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HERALD SQUARE OFFICE COOPERATIVE FOR SALE

131 West 35th Street

Between Broadway and Seventh Avenue

Available:	Entire 6th Floor: 7,725 RSF
Asking Price:	\$6,566,250 (\$850/RSF)
Annual Maintenance Charges:	\$104,056 (\$13.47/RSF) Inclusive of real estate taxes
Possession:	Immediate

Features:

- Full floor presence featuring an efficient layout with wide column spacing, 12'5" high ceilings and large operable windows providing tremendous natural light and air
- Recently renovated lobby and elevator upgrades
- Low maintenance charges
- Separate freight entrance with a large freight elevator
- Many new well-capitalized unit owners in the building
- Steps from Penn Station and Herald Square as well as 14 different subway lines and the PATH Train



Conference room



High ceilings, loft like space



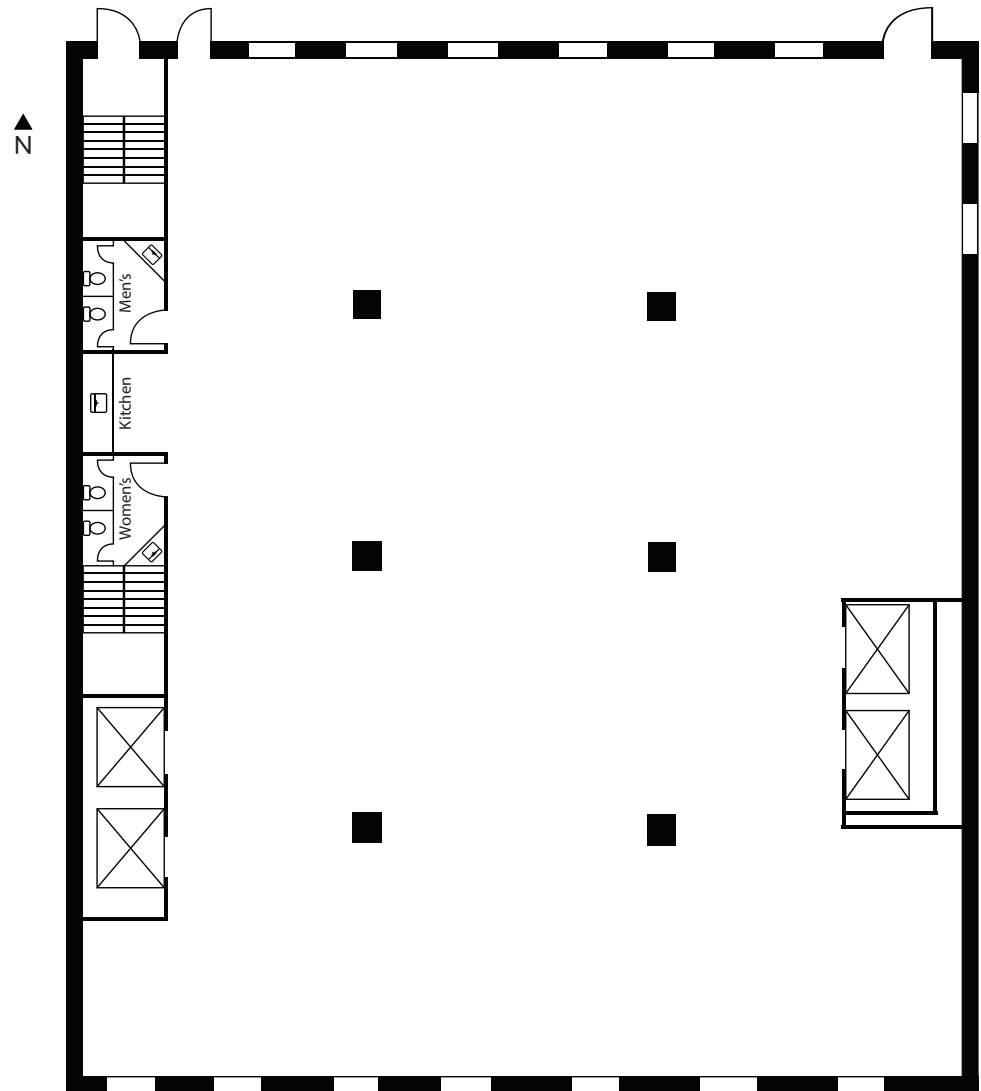
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6th floor elevator vestibule



Lobby

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West 35th Street

Entire 6th Floor: 7,725 RSF



Herald Square



Proposed Penn District revitalization



PENN
STATION

Long Island Rail Road
Subway  Shops

MARKET SQUARE GARDEN

FOODHALL

Close proximity to Penn Station

