

135 BOWERY

NEW YORK, NY 10002

FLOORS 2, 3, 6, & 8 FOR LEASE

Dedicated Office Space | Large
Outdoor Terraces

POSSESSION: Immediate

PROPERTY HIGHLIGHTS:

- Newly constructed boutique office building in the heart of Midtown South's coolest live, work, play neighborhood
- The 8th floor features a usable terrace with stunning views of Manhattan and Brooklyn
- Creative installation with double glass sliding doors and kegerator
- Top of the line data infrastructure with hardline and satellite fiber as well as Verizon FIOS connectivity
- Certified by Wired NYC
- Close proximity to the 6, B, D, F, N, R, J, Z subways



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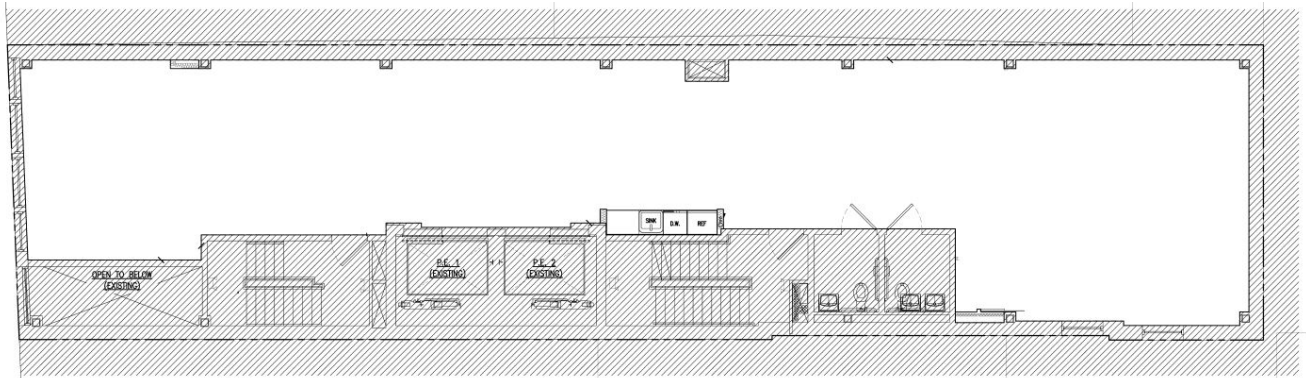
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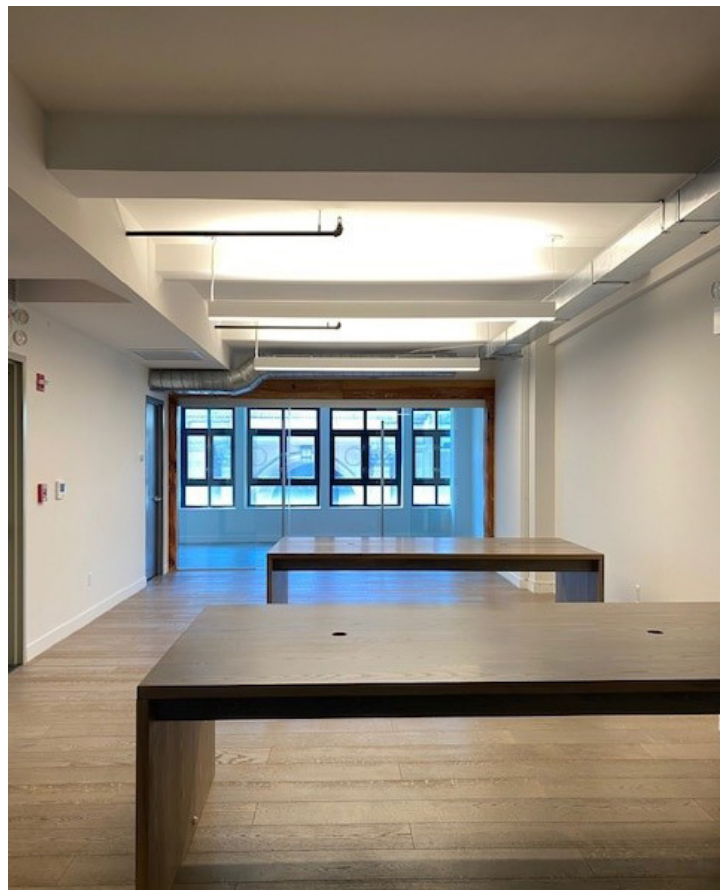
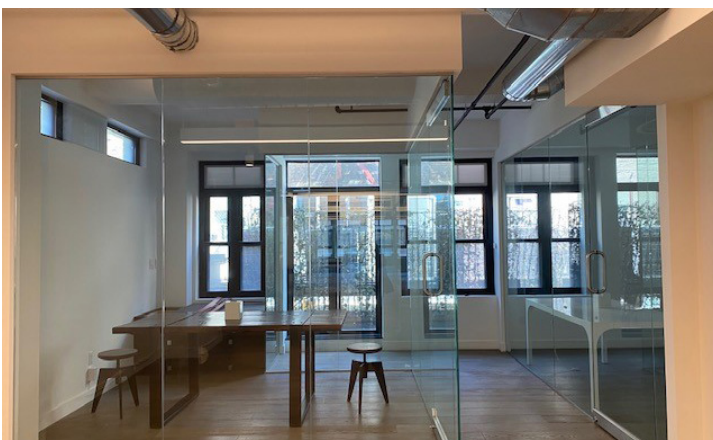
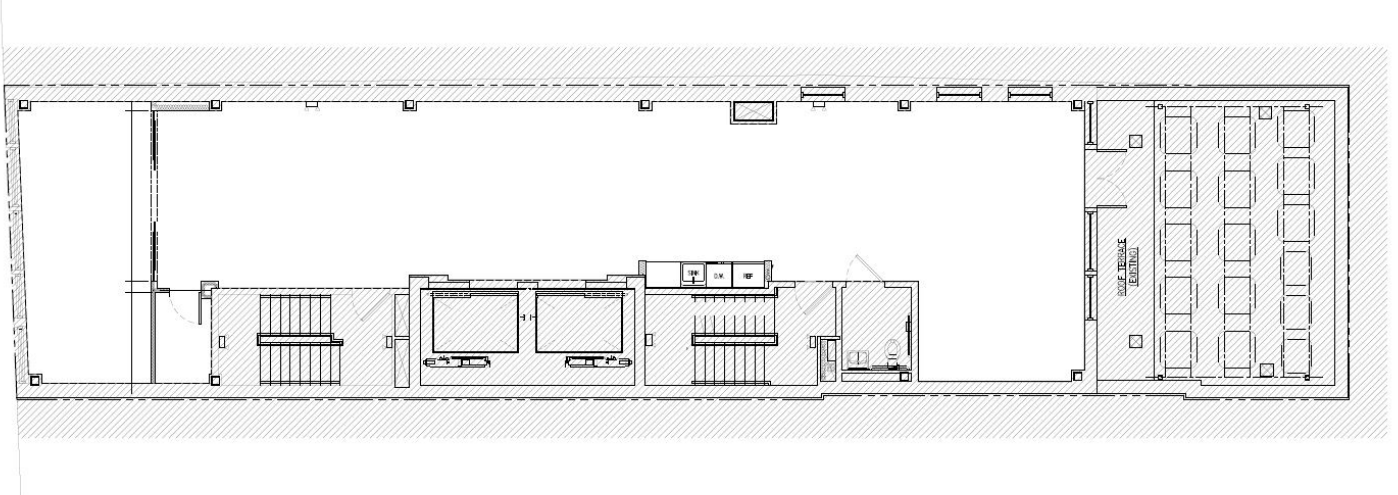


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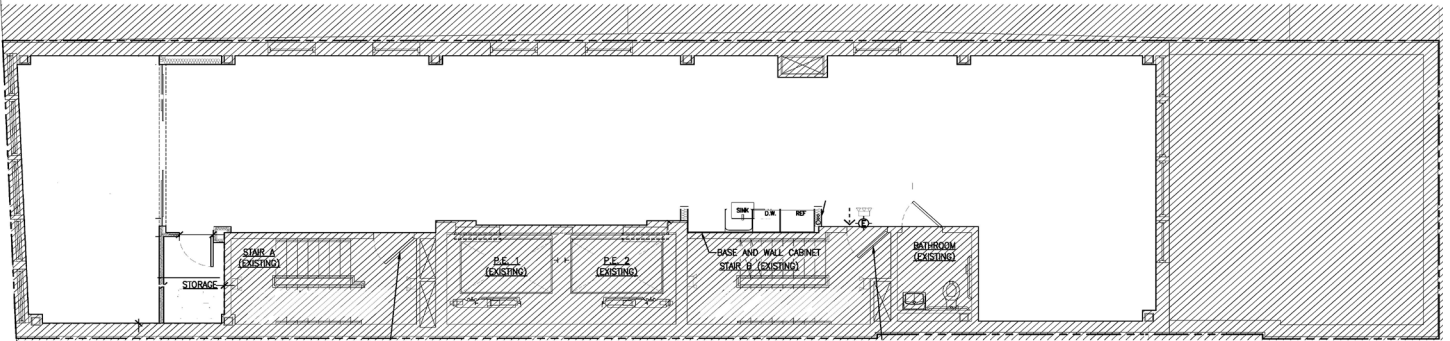
Recently built, furnished space with 1 conference room, open area and pantry.



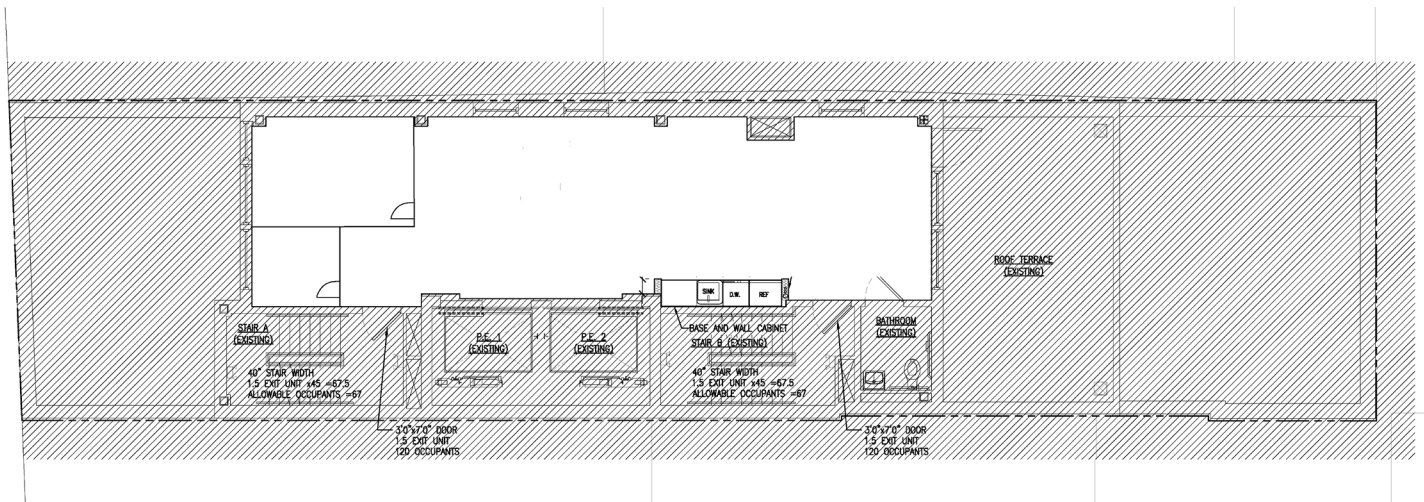
Recently built with 1 conference room, 2 offices, open area and pantry. Furniture can be made available.



Recently built with 1 conference room, 1 office, open area and pantry.
Furniture can be made available.

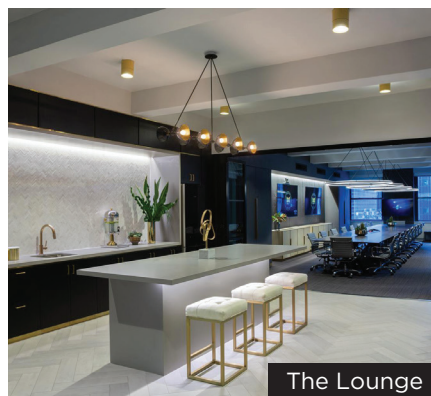
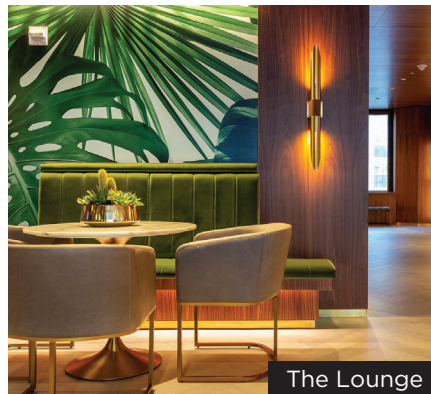
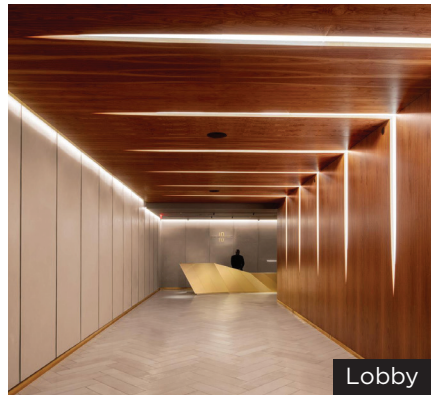
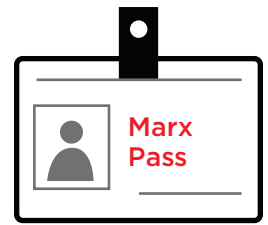


Built with 2 offices / meeting rooms, pantry and a large terrace. Furniture can be made available.



EXCLUSIVE TENANT AMENITY

Marx Realty is offering a Marx Pass to all new tenants at both 135 and 161 Bowery. Tenants will have access to the hospitality-infused amenity center at 10 Grand Central. The amenity offers a 40 seat conference room which is available to reserve on Marx Connect App, along with an expansive lounge and The Ivy Terrace; both of which can be used anytime and can be reserved for specific events.



**The Ivy
Terrace**



**Hospitality-infused
Amenity**



**40 Seat
Conference Room**



**Marx
Connect App**