

OFFICE COOPERATIVE FOR LEASE OR FOR SALE



25W31

25 WEST 31ST STREET

**BETWEEN FIFTH AVENUE
AND BROADWAY**
NEW YORK, NY

**STRADDLING THE
HERALD SQUARE / KOREATOWN /
NOMAD SUBMARKETS**





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25 WEST 31ST STREET

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ENTIRE 10TH FLOOR: 5,930 RSF

AVAILABLE FOR LEASE

Annual Rent: \$201,620 (\$34/RSF)

Term: 1-10 Years

Possession: Immediate

AVAILABLE FOR SALE

Asking Price: \$5,633,500 (\$950/RSF)

Annual Maintenance Charges:

(inclusive of real estate taxes): \$71,280
(\$12.00/RSF)

Possession: Immediate

Highlights:

- Attractive loft space in white-box condition with hardwood floors, high ceilings, new bathrooms and three sides of windows providing tremendous natural light and air
- Close proximity to the hippest street in Manhattan— Broadway between 23rd and 34th street which features the Nomad, Ace, Ritz Carlton and Virgin Hotels, the Smith, La Pecora Bianca and Cha Cha Matcha
- Low maintenance charges
- Highly efficient layout with a single row of columns
- Separate freight entrance with a large freight elevator



Bright space with high ceilings, large windows and one row of columns



Close to the new Ritz Carlton NoMad

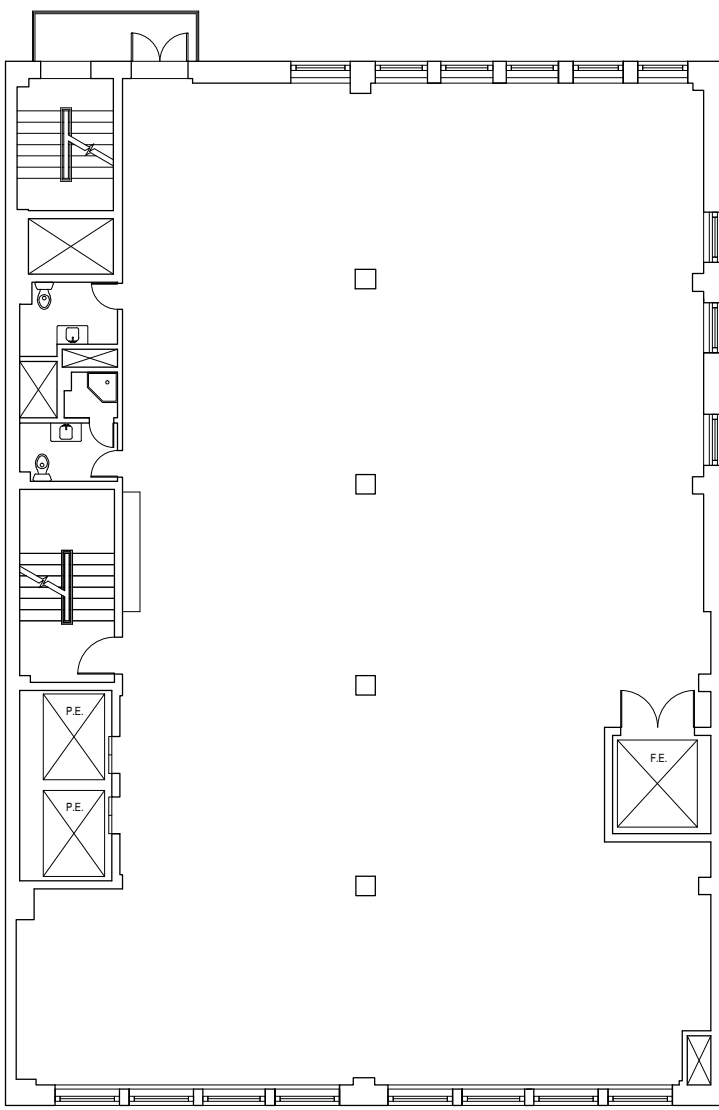


Expansive views due to low rise coned building on West 31st Street



Lobby

**PENTHOUSE OFFICE COOPERATIVE
FOR LEASE OR FOR SALE**



WEST 31ST STREET



Core Plan
Entire 10th Floor: 5,930 RSF

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WEST 31ST STREET



Test Fit
Entire 10th Floor: 5,930 RSF

- Office
- Executive Office
- Open Space
- Reception
- Conf Room
- Amenities
- Pantry
- IT Room



Virgin Hotel



Adjacent to a new Broadway office development