

An aerial photograph of the Herald Center building in New York City. The building is a tall skyscraper with a glass facade, reflecting the surrounding city. The ground floor is a white, modern structure with large glass windows and a prominent red H&M logo. The building is situated on a busy city street with other buildings and traffic visible in the background.

HERALD CENTER

NEW YORK

- **BUILDING WITHIN A BUILDING**
- **EXCLUSIVE GROUND FLOOR ENTRANCE AND ELEVATORS**
- **30 YEAR LEASEHOLD CONDO OPPORTUNITY**
- **181,165 RSF CONTIGUOUS BLOCK**



SPACE COMMENTS

- Full building opportunity
- Built classroom space and existing infrastructure
- Private terrace on the 9th Floor
- Interconnecting escalator in place between floors
- Private, exclusive ground lobby with branding on 33rd Street
- Drive-in loading dock with direct access to the freight elevator

FLOOR	RSF	SLAB-TO-SLAB CEILING HEIGHTS
Entire 9th Floor	21,100 RSF	14'5"

CONCEPTUAL RENDERING



Private, Exclusive Ground Lobby on 33rd Street | Private Entrance Rendering



Private 33rd Street Entrance Rendering

CONCEPTUAL RENDERING

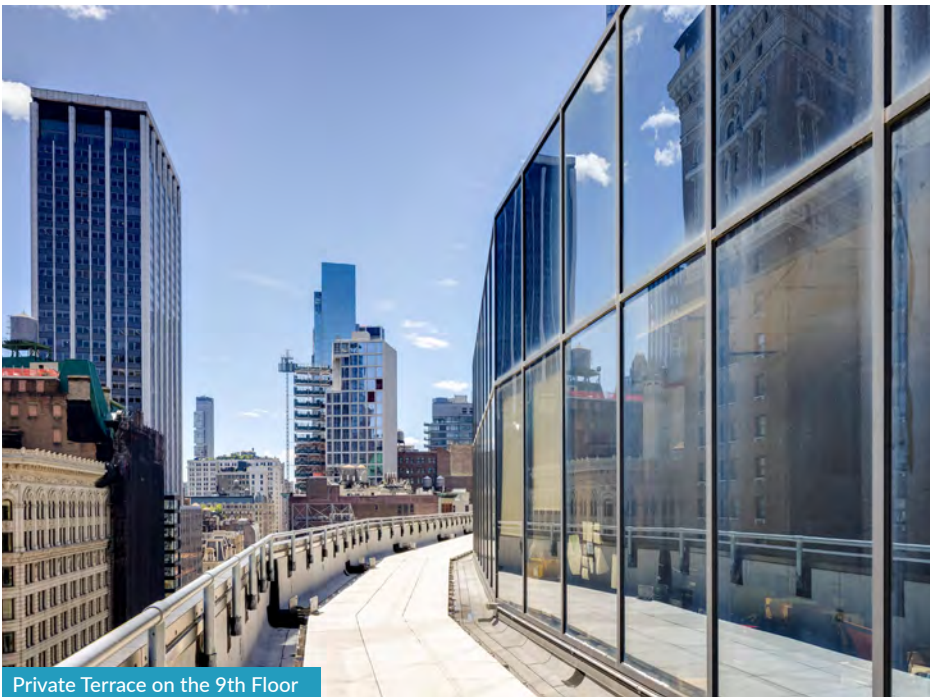
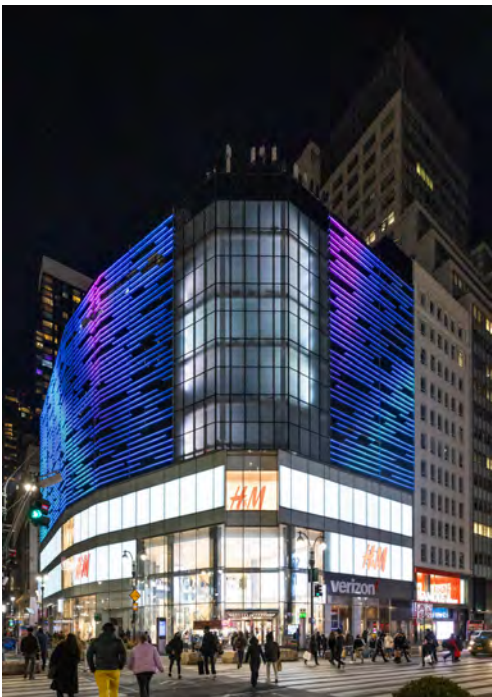
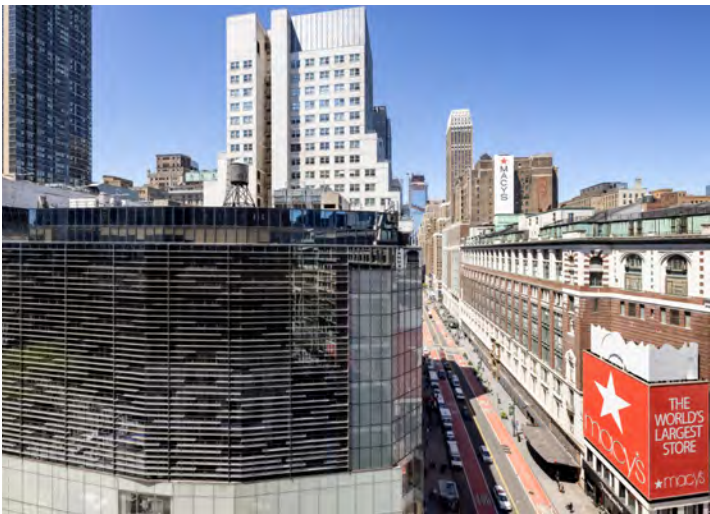


Private, Exclusive Ground Lobby on 33rd Street | Private Entrance Rendering



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EXISTING CONDITIONS



Private Terrace on the 9th Floor



Private Terrace on the 9th Floor



9TH FLOOR

21,100 RSF

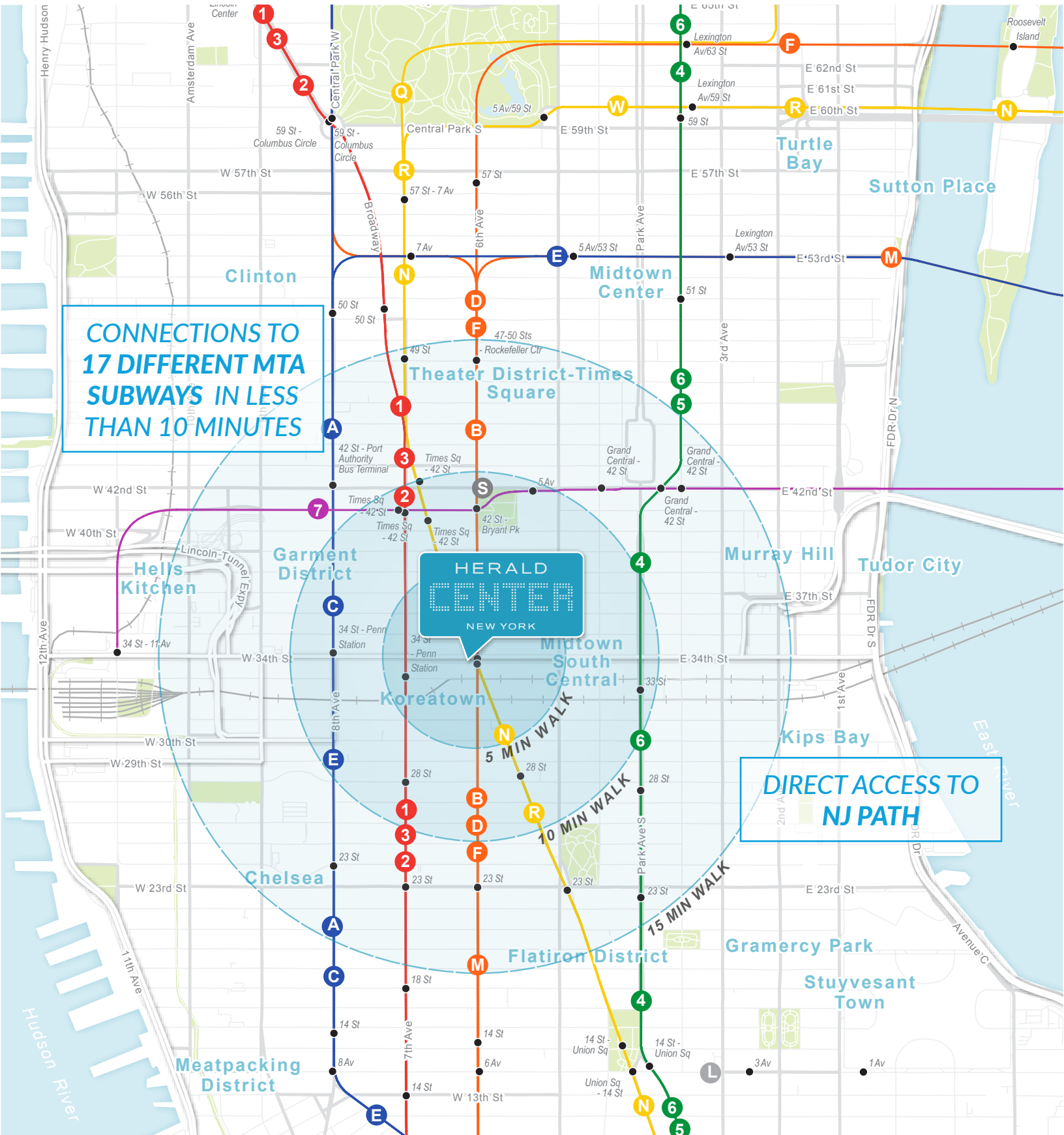


BUILDING WITHIN A BUILDING
181,165 RSF CONTIGUOUS BLOCK

HERALD
CENTER
NEW YORK

CONNECTIVITY

Busiest Transportation Hub in Western Hemisphere
209 MILLION PASSENGERS ANNUALLY
Through Nearby Herald Square / Penn Station



HERALD
CENTER
NEW YORK

