

SERHANT.
COMMERCIAL

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PREMIER OFFICE SPACE
589 11TH AVE
NEW YORK, NY

EXECUTIVE SUMMARY

589 West 44th Street, Floors 2, 3, 4, 5

EXCEPTIONAL LEASING OPPORTUNITY IN PRIME HELL'S KITCHEN, NYC

PROPERTY:

Introducing 589 Eleventh Avenue, a highly visible corner commercial property offering brand-new white-boxed spaces, fully built-out office space, and a versatile rooftop component. This premier building provides up to 10,520 SF of contiguous space, ideal for office, retail, co-working, or hospitality use.

Floors 2, 3, and 5 are newly white-boxed, ready for customization. The 4th floor is a fully built-out, furnished office featuring a wet pantry and two private offices, offering a turnkey solution. The 6th-floor rooftop can be combined with the 5th floor and/or the ground-floor restaurant, creating a unique opportunity for businesses seeking outdoor space. A full liquor license is possible, and all uses are considered.

Modern infrastructure includes high-speed Internet connectivity, energy-efficient HVAC systems, and advanced security features, ensuring seamless business operations. Lease terms include utilities, building services, and property expenses.

NEIGHBORHOOD:

589 Eleventh Avenue is strategically positioned near Hudson Yards, the Javits Center, the High Line, and the Hudson River Greenway. The surrounding area is home to an array of restaurants, bars, cafes, and retail destinations along 9th, 10th, and 11th Avenues. Cultural landmarks such as the Theater District and the Intrepid Sea, Air & Space Museum are within close reach.

The property benefits from excellent transportation access, including nearby subway lines, Penn Station, Port Authority Bus Terminal, and NY Waterway Ferry, making it an attractive location for businesses looking to establish or expand their presence in Manhattan.

CONTACT:

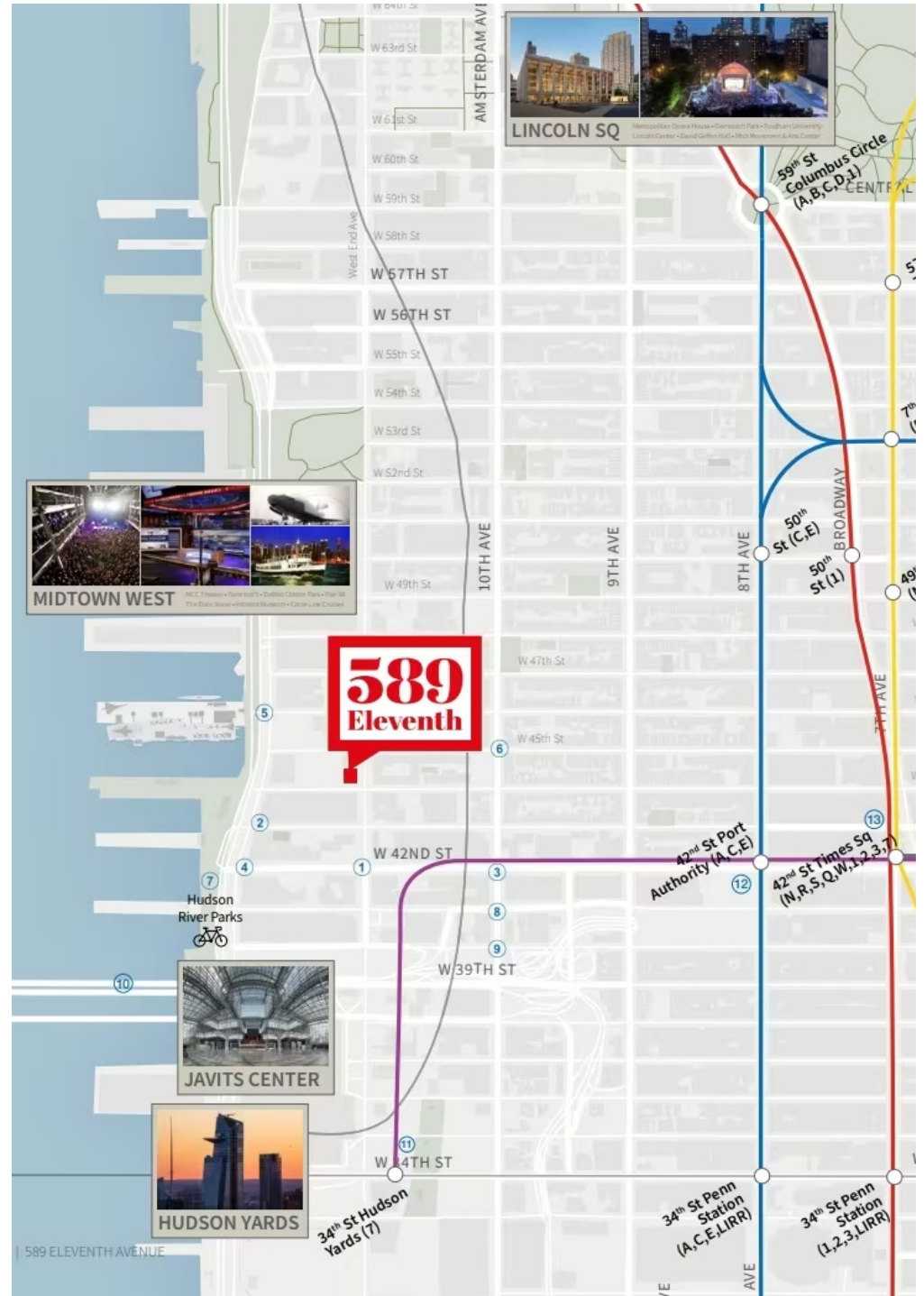
Don't miss out on the chance to secure this unique property in the middle of Manhattan. Full Floor office space, creative lofts, corner unit, furnished and usable rooftop, and furnished space option.

For more information or to schedule a private viewing, don't hesitate to reach out today!



PROPERTY OVERVIEW

Lease Type:	Office
Property Type:	Office building + restaurant with liquor license
Property Condition:	New construction
Year Built:	2020
Zoning:	M2-4
Floors Available:	2, 3, 4, 5
SF Per Floor	2,630
Total SF	10,520
Rental Rate	\$40/SF/YR
Building Height:	6 Stories



PROPERTY HIGHLIGHTS:

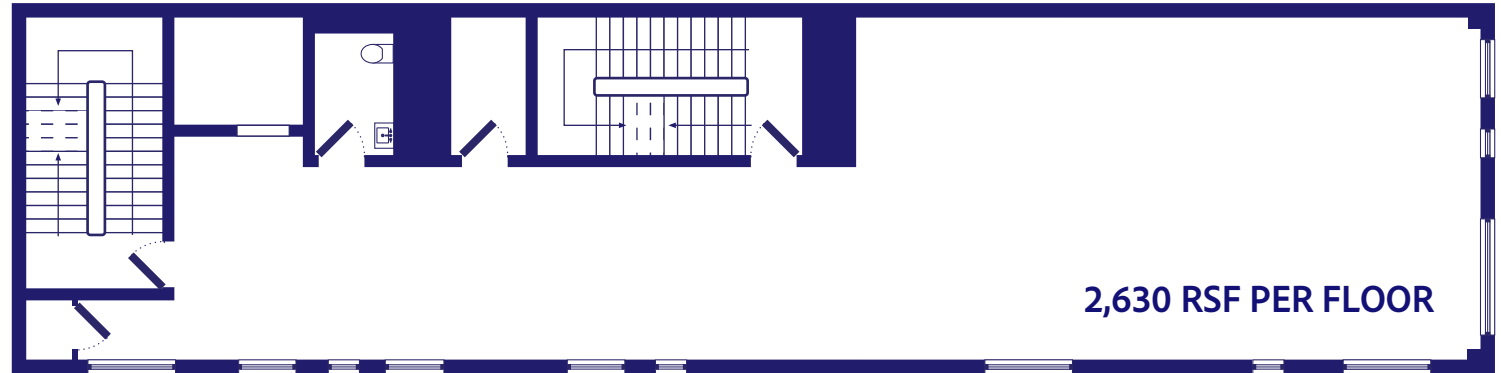
- 13'6 Ceilings
- Brand new construction w/compelling & unique design by Sydness Architects
- Huge roofdeck for penthouse
- Ability to take multiple floors w/opportunity for signage & branding
- Open to different uses including retail
- Polished concrete floors
- 31 Operable windows on each floor
- 24/7 Automatic large, freight-sized elevator



FLOOR PLAN & SAMPLE TEST FIT

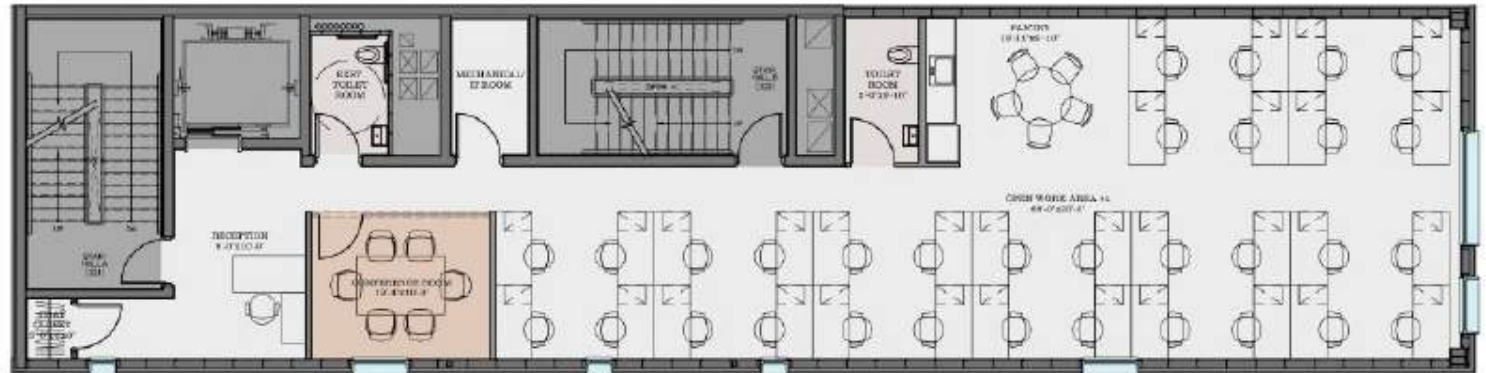
FLOOR PLAN

FLOORS:
2, 3, 4, 5



TEST FIT

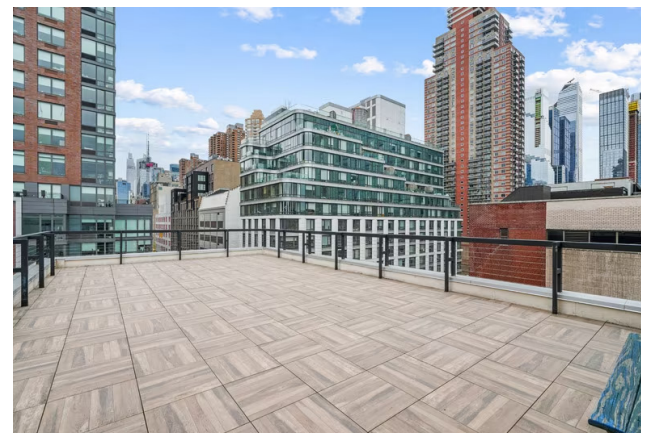
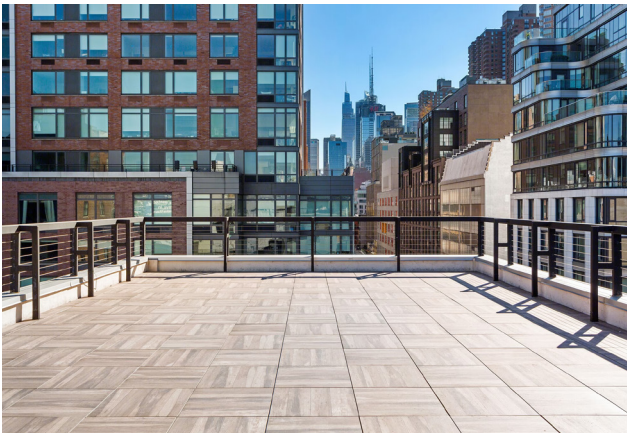
FLOORS:
2, 3, 4, 5



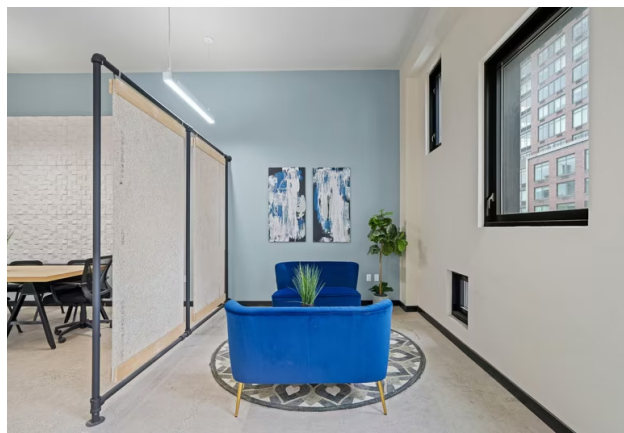
AERIAL MAP



PROPERTY EXTERIOR PHOTOS



PROPERTY INTERIOR PHOTOS



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