

## OFFICE FOR LEASE

50 West 47th Street, New York, NY 10036



**UNIT:** 1914, 19th Floor

**AVAILABLE SF:** 988 SF

**LEASE RATE:** Negotiable

**BUILDING CLASS:** A

### PROPERTY OVERVIEW

OFFICE FOR LEASE at International Gem Tower 50 West 47th Street, New York, NY

Last Remaining Small Unit on High Floor. Fully Built High End Office in a Class A Office Building. High Ceilings. Any professional use welcome. West Exposure and Great Light.

**BUILDING HIGHLIGHTS:** Top of the Line Security System, Secure Valet Parking, Private Health and Fitness Center, On-site Restaurant, Registered For LEED Certification

Can be combined with Units 1915 (988sf) and 1916 (988sf) for a total of 2,964 SF

**KW COMMERCIAL**  
1155 Avenue of the Americas  
New York, NY 10036

**JULIA MAKSIMOVA**  
Licensed Real Estate Associate Broker  
O: 212.301.1140  
C: 917.520.9716  
jmaksimova@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

50 West 47th Street, New York, NY 10036



**KW COMMERCIAL**  
1155 Avenue of the Americas  
New York, NY 10036

**JULIA MAKSIMOVA**  
Licensed Real Estate Associate Broker  
O: 212.301.1140  
C: 917.520.9716  
[jmaksimova@kwcommercial.com](mailto:jmaksimova@kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

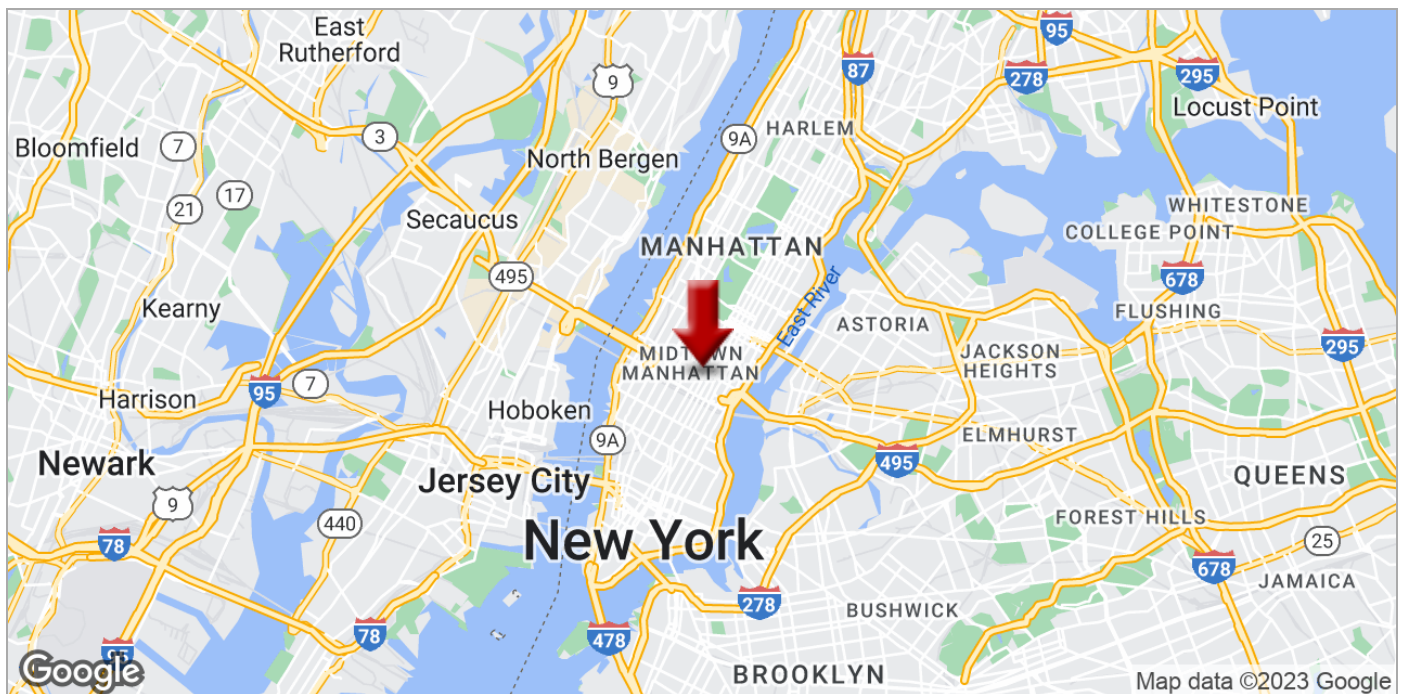
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## OFFICE FOR LEASE



50 West 47th Street, New York, NY 10036



**KW COMMERCIAL**  
1155 Avenue of the Americas  
New York, NY 10036

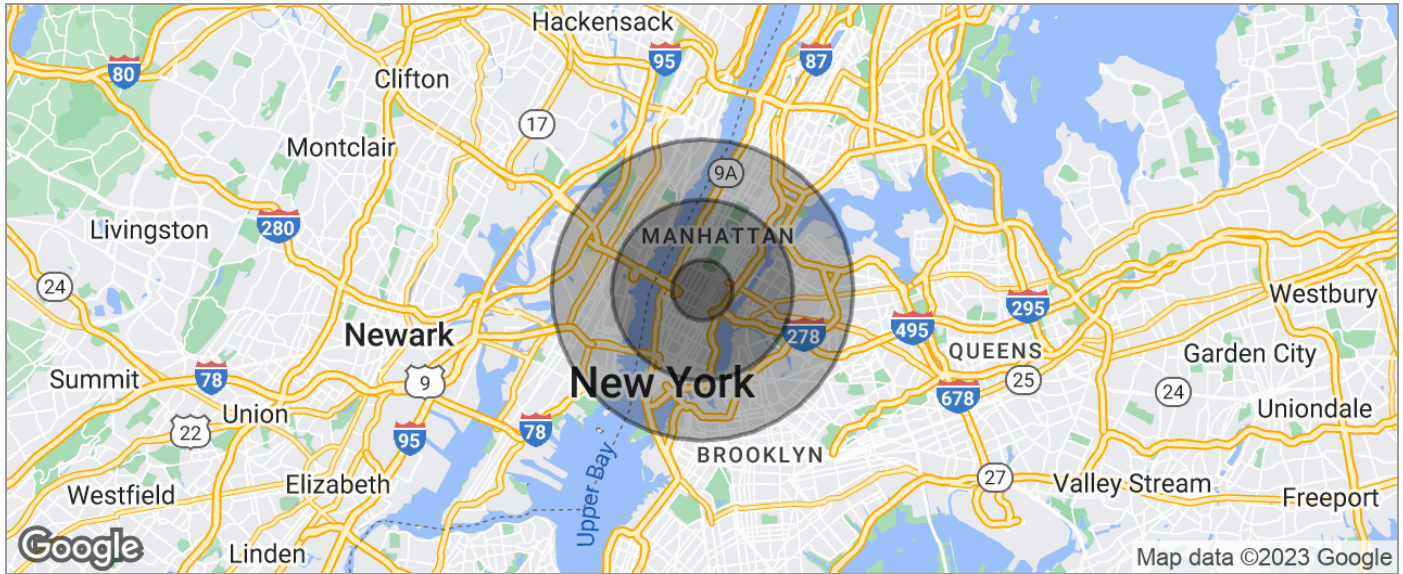
**JULIA MAKSIMOVA**  
Licensed Real Estate Associate Broker  
O: 212.301.1140  
C: 917.520.9716  
jmaksimova@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)

# OFFICE FOR LEASE

50 West 47th Street, New York, NY 10036



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	160,994	1,272,112	2,774,586
MEDIAN AGE	37.5	38.1	35.5
MEDIAN AGE (MALE)	38.3	38.1	34.8
MEDIAN AGE (FEMALE)	36.5	38.1	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	94,224	663,045	1,258,352
# OF PERSONS PER HH	1.7	1.9	2.2
AVERAGE HH INCOME	\$142,516	\$148,006	\$115,094
AVERAGE HOUSE VALUE	\$774,306	\$853,777	\$763,547
RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.5%	74.8%	63.7%
% BLACK	3.9%	5.5%	11.4%
% ASIAN	14.5%	12.1%	12.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.3%
% OTHER	2.8%	4.8%	9.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.2%	14.2%	25.8%

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
1155 Avenue of the Americas  
New York, NY 10036

**JULIA MAKSIMOVA**  
Licensed Real Estate Associate Broker  
O: 212.301.1140  
C: 917.520.9716  
jmaksimova@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)