

FOR LEASE

589 ELEVENTH AVENUE

Entire Third Floor · 2,630 RSF — Brand-New White-Boxed Office / Showroom
CORNER OF WEST 44TH STREET · HELL'S KITCHEN · NEW YORK, NY

EXECUTIVE SUMMARY

A corner statement in prime Hell's Kitchen

589 Eleventh Avenue is a highly visible corner commercial building at West 44th Street, completed in 2020 and designed by Sydness Architects. The **entire third floor** offers **2,630 RSF** of brand-new, white-boxed space — 14-foot ceilings, polished concrete floors, oversized operable windows, and full-floor identity with light on two exposures. A blank canvas, ready for a custom build-out.

The building pairs modern infrastructure — high-speed internet, energy-efficient HVAC, advanced security, and an automatic freight-sized elevator — with hospitality-grade amenity: high-end dining at **ERA New York** on the ground floor and a **corporate event space on the rooftop**. Office, showroom, studio, gallery, and co-working uses are all considered.

Lease terms are **modified gross** — utilities, building services, and property expenses included — offering clean, predictable occupancy costs.

IN-BUILDING TENANTS

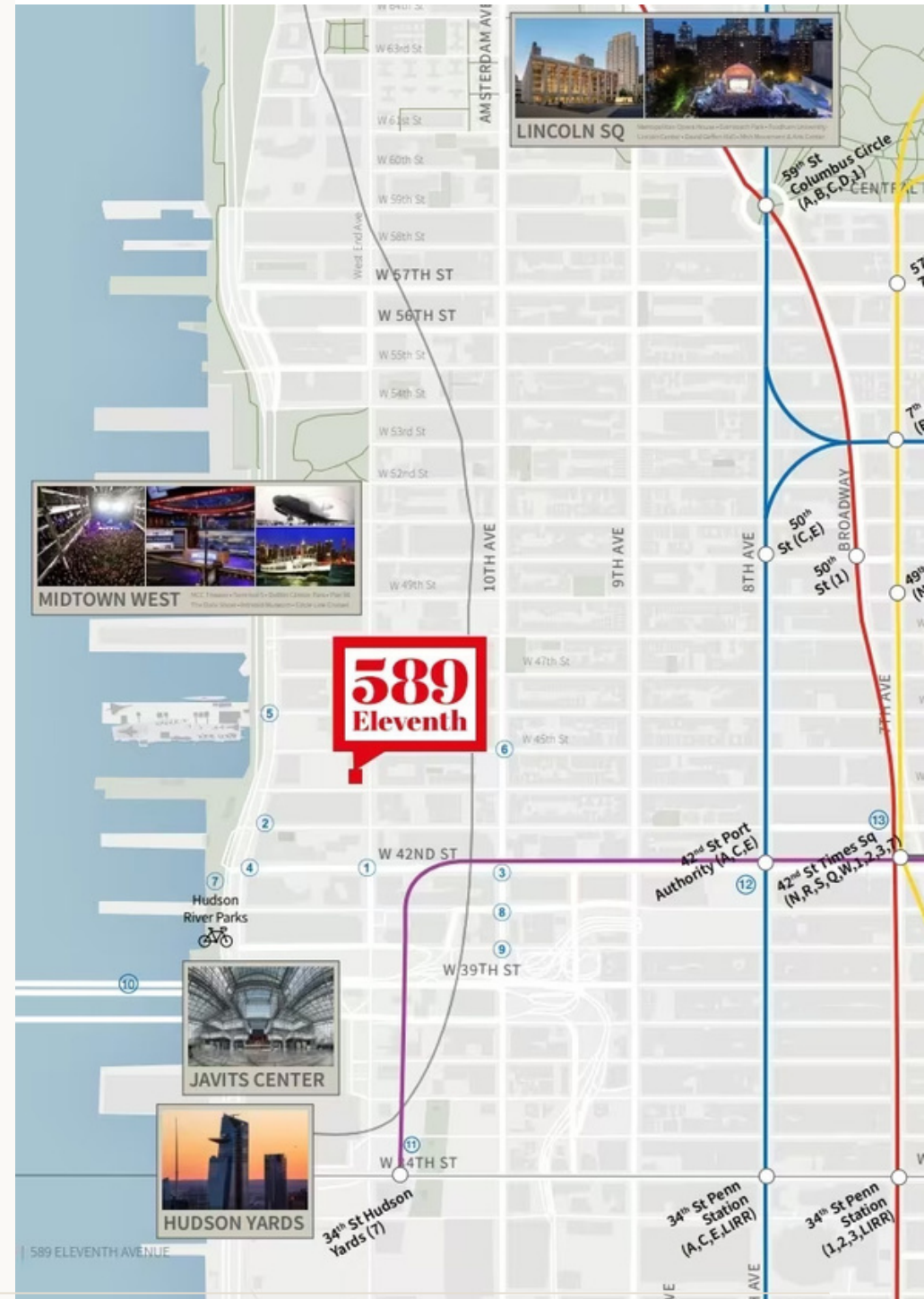
ERA New York · Fadil Berisha Photography · Zabar Entertainment / Hospitality · ERA Rooftop Events



PROPERTY OVERVIEW

ADDRESS	589 Eleventh Avenue (corner of W 44th St), New York, NY 10036
AVAILABLE SPACE	Entire Third Floor
SIZE	2,630 RSF
ASKING RENT	\$55 / SF / YR Modified gross — utilities & building services included
CONDITION	Brand-new white box — ready for custom build-out
POSSESSION	Immediate
TERM	Flexible / negotiable
CEILING HEIGHT	14 feet
ELEVATOR	Automatic freight-sized elevator · 24/7 access
ZONING	M2-4
YEAR BUILT	2020 · Sydness Architects
PERMITTED USES	Office, showroom, studio, gallery, co-working — all uses considered

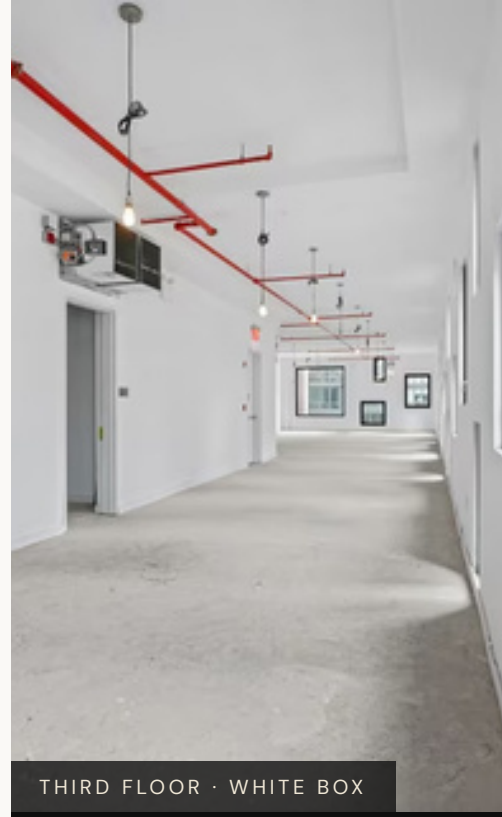
Growth option: Floors 2 and 5 (2,630 RSF each) may also be available — up to **10,520 SF contiguous** for a multi-floor user. Inquire for details.



SPACE HIGHLIGHTS

Built new in 2020. Designed to be noticed.

- **14' ceilings** with oversized operable windows and exceptional natural light
- **Full-floor identity** — two street exposures on a signalized corner
- **Polished concrete floors**; clean, modern white-box condition
- **Automatic freight-sized elevator** with 24/7 building access
- High-speed internet, energy-efficient HVAC, advanced security
- **ERA New York** dining on the ground floor; rooftop corporate event space above
- Prominent **corner signage & branding** opportunities on Eleventh Avenue
- Modified gross lease — utilities and building services included



THIRD FLOOR · WHITE BOX



SAMPLE OWNERSHIP BUILD-OUT
(4TH FL)



ERA NEW YORK · GROUND FLOOR

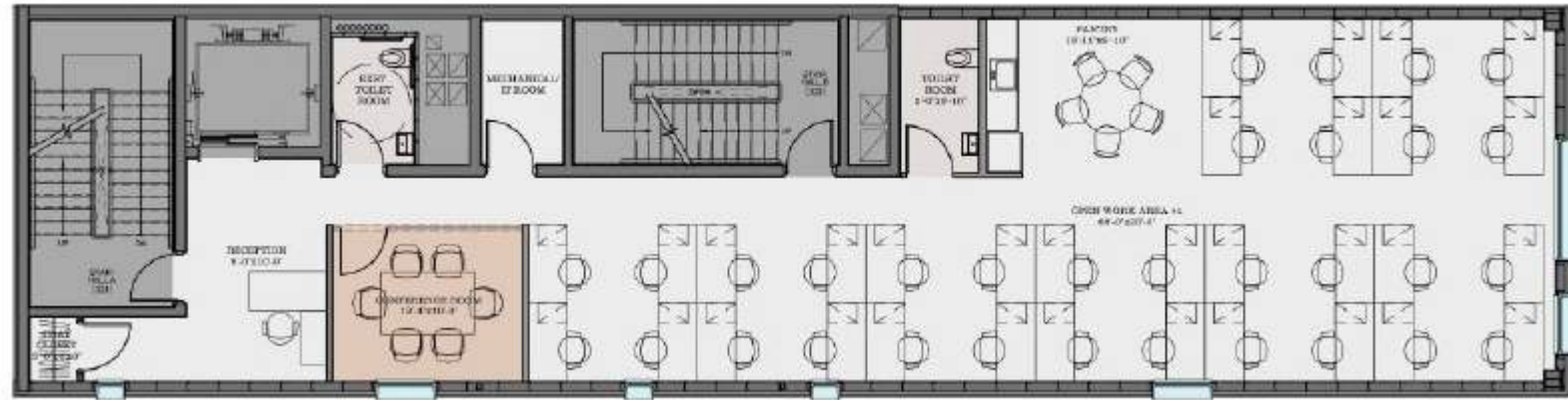


ERA ROOFTOP · EVENT SPACE

Efficient, column-light full floor

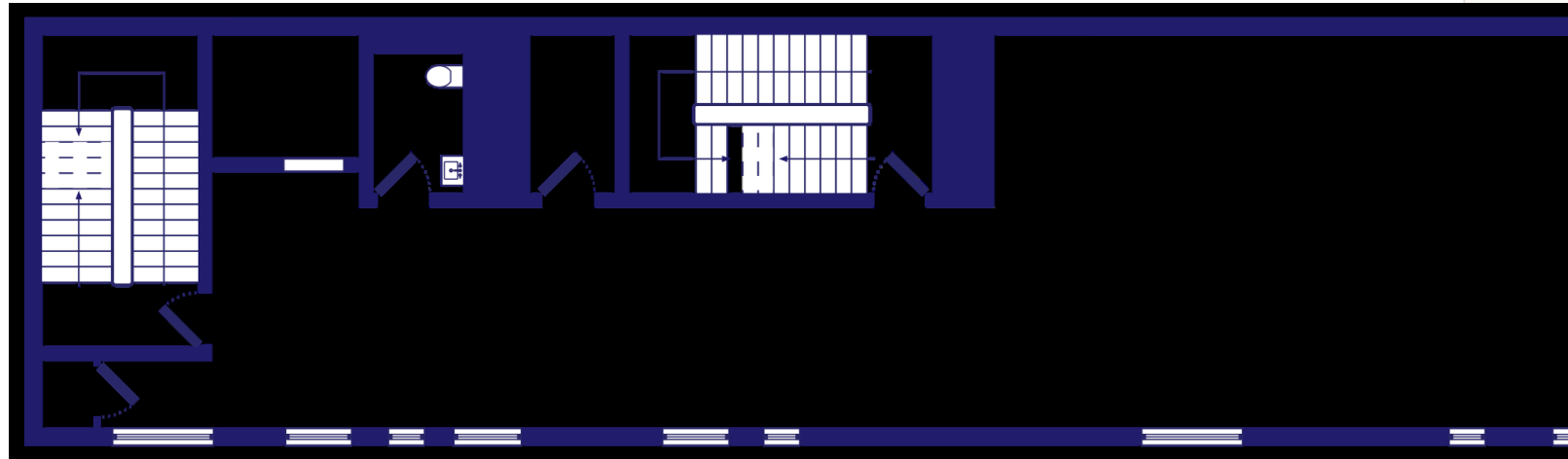
2,630

RSF · FLOOR PLAN
THIRD FLOOR



30+

WORKSTATIONS
SAMPLE TEST FIT



Test fit shown for illustration: reception, conference room, open work area, pantry, and private restroom. Ownership will deliver white box ready for tenant's custom build-out.

The fastest-transforming corridor in Manhattan

ABBA Voyage Arena • One Block North

Purpose-built ~3,000-seat venue on Eleventh Ave (W 45th–46th). Site demolition underway; opening anticipated 2028 with a projected ~900,000 visitors annually.

The Westline • One Block North

Newly completed three-building residential complex on Eleventh Avenue — leasing underway, bringing hundreds of new residents to the block.

DeWitt Clinton Park North • Approved June 2026

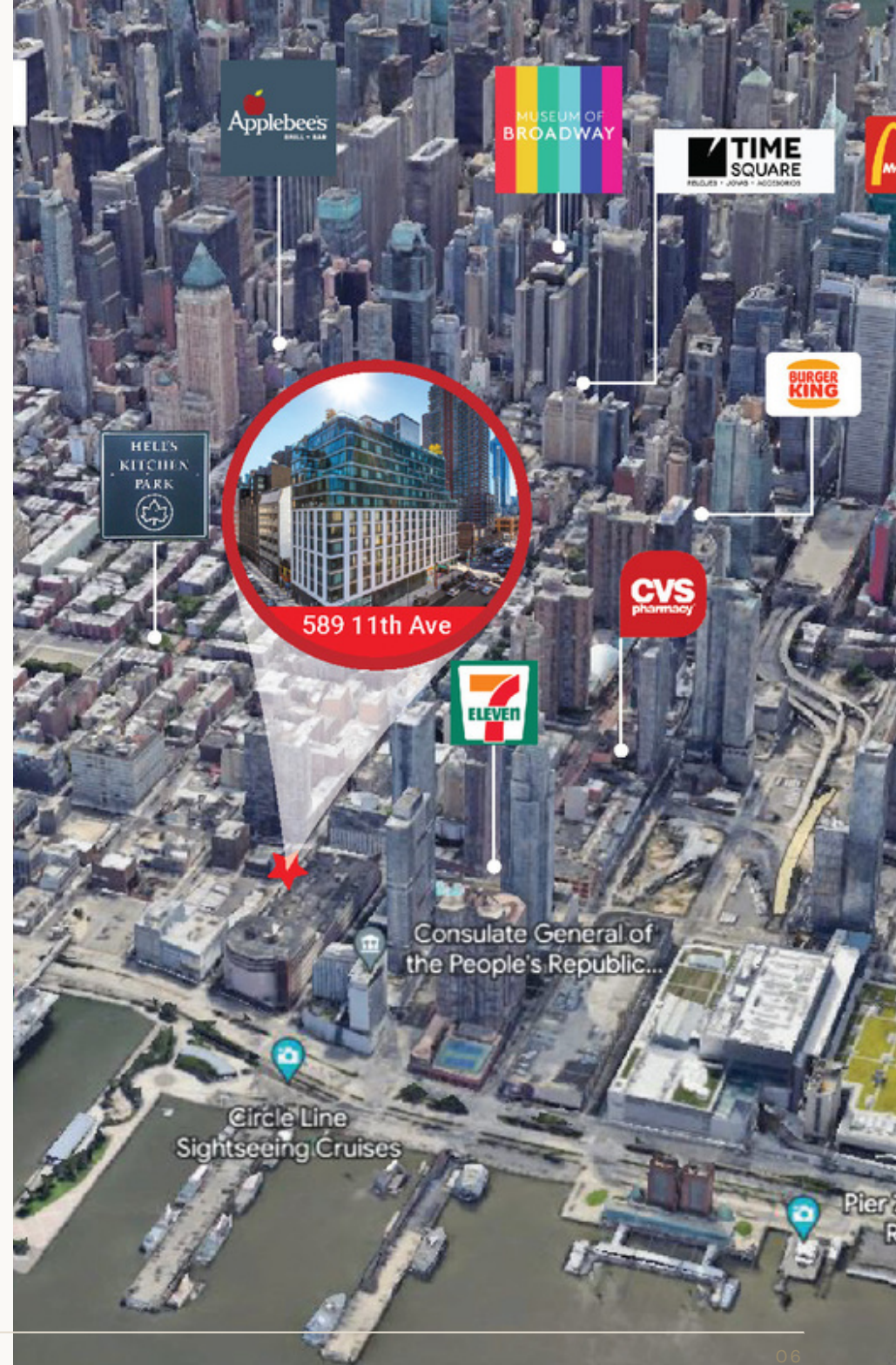
~1,094-unit, two-tower residential development approved by the City Council on Eleventh Avenue at W 54th–56th Streets.

Intrepid Site Redevelopment • One Block Northwest

State-issued RFP for large-scale mixed-use redevelopment of the 50,000+ SF parcel at 621 W 45th Street on Twelfth Avenue.

Hudson Yards • Javits • Hudson River Park

Steps to the waterfront greenway and Intrepid Museum; minutes to Hudson Yards and the Theater District. A/C/E at 42nd St–Port Authority; NY Waterway ferry.



PROPERTY GALLERY





F&K
MANAGEMENT

589 Eleventh Avenue

ENTIRE THIRD FLOOR · 2,630 RSF · FOR LEASE

FATION SYLA · Property Manager

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