



PENPLACE

224 WEST 35TH STREET



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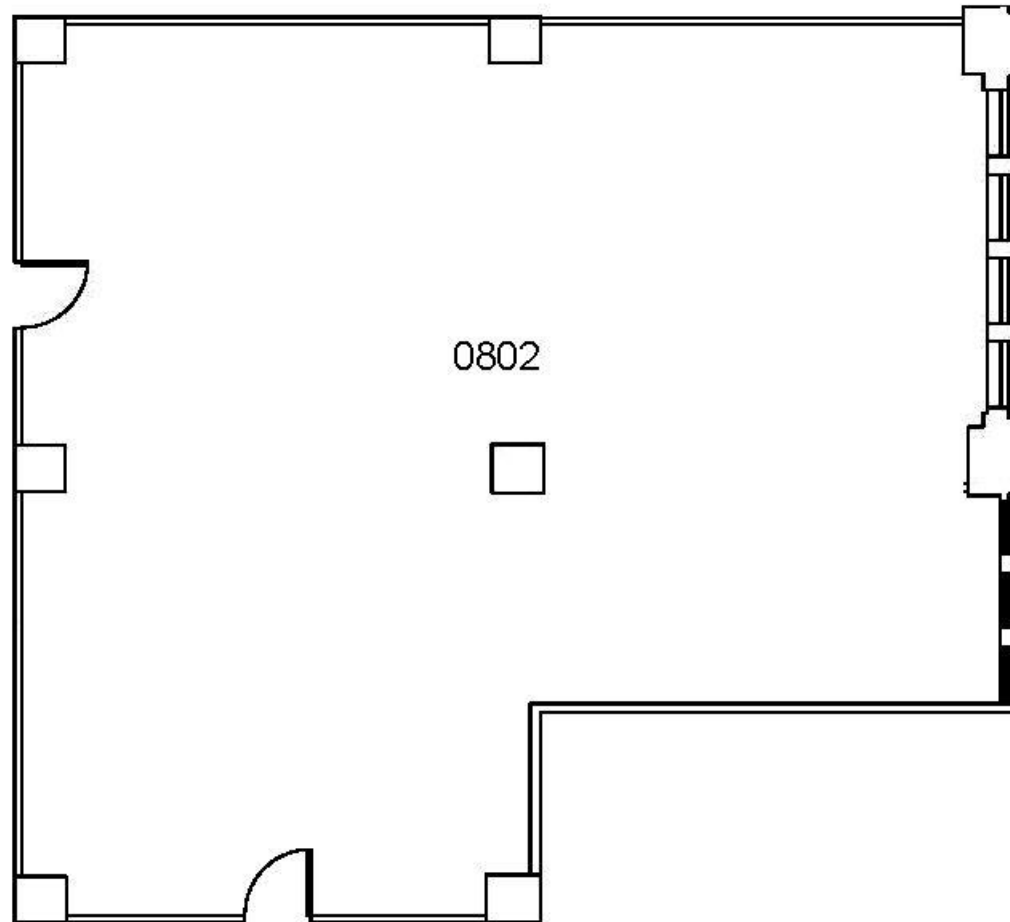
ABOUT THE BUILDING

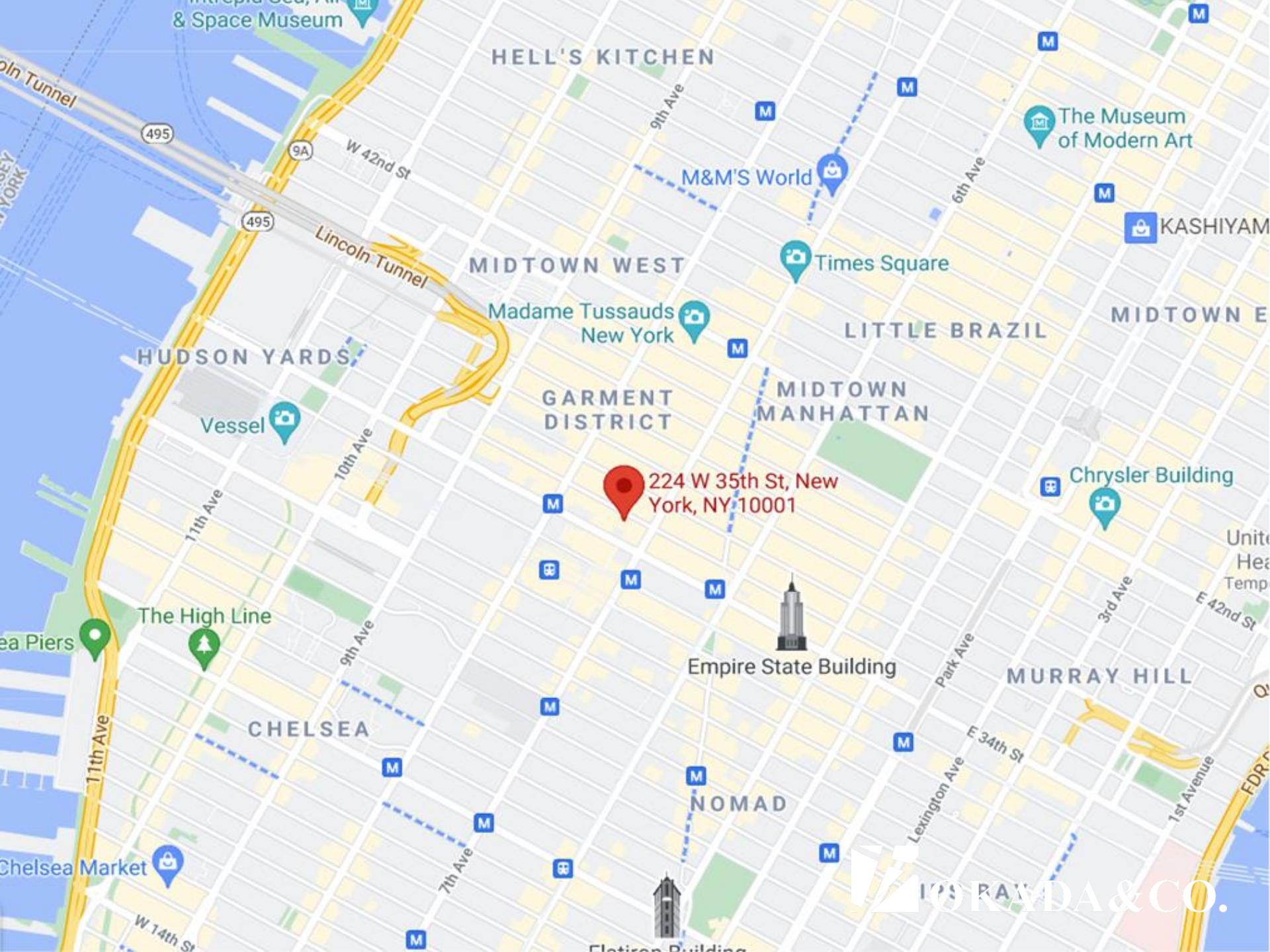
- Major capital Improvement project recently completed
 - Full-Time Doorman Lobby
 - 7:00am ~ 10:00pm Weekdays
 - 7:00am ~ 7:00pm Weekends
 - 24/7 Keycard access
 - 3 Passenger & 2 Freight Elevators
 - Efficient side-core floorplate.
 - Landlord can build to suit
- Spaces range from 500 SF to 11,000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

AVAILABILITY

Space:	Suite 802
Size:	2,625 SF
Rent:	\$7,000/month (\$32/ft)
Additional Expenses:	Water: \$60/mo, Sprinkler: \$60/mo, Security: \$95/mo
Electricity:	\$3.25/SF/Year
Term:	3 ~ 10 Years
Property Tax:	Proportionate Share of Increases
Possession:	Immediate
Description:	• Glass entrance door in front of the elevators. • Very large entrance/Waiting area • 3 regular sized offices with windows • 2 small non-windowed offices • 1 very large room with the second direct access from the hallway







224 W 35th St, New
York, NY 10001