

603 W 44th St | 589 11th Ave



# BRAND NEW CONSTRUCTION

NOW LEASING:  
ENTIRE BUILDING at 11,390 SF

OR

INDIVIDUAL FLOORS AT 2,630 SF

## HIGHLIGHTS:

- 13'6 Ceilings
- Brand new construction w/compelling & unique design by Sydness Architects
- Huge roofdeck for penthouse
- Ability to take multiple floors w/ opportunity for signage & branding
- Open to different uses including retail
- Polished concrete floors
- 31 Operable windows on each floor
- 24/7 Automatic large, freight-sized elevator

CONTACT

Eli Someck • President | 917.335.4948 • eli.someck@redwoodnyc.com

Gerry Thies • Associate Broker | 917.847.9941 • gerry.thies@redwoodnyc.com



# 603 W 44th St | 589 11th Ave



## IDEALLY SUITED FOR:

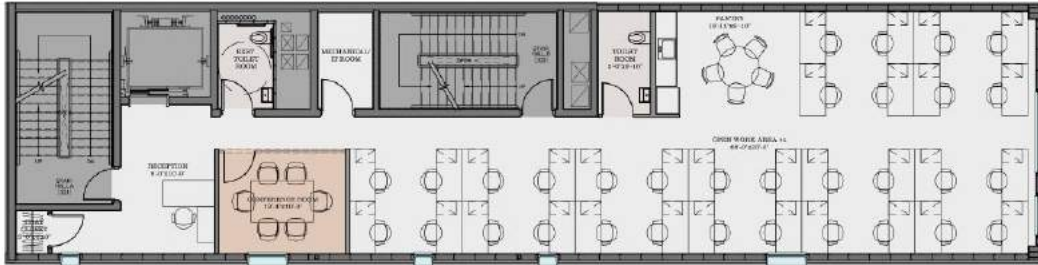
- Tenants looking for their own building with branding, signage, and roofdeck
- Tenants that need access to West Side Highway or drive from NJ
- Tenants that want outdoor space
- Event space on the roof (can be vented)
- Creative Arts: Photography, Gallery, Artists, Dance Studio
- Neighborhood Amenities to service new residential and Hudson Yards nearby:
  - Yoga Studio
  - Fitness, Hair Salon
  - Physical Therapy
  - Painting/Ceramics Class
- Tenants that require high ceilings
- Tenants that need 24/7 freight
- Businesses that rely on driving

CONTACT

Eli Someck • President | 917.335.4948 • eli.someck@redwoodnyc.com

Gerry Thies • Associate Broker | 917.847.9941 • gerry.thies@redwoodnyc.com

# 603 W 44th St | 589 11th Ave



TEST FIT 1

**Entire 2nd floor:**  
**2,630 SF**



TEST FIT 2

**Entire 3rd floor:**  
**2,630 SF**



TEST FIT 3

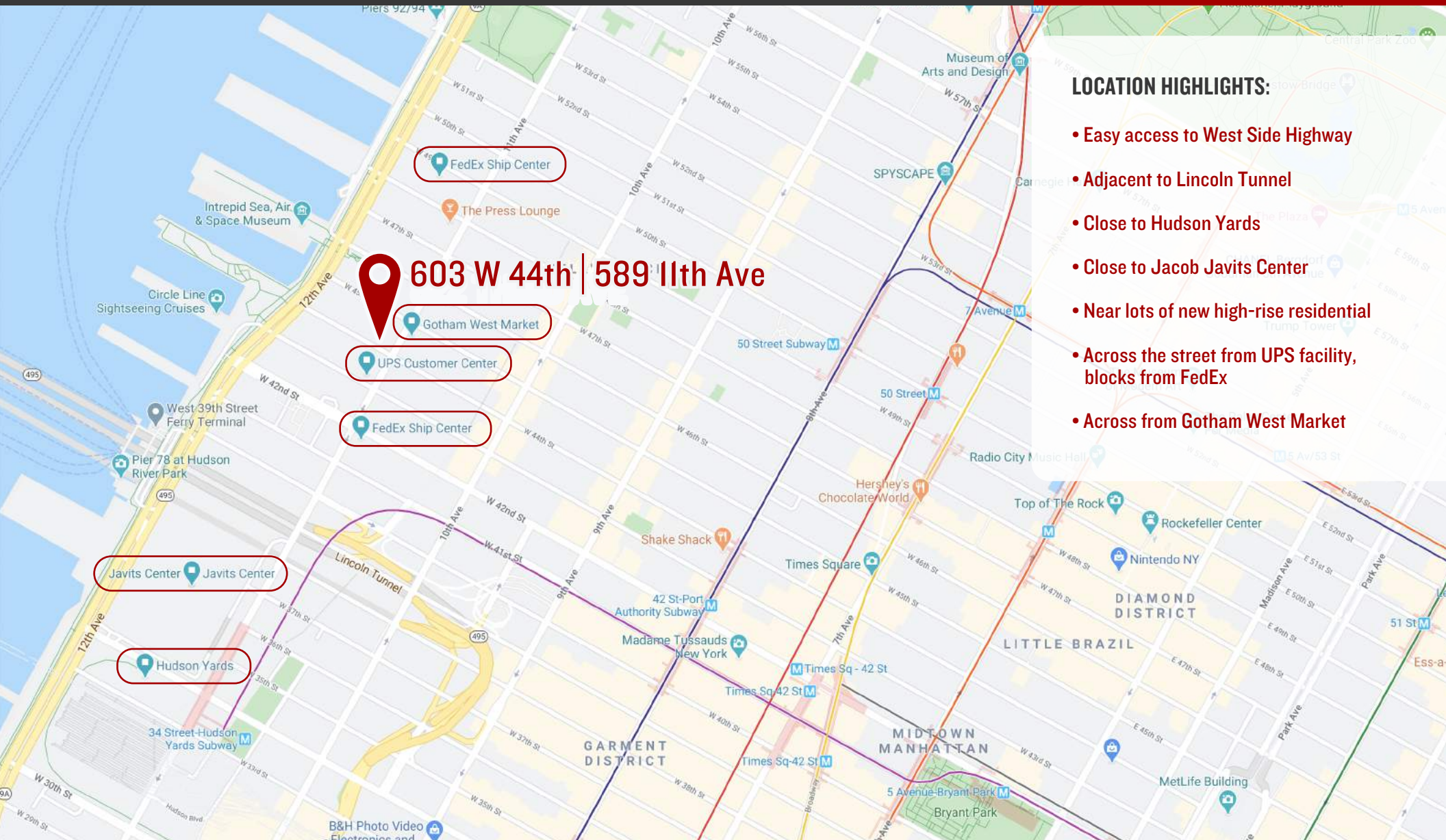
**Entire 4th floor:**  
**2,630 SF**



**Duplex Penthouse:**  
**3,500 SF + MASSIVE ROOF DECK**



# 603 W 44th St | 589 11th Ave



## LOCATION HIGHLIGHTS:

- Easy access to West Side Highway
- Adjacent to Lincoln Tunnel
- Close to Hudson Yards
- Close to Jacob Javits Center
- Near lots of new high-rise residential
- Across the street from UPS facility, blocks from FedEx
- Across from Gotham West Market

## CONTACT

Eli Someck • President | 917.335.4948 • eli.someck@redwoodnyc.com

Gerry Thies • Associate Broker | 917.847.9941 • gerry.thies@redwoodnyc.com

Redwood Property Group | Licensed Real Estate Broker

225 W 35th St | 12th Floor | New York, NY 10001

redwoodnyc.com