

131

★★★
WEST 35TH STREET
— NEW YORK, NY 10001 —

Entire 4th Floor
FOR SALE

★★★

PRIME
Herald Square
Office Cooperative

★★★

Asking Price
\$3,650,000



Available

Entire 4th Floor ★★★ 7,725 RSF

Asking Price	\$3,650,000 (\$472/RSF)
Type	Commercial Co-Op
Location	North side of West 35th Street between Broadway and Seventh Avenue
Possession	July 2024
Annual Maintenance Charges	\$112,398 (\$14.55/RSF) Inclusive of real estate taxes

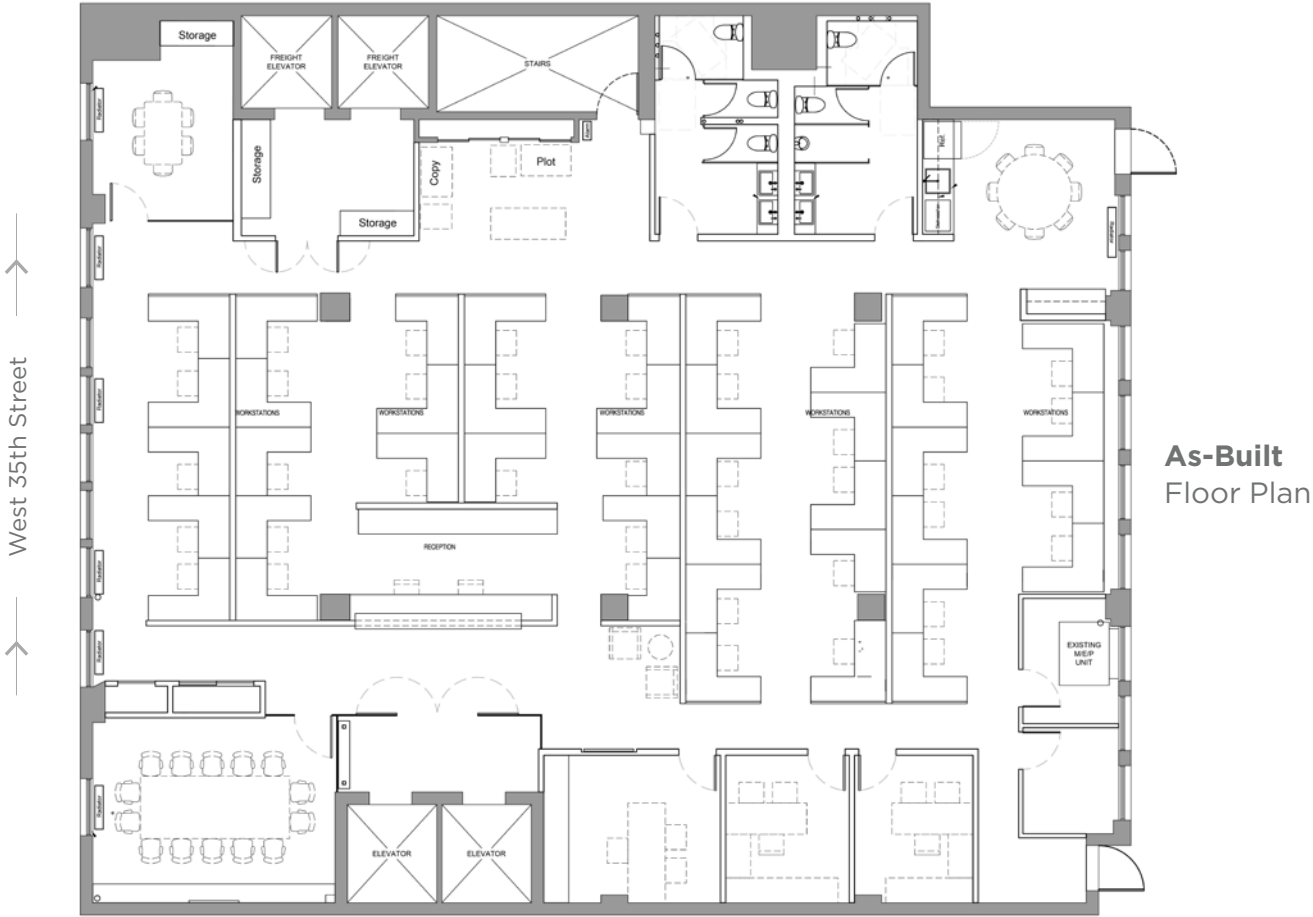
Work Stations	42
Private Offices	3
Bathrooms	2
Conference Room	1
Large Board Room	1
Kitchenette	
Reception	

Space Highlights

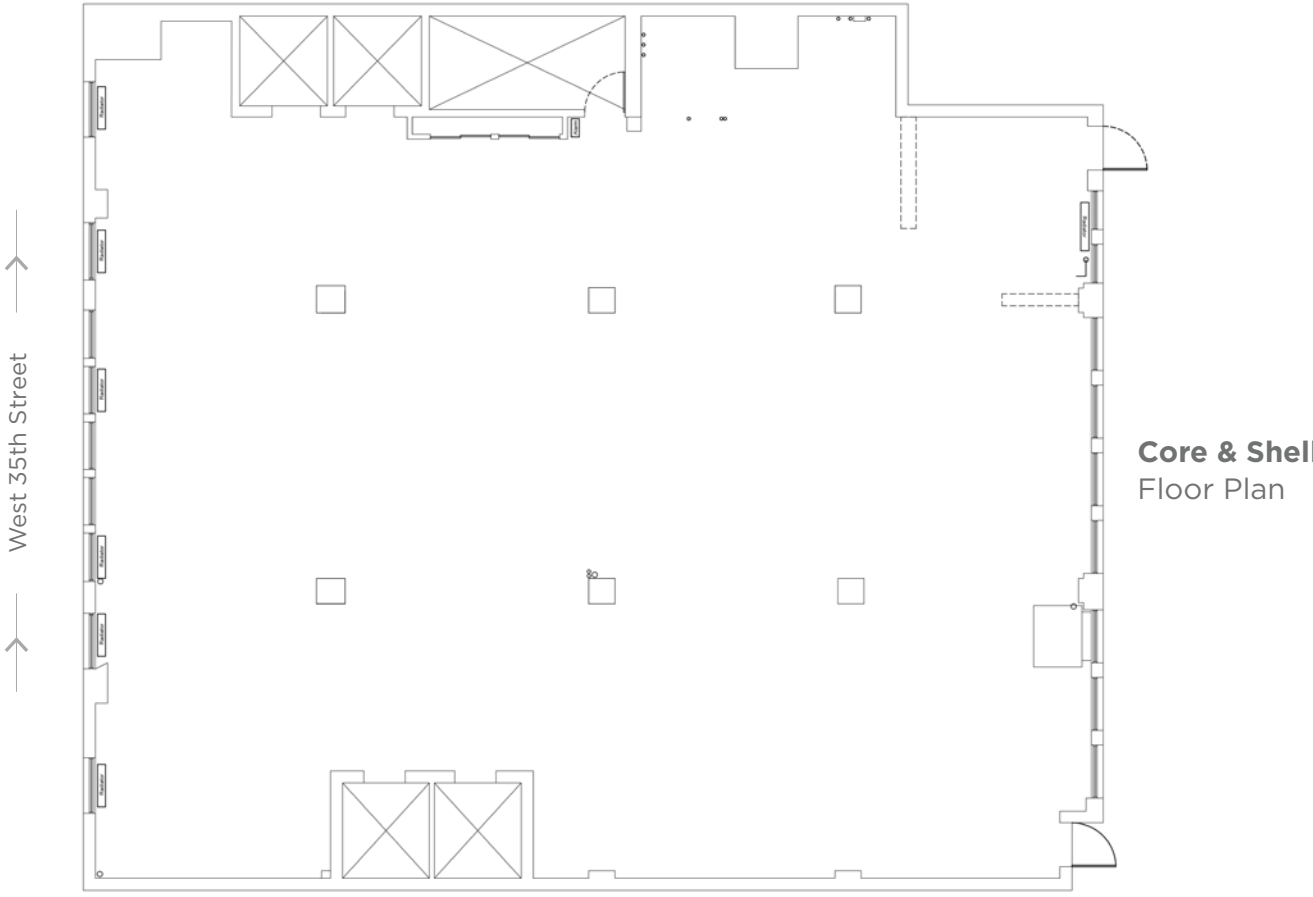
- ✓ Full floor presence
- ✓ Delivered vacant for possession 3Q 2024
- ✓ Wide column spacing allows for an efficient floor layout
- ✓ Bright natural light with new large operable windows and 12’ high exposed ceilings
- ✓ Owner/Tenant-controlled and recently installed HVAC system
- ✓ Recently renovated attended lobby
- ✓ Low maintenance charges
- ✓ Two large passenger elevators plus a separate entrance to a freight elevator
- ✓ In the heart of Herald Square near Empire State Building, just south of Times Square and Bryant Park
- ✓ Steps from Penn Station, Port Authority, the PATH Train and 16 different subway lines:
1 2 3 7 A C E B D F M S N Q R W



131 West 35th Street



As-Built Floor Plan



Core & Shell Floor Plan

