



PENPLACE

224 WEST 35<sup>TH</sup> STREET



# PENN PLACE

224 WEST 35TH STREET

## ABOUT THE BUILDING

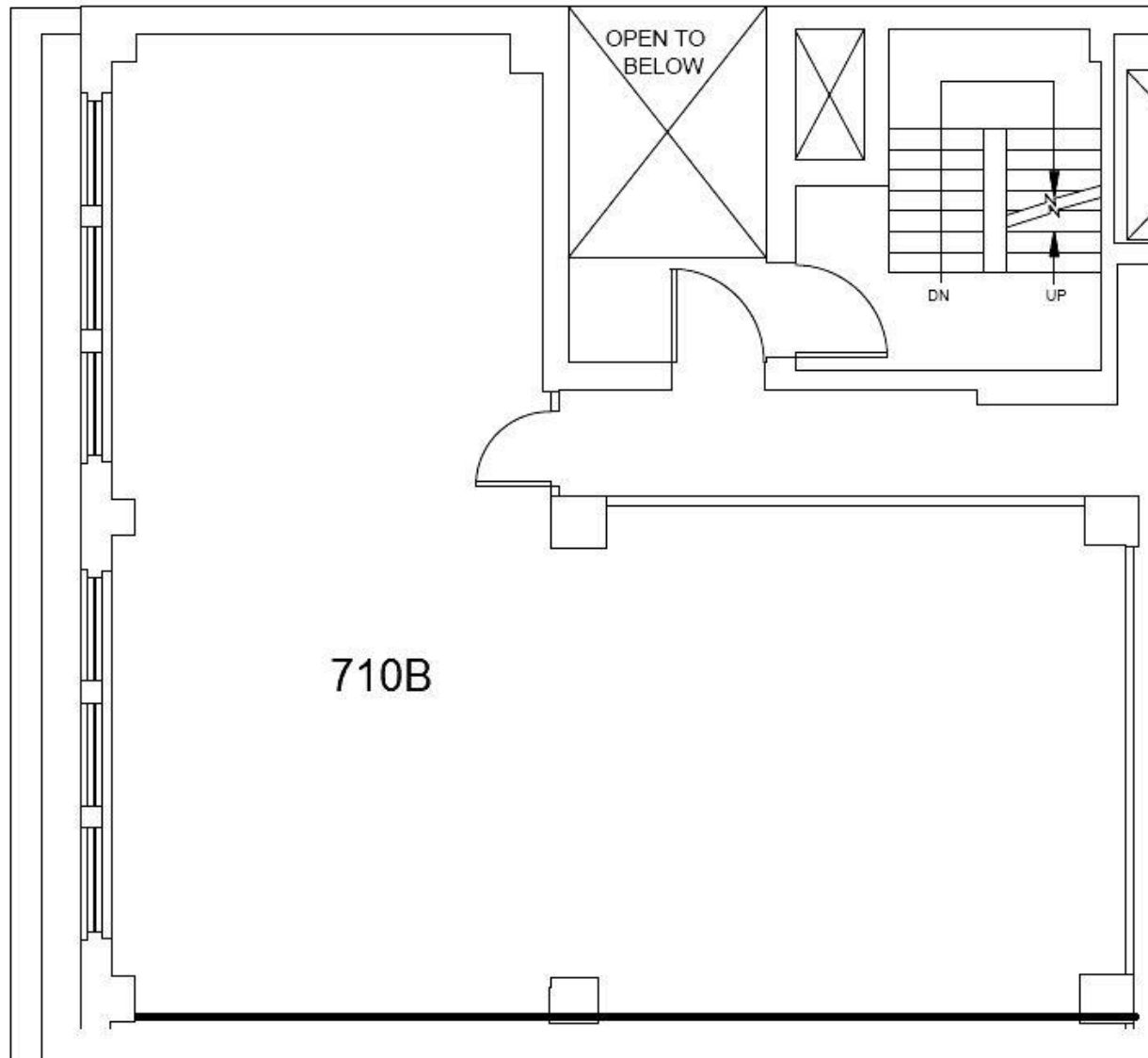
- Major capital Improvement project recently completed
  - Full-Time Doorman Lobby
    - 7:00am ~ 10:00pm Weekdays
    - 7:00am ~ 7:00pm Weekends
    - 24/7 Keycard access
  - 3 Passenger & 2 Freight Elevators
  - Efficient side-core floorplate.
  - Landlord can build to suit
- Spaces range from 500 SF to 11,000 SF
- Excellent access to public transportation ideally located in close proximity to multiple subway lines and Penn Station.

**AVAILABILITY**

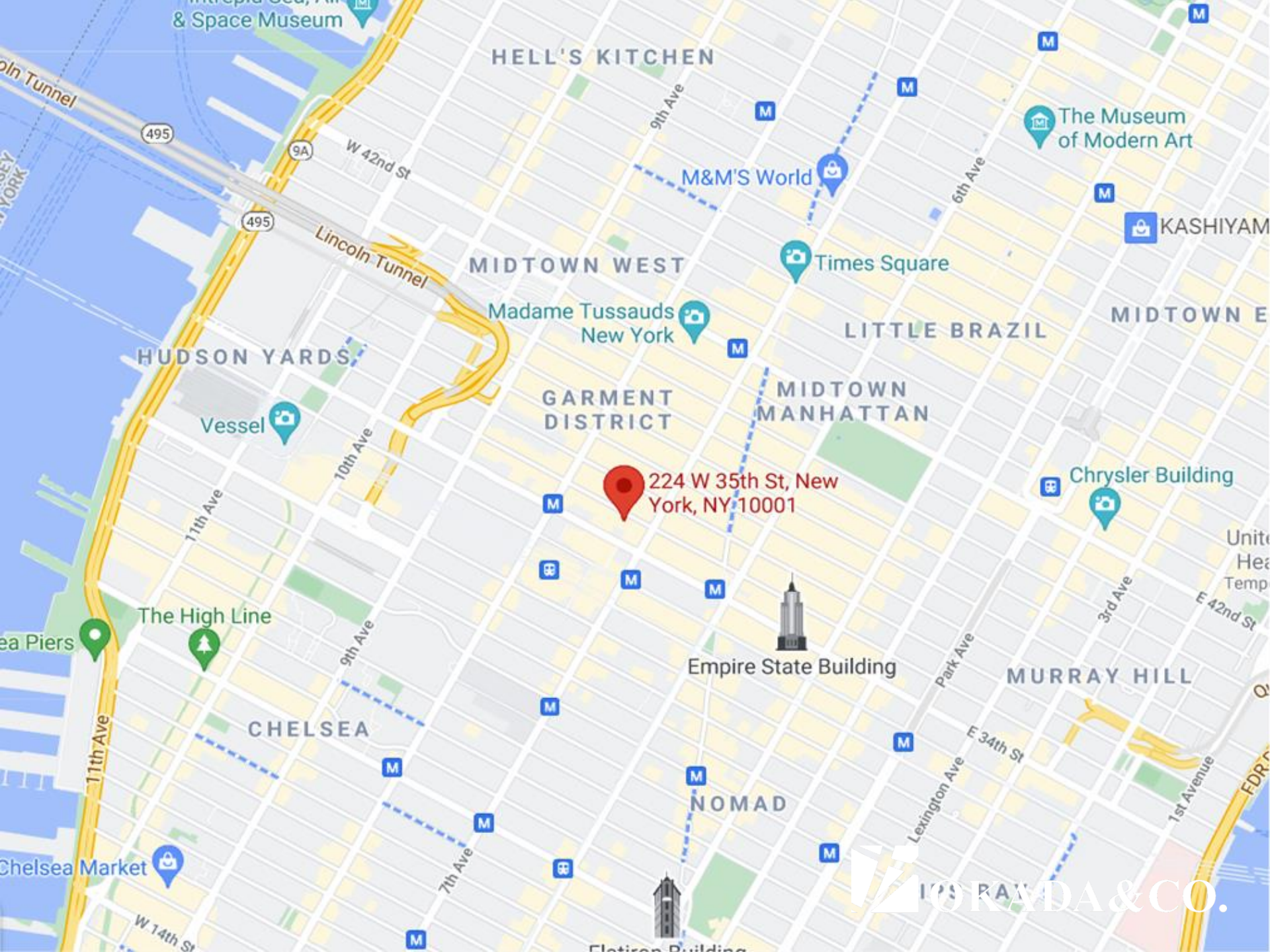
<b>Space:</b>	Suite 710B
<b>Size:</b>	2,335 SF
<b>Rent:</b>	\$6,250/month (\$32/ft)
<b>Additional Expenses:</b>	Water: \$60/mo, Sprinkler: \$60/mo, Security: \$95/mo
<b>Electricity:</b>	\$3.25/SF/Year
<b>Term:</b>	3 ~ 10 Years
<b>Property Tax:</b>	Proportionate Share of Increases
<b>Possession:</b>	Immediate
<b>Description:</b>	<ul style="list-style-type: none"><li>• Glass Conference Room</li><li>• One private office</li><li>• Large bullpen area with workstations for 20</li></ul>











224 W 35th St, New  
York, NY 10001