

AVISON
YOUNG

787

ELEVENTH AVENUE
SUBLEASE



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RENDERING



LOCATION

Between 54th and 55th Streets on Eleventh Avenue

POSSESSION

Immediate

PREMISES

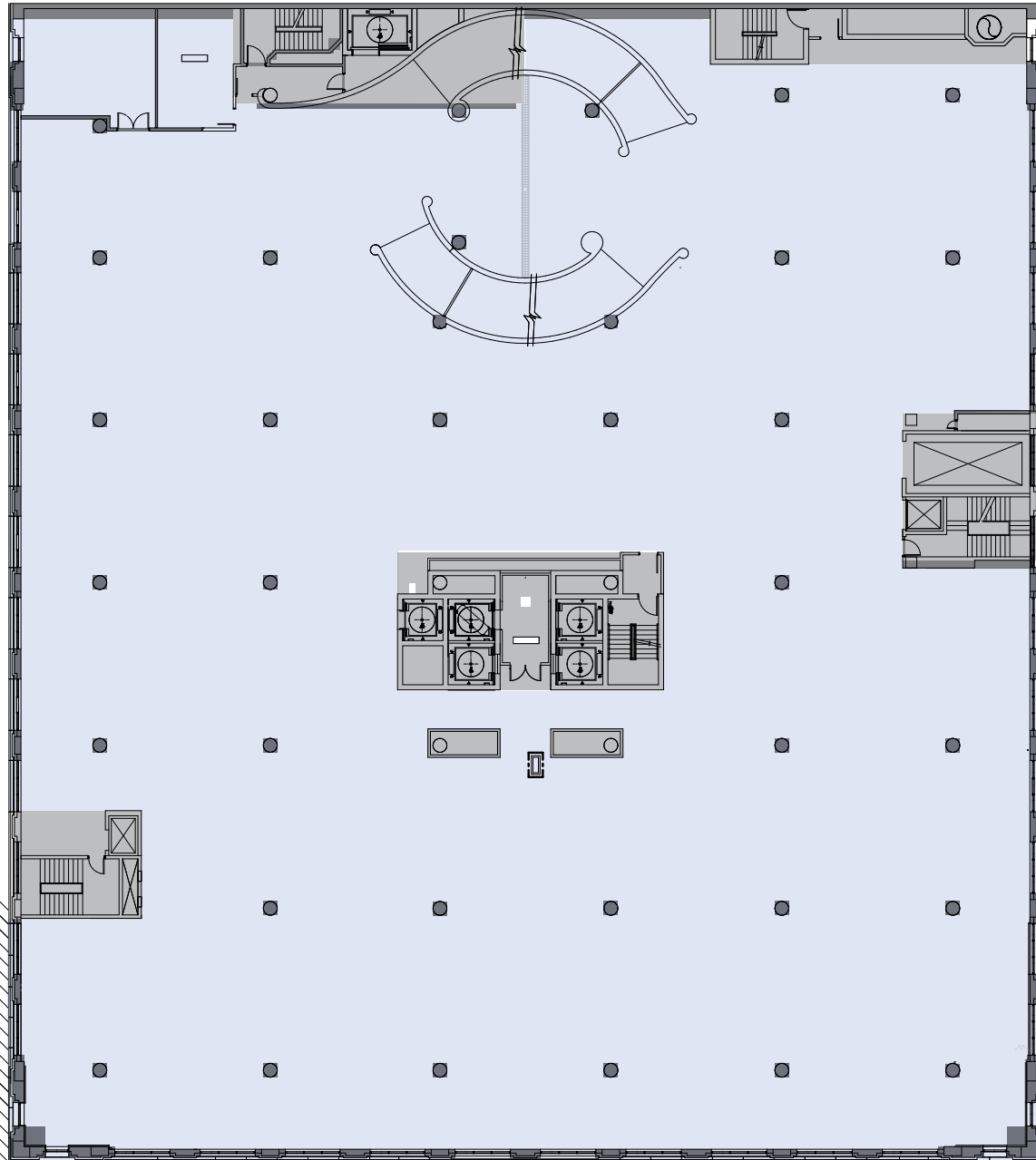
Floor	USF	Ceiling Height
Entire 5th Floor	39,793	11'
Partial 2nd Floor	19,027	11'
Partial Ground Floor	17,771	14'

TERM

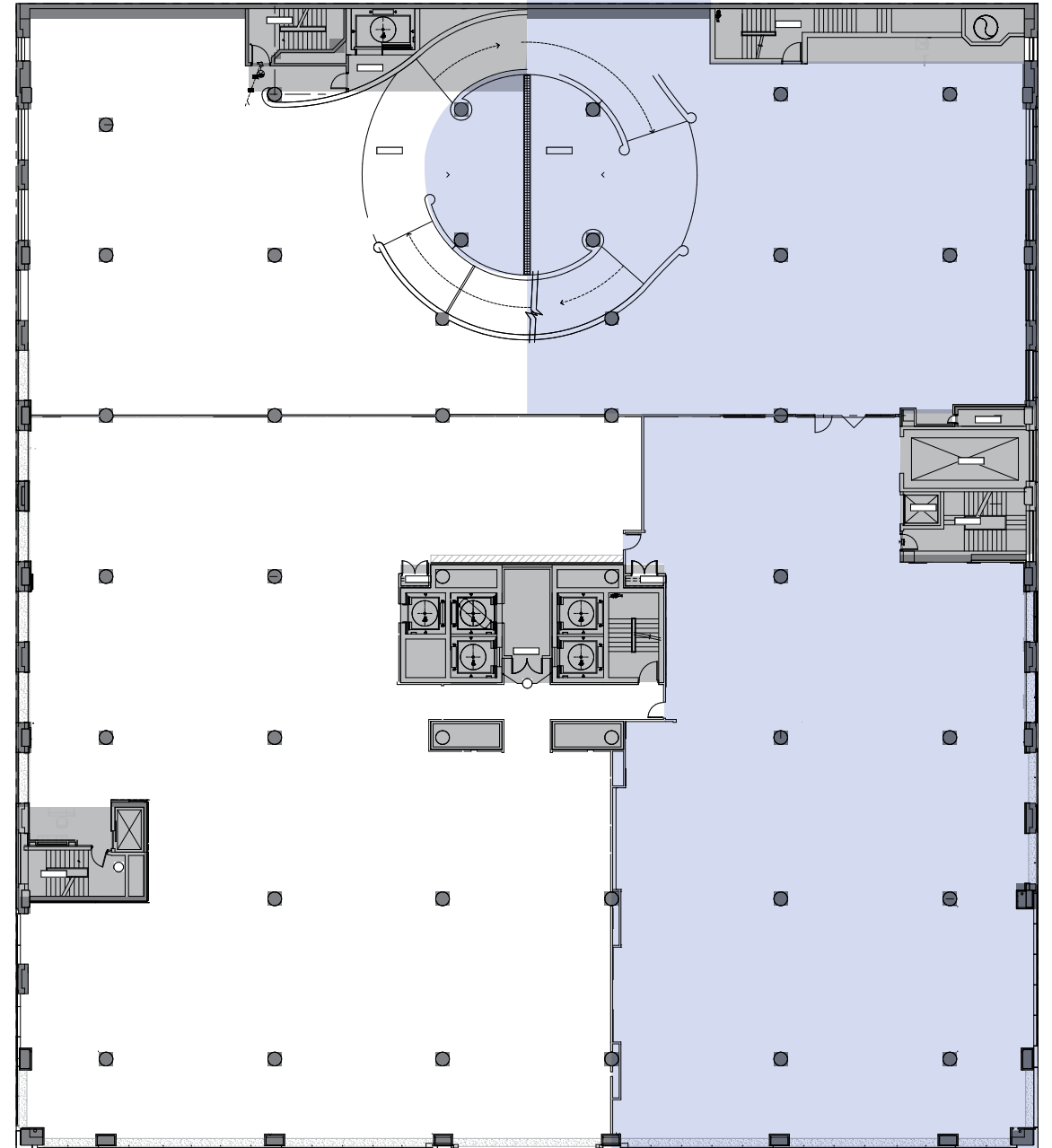
Through July 2032



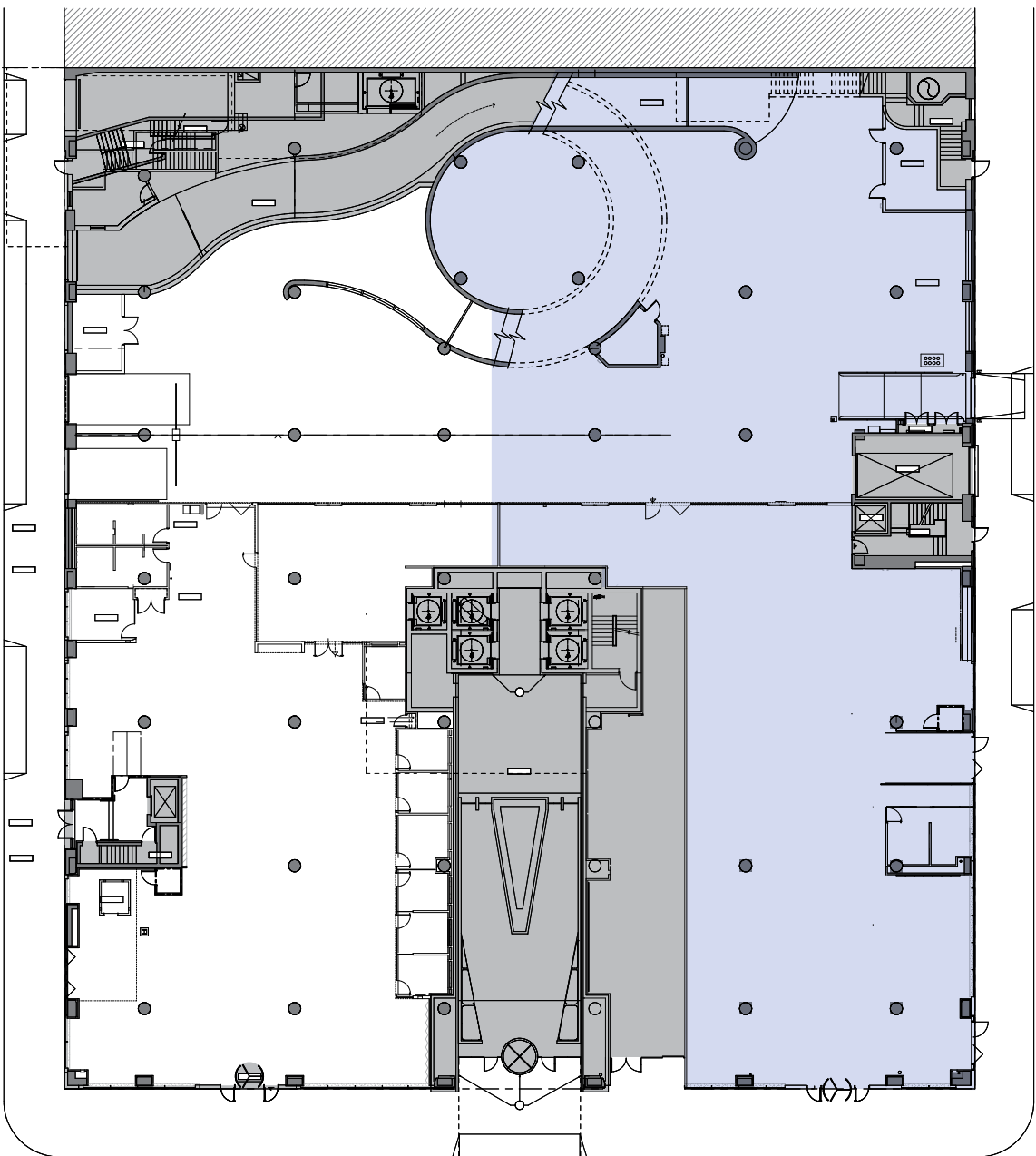
ENTIRE FIFTH FLOOR
39,793 USF



PARTIAL SECOND FLOOR
19,027 USF



PARTIAL GROUND FLOOR
17,771 USF





WEST SIDE CONNECTIVITY
Positioned between Hudson Yards, Manhattan West and Hell's Kitchen.



RESIDENTIAL DEVELOPMENT

Surrounded by thousands of newly delivered and approved residential units, with immediate West Side Highway access via Eleventh Avenue.





LIFE SCIENCE CORRIDOR

Anchored by Mount Sinai specialty practices in the base of the building and close to nearby outpatient clinics and affiliated medical offices, the property is also directly adjacent to a cluster of biotech research companies focused on genomics, cancer therapeutics, and biomanufacturing.



DIRECT VEHICLE ACCESS

One of the last Midtown West locations supporting automotive, showroom, medical, and last-mile uses. Building has a dedicated drive-in ramp providing direct vehicular access to entire space, allowing cars to enter the building without street-level loading constraints.





AREA AMENITIES

FOOD, RESTAURANTS AND BARS

1. Whole Foods Market
2. Casablanca Pizzeria
3. D'Agostino
4. Il Baretto
5. Ardesia Wine Bar
6. Cantina Rooftop
7. Rex
8. Emmy Squared Pizza
9. Norma
10. ThongLor
11. KOHOKU-KU Ramen
12. The Landmark Tavern
13. Afficianado Coffee Roasters
14. The Greek Kitchen
15. Paris Baguette

ARTS AND MEDIA

1. Alvin Ailey American Dance Theater
2. CBS Broadcast Center
3. Museum of Arts and Design

FITNESS

1. Solidcore
2. F45 Training
3. Planet Fitness
4. Mercedes Club

HOSPITALS

1. Saint Lukes Roosevelt Hospital
2. Mount Sinai

EDUCATION

1. Professional Children's School
2. Urban Assembly Gateway School for Technology
3. P.S. 111 Adolph S. Ochs
4. Urban Assembly School of Design and Construction
5. Independence High School
6. YWCA-NYC Polly Dodge Early Learning Center

CAR DEALERSHIPS

1. BMW/ Mini Cooper
2. Volkswagen
3. Audi
4. Jeep
5. Land Rover/ Jaguar
6. Mercedes-Benz
7. Bentley/ Lamborghini
8. Toyota/ Lexus
9. Chrysler, Dodge, Ram and FIAT
10. Cadillac

LIFE SCIENCE BUILDINGS

1. Hudson Research Center
2. 525 W 57th Street (Life Sciences Building)



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