

## 13 WEST 36TH STREET

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### ENTIRE 3RD FLOOR: 2,500 SF

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- Open area, two large glass conference rooms, two private bathrooms, wet pantry w/ dishwasher
- Hardwood floors, exposed ceilings, exposed brick, + scraped metal operable windows
- Fully furnished for 12 people, wired + turnkey
- Landlord work available

### BUILDING FEATURES

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- 24/7 tenant-controlled central a/c, direct electric.
- No water/sprinkler fee
- Owner-managed building with stable, long term, and responsive ownership
- Simple 13 page lease rider and quick turnaround
- Two blocks from Amazon's newly acquired 660,000 sf New York headquarters









