

424 West 49th Street,
New York, NY 10019

 New York Institute of Go
纽约棋院 ニューヨーク棋院 뉴욕기원

NEW AMSTERDAM
TEAM

Edward Kalisvaart
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(646) 321-4311

○ 424 West 49th Street,
● New York, NY 10019

KW Commercial is pleased to offer for sale or lease a unique two-level commercial condominium ideally suited for a wide range of uses, including full commercial occupancy or a live/work combination.

Situated in the heart of Midtown West on West 49th Street between 9th and 10th Avenues, this flexible space spans the ground and second floors of a boutique condominium building.

Ground Floor – Approx. 2,412 SF

The entry level features a functional layout with an entry vestibule, storage room, private office, large executive office, two restrooms, and a spacious open work area with soaring 22-foot ceilings, skylights, and access to a private rear outdoor space, perfect for creative or collaborative environments.

Second Floor – Approx. 1,050 SF

Accessible via an internal spiral staircase as well as through the building's residential lobby via elevator or stairs, the upper level includes a living room with a full bathroom, a kitchen, and an additional office that can easily function as a separate bedroom.

Additional Features:

- Dedicated HVAC and heating systems
- Modern surveillance and security system with remote mobile access
- Basement storage included

Ideal for:

Creative studios, galleries, fitness and wellness concepts, physical therapy, educational institutions, or other special-use operators seeking a distinctive and adaptable space in one of Manhattan's most vibrant neighborhoods.

For Lease
Modified Gross

\$ 50/sf - \$14,500 per month

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Each office is independently owned and operated.

