

135 WEST 36TH STREET  
FASHION TOWER



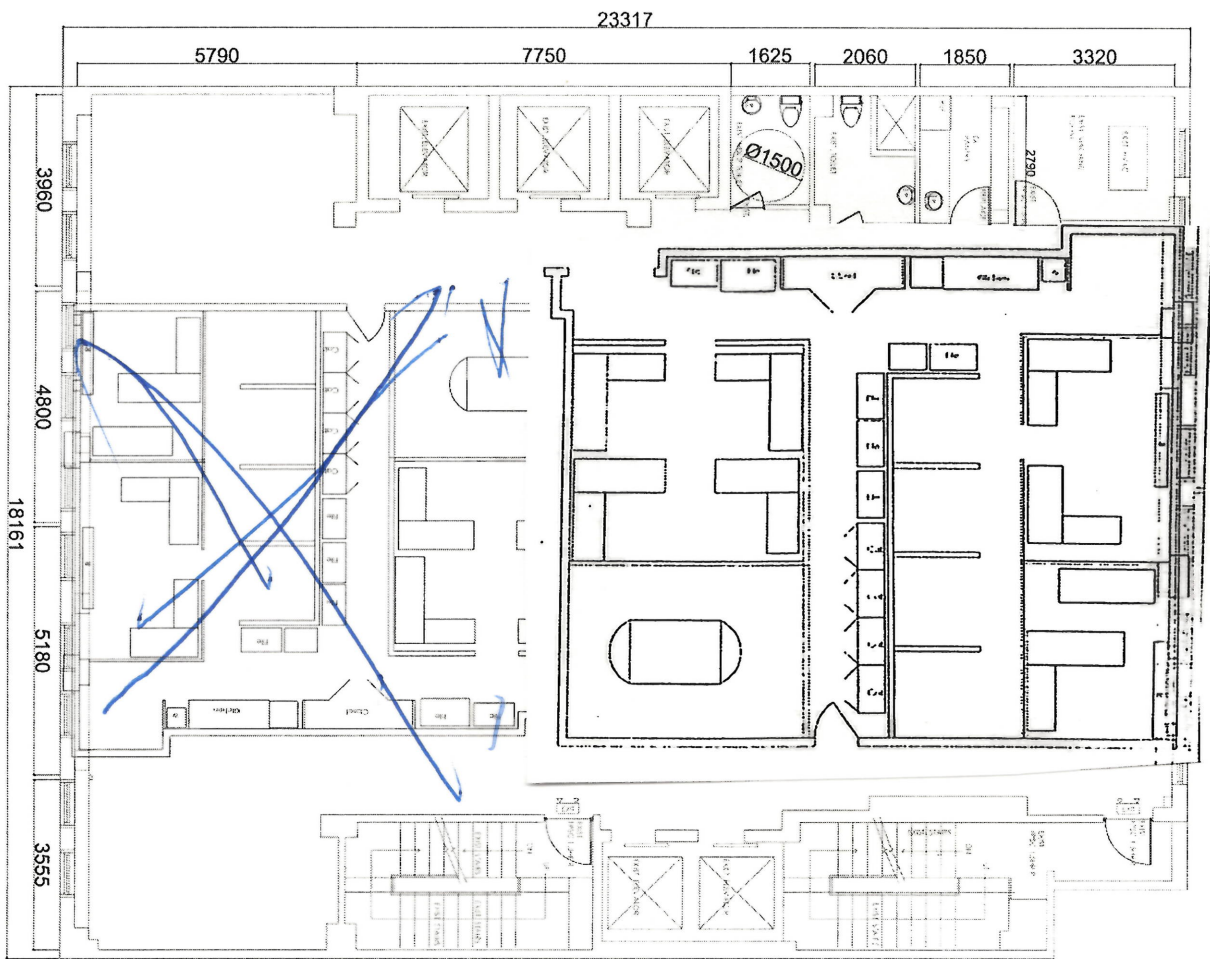


## OVERVIEW

Okada & Company is pleased to present the retail at 135 West 36th Street! Fashion Tower, a distinguished landmark in the Garment District, originally crafted by the renowned Architect Emery Roth in 1925. Embodying the essence of timeless elegance, this iconic high-rise has been meticulously restored by GRT Architects, honoring its storied past while embracing the spirit of modern design.

Located just off of Broadway, 135 West 36th Street's retail offers 18 1/2' ceilings, mezzanine level, and basement space for additional storage. 2,700 SF on the ground, 1,360 SF on the mezzanine and 1,540 SF in the basement. Floor to ceiling glass spans the entire 20' frontage providing tremendous signage and display opportunities. All uses considered including food with gas available in the building.

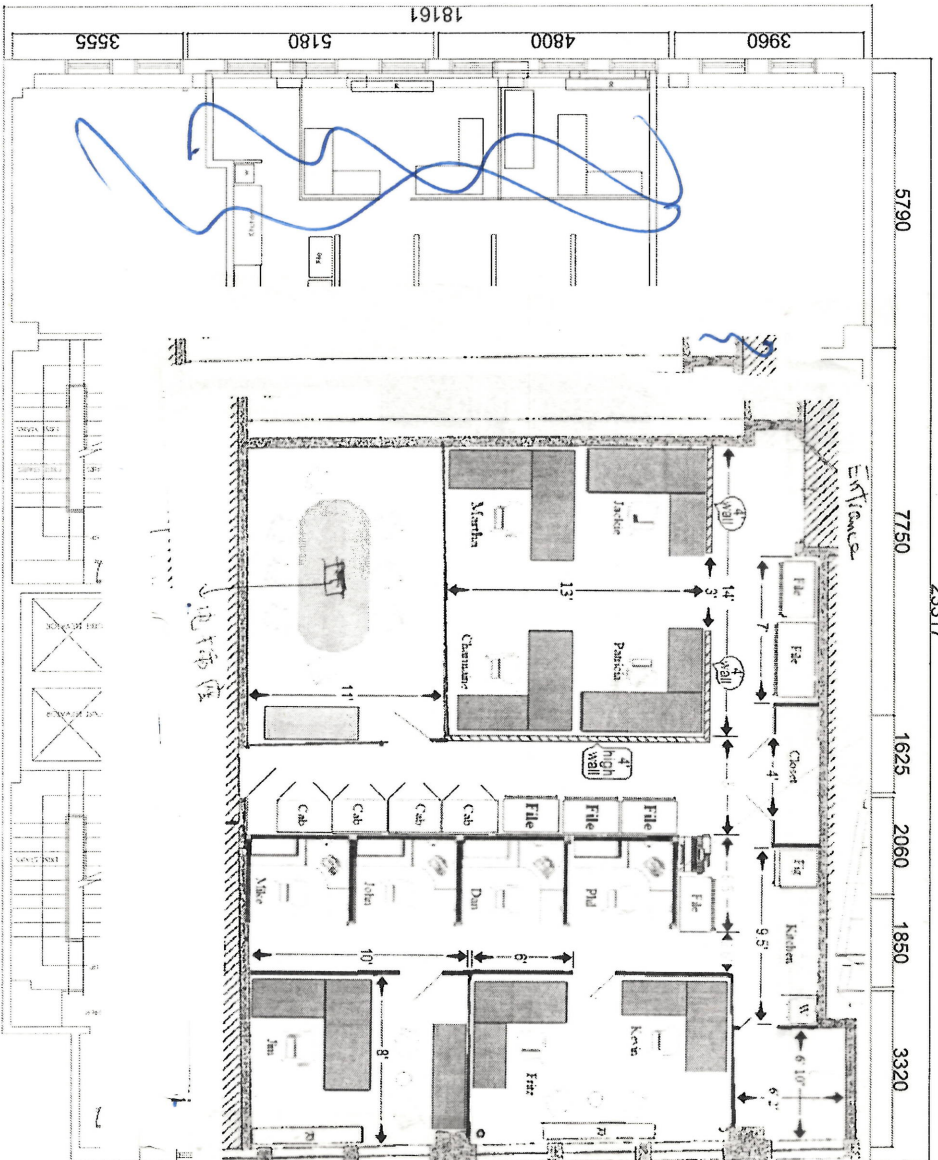




37th Street

17th floor  
North

#2

36<sup>th</sup> Street37<sup>th</sup> Street

North  
L 1

North



# BUILDING HIGHLIGHTS



22  
STORIES



RENOVATED  
LOBBY



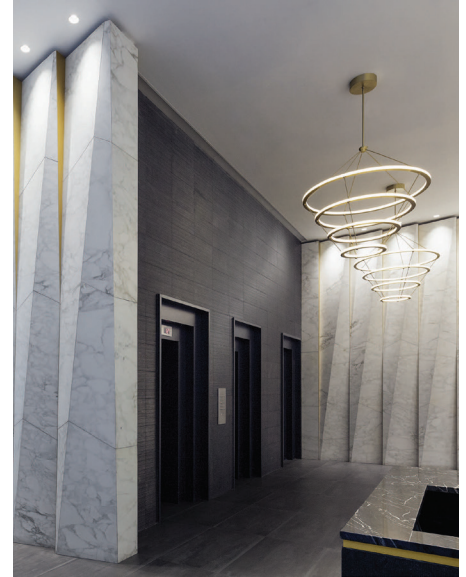
FULL FLOOR  
OFFICES



24/7  
DOORMAN



COLUMN  
FREE





# LOCATION

The Manhattan Garment District presents a unique opportunity for companies. While this well-established neighborhood offers a dynamic environment steeped in fashion heritage, there is also a growing presence of innovative tech and creative companies.

Situated in Midtown Manhattan, the Garment District boasts excellent access to transportation and is surrounded by iconic landmarks. This prime location allows for easy access to clients, partners, and a talented workforce.

For well over a century, the Garment District has been the heart of New York's fashion scene. Top designers, manufacturers, and wholesalers continue to call this area home, creating a dense network of industry professionals and resources.

This district has become an evolving landscape - undergoing a transformation and attracting tech startups, media companies, and other innovative businesses. This influx fosters a dynamic and vibrant environment, where established fashion companies

collaborate with new creative forces.

The Garment District offers a variety of commercial properties. From historic buildings brimming with complex character to modern high-rises with stunning cityscapes views, there's an ideal space to project your brand identity and inspire.

The Garment District offers a strategic location, a rich fashion heritage, and a vibrant, evolving business environment.



WALK SCORE® Walker's Paradise (98) | TRANSIT SCORE® Rider's Paradise (100) | BIKE SCORE® Very Bikeable (86)

## TRANSPORTATION

### TRANSIT/SUBWAY

34 Street-Penn Station	MTA 1 2 3	3 min walk	0.3 mi
34 Street-Herald Square Transit Stop	MTA B D F N Q R M	3 min walk	0.6 mi
33 St (PATH) Transit Stop	PATH	4 min walk	0.6 mi
34 Street-Penn Station	MTA A C E	6 min walk	0.5 mi
Times Square-42 Street Transit Stop	MTA 1 2 3 7 N Q R S	6 min walk	0.6 mi

### COMMUTER RAIL

New York Penn Station (LIRR) Commuter Rail (West Hempstead Branch, Ronkonkoma Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Port Washington Branch, Far Rockaway Branch, Babylon Branch)		5 min walk	0.4 mi
New York Penn Station (NJT) Commuter Rail (Northeast Corridor Line, North Jersey Coast Line, Morris & Essex Morristown Line, Montclair-Boonton Line, Morris & Essex Gladstone Branch)		5 min walk	0.4 mi