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PRICE REDUCTION

TRUARUAL CONSTRUCTION

BETWEEN SEVENTH AND EIGHTH AVENUES NEW YORK, NY

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

# THE CAPITOL BUILDING

BETWEEN SEVENTH AND EIGHTH AVENUES NEW YORK, NY

### **Highlights:**

236



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.

26 TH ST



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.

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

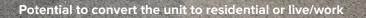
EXIT

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





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EXIT

EXIT

Plug-and-play creative office space

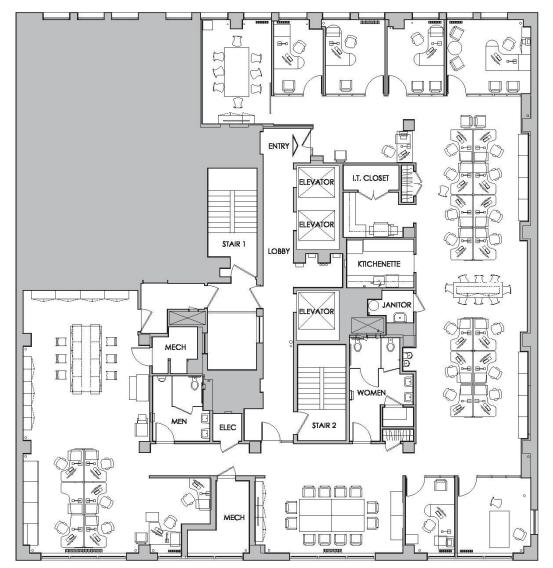
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### BETWEEN SEVENTH AND EIGHTH AVENUES NEW YORK, NY

WEST 26TH STREET



Partial 4th Floor 7,250 RSF A N



## THE CAPITOL BUILDING



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

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