

161 BOWERY

NEW YORK, NY 10002

FLOORS 2, 3, and 4 FOR LEASE

FULL FLOOR AVAILABILITIES:
3,300 RSF

POSSESSION: Immediate

SPACE FEATURES:

- Recently renovated boutique office building in the heart of Midtown South's coolest live, work, play neighborhood
- Recent renovations include new façade, elevators, electrical and HVAC systems, and a stunning lobby entrance
- Full floors built with creative installations featuring finished hardwood floors, exposed brick walls, open ceilings with wood beams, and a pantry
- Close proximity to the J, Z, B, D, F, M, and 6 trains
- Furniture can be made available



Broker Contact:

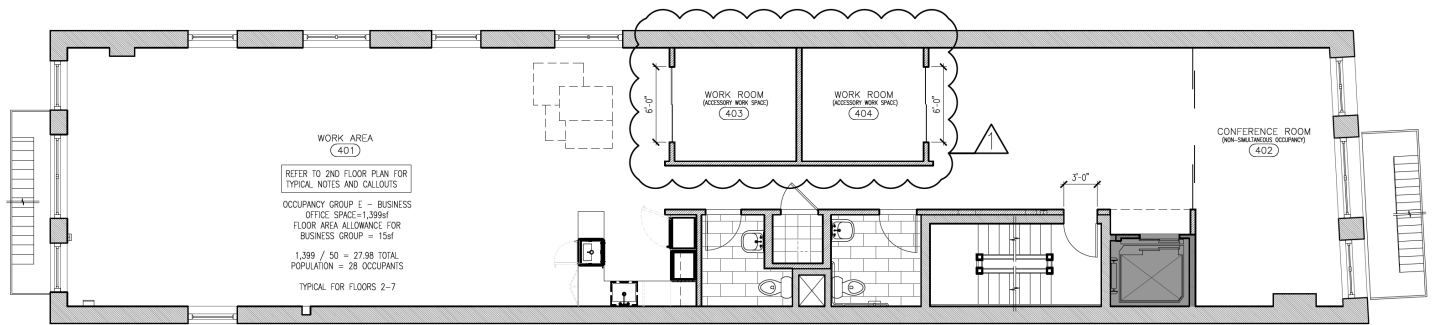
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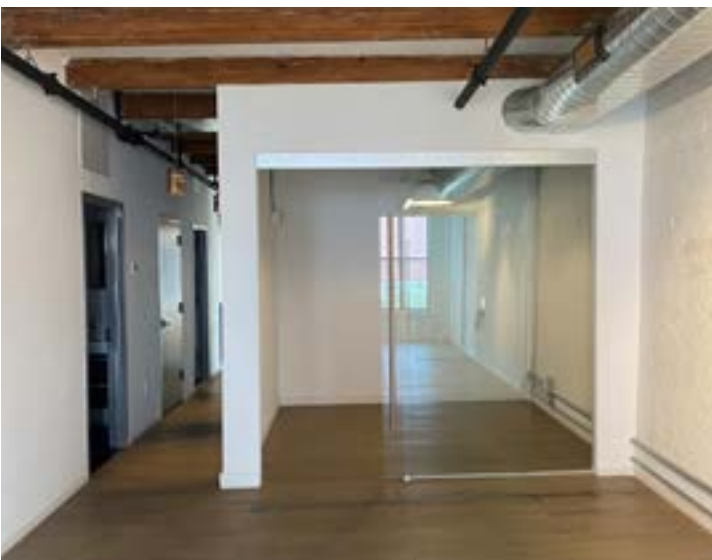
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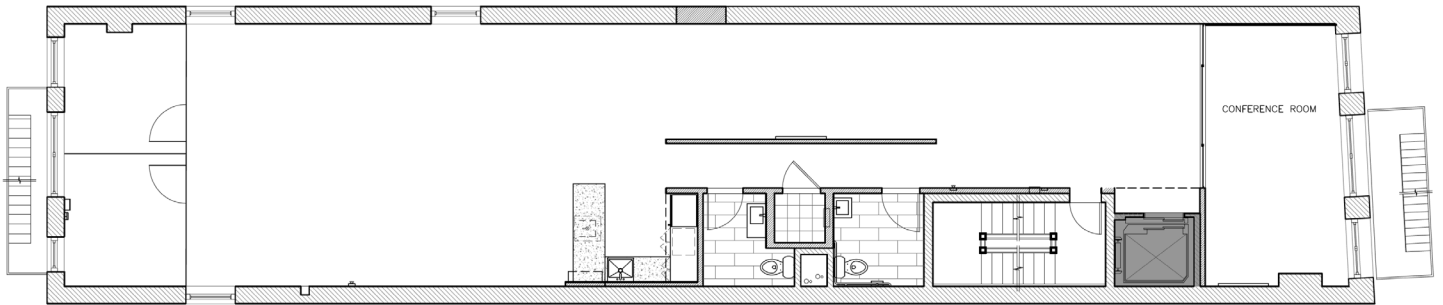
Recently built with 1 conference room, 2 internal offices, open area and pantry.



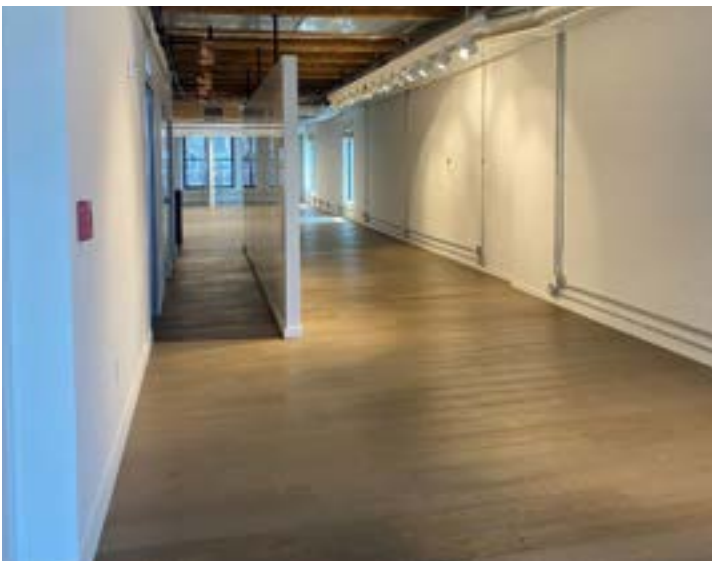
1 4th Floor Construction Plan
SCALE 3/16" = 1'-0"



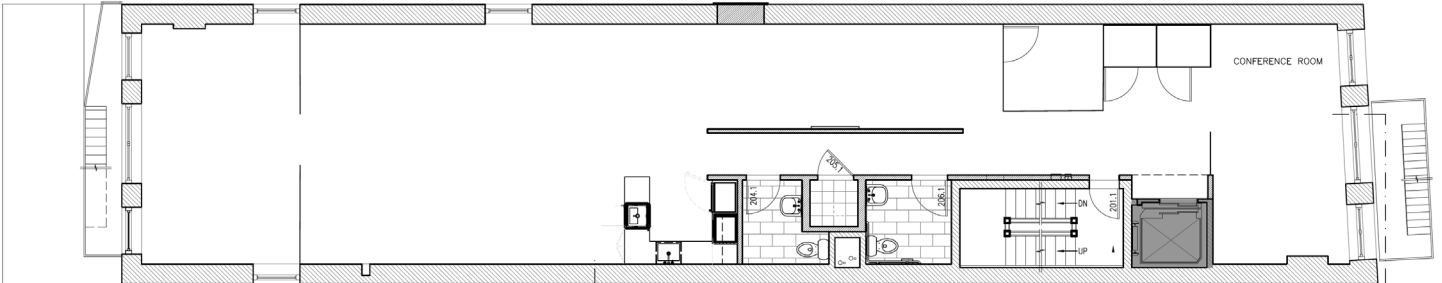
Recently built with 1 conference room, 2 glass offices, open area and pantry.



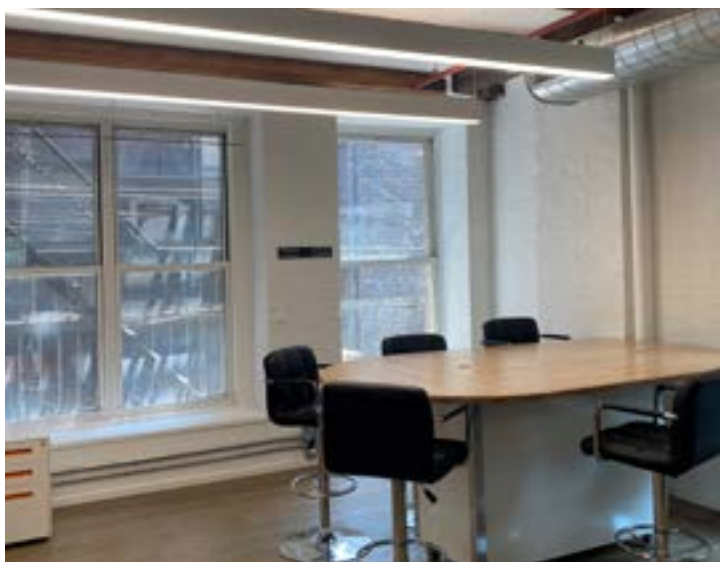
2 3rd Floor Construction Plan
SCALE 3/16" = 1'-0"



Recently built with 2 conference rooms, 1 glass offices, 2 phone booths, open area and pantry.

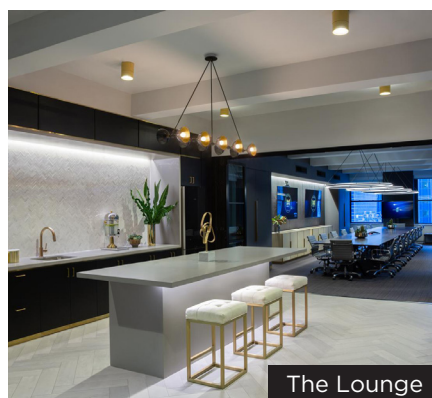
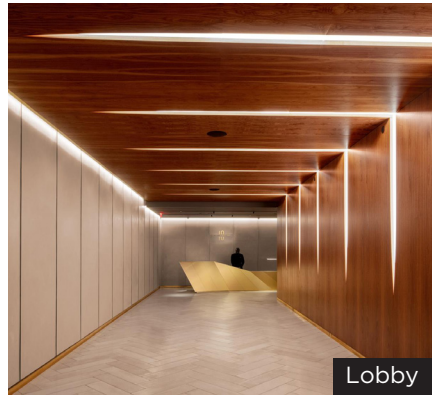
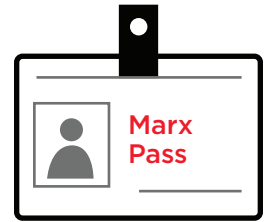


① 2nd Floor Construction Plan
SCALE 3/16" = 1'-0"



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