

35W36

BUILDING-WITHIN-A-BUILDING OFFICE CONDOMINIUMS FOR SALE

35 West 36th Street

NEW YORK, NY

between Fifth and Sixth Avenues

Availabilities up to 37,414 RSF





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STOP PAYING RENT, BUILD EQUITY AND INVEST IN YOUR FUTURE AT 35 WEST 36TH STREET

The office condominiums at 35 West 36th Street offer businesses the unique opportunity to own their own building-within-a-building in a first-class Midtown office building.

- Availabilities from 3,300 RSF to 37,414 RSF
- Own the bottom six floors with a ground floor dedicated entrance
- Tremendous signage and branding opportunity
- 11' 4" slab-to-slab exposed ceiling heights
- Attractive wood flooring and exposed brick walls



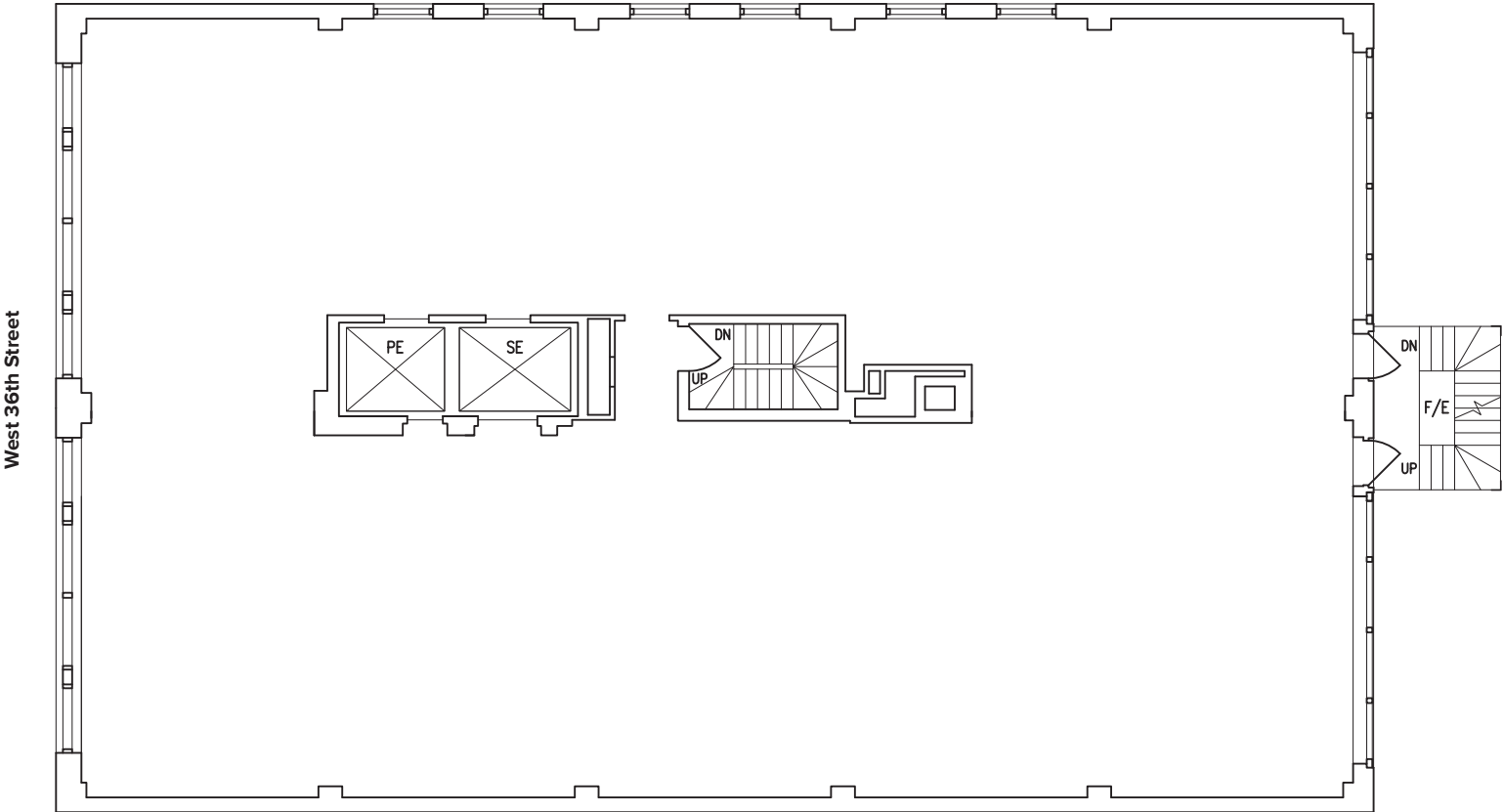
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TYPICAL FLOORPLAN







Building Lobby



Typical Bathroom

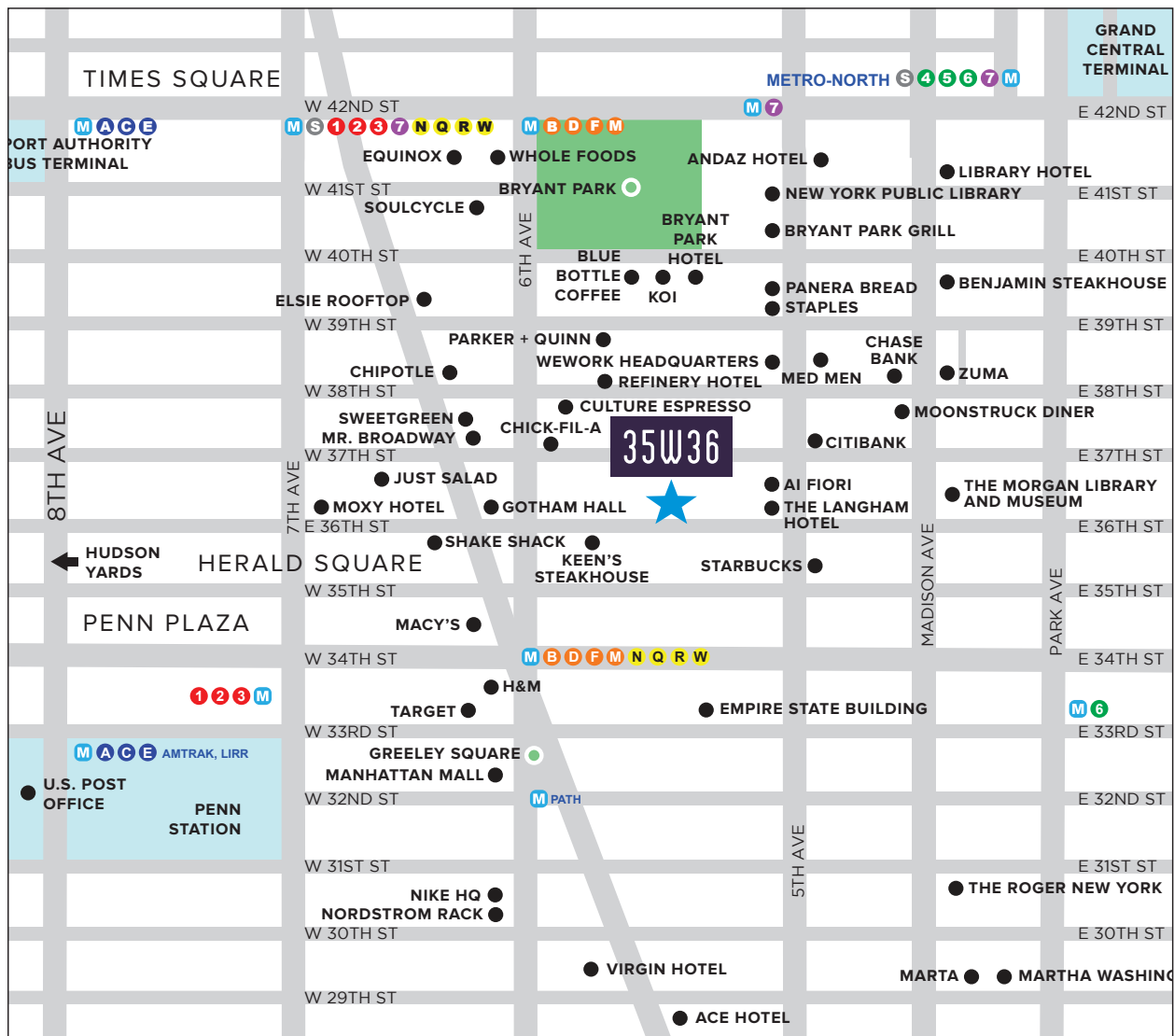


HERALD SQUARE SUBMARKET

35 West 36th Street is located in the heart of the Herald Square submarket, an area that has seen an incredible transformation in recent years. This area is now a thriving center for creative firms, new residential developments, luxury hotels, specialty retailers and fine dining restaurants.

The property is accessible by 18 subway lines (**1 2 3 4 5 6 7 A C E B D F M N Q R W**) as well as Penn Station, Grand Central Terminal, the Port Authority Bus Terminal and the PATH train, which are all within convenient walking distance.

The nearby development of the Hudson Yards and the continued development of Midtown South has steadily and permanently shifted the borders of the Midtown office market, placing 35 West 36th Street at its epicenter.



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