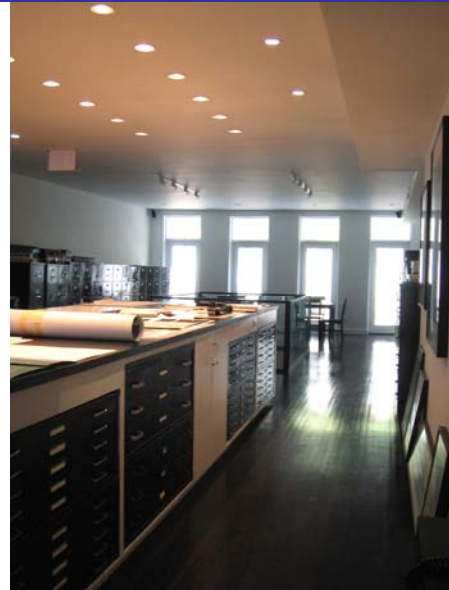




The Manhattes Group LLC

West 54th Street 451 West 54th

**STAND ALONE BUILDING
COMPLETE RENOVATION, READY FOR OCCUPANCY
FOR SALE OR LEASE**



CREATE YOUR OWN IDENTITY

- Space:** Approx. 7500 sq. ft. above grade + 1500 sq. ft. lower level and two roof decks
- Term:** Negotiable
- Rent:** Available on request
- Uses:** Any upscale commercial use
- Stories:** 4 + lower level
- Ceiling Height:** up to 16'
- Drive In:** Curb cut with drive-in on ground floor, beautiful oak floors, high ceilings
- Utilities:** State of the art utilities including 7-zone HVAC and heavy electric
- Zoning:** C6-2; 6.02 FAR allowed; approximately 3,900 sq ft. of air rights available
- Other:** State of the art kitchen and 3.5 high end bathrooms, dressing area, fireplace, dressing room, oversized windows, professional recessed lighting

Alan Shmaruk x11 Tyler Sill x 36

The Manhattes Group LLC 525 Broadway 6th Floor New York, NY 10012

212-334-4666

WWW.Manhattes.com

451 West 54th Street

Property Description:

This impeccably renovated commercial building is in Clinton, has magnificent details, high ceilings, ground floor drive in, outdoor space and state of the art kitchen and bathroom facilities. This would be perfect for any high end commercial or residential user.



Ground Floor/Garage



Second Floor



Third Floor

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Dressing Room



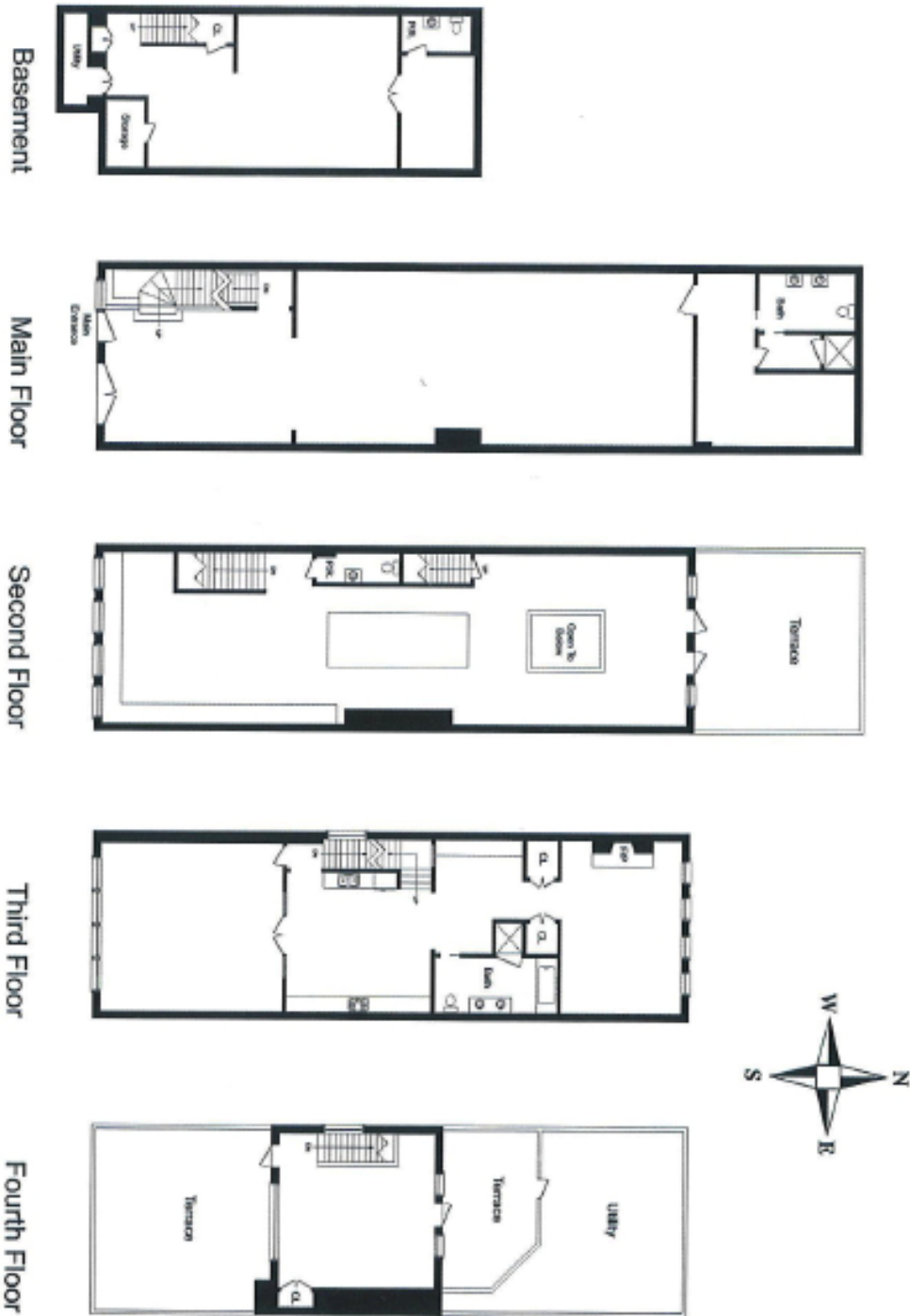
Lower Level



Outdoor Terrace

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451 West 54th Floor Plan



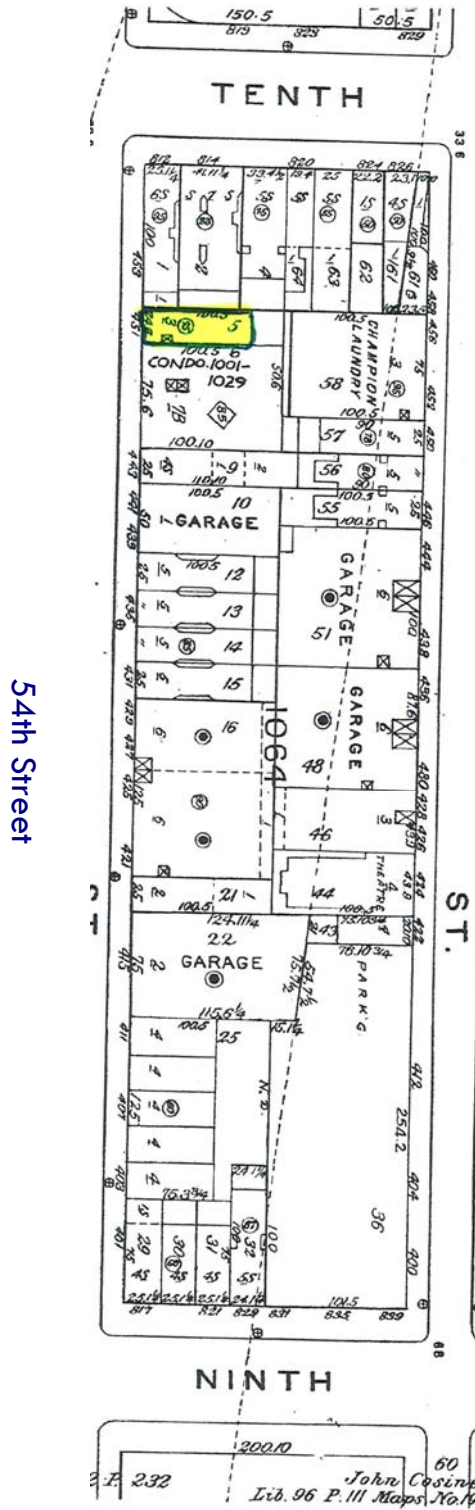
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West 54th Street Tax Map



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