



244-250
WEST 54TH STREET

MIDTOWN
with a **SOHO VIBE**

Boutique Office
Space Available

ZAR PROPERTY NY

Space Features:

- * 11 foot ceiling heights
- * Polished Concrete
- * Exposed Brick Walls
- * Exposed Steel Columns
- * Magnificent Light & Air
- * Brand New Windows
- * Glass Offices & Conference Rooms
- * State of the Art LED Lighting
- * Tenant Controlled HVAC – Brand New “V.R.F” System

Landlord will modify/build to suit with standard finishes for a qualified tenant.

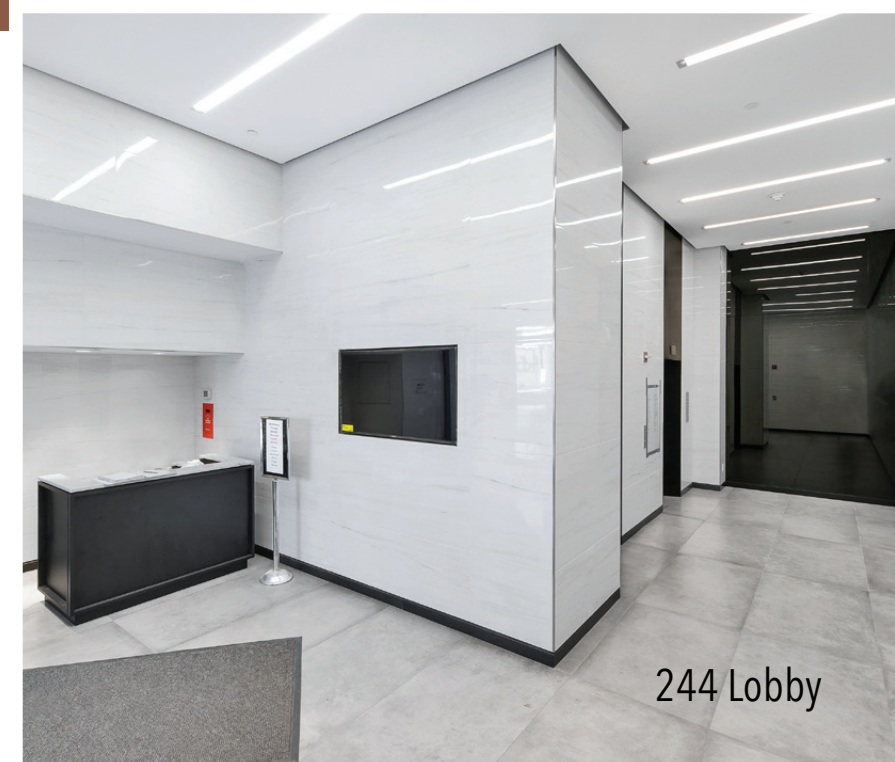
Building Features:

Multi-Million dollar building wide infrastructure upgrade nearly complete

- * **Attended Lobby**
- * **24/7/365 Access**
- * **2 Brand new renovated lobbies with 3 passenger elevators.**
- * **Oversized Freight Elevator**
- * **Wired for Verizon FIOS, Spectrum, & Pilot Fiber**



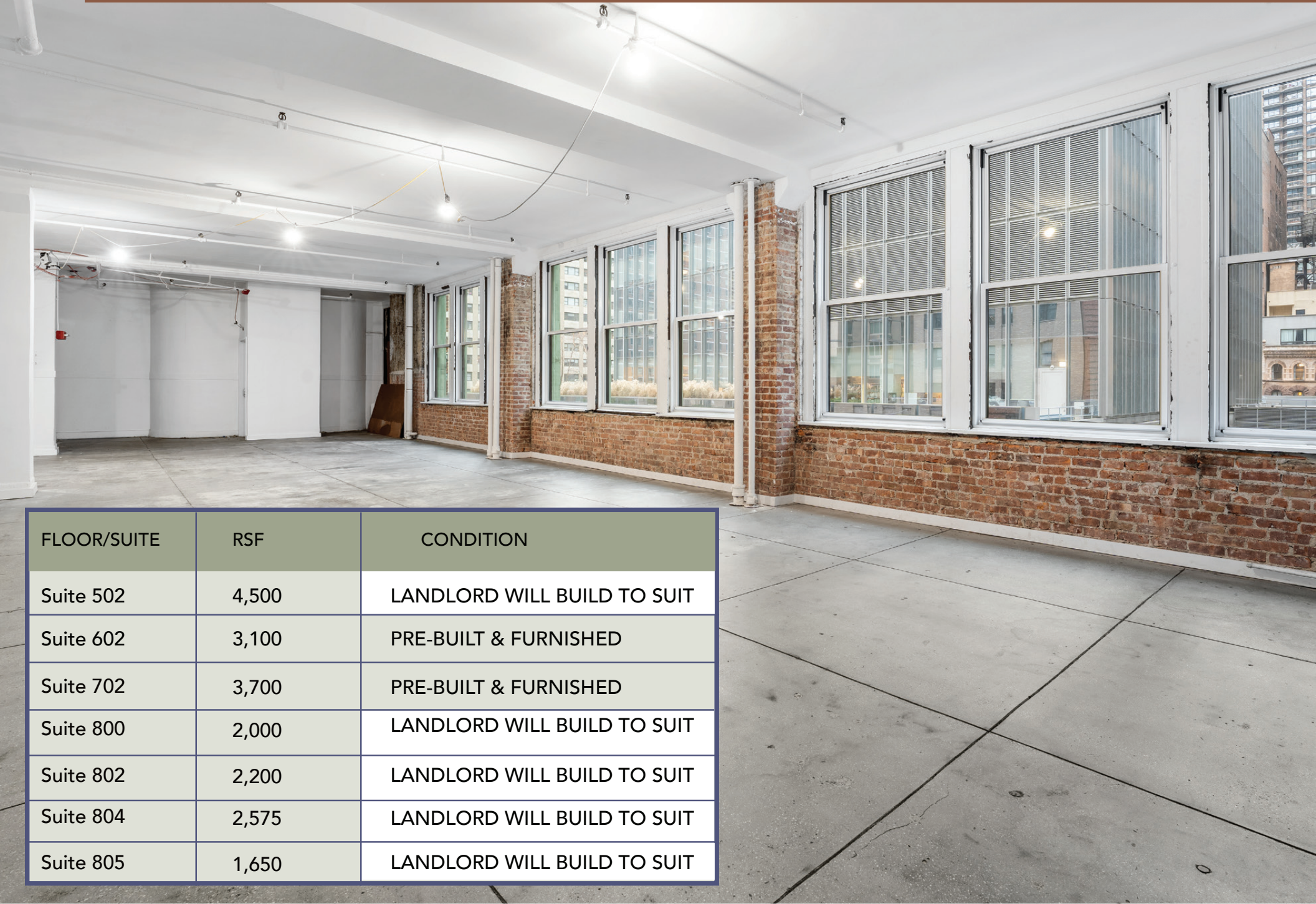
- * **Accessible to subway**



244 Lobby



250 Lobby



FLOOR/SUITE	RSF	CONDITION
Suite 502	4,500	LANDLORD WILL BUILD TO SUIT
Suite 602	3,100	PRE-BUILT & FURNISHED
Suite 702	3,700	PRE-BUILT & FURNISHED
Suite 800	2,000	LANDLORD WILL BUILD TO SUIT
Suite 802	2,200	LANDLORD WILL BUILD TO SUIT
Suite 804	2,575	LANDLORD WILL BUILD TO SUIT
Suite 805	1,650	LANDLORD WILL BUILD TO SUIT

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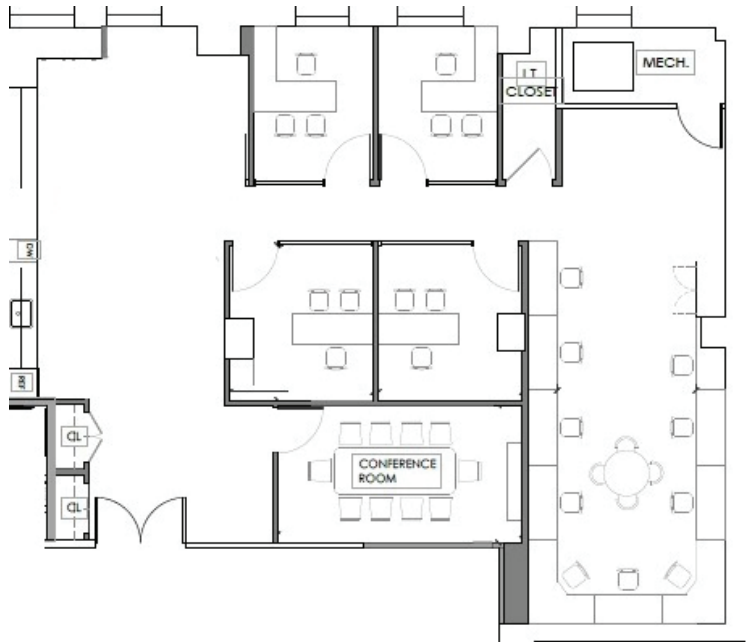


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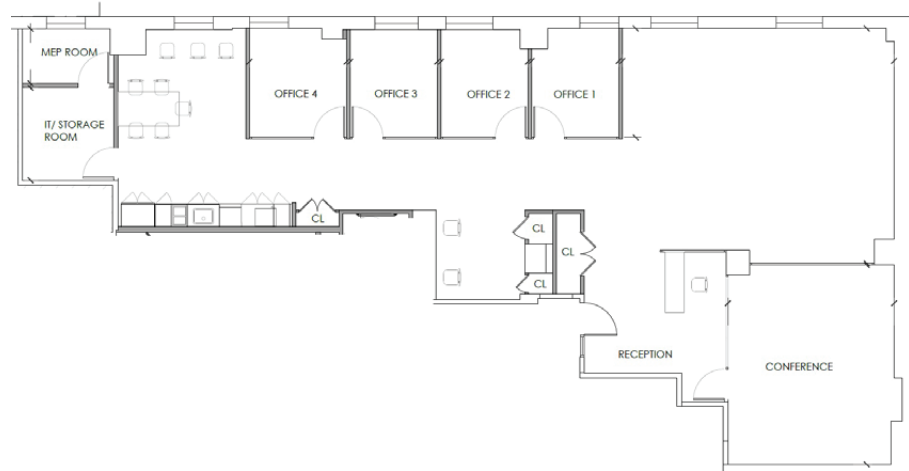
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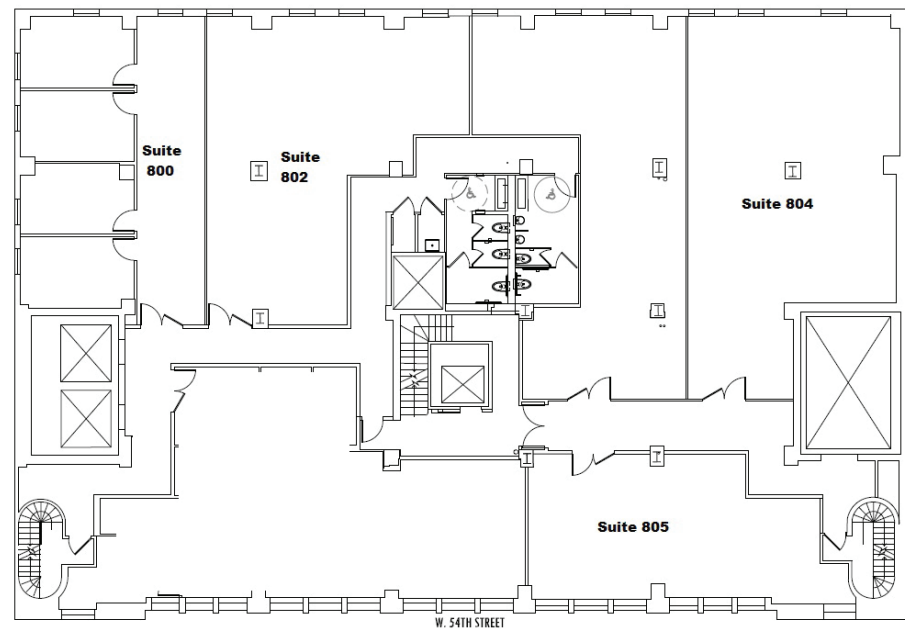
Suite 602



Suite 702



8th floor



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250 WEST 54TH STREET

between Broadway & 8th Avenue

PRICING AVAILABLE UPON REQUEST

FOR MORE INFORMATION:

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