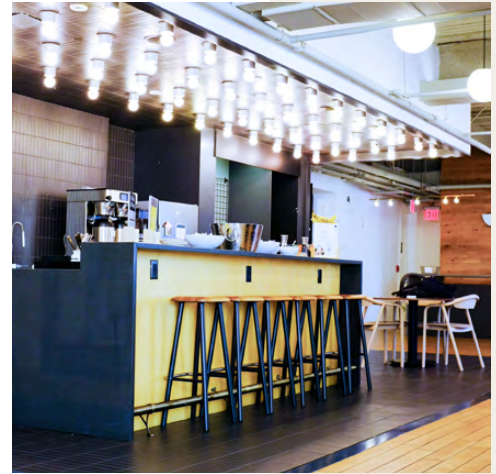
**ADDITIONAL FLOORS  
SCHEDULED TO OPEN IN 2025**











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### FOR MORE INFORMATION

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