

70

WEST 36<sup>th</sup>  
STREET

---

HERALD SQUARE  
PENN PLAZA





# 70 WEST 36<sup>th</sup> STREET

UNIT: 5A – 5,428 SF

## OVERVIEW

Unit 5A at 70 West 36th Street is a 5,428 SF commercial office condo located within the Herald Square / Penn Plaza submarket. Currently owner-occupied by a graphic printing company, this corner unit is flooded with natural light from 26 oversized windows spanning three exposures. In addition, it features a professional reception area, a private restroom, 11-ft ceilings, and two sleek glass-partitioned offices which can easily be removed to allow for an open with minimal columns.

## ASKING

\$4,500,000 | \$829/PSF

## CROSS STREETS

5<sup>th</sup> & 6<sup>th</sup> Avenues

## CONDO FEATURES

11-ft ceilings  
Private restroom  
Tenant Controlled AC

## BUILDING FEATURES

24/7 access + Attended lobby  
Newly updated elevators

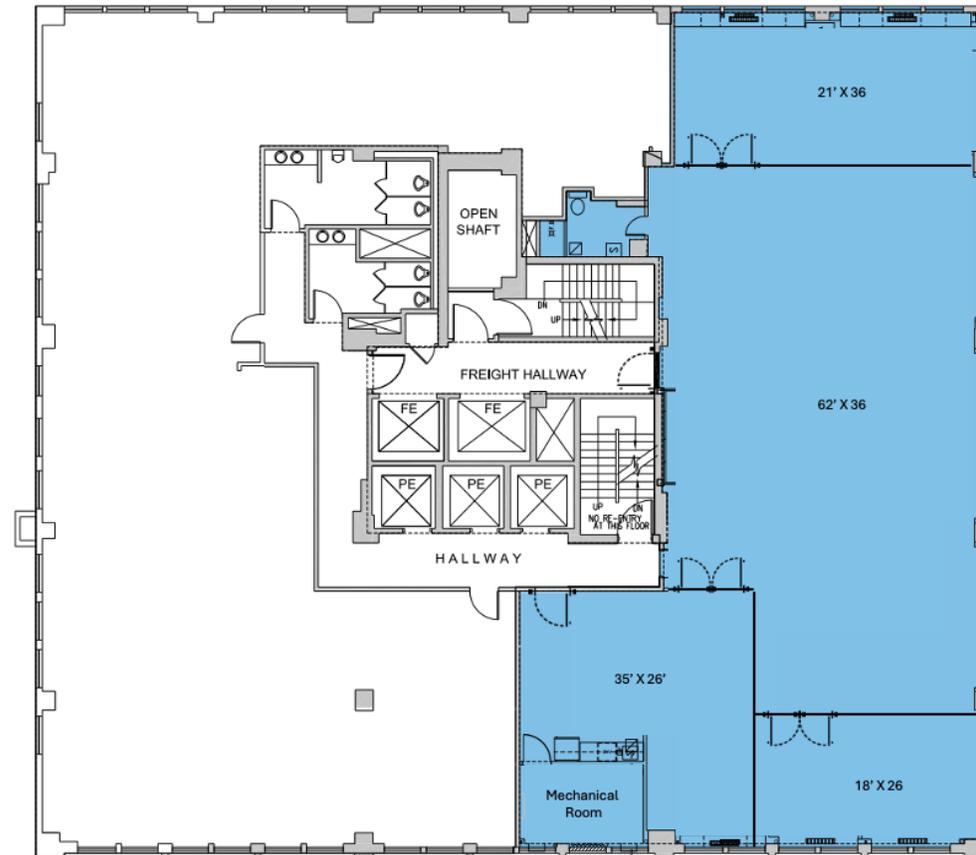
## TRANSIT + HUBS

2- blocks from Herald Sq HUB  
(N, Q, R, W, B, D, F, M).  
Walking distance to Penn Station ,  
Port Authority & Moynihan Train Hall



# 70 WEST 36<sup>th</sup> STREET

UNIT: 5A – 5,428 SF



West 36<sup>th</sup> Street