

PRICE REDUCTION

# 236 26<sup>TH</sup> ST

**BETWEEN SEVENTH AND  
EIGHTH AVENUES  
NEW YORK, NY**

**Plug-and-Play Office  
Space With Live/Work  
Conversion Potential**



THE CAPITOL BUILDING

236 W 26<sup>TH</sup> ST

BETWEEN SEVENTH AND EIGHTH AVENUES  
NEW YORK, NY

**Available:**

Partial 4th Floor: 7,250 RSF

**Price Reduced:**

~~\$6,200,000 (\$855/RSF)~~

**\$5,995,000 (\$827/RSF)**

**Annual Maintenance**

(inclusive of real estate taxes):

\$84,245 (\$11.62/RSF)

**Possession:**

Immediate

**Highlights:**



Potential to convert the unit to a desirable residential or live/work loft. Many units in the building have been converted to luxury residential apartments.



New creative office installation with seven glass front offices, one glass conference room, large bullpen areas with seating for up to 40 people, kitchen area, brand new bathrooms and three separate entrances.



The Capitol Building, constructed in 1926, is a well-managed live/work building that has a new lobby and upgraded building infrastructure.



Located at the intersection of Chelsea, Silicon Alley, the Penn Station transportation hub and the Hudson Yards.



Own a newly constructed office space for less than the cost of leasing. Many lenders offering high loan-to-value, low interest rate financing options.



Spectacular common roof area with outdoor seating and views of the Empire State Building.



Glass front offices floods the space with natural light



Potential to convert the unit to residential or live/work



Plug-and-play creative office space

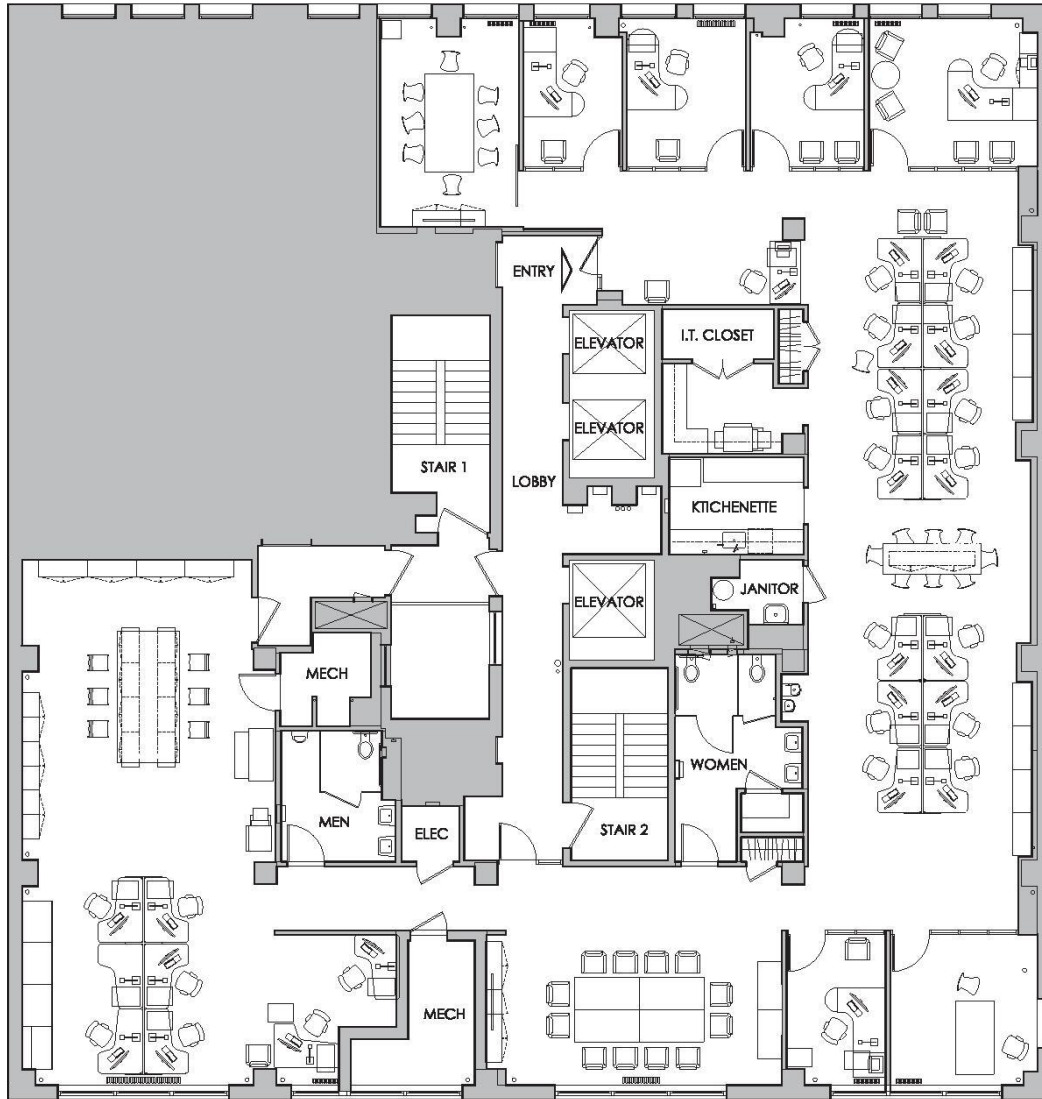


Newly Renovated Lobby

# 236 26<sup>TH</sup> ST

BETWEEN SEVENTH AND EIGHTH AVENUES  
NEW YORK, NY

WEST 26TH STREET



**Partial 4th Floor**  
7,250 RSF



West Chelsea submarket and the Hudson Yards



Computer Rendering of the New Penn Station

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