

An aerial photograph of the Herald Center building in New York City. The building is a tall skyscraper with a distinctive facade of horizontal metal louvers. The lower portion of the building is a modern, white, glass-fronted structure. A large red 'H&M' logo is visible on the white facade. 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 Mezzanine	8,270 RSF	8'6"

CONCEPTUAL RENDERING

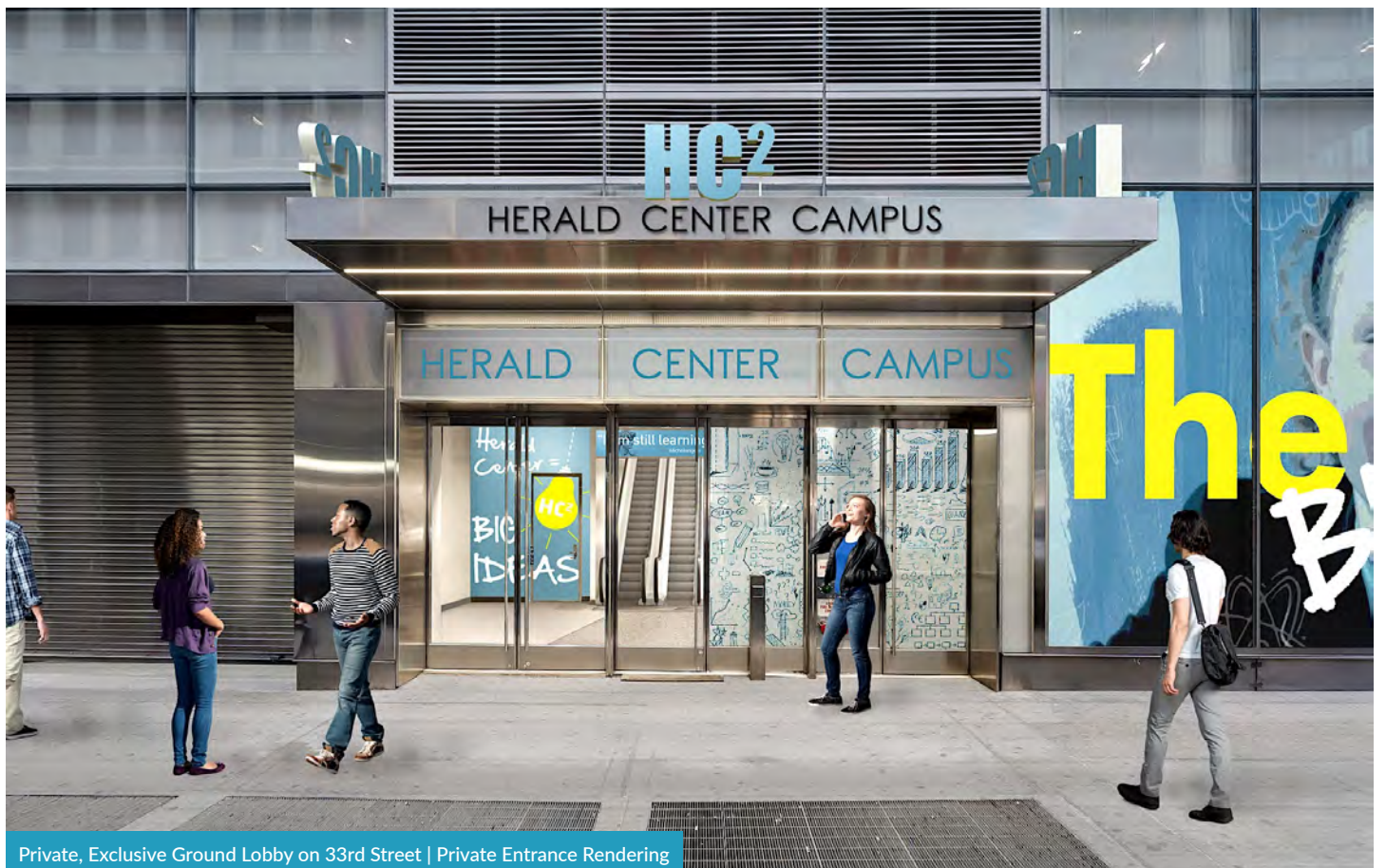


Private, Exclusive Ground Lobby on 33rd Street | Private Entrance Rendering

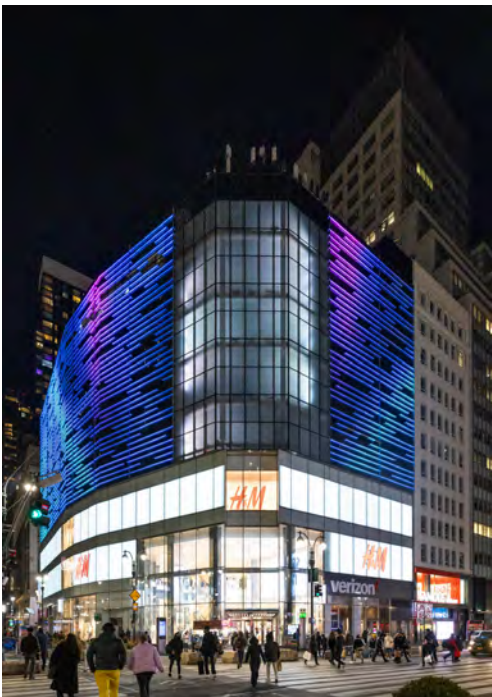


Private 33rd Street Entrance Rendering

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



EXISTING CONDITIONS



Private Terrace on the 9th Floor

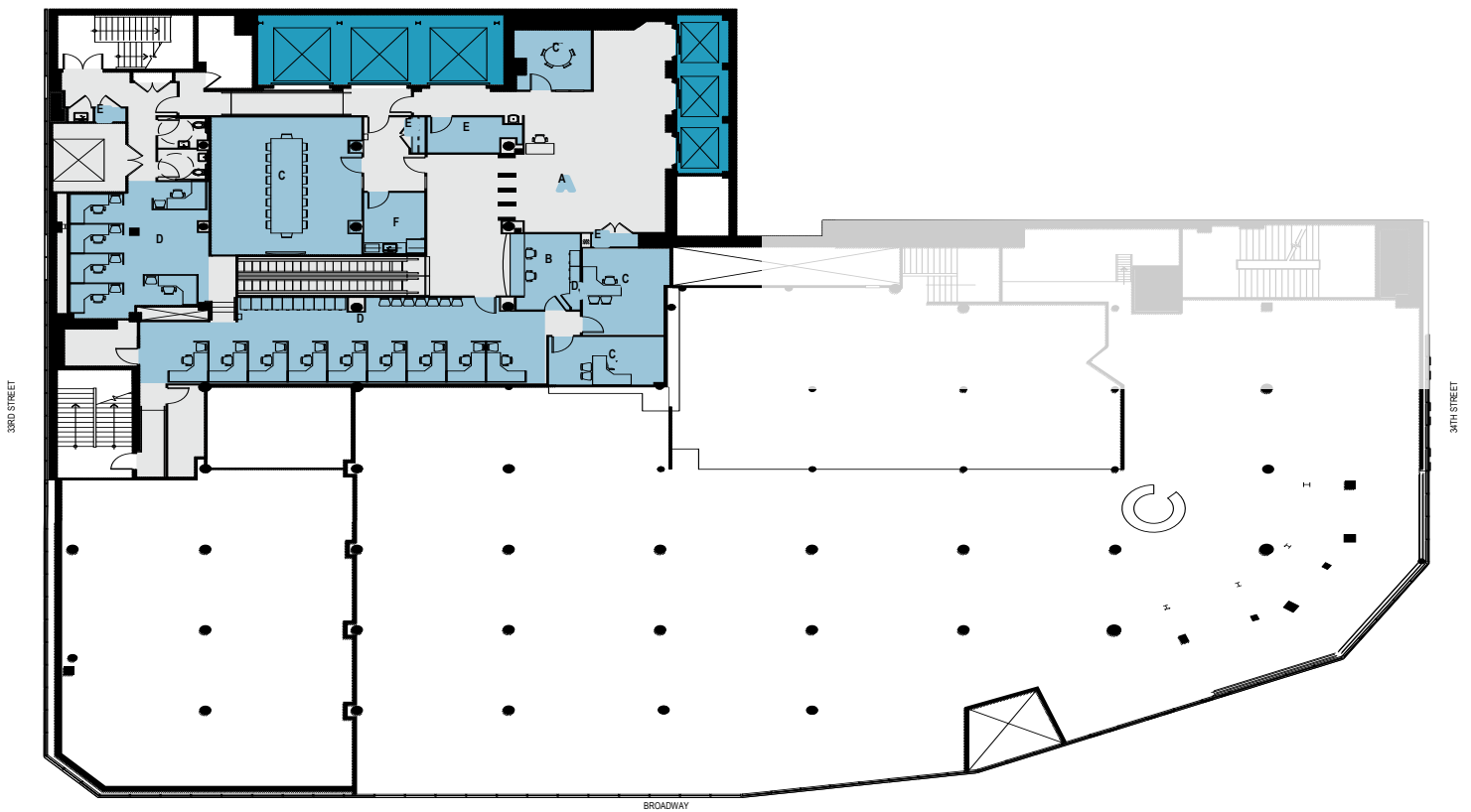


Private Terrace on the 9th Floor



MEZZANINE

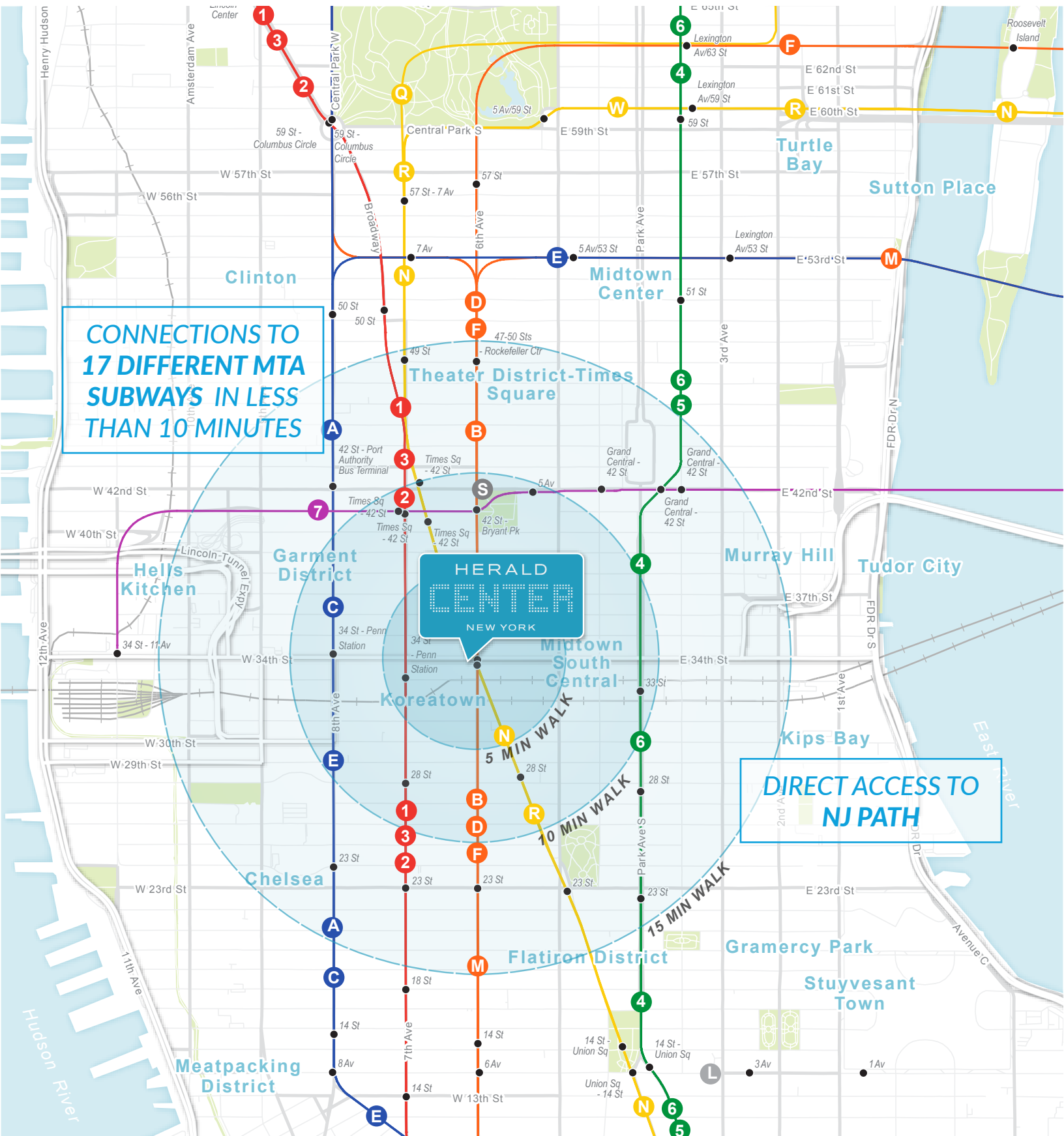
8,270 RSF



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

