

OFFERING
MEMORANDUM

15 WEST 34TH ST

COMMERCIAL CONDO FOR SALE

**6TH FLOOR
FULL-FLOOR LOFT
HERALD SQUARE
SHOWROOM / OFFICE**

15 WEST 34TH STREET, 6TH FLOOR
NEW YORK, NY 10001





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6TH FLOOR

FULL-FLOOR LOFT

HERALD SQUARE

SHOWROOM / OFFICE

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EXECUTIVE SUMMARY

SERHANT. has been exclusively retained to offer for sale the 6th floor commercial condominium at 15 West 34th Street, a full-floor loft in the heart of Herald Square, Manhattan.

This full-floor commercial condo offers soaring loft ceilings, original hardwood floors, exposed cast-iron columns, and abundant natural light across open-plan showroom and office space.

Key Features:

- Full-floor commercial condo, 6th floor
- Soaring loft ceilings with exposed cast-iron columns
- Original hardwood floors throughout
- Open-plan showroom and private office layout
- Ideal for showroom, design studio, or creative office
- Steps from Penn Station, Path, and major subway lines

The property offers flexible use for owner-occupiers, investors, or creative tenants seeking a landmark address with immediate access to Penn Station, the PATH train, and Midtown’s most active retail corridor.

A rare opportunity to acquire a versatile, full-floor commercial condo in one of Midtown Manhattan’s most connected and high-traffic corridors.

15 West 34 th Street - 6 th Floor			
BLOCK / LOT	ZONING	SQUARE FEET	CAM/TAXES
836 / 7501	C5-3 C6-4.5 MID	7,283	\$113,029

LOCATION OVERVIEW

Anchor located at the epicenter of Midtown Manhattan, 15 West 34th Street sits directly between Fifth Avenue and Sixth Avenue in Herald Square, one of New York City's highest-traffic commercial corridors. The building is steps from the Empire State Building, Macy's flagship, and Penn Station, offering unmatched visibility and accessibility.

The 6th floor condo benefits from immediate proximity to a dense concentration of retail, hospitality, and corporate tenants, including Macy's, H&M, Zara, and numerous global flagship stores. The area draws over 50 million visitors annually, and the building's loft character and central location make it a sought-after address for fashion, design, and creative industry users.



LOCATION OVERVIEW & MAP

AREA HIGHLIGHTS

Ideally located at the crossroads of Fifth and Sixth Avenues, steps from the B, D, F, M, N, Q, R, W, and 1, 2, 3 trains, and one block from Penn Station and the PATH.

Surrounded by flagship retail including Macy's, H&M, and Zara, with major corporate tenants and fashion industry showrooms throughout the immediate neighborhood.

Minutes from the Empire State Building, Hudson Yards, and Madison Square Garden, offering premier Midtown connectivity and global brand visibility.

SELECT DESTINATIONS

- Empire State Building
- Macy's Flagship
- Penn Station / PATH
- Madison Square Garden
- The High Line
- Whole Foods Market
- Equinox
- SoulCycle
- Sephora
- Starbucks
- Target
- H&M / Zara Flagship
- Nordstrom NYC
- Whole Foods Market







