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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
Reduced Price: ~~\$5,400,000 (\$699/RSF)~~ **\$3,823,875 (\$495/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



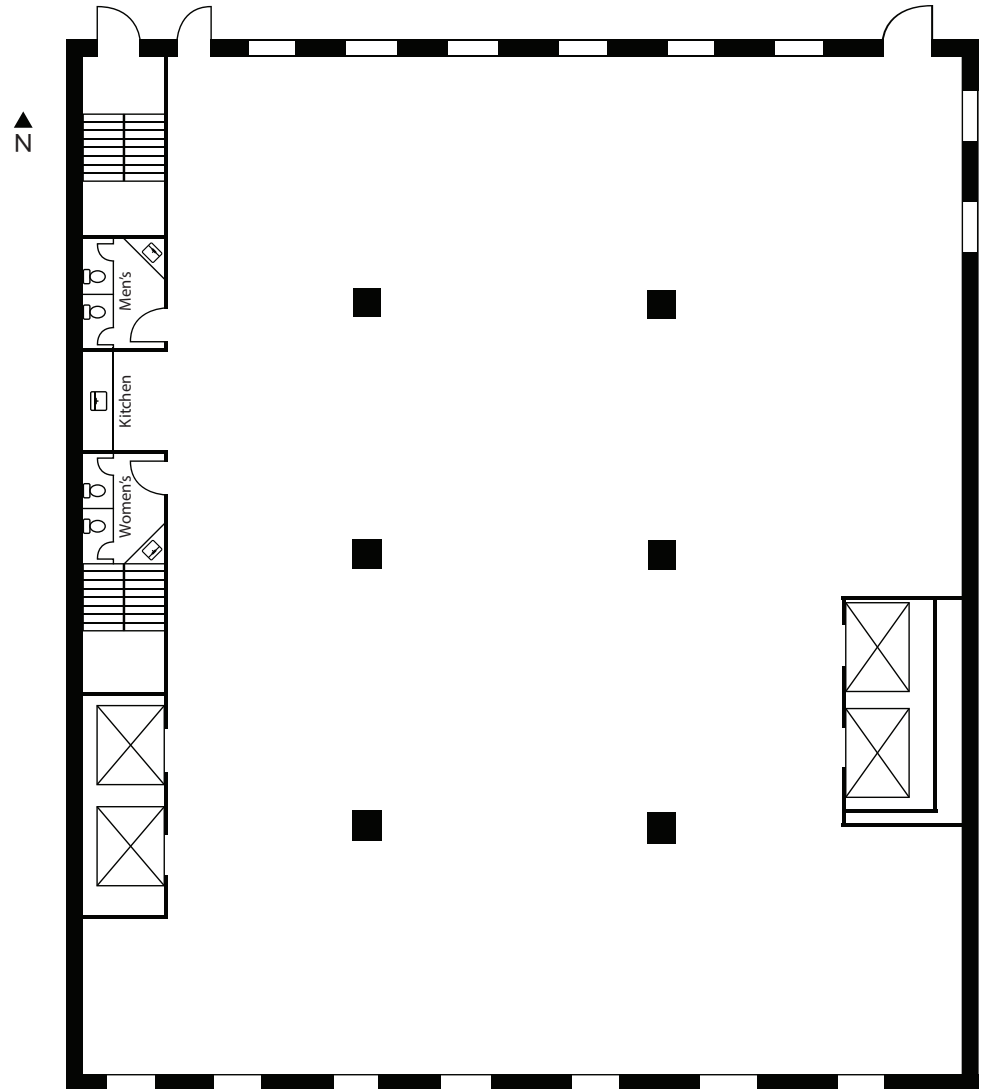
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6th floor elevator vestibule



Lobby

131
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West 35th Street

Entire 6th Floor: 7,725 RSF



HERALD SQUARE

PUBLIC TOILET

Herald Square



Proposed Penn District revitalization



PENN
STATION

Long Island Rail Road
Subway Shops

MADISON SQUARE GARDEN

FOODHALL

Close proximity to Penn Station

