

# PENTHOUSE OFFICE COOPERATIVE



**25W31**  
25 WEST 31ST STREET

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





**25W31**  
25 WEST 31ST STREET



## PENTHOUSE OFFICE COOPERATIVE FOR SALE

### **AVAILABLE:**

**Entire 12th Floor:**  
5,930 RSF

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

**Annual Maintenance Charges:**  
\$71,280 (\$12.00/RSF)

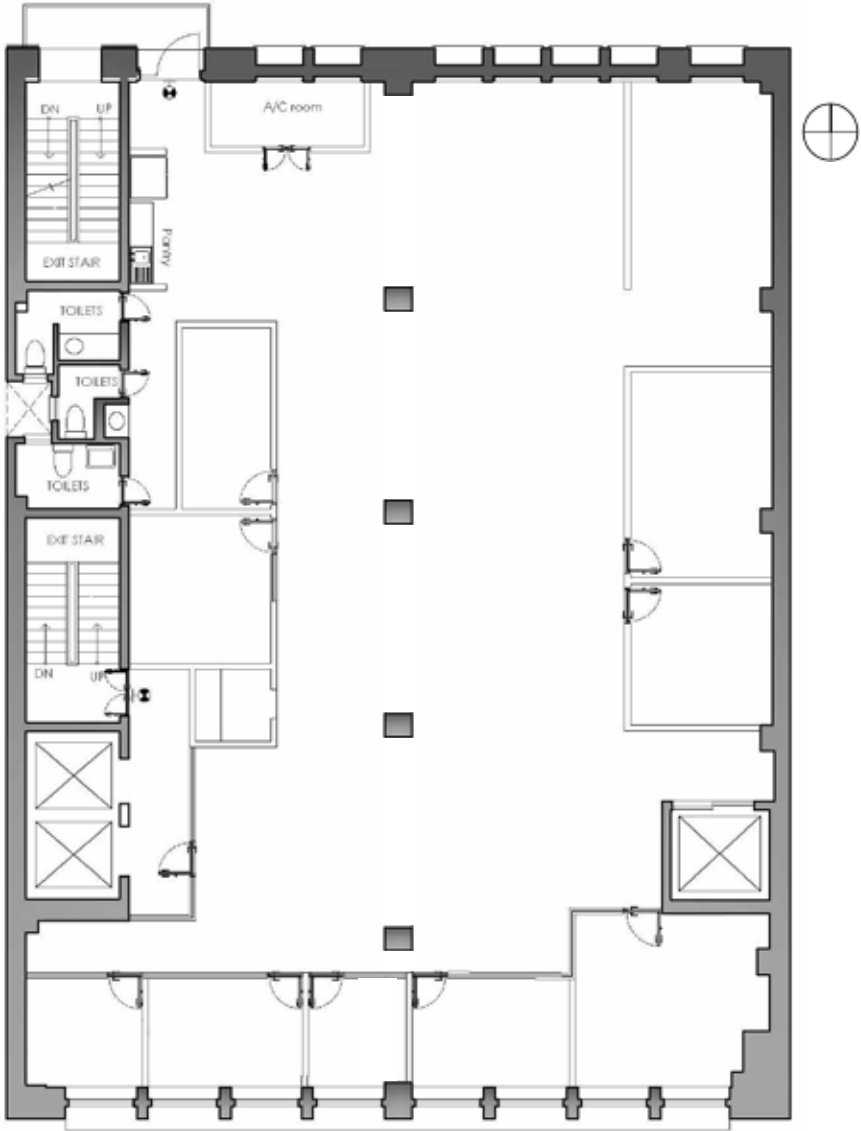
**Availability:**  
Immediate

### **Highlights:**

- High-end existing installation with high ceilings, three sides of windows and a large skylight providing tremendous natural light and air
- Potential exclusive use of the roof with unobstructed northern and southern views
- Close proximity to the hippest street in Manhattan— Broadway between 23rd and 34th street which features the Nomad, Ace and Virgin Hotels, the Smith, La Pecora Bianca and Cha Cha Matcha
- Highly efficient layout with a single row of columns
- Low maintenance charges
- Separate freight entrance with a large freight elevator
- Steps from Penn Station as well as 14 different subway lines and the PATH Train



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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.



Amidst the \$45 billion redevelopment of the Penn District and Midtown West



Major tech firms including Facebook, Amazon and Apple have committed to the area

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