



530 SEVENTH



Simply Better Workspace

# Designed with You in Mind

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530 Seventh makes getting into the right office simple – no matter what stage of the business life cycle your company is in. We provide move-in-ready solutions, on-demand meeting spaces, and one-stop-shop management services, all with flexibility and speed of occupancy top of mind. Our hands-on, on-site ownership team is there whenever you need us, ensuring you have all the necessary tools to do your best work in a way that works best for you.





OPEN OFFICE FLOORS PROVIDE  
PLENTY OF ALTERNATIVE WORKSPACE

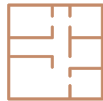
# Move-in Ready Suites at an All-in Price

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Our turnkey offices are fully outfitted with everything you need to hit the ground running on day one – for one fixed monthly price. Our packages include:



Flexible lease terms



Turnkey buildout



Branding and design



Operational costs



Furniture



Internet and IT



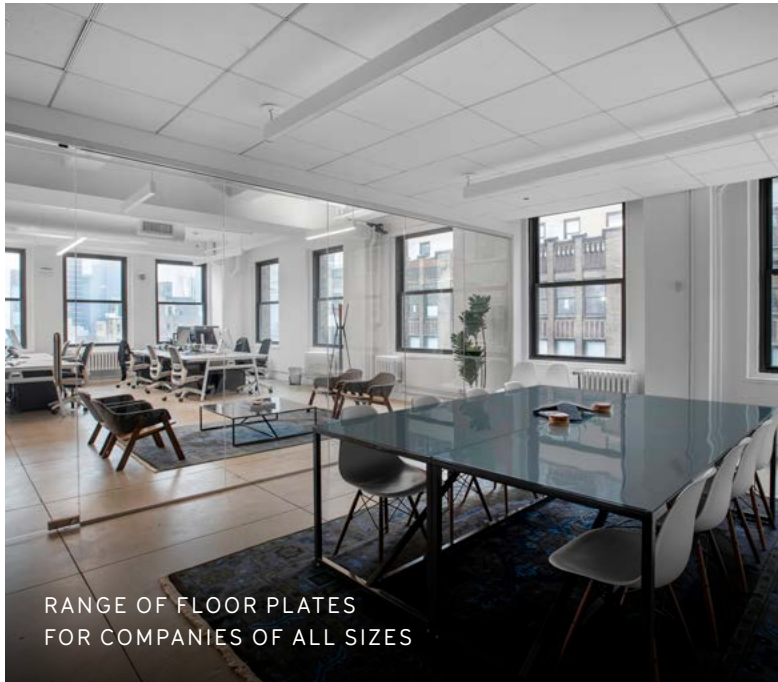
Utilities and cleaning



Workplace management

Talk to our leasing team to find your ideal office space and get your all-in price.





RANGE OF FLOOR PLATES  
FOR COMPANIES OF ALL SIZES



OPEN AREAS FOR EMPLOYEES TO  
SOCIALIZE THROUGHOUT THE WORKDAY



OFFICE PANTRIES FULLY EQUIPPED WITH  
REFRIGERATOR, MICROWAVE, AND DISHWASHER



PRIVATE CONFERENCE ROOMS WITH  
CUTTING-EDGE TELECOMMUNICATIONS SYSTEM





Handpicked Perks for Work & Play

# All Your Amenities. All in One Place.

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We provide all the essentials you need, and then some, to guarantee a happy and productive work environment.

**SPACE 530**

Premium collaborative workspace and serviced flexible offices

**THE skylark**

Year round rooftop bar and lounge

**eden**

Office management services and solutions



On-demand meeting rooms



On-site leasing and management



24/7 concierge, building access, and security



On-site physical therapist



On-site storage



# SPACE 530

Space 530 features two dedicated floors of premium collaborative workspace to support on-site office tenants and other businesses in need of flexible office solutions.

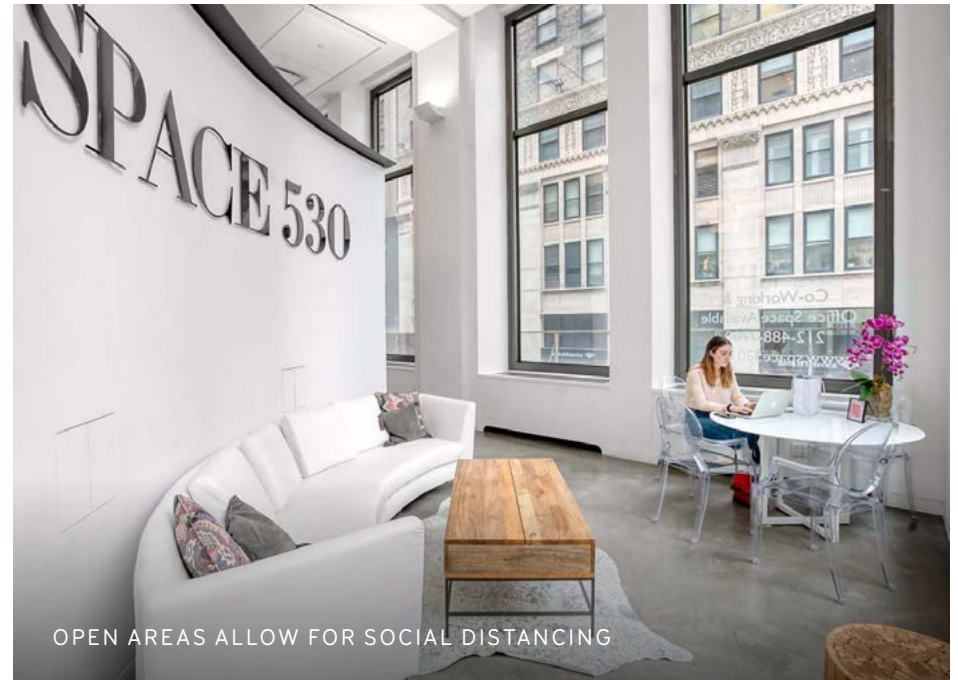
ON-DEMAND CONFERENCE ROOM RENTALS  
available by the hour, day, or week

PRIVATE OFFICES AND TEAM SUITES  
for companies of all stages

FULL-SERVICE SUPPORT AND AMENITIES  
operated by our on-site staff

SPACIOUS LAYOUT  
22-foot ceilings and 16-foot windows

MONTHLY MEMBERSHIPS  
with reduced rates for 530 Seventh tenants



OPEN AREAS ALLOW FOR SOCIAL DISTANCING



TWO LEVELS OF LOUNGE AND WORKSPACE



# THE skylark

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Soaring thirty-two stories above Times Square South, The Skylark delivers a classically-styled cocktail lounge with direct access from your office and uninterrupted 360-degree views of Times Square, The Empire State Building, and the best of Midtown Manhattan.

ALL-SEASON DESTINATION

EXPANSIVE PANORAMIC VIEWS OF THE CITY

MULTI-LEVEL INDOOR SPACES

OPEN-AIR ROOFTOP TERRACE

PRIVATE EVENT AREAS

EXCLUSIVE ACCESS

and discounted rates for 530 Seventh tenants

OPERATED BY ABIGAIL KIRSH AND DAVID RABIN





We're proud to partner with Eden, the world's leading on-demand workplace service and solutions platform. As a 530 Seventh tenant, you'll have the option to add on a variety of Eden's supplemental services and amenities.

ADMIN SUPPORT

HANDYMAN SERVICES

SNACKS, CATERING, AND BEVERAGES

CLEANING AND DAILY PORTER SERVICES

OFFICE MOVES AND RESHUFFLES

IT SUPPORT

WELLNESS AND MORE







A Neighborhood on the Rise

# Garment District Gone Business District

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530 Seventh is ideally located in the center of the Garment District, a neighborhood that has seen a recent rise in office demand due to its convenient location in Manhattan's Transportation Triangle and growing number of neighborhood attractions. Find your place at 530 Seventh and streamline your commute while enjoying a never-ending array of after-work amenities.



# Access Map

PENN STATION-34TH ST | 7-min walk

A C E

PORT AUTHORITY | 5-min walk

GRAND CENTRAL | 15-min walk

4 5 6 7 S

TIMES SQ-42ND ST | 3-min walk

1 2 3 N Q R W 7

HERALD SQUARE-34TH ST | 6-min walk

B D F M Q R

7 CITI BIKE STATIONS | 5-min walk



6 PARKING GARAGES | 2-block radius



W 39TH ST FERRY STATION

4-min drive

WEST SIDE HIGHWAY

4-min drive





# Amenities

## RESTAURANTS

|                    |                       |
|--------------------|-----------------------|
| Arno Ristorante    | Luke's Lobster        |
| Beyond Sushi       | Maison Kayser         |
| Black Iron Burger  | Mercato               |
| Boqueria           | Mexicue               |
| By Chloe           | Mighty Quinn's        |
| CAVA               | Non Solo Piada        |
| Chickpea           | Num Pang Kitchen      |
| Chipotle           | Paris Baguette        |
| Crisp              | Pret A Manger         |
| Farida             | Shake Shack           |
| Itsu               | Sweetgreen            |
| Jake's @ The Knick | Taco Dumbo            |
| Joe's Pizza        | The Hummus & Pita Co  |
| Keens Steakhouse   | Wolfgang's Steakhouse |
| L'Adresse          | 'Witchcraft           |
| Le Pain Quotidien  |                       |

## HOTELS

Moxy NYC  
AC Hotel  
The Knickerbocker  
Refinery Hotel  
Staypineapple  
Distrikt Hotel

## HEALTH & FITNESS

Blink  
Crunch Fitness  
Driven Fitness Bootcamp  
Equinox Bryant Park  
Recovery Physical Therapy  
SoulCycle

## CAFÉS

Bluestone Lane  
Café Grumpy  
Culture Espresso  
La Colombe  
Madman Espresso  
Orens Coffee  
Piccolo Cafe  
Starbucks

## BARS

Beer Authority  
District Social  
Juniper Bar  
Magic Hour Rooftop  
STITCH Bar & Lounge  
The Houndstooth Pub  
The Skylark  
The Tailor Public House





Spaces of All Shapes and Sizes

# Premium Workspace for Today and Tomorrow

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We offer a variety of spaces to meet your current needs and support seamless growth into the future. With units from 500 SF to full floors of 18,500 SF, we have the ideal office for you.

| MAXIMUM OCCUPANTS | RENTABLE SPACE | AVAILABLE UNIT    |
|-------------------|----------------|-------------------|
| 12 People         | 1,400 RSF      | Suite 1409        |
| 15 People         | 1,700 RSF      | Suite 707         |
| 18 People         | 2,200 RSF      | Suite 2801        |
| 25 People         | 2,800 RSF      | Suite 2401        |
| 38 People         | 4,150 RSF      | Suite 1906        |
| 50 People         | 5,400 RSF      | Suite 1901        |
| 70 People         | 8,900 RSF      | Suite 801         |
| 85 People         | 11,700 RSF     | Entire 23rd Floor |
| 100 People        | 12,044 RSF     | Suite 1601        |
| 140 People        | 17,100 RSF     | Entire 19th Floor |
| 140 People        | 18,500 RSF     | Entire 15th Floor |



TEST FIT

# Suite 1409

AVAILABLE SF

1,400 RSF

STARTING AT

\$48 / SF

\$5,600 PER MONTH

ALL-IN PRICE

\$63 / SF

\$7,350 PER MONTH

MAXIMUM OCCUPANTS

12



530 SEVENTH



[SEE THE SPACE →](#)

■ WORKSTATIONS ■ MEETING ROOMS ■ COMMON AREAS



## Suite 1409

- Brand new pre-build with open area, glass front meeting room and wet pantry
- The unit is furnished, wired and wi-fi ready
- Corner unit with 4 operable windows that provide great natural light and city views



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TEST FIT  
**Suite 707**

AVAILABLE SF  
**1,700 RSF**

STARTING AT  
**\$48 / SF**  
**\$6,800 PER MONTH**

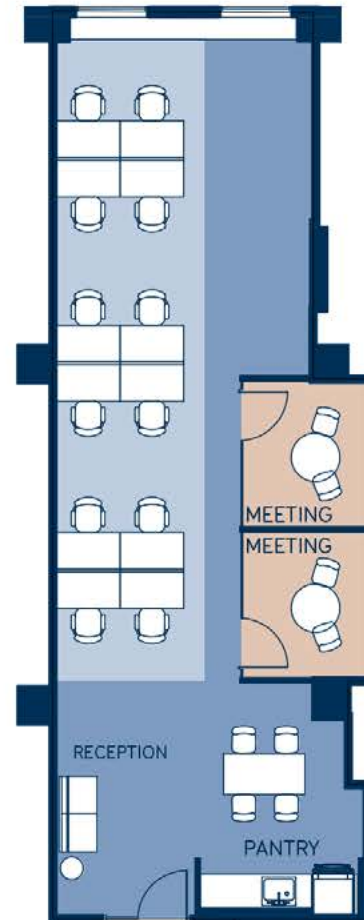
ALL-IN PRICE  
**\$62 / SF**  
**\$8,775 PER MONTH**

MAXIMUM OCCUPANTS  
**15**



**530 SEVENTH**

39TH STREET



SEVENTH AVENUE

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## Suite 707

- Brand new wired suite with open work area, two internal offices / meeting rooms and a wet pantry
- Space has wood floors, exposed ceilings and two operable windows
- Furniture, IT and branding can be provided along with flexible terms



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TEST FIT

# Suite 2801

AVAILABLE SF

2,200 RSF

STARTING AT

\$56 / SF

\$10,250 PER MONTH

ALL-IN PRICE

\$69 / SF

\$12,650 PER MONTH

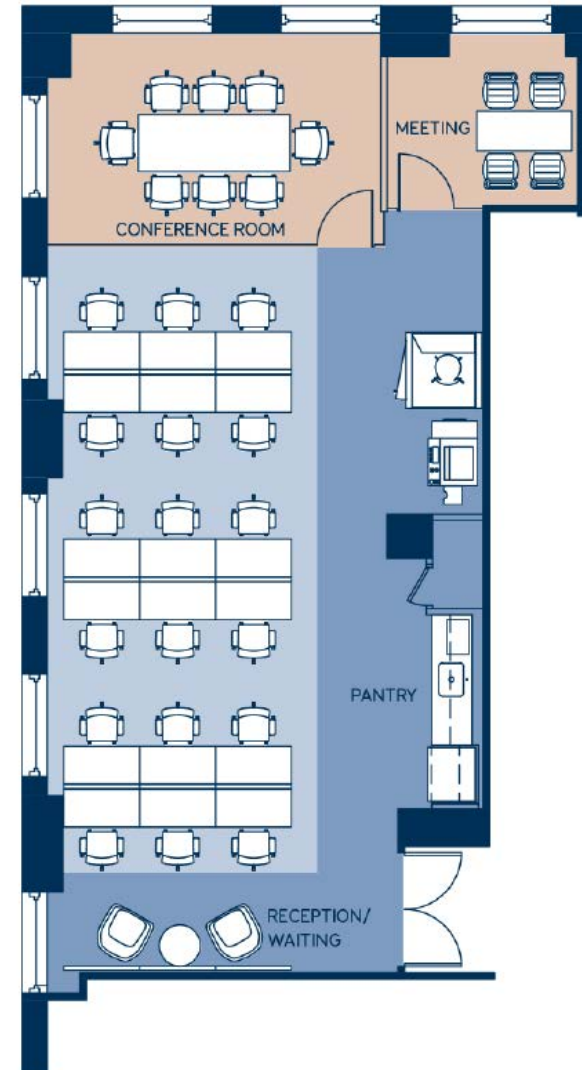
MAXIMUM OCCUPANTS

18



530 SEVENTH

SEVENTH AVENUE



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## Suite 2801

- Recent buildout with open work area, 3 conference rooms / offices, 1 phone booth and wet pantry
- Corner tower unit with great views and natural light
- Furniture, IT and branding can be provided along with flexible terms



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# Suite 2401

AVAILABLE SF

2,800 RSF

STARTING AT

\$68 / SF

\$15,850 PER MONTH

ALL-IN PRICE

\$81 / SF

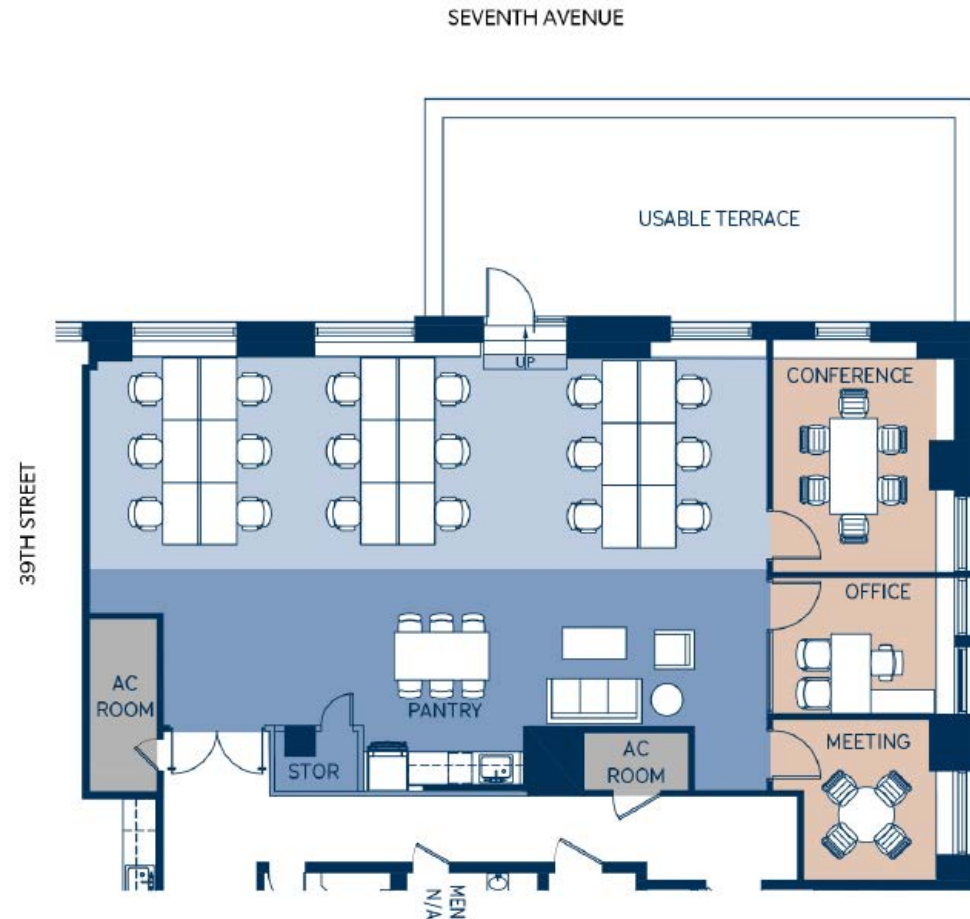
\$18,900 PER MONTH

MAXIMUM OCCUPANTS

25



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## Suite 2401

- Recent buildout with open work area, 3 conference rooms / offices and wet pantry
- Large private usable outdoor terrace
- Furniture, IT and branding can be provided along with flexible terms



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TEST FIT

# Suite 1906

AVAILABLE SF

4,150 RSF

STARTING AT

\$55 / SF

\$19,000 PER MONTH

ALL-IN PRICE

\$68 / SF

\$23,500 PER MONTH

MAXIMUM OCCUPANTS

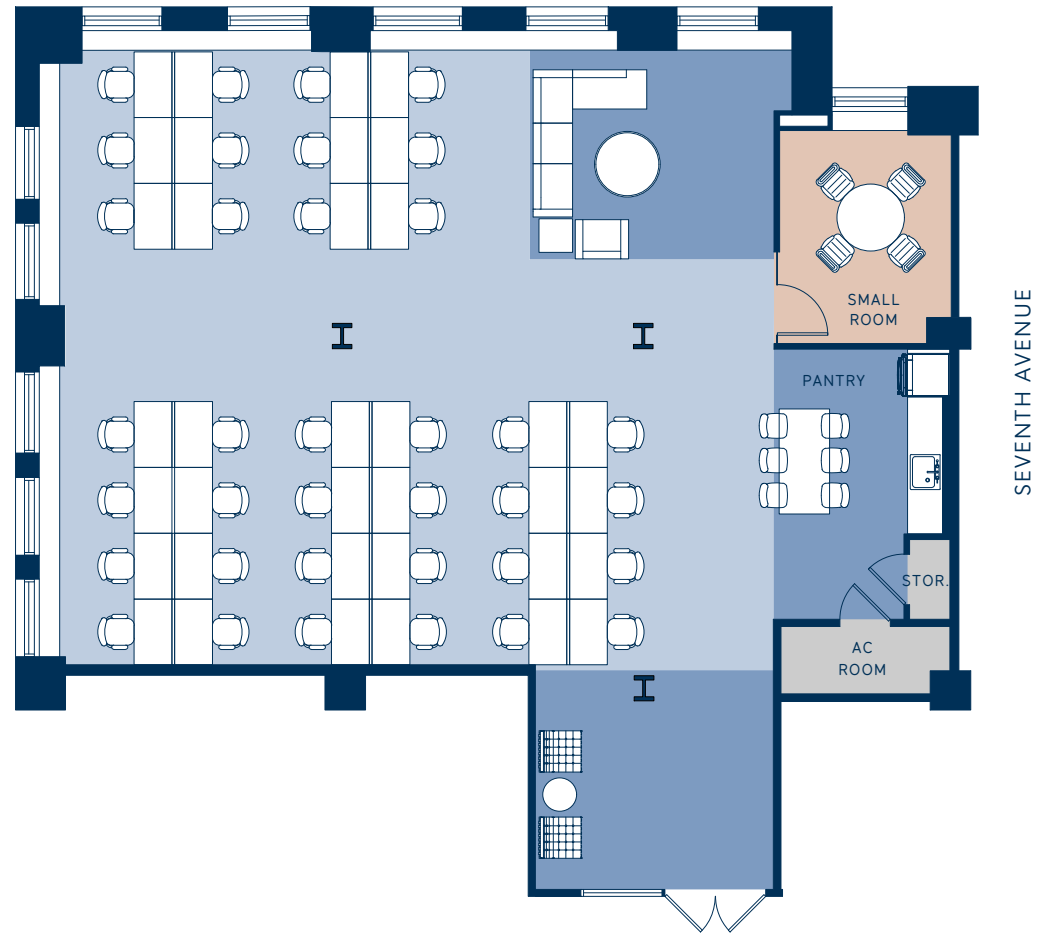
38



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SEE THE SPACE →

39TH STREET



WORKSTATIONS MEETING ROOMS COMMON AREAS





## Suite 1906

- Brand new buildout includes 1 meeting room and a full wet pantry; ownership will modify for tenants
- Corner unit with 11 operable windows providing great natural light and spectacular north and west views
- Furniture, IT and branding can be provided along with flexible terms



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TEST FIT

# Suite 1901

AVAILABLE SF

5,400 RSF

STARTING AT

\$55 / SF

\$24,750 PER MONTH

ALL-IN PRICE

\$68 / SF

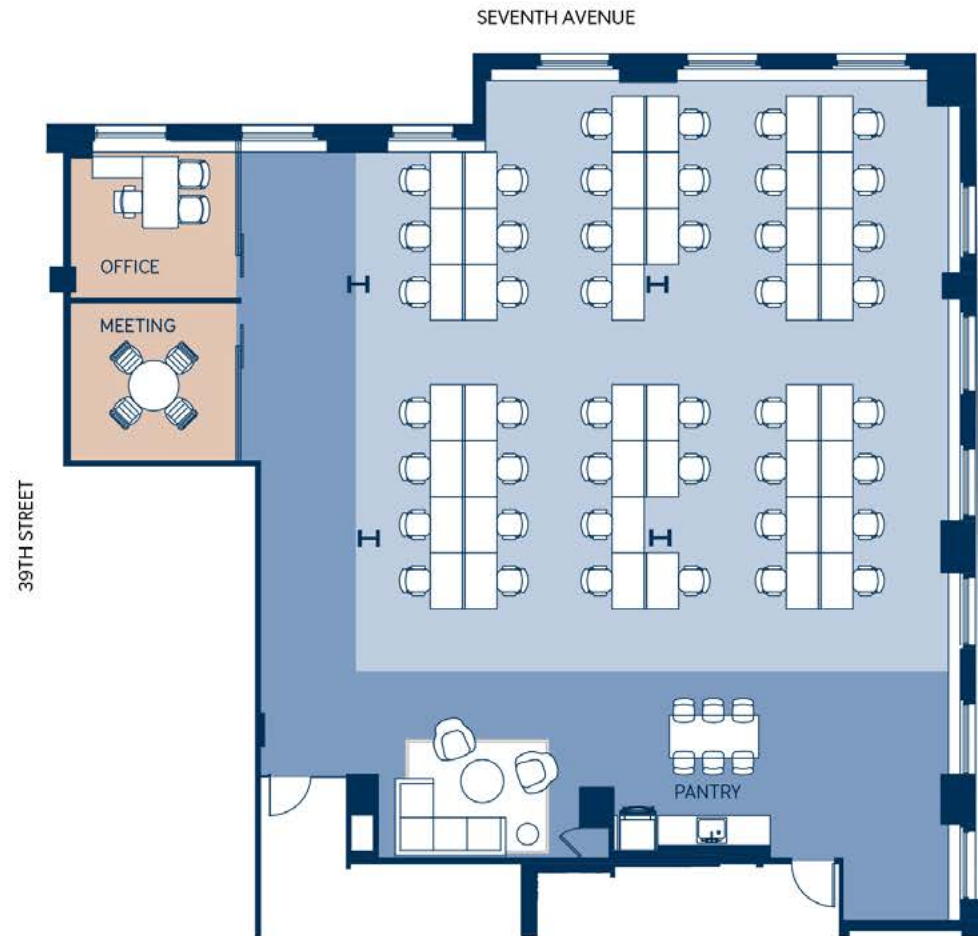
\$30,600 PER MONTH

MAXIMUM OCCUPANTS

50



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## Suite 1901

- Brand new buildout includes 2 private meeting rooms and a full wet pantry
- This corner unit has 12 operable windows facing south and east with great light and views
- Furniture, IT and branding can be provided along with flexible terms



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TEST FIT

# Suite 801

AVAILABLE SF

8,900 RSF

STARTING AT

\$47 / SF

\$34,850 PER MONTH

ALL-IN PRICE

\$60 / SF

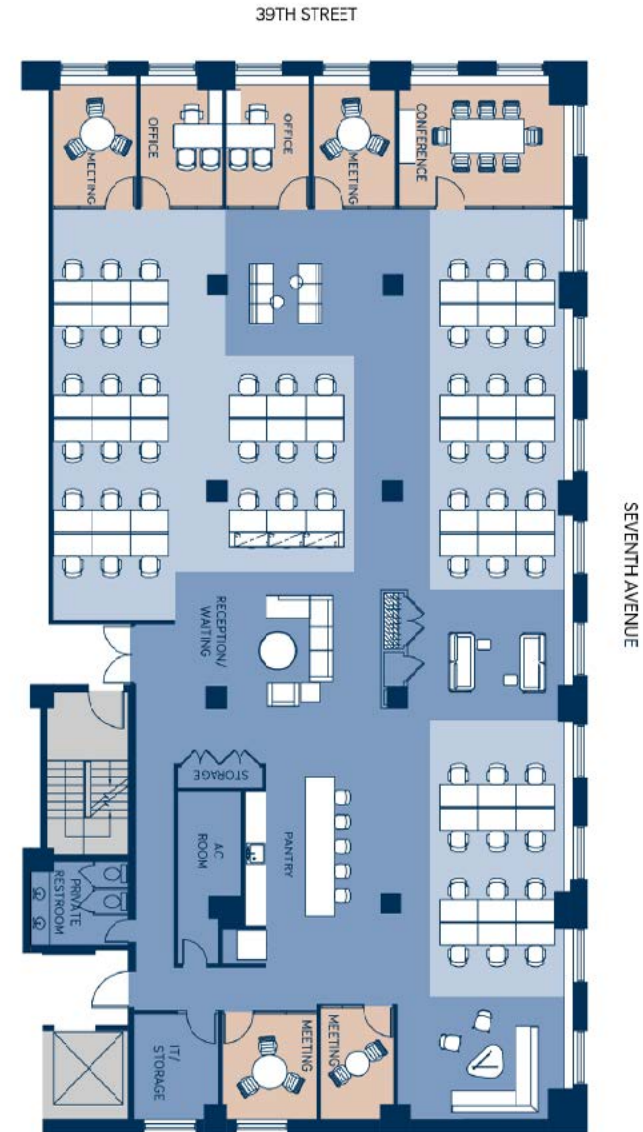
\$44,500 PER MONTH

MAXIMUM OCCUPANTS

70



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WORKSTATIONS MEETING ROOMS COMMON AREAS



## Suite 801

- Recent buildout with a mix of offices, conference rooms and wet pantry
- Corner unit with great natural light, exposed ceilings, polished concrete floors
- Furniture, IT and branding can be provided along with flexible terms



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TEST FIT

# 23rd Floor

AVAILABLE SF

11,700 RSF

STARTING AT

\$58 / SF

\$56,550 PER MONTH

ALL-IN PRICE

\$71 / SF

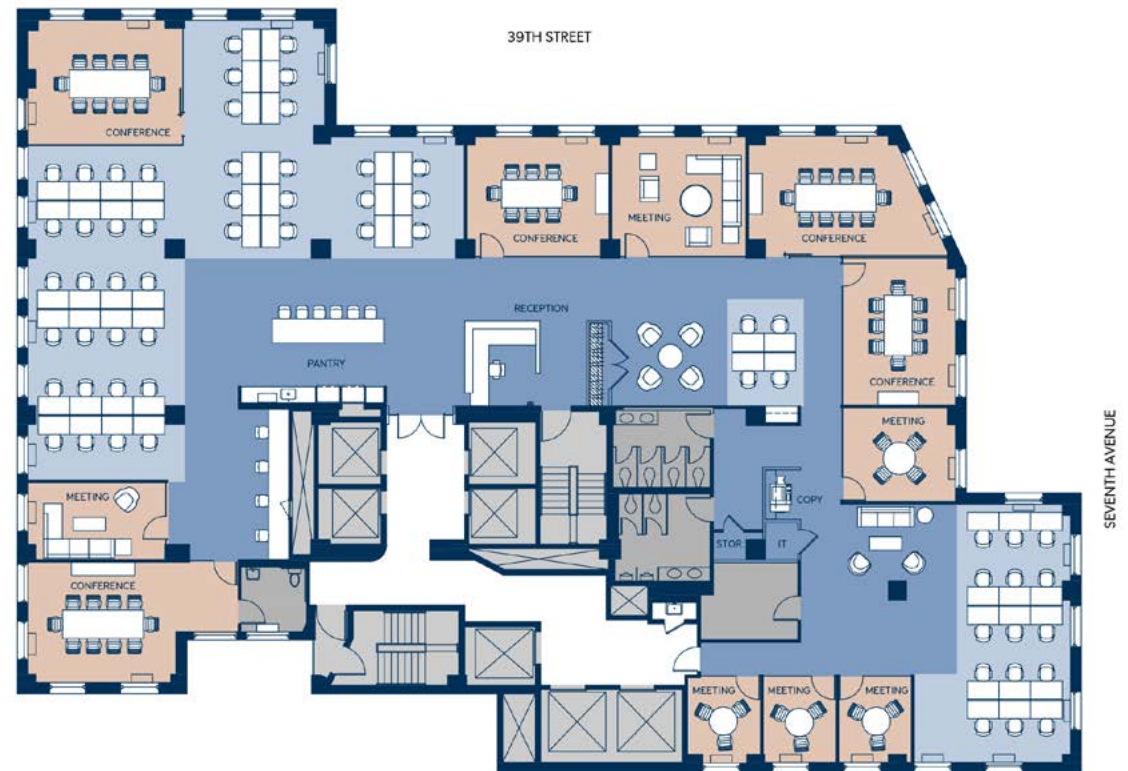
\$69,225 PER MONTH

MAXIMUM OCCUPANTS

85



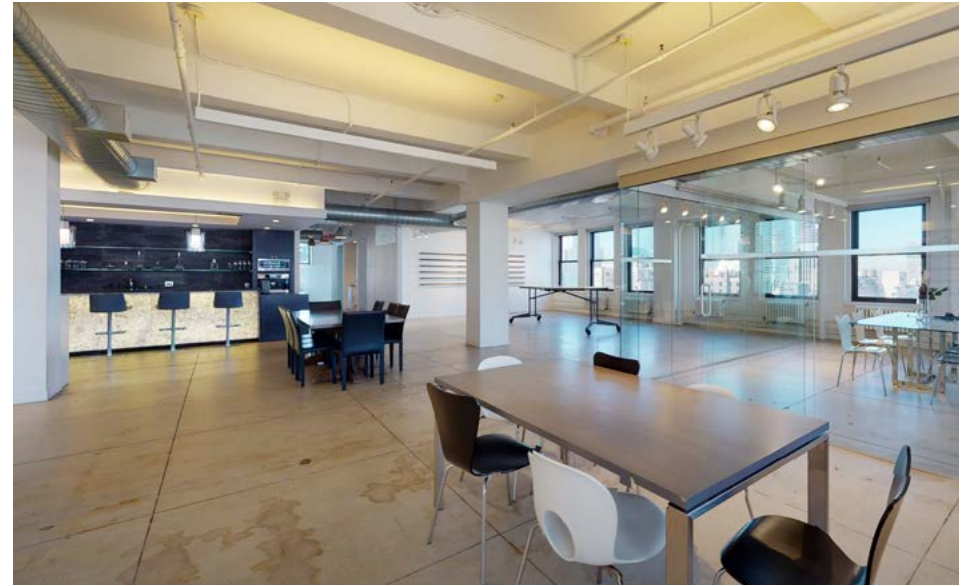
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## 23rd Floor

- Recent full floor buildout with a mix of open work areas, conference rooms, office and high end wet pantry and bar
- Windows on all sides provide great natural light and views
- Furniture, IT and branding are available along with flexible terms



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TEST FIT

# Suite 1601

AVAILABLE SF

12,044 RSF

STARTING AT

\$55 / SF

\$55,200 PER MONTH

ALL-IN PRICE

\$68 / SF

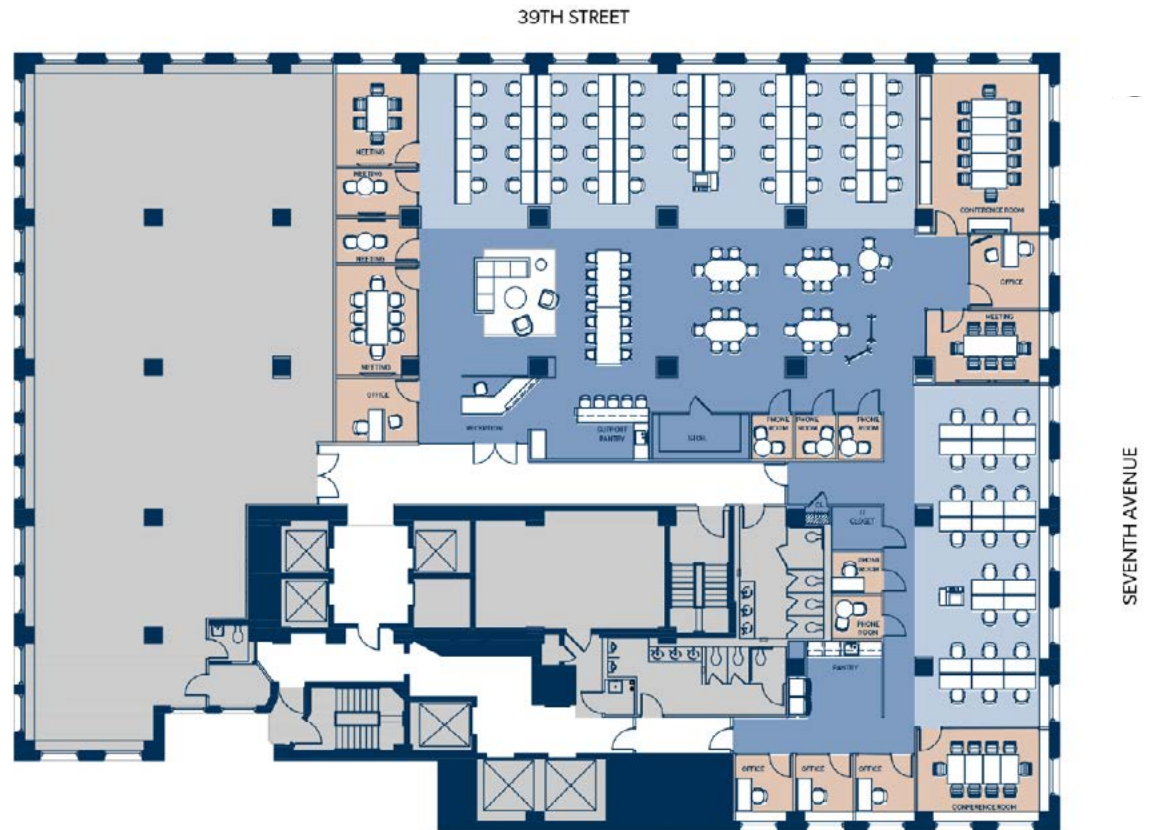
\$68,250 PER MONTH

MAXIMUM OCCUPANTS

100



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WORKSTATIONS MEETING ROOMS COMMON AREAS





## Suite 1601

- Fully wired and furnished suite with open work area, offices, conference rooms, phone rooms and 2 wet pantries
- Corner unit with great natural light and city views
- Furniture, IT and branding are available along with flexible terms



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TEST FIT

# 19th Floor

AVAILABLE SF

17,100 RSF

STARTING AT

\$57 / SF

\$81,225 PER MONTH

ALL-IN PRICE

\$70 / SF

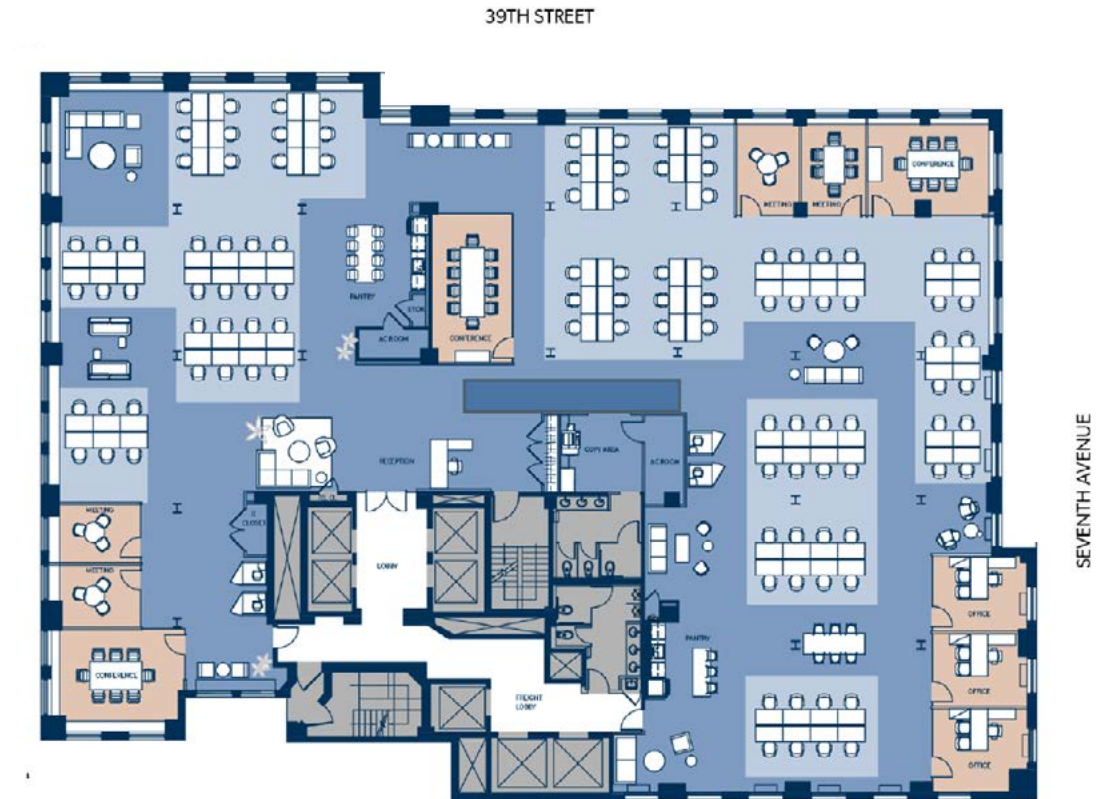
\$99,750 PER MONTH

MAXIMUM OCCUPANTS

140



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WORKSTATIONS MEETING ROOMS COMMON AREAS



## 19th Floor

- Full floor can be assembled and built for qualified tenant
- Floor has 4 sides of natural light and great Manhattan views
- Photos reflect prebuilt suites and finished for a landlord buildout
- Furniture, IT and branding can be provided



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TEST FIT

# 15th Floor

AVAILABLE SF

18,500 RSF

STARTING AT

\$56 / SF

\$86,325 PER MONTH

ALL-IN PRICE

\$69 / SF

\$106,375 PER MONTH

MAXIMUM OCCUPANTS

140



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■ WORKSTATIONS ■ MEETING ROOMS ■ COMMON AREAS





## 15th Floor

- Recently built wired and furnished full floor with a mix of offices, conference rooms and open work area
- 4 sides of natural light and city views
- Furniture, IT and branding can be provided along with flexible terms



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# 530 Seventh by the Numbers

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**490,900** TOTAL SQUARE FEET

**32** STORIES

**1929** YEAR BUILT

**11.5'** CEILING HEIGHTS (SLAB TO SLAB)

**22' X 20'** COLUMN SPACING

**8** NEWLY RENOVATED DESTINATION  
DISPATCH PASSENGER ELEVATORS

**3** FREIGHT ELEVATORS

**1,353** OPERABLE WINDOWS



# COVID Guidelines & Protocols

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We're taking additional precautions to protect your employees,  
and your business, within this changing office landscape.

## **BUILDING ENTRY**

Hands-free entrance, from the main entrance to your suite, no pushing buttons or touching doors until you arrive at your space.

New signage and stanchions to help direct one-way circulation traffic paths entering and exiting the building.

Newly renovated destination dispatch and elevator occupancy limits.

## **CLEANING AND SANITATION**

Hand sanitizer stations throughout the main and freight lobbies.

New protocols for the cleaning of all common spaces, including an emphasis on "high-touch" areas using CDC-compliant cleaning products.

All multi-tenant floor restrooms cleaned and sanitized multiple times a day, paying close attention to high-touch areas.

## **BUILDING SYSTEMS**

Operable windows on all floors.

Base building air conditioning systems designed with outside air mixing with the return air to provide proper ventilation (approximately 6 air changes per hour).

Air conditioning systems equipped with high-efficiency filtration (MERV 8 rated) to remove particulates from the airstream.

Recent HVAC preventive maintenance servicing to all base building AC units to help increase HVAC infrastructure performance.

To minimize the spread of viruses we have implemented indoor air quality equipment to the lobby HVAC system consisting of the following:

- Merv 13 rated filters installed on the lobby AC unit.
- AtmosAir bipolar ionization system with tube distribution of ions laboratory tested to reduce coronavirus particles by 99.92% from the air in 30 minutes of operation.
- Healthway state of the art standalone Disinfecting Filtration System for air recirculation in the lobby that is equivalent to HEPA filtration.

## **SOCIAL DISTANCING AND PPE**

Following CDC/DOH guidelines and state/local guidelines for social distancing.

All tenants, employees, and visitors required to wear face masks/coverings.

Following state/local guidelines regarding occupancy limits, meetings, and gatherings, including elevator and common area capacity.

Staggered work hours and dedicated delivery hours .

## **BUILDING PERSONNEL**

All building staff outfitted with Personal Protective Equipment (PPE), including government-recommended face masks and gloves, and face shield when recommended.

All staff are carrying out daily temperature checks and health questionnaires.

Lobby guard/concierge in the ground floor elevator lobbies to assist with traffic direction.

Building management to perform certain maintenance and other services before and after regular business hours.



# Let's Find Your Ideal Space

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Contact a member of our team to discuss your office needs  
and we'll find a workspace that works for you.

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