



# moxy

## JOIN THE FUN

- 612 room flagship Marriott Hotel
- Tao's Magic Hour Rooftop
- Tao's Legasea Restaurant
- Prova Pizzabar
- Café D'Avignon
- Blind Barber

# 485 SEVENTH AVENUE



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## PREMISES

Space A: 1,408 Square Feet

Space B: 420 Square Feet

Spaces can be combined

## POSSESSION

Arranged

## FRONTAGE

Space A: 15 Feet

Space B: 15 Feet

## ASKING RENT

Upon Request

## LEASE TERM

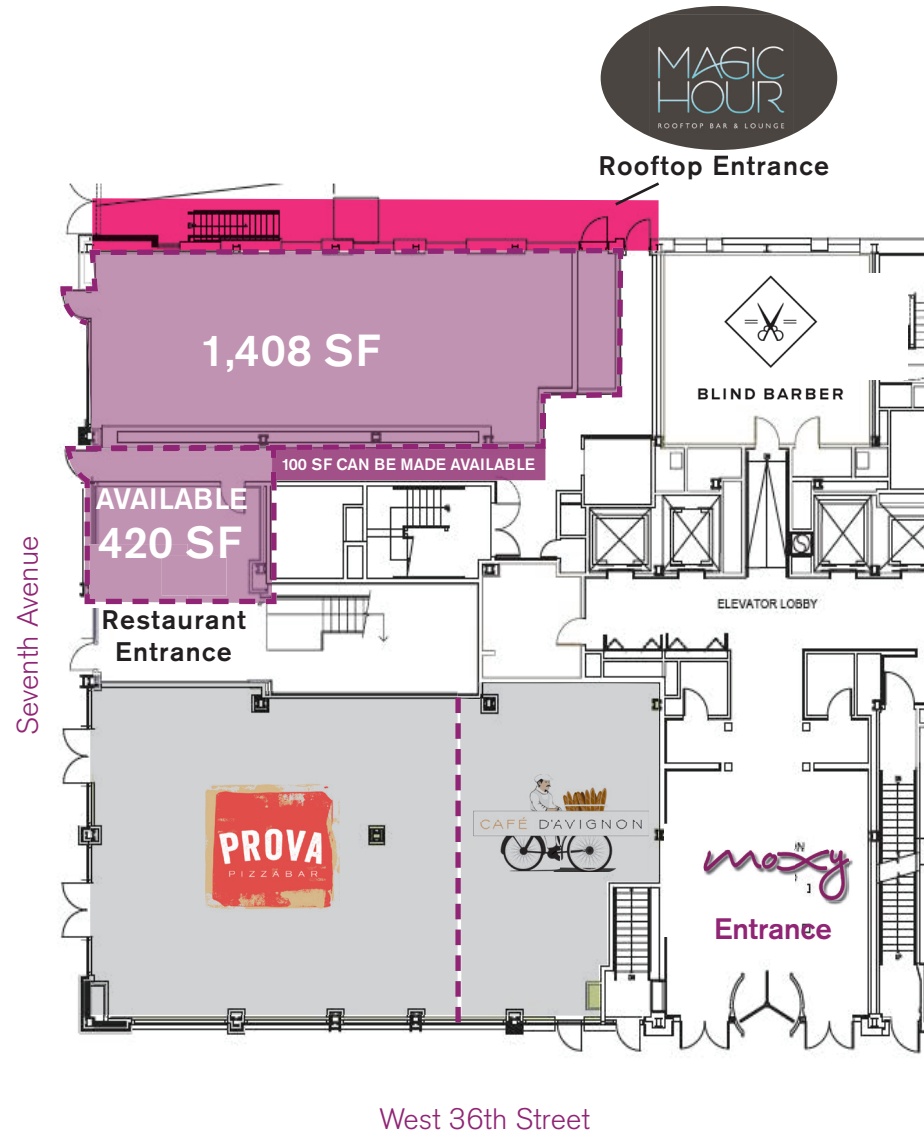
Long Term

## NEIGHBORS

Prova Pizza, Café D'Avignon, Blind Barber, Starbucks, Chase, Cosi, Chipotle, Potbelly, Zaro's, Bank of America, Baked by Melissa, Gregory's, Shake Shack, Fresh&Co, Urban Outfitters, Macy's, Madison Square Garden

## COMMENTS

- Base of Lightstone/Marriott's new 612-key **Moxy flagship hotel** featuring a new restaurant concept and rooftop lounge by **Tao Group and Prova Pizzabar**
- Surrounded by **233 million** commuters per annum and **28 million** sq. ft. of corporate offices
- Steps from Penn Station, Times Square, Herald Square, Port Authority, Bryant Park, and Madison Square Garden
- One of the heaviest pedestrian foot traffic areas in New York City with peak counts of nearly **4,000** people per hour
- Potential for storage and/or venting



# 485 SEVENTH AVENUE | MAP



## POINTS OF INTEREST

- 1** Times Square
- 2** Bryant Park, Grand Central
- 3** Madison Square Garden, Penn Station
- 4** Herald Square
- 5** Port Authority
- 6** Hudson Yards
- 7** NoMad

