

447

West 36th Street

Hudson Yards, NYC

Offering Memorandum

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Property Overview

Property Overview

Executive Summary

Ideally suited for both investors and owner-users, the property features beautifully built-out interiors with a distinct design aesthetic on each floor, creating a unique and highly adaptable environment for a wide range of commercial uses.

The building is currently 100% leased to short-term tenants, providing immediate flexibility for a user seeking near-term occupancy while also offering investors the ability to reposition the tenancy and capture future upside. Operationally, the asset benefits from rare infrastructure for a Midtown building of this scale, including a curb cut with a private garage and an oversized 10' x 20' freight elevator that supports efficient loading and vertical transportation.

Located within walking distance of both 34th Street–Hudson Yards Station and Pennsylvania Station, the property offers excellent accessibility to regional rail and multiple subway lines. With its combination of flexible tenancy, distinctive build-outs, and highly functional building infrastructure, 447 West 36th Street represents a compelling opportunity to acquire a unique asset in one of Manhattan's most dynamic and rapidly growing neighborhoods.

PROPERTY DETAILS

- 18,485 RSF six-story office building with 25' of frontage and a curb cut
- Unique loft-style build outs on every floor
- Over-sized freight elevator (10' by 20')
- Rooftop amenity with sweeping views
- R8A zoning with C2-5 commercial overlay
- Located in the Special Hudson Yards District

LOCATION

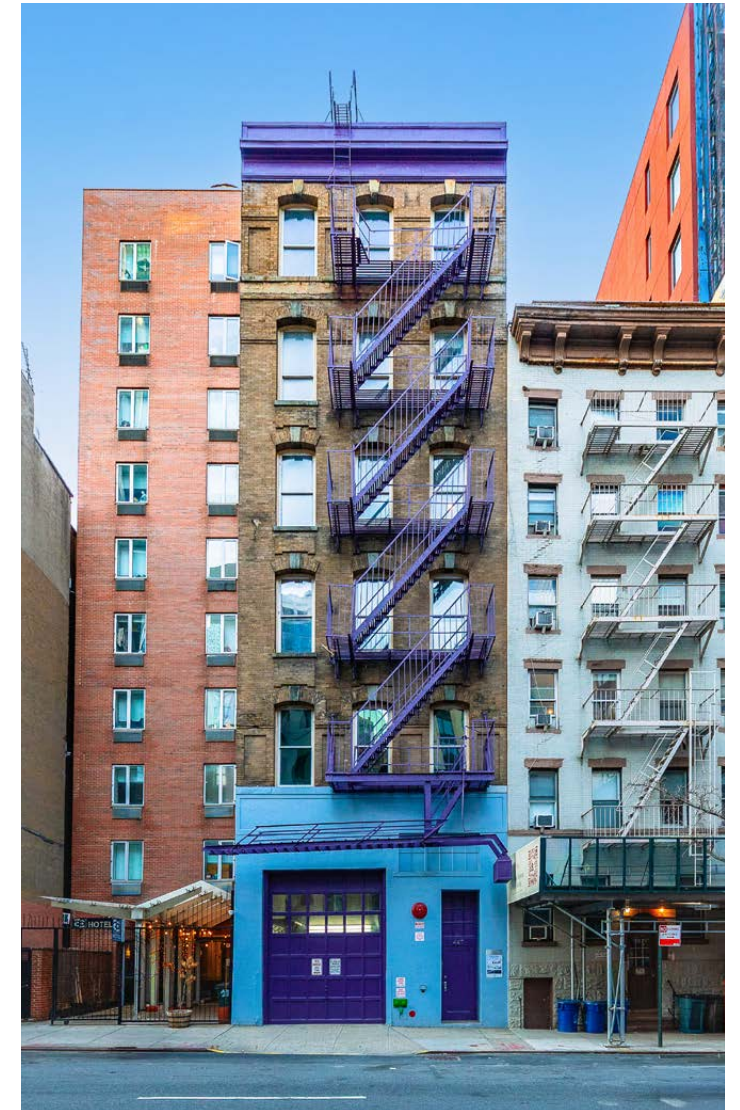
- Premier Hudson Yards location steps away from 20+ corporate HQs, luxury retailers, and the Javits Center
- Surrounded by luxury residential developments, cultural institutions, and global art galleries
- Close proximity to theatres, and production studios
- Situated within the Special Hudson Yards District, a neighborhood defined by premier office towers, luxury residences, destination retail, and cultural attractions

CONNECTIVITY

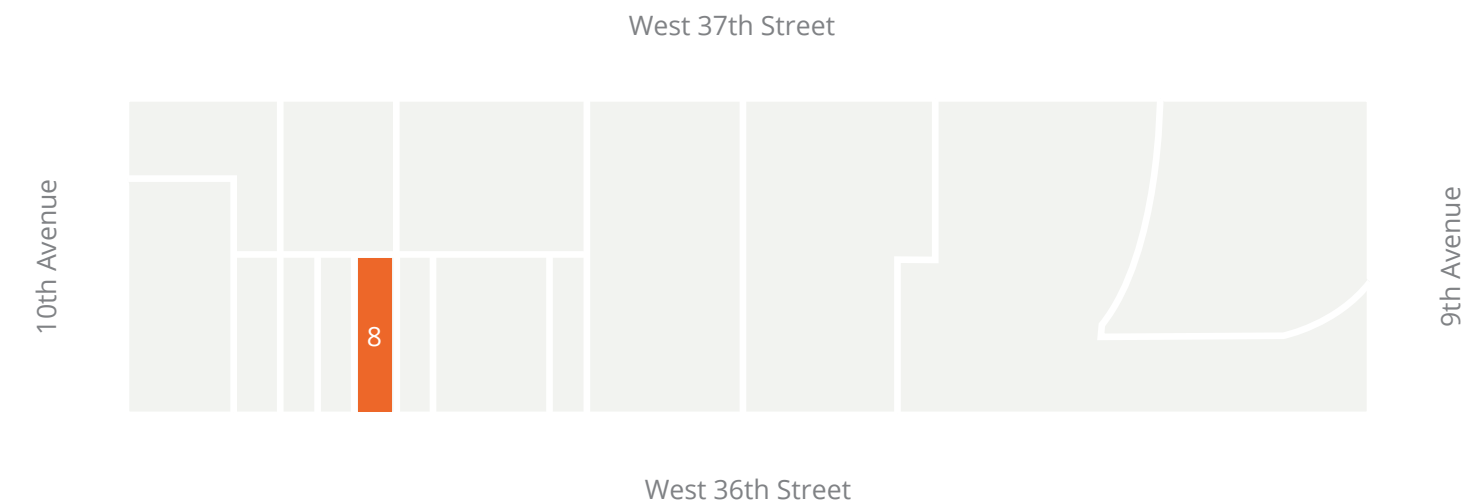
- Steps from the 34th Street–Hudson Yards station (7 line) allowing ease of access across Manhattan and into the outer boroughs
- Close to Penn Station, providing access to Amtrak, LIRR, NJ Transit, and subway lines (1 2 3 A C E lines)
- Multiple bus routes and Citi Bike docks
- Proximity to the Lincoln Tunnel and West Side Highway

Property Snapshot

Address	447 West 36th Street
Block / Lot	734 / 8
Mid-Block / Corner	Mid-Block
Lot Square Feet	2,468 SF
<i>Lot Frontage</i>	25.00'
<i>Lot Depth</i>	98.75'
Building Stories	6
Cellar	None
Elevators	1 Freight
Building Size (GSF)	15,875 SF
Rentable Square Feet	18,485 SF
Occupancy	100%
Tax Class	4
Assessment (26/27)	\$1,111,500
Tax Rate (26/27)	10.848%
Taxes (26/27)	\$120,576



Inquire for Pricing




Property Overview

Investment Highlights

 Prime Hudson Yards location

 Short-term leases providing in-place income and flexibility

 Rare on-site parking and curb cut

 Rapidly evolving area – two new condo projects and a planned mixed-use tower on the block

 Residential conversion as of right

 Southern exposure with four sides of light and 11' ceilings throughout

 Multiple Strategies: Attractive to investors, users, and developers for a residential conversion or redevelopment



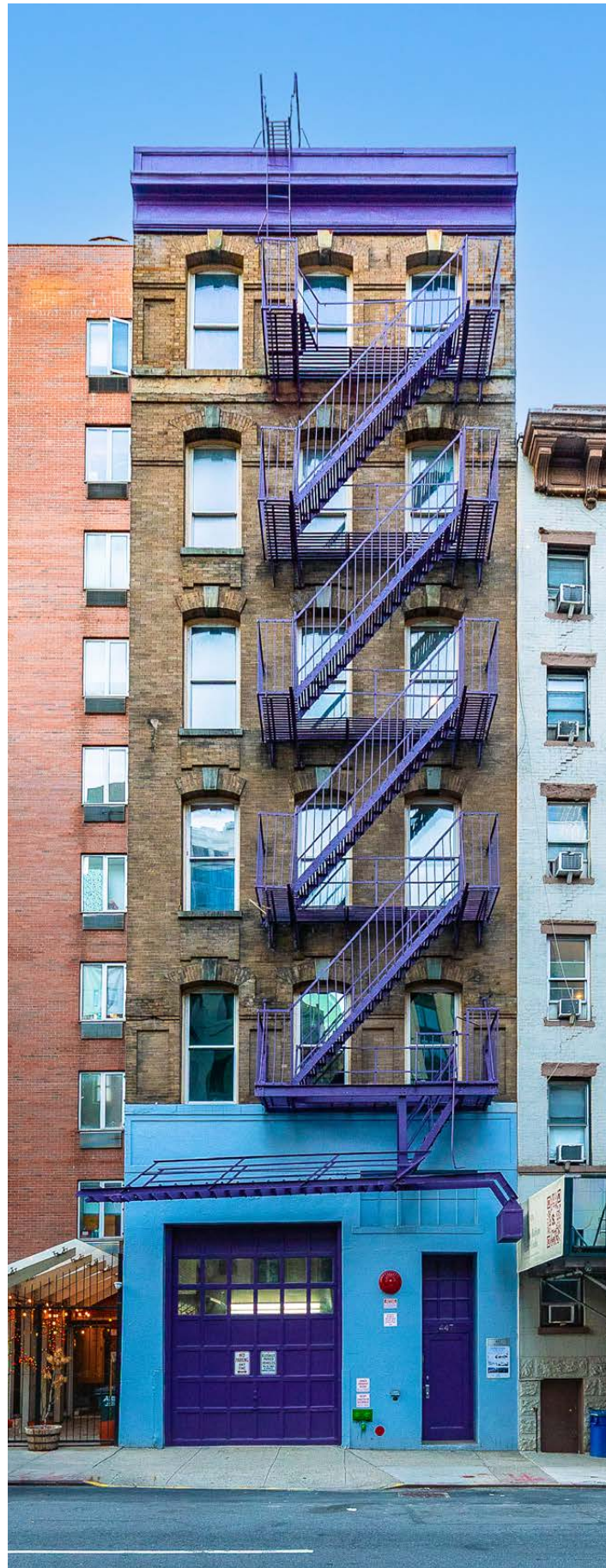
Property Overview

Property Zoning

Zoning District	C2-5 (R8A), HY
Special District	Special Hudson Yards District Hell's Kitchen Subdistrict D Subarea D4
Historic District / Landmark	No
Opportunity Zone	No
Inclusionary Housing Zone	No
FRESH Zone	Yes
Transit Zone	Yes
Affordable Housing from Commercial Conversions (467-M)	Yes
Conversion	As of Right

Use	Max FAR	Max ZFA	ZFA Available
Commercial	2.00x	4,936 SF	Overbuilt
Residential	6.02x	14,857 SF	Overbuilt
Residential UAP	7.20x	17,770 SF	1,895 SF





Curb cut & garage



Finished rooftop



Over-sized 10' x 20' freight elevator



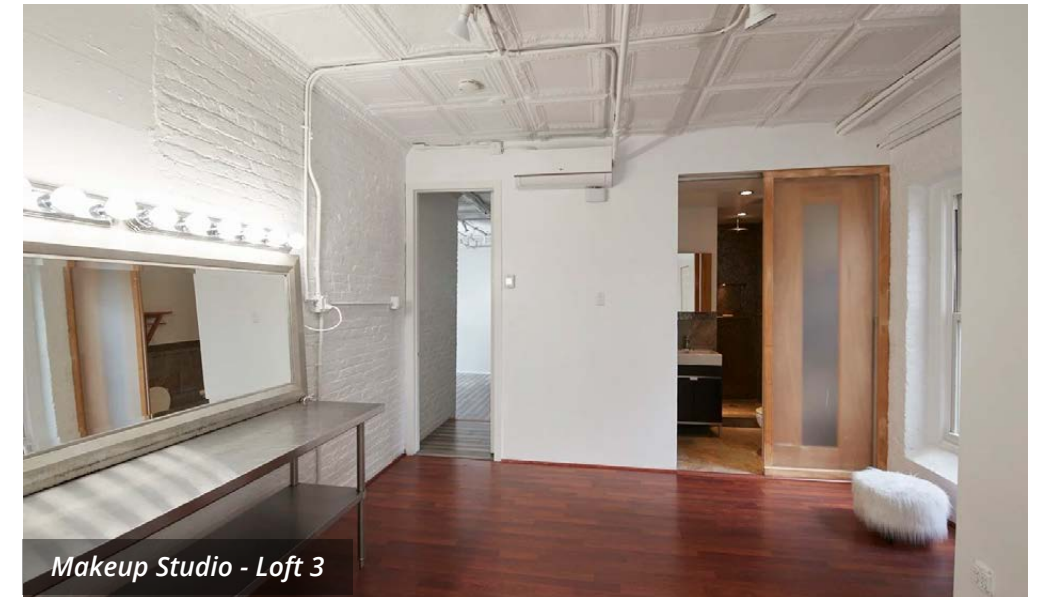
Western street view



Gallery space



Filming in Loft 2



Makeup Studio - Loft 3



Mezzanine Space



Event in Loft 2



Bathroom - Loft 3



Mezzanine Kitchen



Kitchen - Loft 2



Kitchen - Loft 3



Loft 5



Birch Walls - Loft 6



Rooftop views



Kitchen - Loft 5



Kitchen - Loft 6



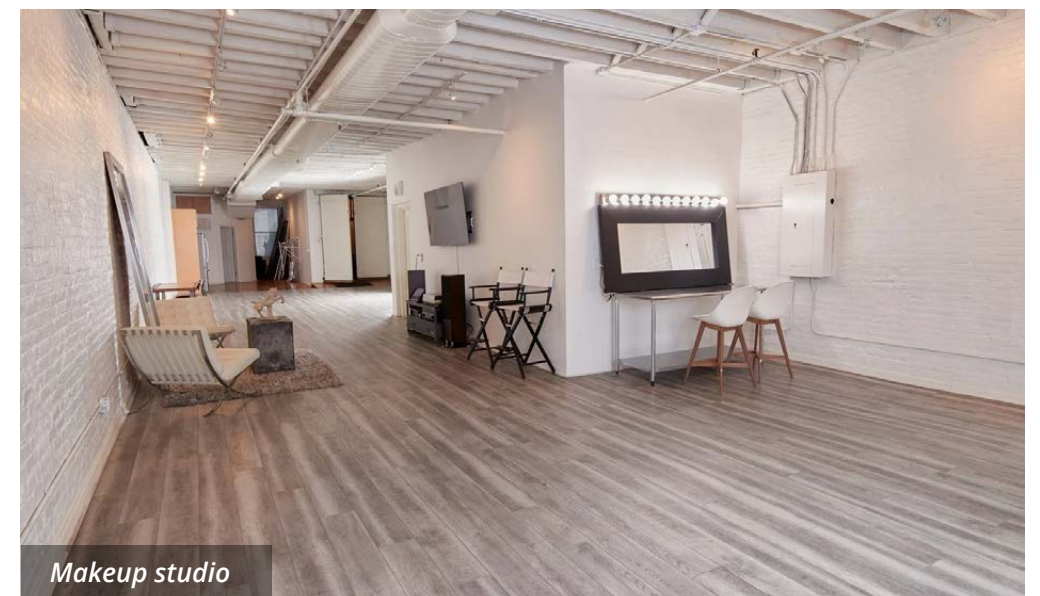
Rooftop views



Loft 6



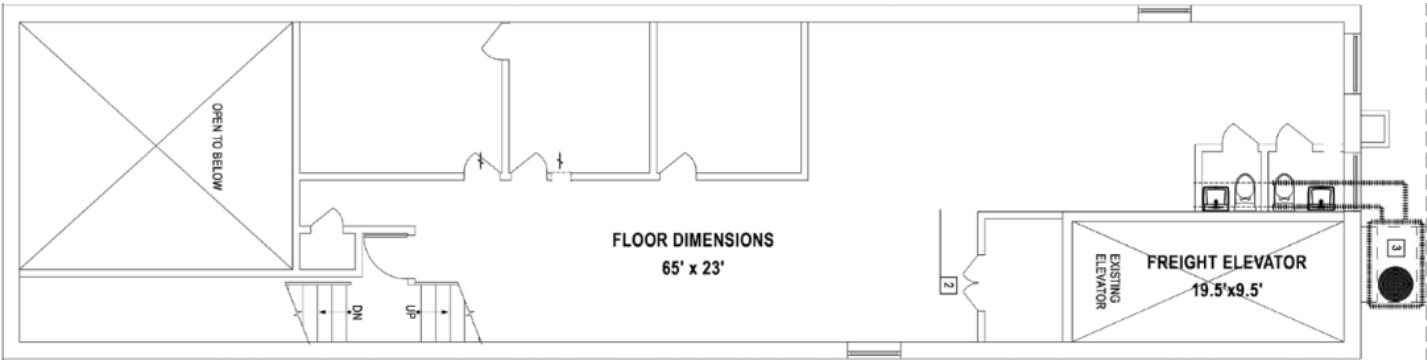
Luxury Bathroom - Loft 6



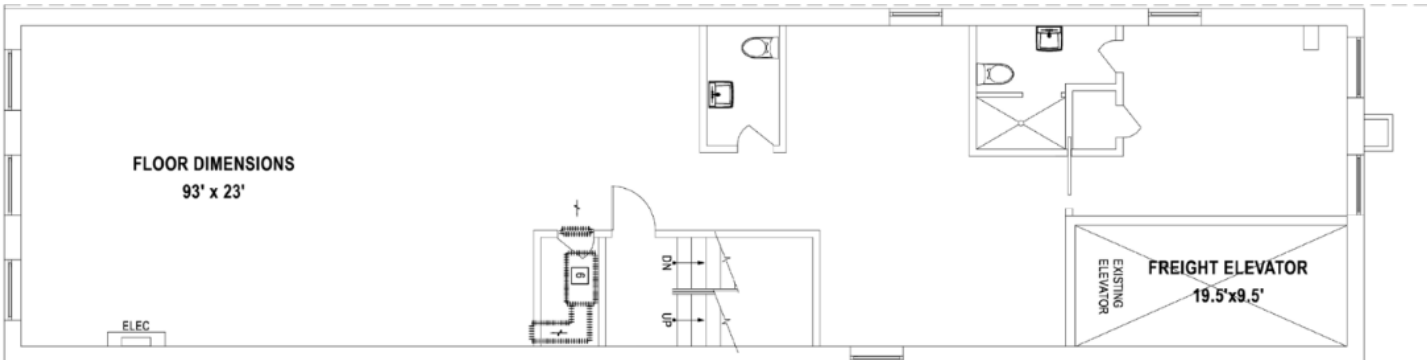
Makeup studio

Property Overview

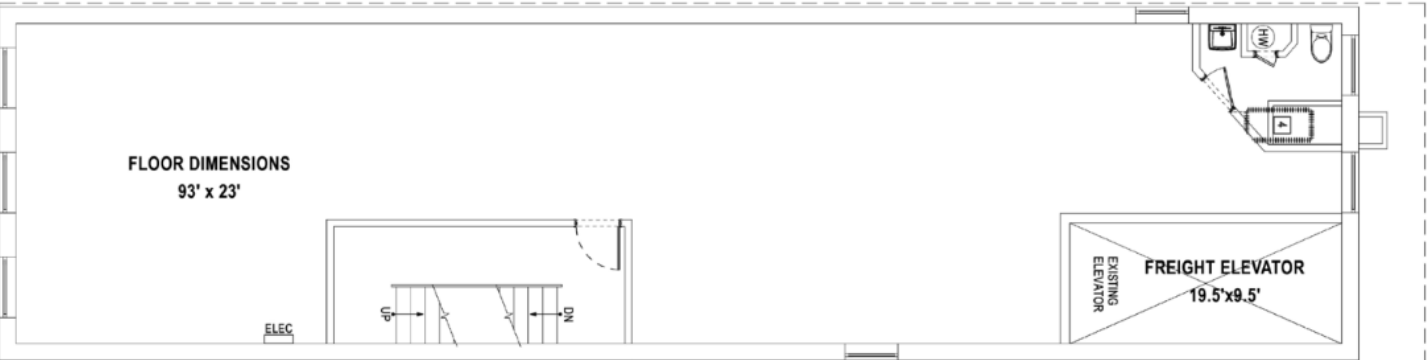
Representative Floorplans



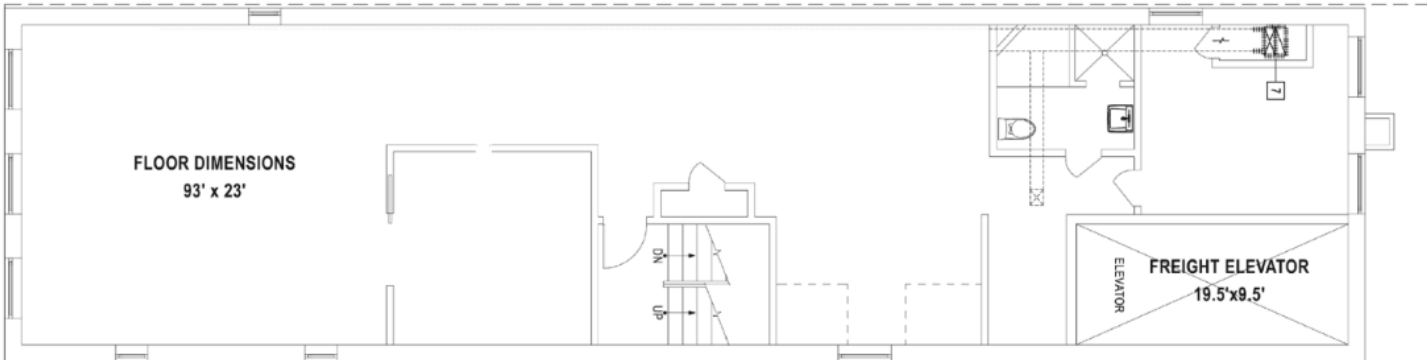
Mezzanine



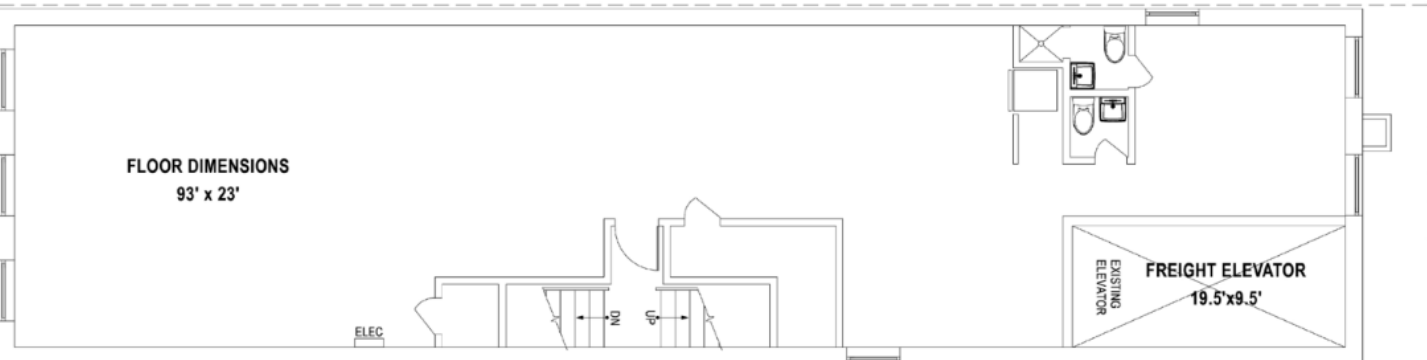
Loft 5



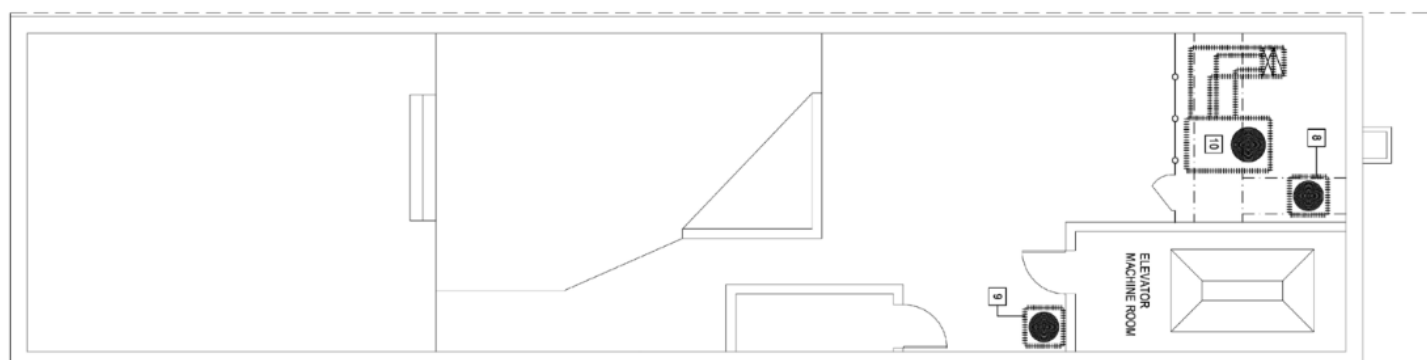
Loft 2



Loft 6



Loft 3



Roof

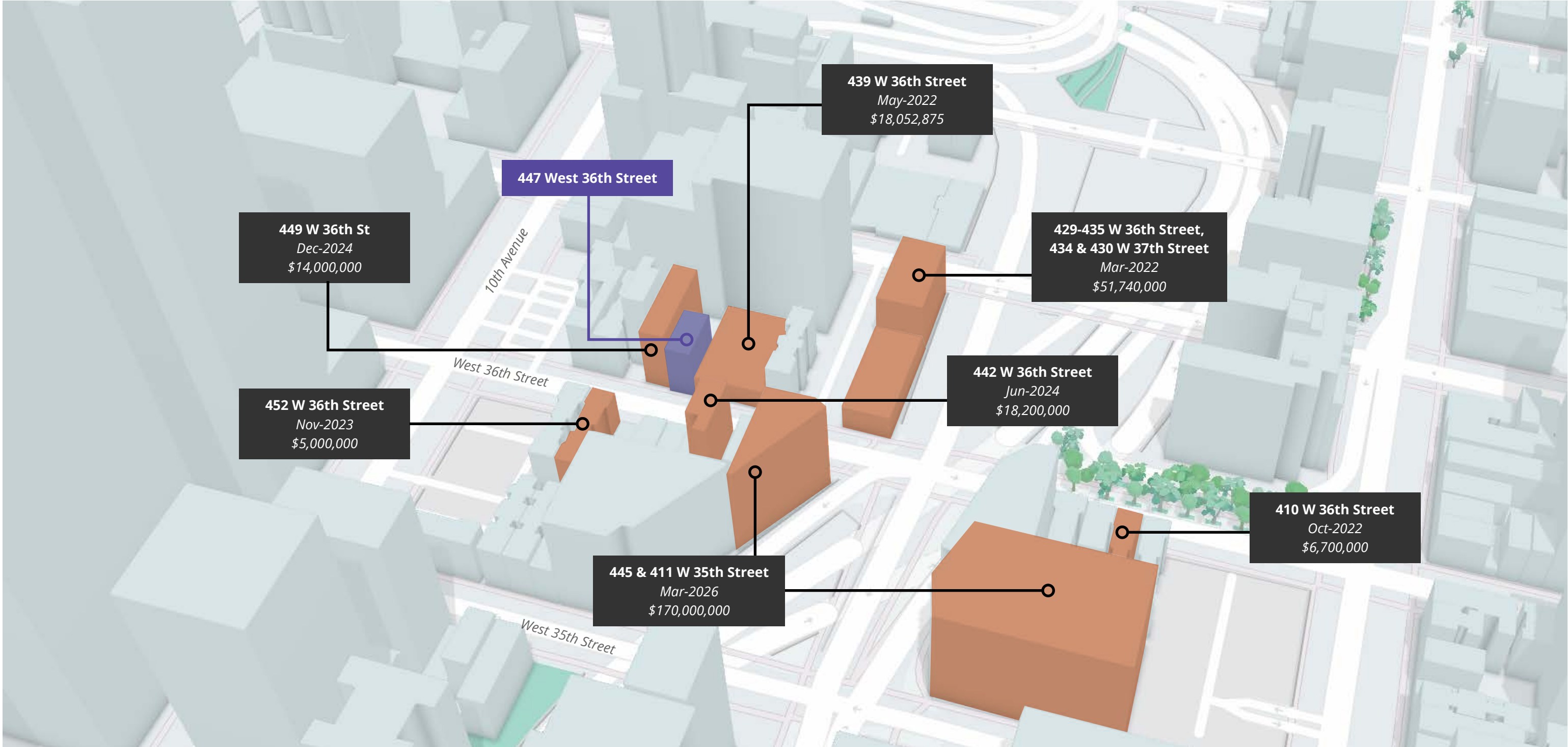


Neighborhood Activity

Neighborhood Activity

Micro-Market Submarket

The Hudson Yards submarket continues to evolve rapidly, with the block along West 36th Street between 9th and 10th Avenues emerging as one of the most active areas in recent years. 447 West 36th Street presents an opportunity for investors to gain a foothold in a highly sought-after and dynamic micro-market.



Neighborhood Activity

Development Map

Residential

- 1 460 Tenth Avenue
- 2 437 West 36th Street
- 3 439 West 36th Street
- 4 499 Ninth Avenue
- 5 Casoni (100 West 37th Street)
- 6 430 West 37th Street
- 7 330 West 42nd Street
- 8 5 Times Square



Office

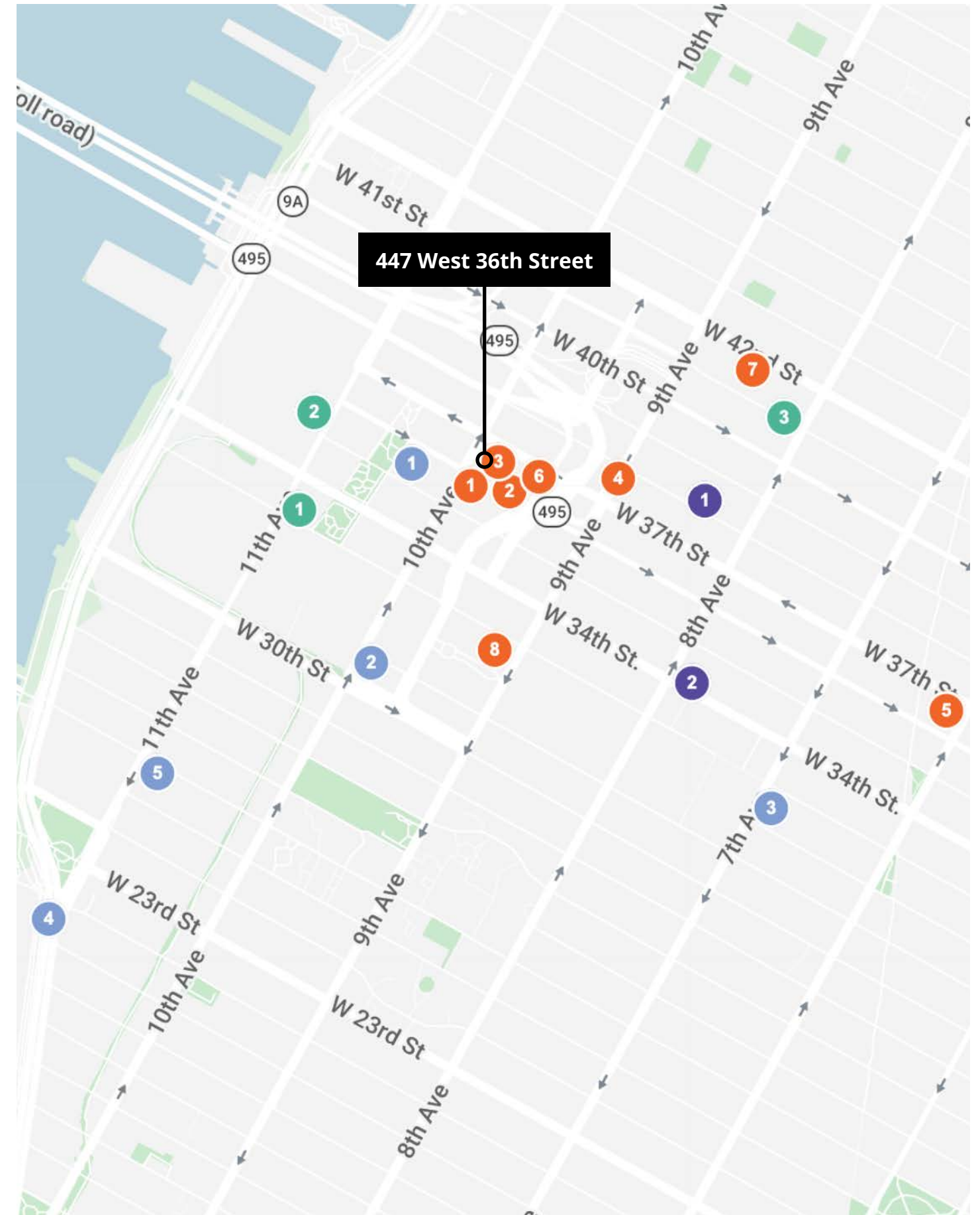
- 1 70 Hudson Yards
- 2 360 Tenth Avenue
- 3 Penn 15
- 4 420 Eleventh Avenue
- 5 220 Eleventh Avenue

Mixed-Use

- 1 Hudson Yards Phase II (Western Rail Yards)
- 2 Javits Center Marshaling Yards (418 Eleventh Ave)
- 3 Port Authority Bus Terminal

Hotel

- 1 Hotel 38 (321 West 38th Street)
- 2 Canopy by Hilton (255 West 34th Street)



Neighborhood Activity

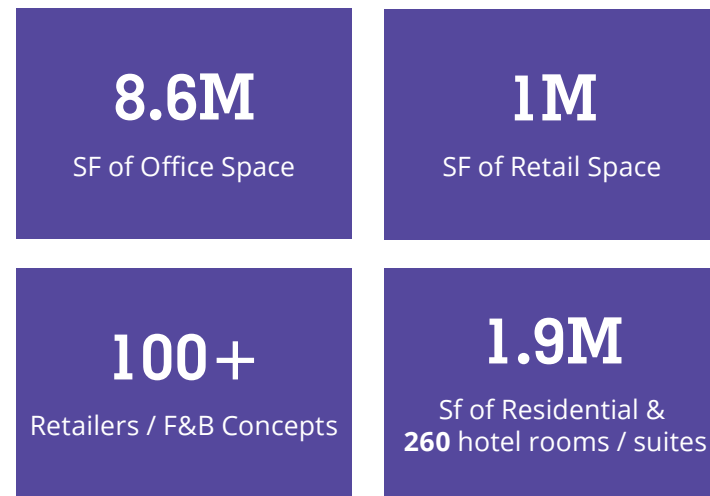
Hudson Yards

Hudson Yards is the largest private real estate development in the history of the US. The master plan is comprised of two phases – the Eastern Yards and the Western Yards.

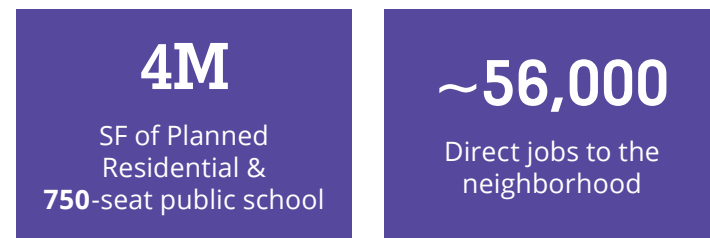
The Eastern Yards has been completed with 8.6 million sf of office space, 1 million sf of retail with 100+ retailers / F&B concepts, 1.9 million sf of residential, and 260 hotel rooms / suites.

The next phase of the project, The Western Yards, will largely focus on residential development and community spaces with 4 million sf of planned residential and 750-seat public school. Once fully operational, companies and buildings in Hudson Yards will bring ~56,000 direct jobs to the neighborhood, and the master planned community will account for 2.5% of citywide GDP.

The Eastern Yards



The Western Yards



Source: Related



Western Yard

Office	2,000,000
Residential	4,000,000
Retail	100,000
Office	120,000

6,220,000 GSF

Eastern Yard

10 Hudson Yards	1,800,000	Retail Pavilion	50,000
30 Hudson Yards	2,600,000	Hotel	220,000
50 Hudson Yards	2,900,000	Residential	1,870,000
55 Hudson Yards	1,300,000	The Shed	200,000

The Shops & Restaurants 1,000,000 11,940,000 GSF

Neighborhood Activity

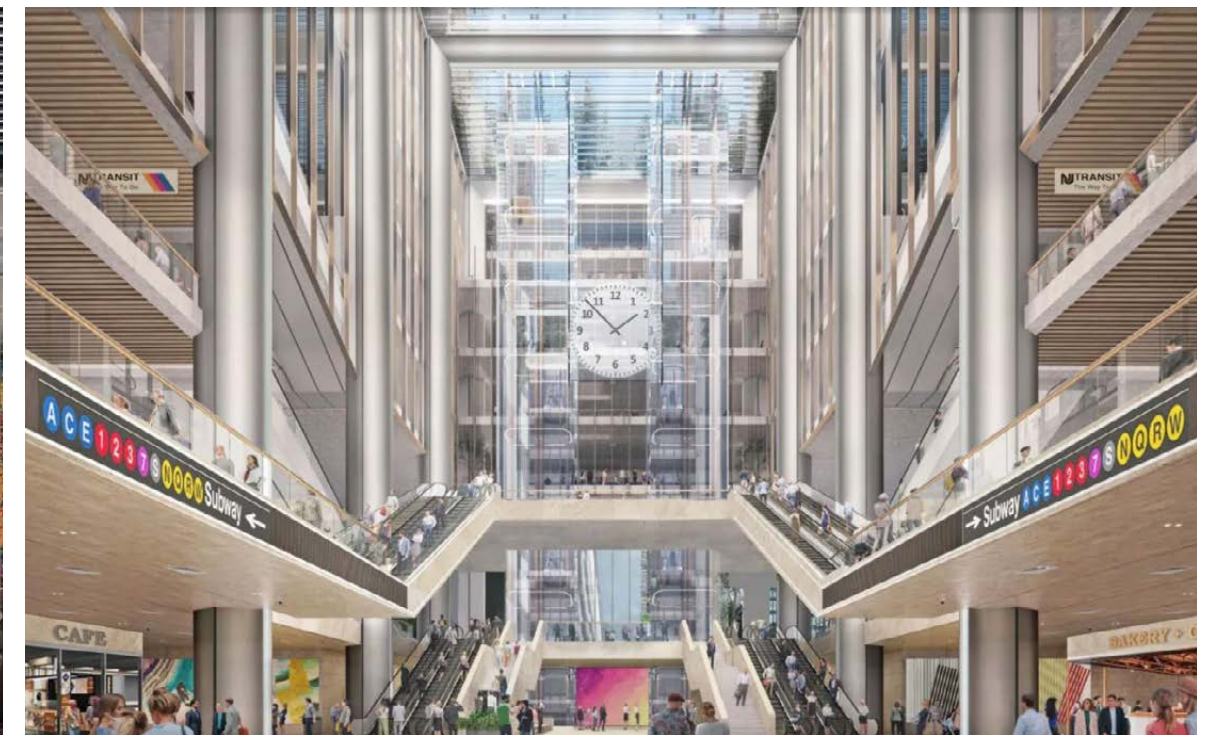
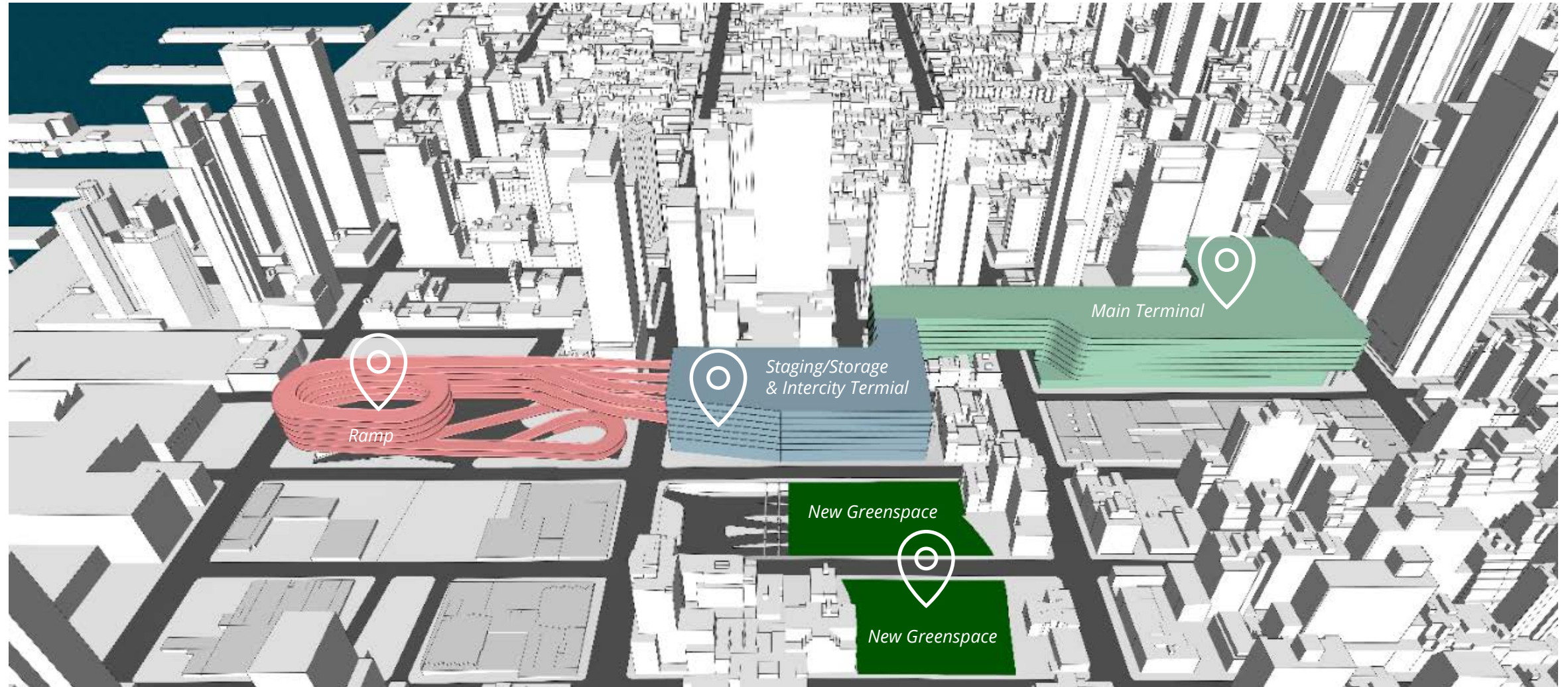
The New Port Authority Bus Terminal Project

The redevelopment of the Port Authority Bus Terminal is a **\$10+ billion** infrastructure project that will replace the aging 1950 terminal with a modern, state-of-the-art transportation complex in Midtown Manhattan between Eighth and Ninth Avenues and West 40th-42nd Streets. The project aims to modernize the nation's busiest bus terminal, which serves **more than 200,000 daily commuters** traveling primarily between New Jersey and New York City. The development will include outward facing storefronts along 41st Street and Eighth and Ninth Avenues that are intended to integrate the terminal into the larger Midtown landscape.

The redevelopment will deliver a **2.1-million-square-foot terminal** with **more than 180 bus gates**, designed to dramatically improve passenger circulation, comfort, and connections to the subway system and regional rail hubs. The new facility will increase bus capacity from roughly **600 to about 1,000 buses per hour**, helping accommodate future commuter growth and reduce congestion in the Lincoln Tunnel corridor and surrounding streets.

The broader project includes several additional components: a bus storage and staging facility capable of holding hundreds of buses, new dedicated ramps connecting directly to the Lincoln Tunnel, and **3.5 acres of new publicly accessible open space** created by deck-overs above Dyer Avenue. These improvements are intended to reduce bus idling on neighborhood streets, improve traffic flow, and create new green space and retail activity in the surrounding Hell's Kitchen area.

Construction began in 2025 and will occur in phases, with temporary bus facilities built first so the existing terminal can remain operational during redevelopment. The full project is expected to be completed around 2032, transforming the outdated terminal into a modern regional transit gateway for the New York metropolitan area



Source: Port Authority Builds

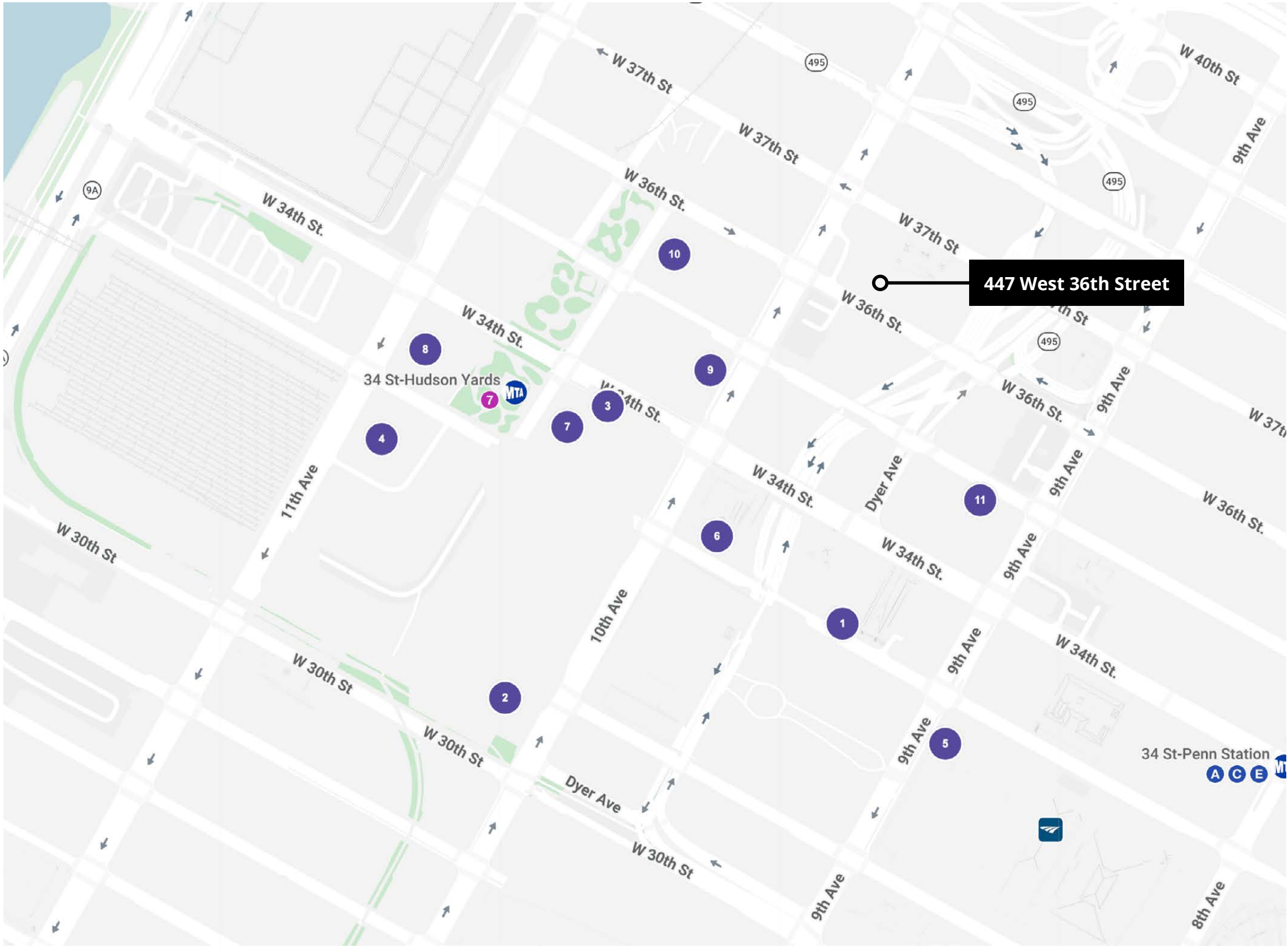


Location Overview

Location Overview

Corporate Headquarters

BUILDING	TENANT
1 1 Manhattan West	Accenture
	EY
	NHL
2 10 Hudson Yards	Tapestry
	Loreal
	Guardian
	BCG
	SAP
	VaynerMedia
	Intersection
3 30 Hudson Yards	Sidewalk Labs
	Intercept Pharmaceuticals
	TimeWarner
	KKR
	CNN
	Related
4 31 Hudson Yards	Wells Fargo
	DNB Bank
	Covington & Burling
	Equinox
5 390 9th Avenue	Meta
6 410 10th Avenue	Amazon
7 50 Hudson Yards	Blackrock
	ServiceNow
	Truist Financial
8 55 Hudson Yards	Third Point
	Boies Schiller Flexner LLP
	MarketAxess
9 66 Hudson Blvd E	Alliance Bernstein
	HSBC
	Pfizer
	Debevoise & Plimpton
10 70 Hudson Yards	TPG
	Deloitte
	Peleton
11 441 9th Avenue	Alpha Sense



Location Overview

447 West 36th Street is strategically positioned on Manhattan's rapidly evolving Far West Side, between 9th and 10th Avenues in the heart of the Hudson Yards submarket. The property benefits from its immediate proximity to one of the most transformative mixed-use developments in New York City, which has reshaped the neighborhood into a premier destination for global business, luxury living, and world-class retail.

Just a short walk from the property, Hudson Yards features more than 18 million square feet of office, residential, retail, hospitality, and public space. Anchored by flagship office towers occupied by leading global firms and complemented by high-end retail and dining at The Shops at Hudson Yards, the district has quickly become one of Manhattan's most sought-after commercial hubs.

Connectivity is a key advantage of the location. The property is within walking distance of the 34th Street-Hudson Yards subway station, providing direct access to the 7 subway line, and is also near Penn Station, one of the busiest transit hubs in North America, serving Amtrak, NJ Transit, and the Long Island Rail Road. Additional accessibility is provided by the 1 2 3 A C E subway lines, as well as convenient vehicular access to the Lincoln Tunnel and the West Side Highway.

Within a short walk are many of Manhattan's most notable cultural and lifestyle destinations, including The High Line, Javits Center, and the observation deck at Edge at Hudson Yards. These amenities, along with an expanding roster of restaurants, hotels, and luxury residential developments, continue to drive strong foot traffic and investment throughout the district.

Transportation

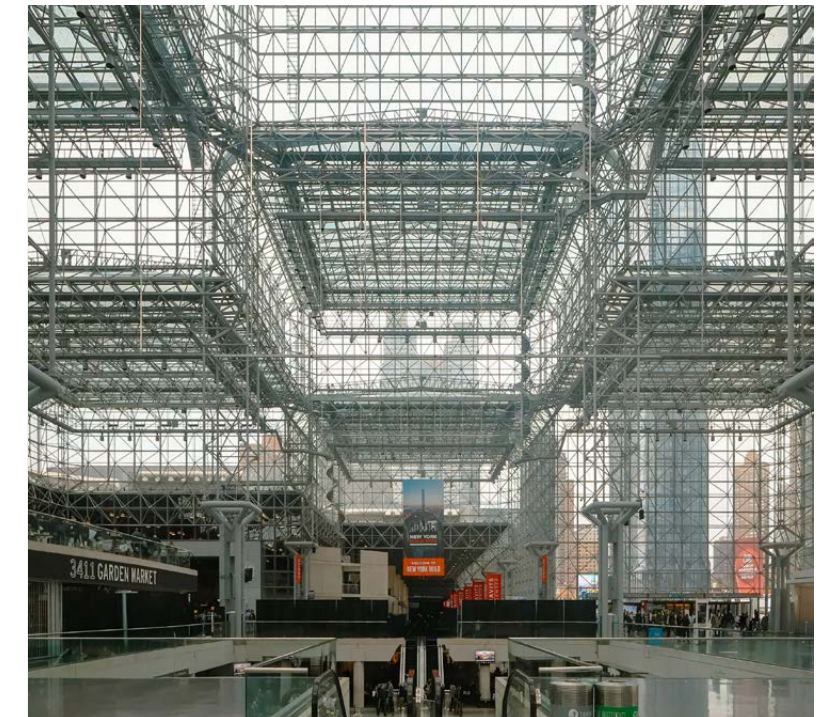
447 W 36th Street offers excellent transportation connectivity:

- 34th Street-Hudson Yards station (7 line) within a 5-minute walk creating ease of access across Manhattan and the outer boroughs
- Penn Station is within walking distance, providing access to Amtrak, LIRR, NJ Transit, and subway lines (1 2 3 A C E)
- Multiple M11 and M12 bus stops along 10th and 11th Avenues
- Proximity to the West Side Highway and Lincoln Tunnel



Area Attractions

- **Hudson Yards:** A massive mixed-use development featuring luxury retail, The Vessel, the Edge Observation Deck, and office towers housing major corporations including Meta (Facebook) and Apple—easily accessible via the High Line.
- **Javits Convention Center:** New York City's primary convention and exhibition facility, hosting major global events, trade shows, and conferences throughout the year. Its recent expansion added over 1 million square feet of event space and significantly increased foot traffic to the surrounding neighborhood.
- **The High Line:** A 1.5-mile-long elevated park built on a former freight line, offering sweeping views of the city and the Hudson River. Home to public art installations and landscaped gardens, the park welcomes tens of thousands of visitors daily.
- **Port Authority Redevelopment:** \$10+ billion infrastructure project that will replace the aging 1950 terminal with a modern, state-of-the-art transportation complex



Location Overview

Points of Interest

DINING/RETAIL

- 1 * Estiatorio Milos (Hudson Yards)
- 2 * Queensyard
- 3 Porch Light
- 4 * Peak
- 5 Electric Lemon
- 6 Kyma Hudson Yards
- 7 Greywind
- 8 Zou Zou's (Manhattan West)
- 9 The Chef's Table at Brooklyn Fare
- 10 Casa Louie
- 11 Suram Sushi and Ramen
- 12 Talavera
- 13 S Bar
- 14 * Mercado Little Spain
- 15 * The Shops & Restaurants at Hudson Yards

ENTERTAINMENT

- 1 Javits Center
- 2 Hudson Mercantile
- 3 Marquee New York
- 4 Baryshnikov Arts
- 5 New Perspectives Theatre Company
- 6 Sean Kelly
- 7 Mansion at Hudson Yards
- 8 CirqueHaus
- 9 Hammerstein Ballroom

CONDOMINIUMS

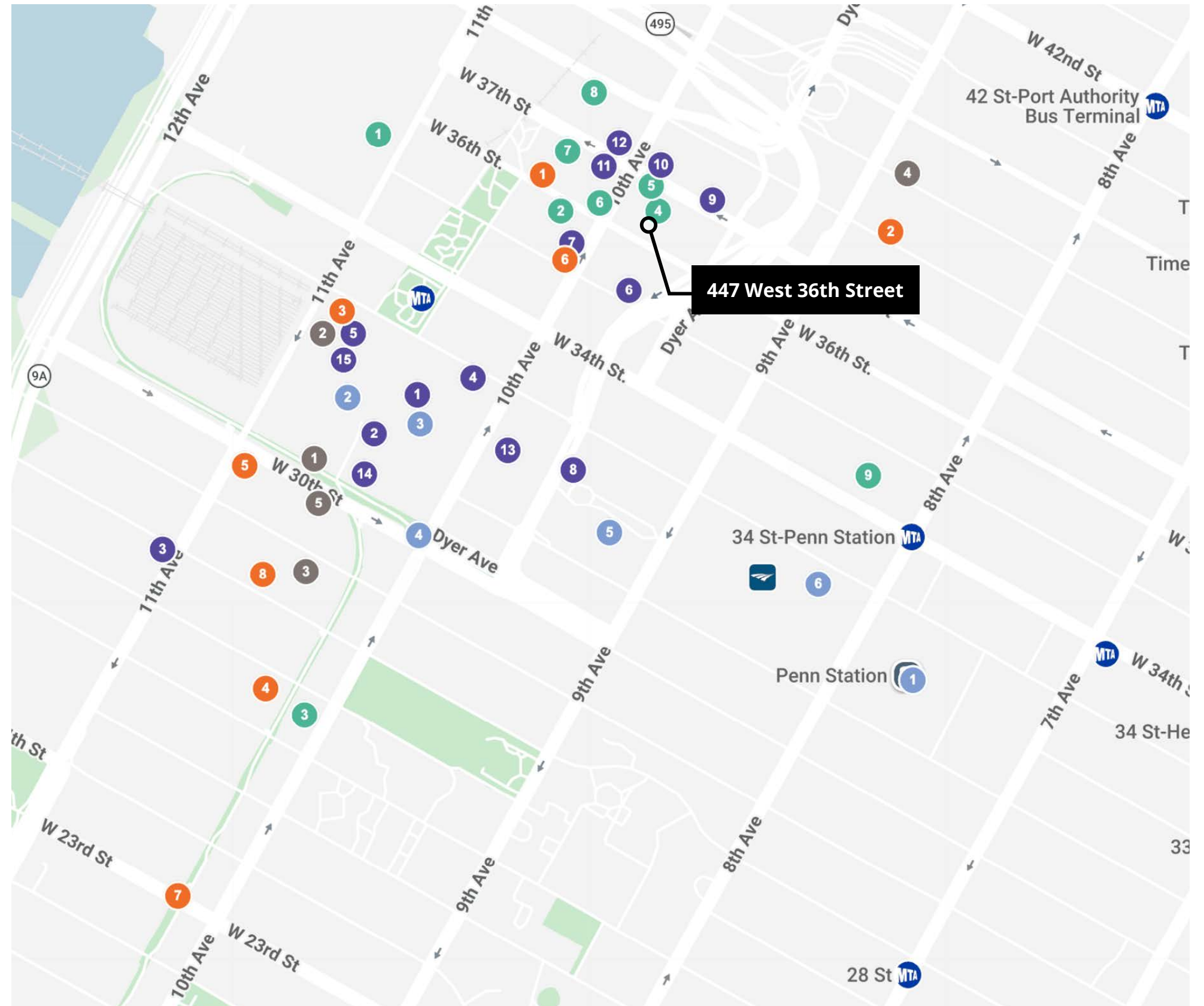
- 1 15 Hudson Yards
- 2 35 Hudson Yards (Residences)
- 3 Soori High Line
- 4 355 W 39th St
- 5 One Hudson Yards (Residences)

HOTELS/RESIDENTIAL RENTALS

- 1 Hudson 36
- 2 Arlo Midtown
- 3 Equinox Hotel Hudson Yards
- 4 Hotel Alameda
- 5 Ohm
- 6 The Set
- 7 The High Line
- 8 Avalon West Chelsea

ARENAS/LANDMARKS

- 1 Madison Square Garden
- 2 * The Vessel
- 3 * Edge Observation Deck
- 4 High Line Plinth
- 5 Manhattan West Plaza
- 6 Moynihan Train Hall (Farley)



Location Overview

In the News


News

Let me tell you—My neighborhood is one of the best in NYC, and this study proves it

The new report may have sparked drama, but it's right about Hell's Kitchen.

Written by **Rossilyne Skena Culgan**
Things to Do Editor
Tuesday April 1, 2025

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Photograph: Sean Pavone / Shutterstock

Upgrades Planned for DeWitt Clinton Park — More Green Space, New Courts and Revamped Spray Shower

by Phil O'Brien March 9, 2026

Plans are moving forward for a significant upgrade to DeWitt Clinton Park, the busy Hell's Kitchen recreation space bordered by W52nd/W54th Street and 11/12th Avenue.



Related, Oxford Propose 4,000 Apartments at Hudson Yards West

By Dees Stribling • April 28, 2025

Development Affordable Housing Featured New York More

The project nearly doubles the initial number of proposed units, all part of a \$12 billion development in New York City.

Related Cos. and Oxford Properties Group have unveiled plans to build 4,000 housing units at the Hudson Yards West development, a \$12 billion mixed-use project located in the Manhattan neighborhood of the same name. In order to move forward, the project would need the approval of the New York City Council.

The developers had previously planned to build 1,500 units of new housing at the site, with 324 apartments designated as affordable. The partners did not specify the number of affordable units under the new proposal.



Rendering of Hudson Yards West's residential properties, alongside Wynn New York City. Image courtesy of Related Cos. and Wynn Resorts


The project's proposal is currently in the final stage of the city's Uniform Land Use Review Procedure, so it is likely that the city will decide on the proposed change within the next few months, according to the partners.

In addition to the residential portion, Hudson Yards West could see the construction of a \$12 billion casino complex built by gaming giant Wynn Resorts; this will include a 1,500-key hotel and an additional 238 apartments. Plans also call for the building of a public school, daycare and community facility. The development, located along Manhattan's High Line, would also include 5.6 acres of green space. Upon completion, the district is expected to generate \$2.7 billion in revenue for the Metropolitan Transportation Authority.

COMMERCIAL REAL ESTATE

Developer files plans for 34-story tower on last large Hudson Yards site

Share



460 10th Ave (Google Street View)

By **Julianne Cuba**
March 30, 2026 05:30 AM EDT

One of the last remaining large undeveloped lots in Hudson Yards could get a residential tower. But the question is who would build it.

L'Oréal Professional Products opens academy in Hudson Yards


The hub provides licensed professionals with business and technology courses to help expand their color and haircare services.

Gisselle Gaitan 1/15/2026

L'Oréal Professional Products has opened the doors to its L'Oréal Academy, located in New York City's Hudson Yards.

The hub is a collaborative crossroads for licensed professionals, offering diverse upskilling in business and technology to grow the color and haircare services.

"Opening this state-of-the-art Academy dedicated to the professional is another strategic step in building long-term growth for this amazing profession," said David Greenberg, chairman, L'Oréal USA. "Education has always been the heartbeat of our industry, but as our customers' needs evolve, we must continue to raise the bar by answering in new and exciting ways. We want our stylist community to thrive for generations to come."



[Related: [Latest Inside Beauty Headlines](#)]

Curriculum available at the academy includes:


- **Specialized Pathways and Elite Educators:** Certifications in French Balayage, Color Theory, Design and more, led by a fleet of 750 experts including Sam Villa, Min Kim and Michelle O'Connor.

NEWS

"To Experience a Neighborhood Vibe in the Center of One of the Largest Cities in the World is Pretty Cool" — Artist Edward Love Shares His West Side Story

by **Catie Savage** February 5, 2026

Visual artist Edward Love is a born-and-bred New Yorker who has made Hell's Kitchen his home for more than 30 years — and still feels nostalgia for the old neighborhood. This is his West Side Story.



[Click for the full article](#)