

# 2 Herald Square

BUILDING  
WITHIN A  
BUILDING  
OPPORTUNITY



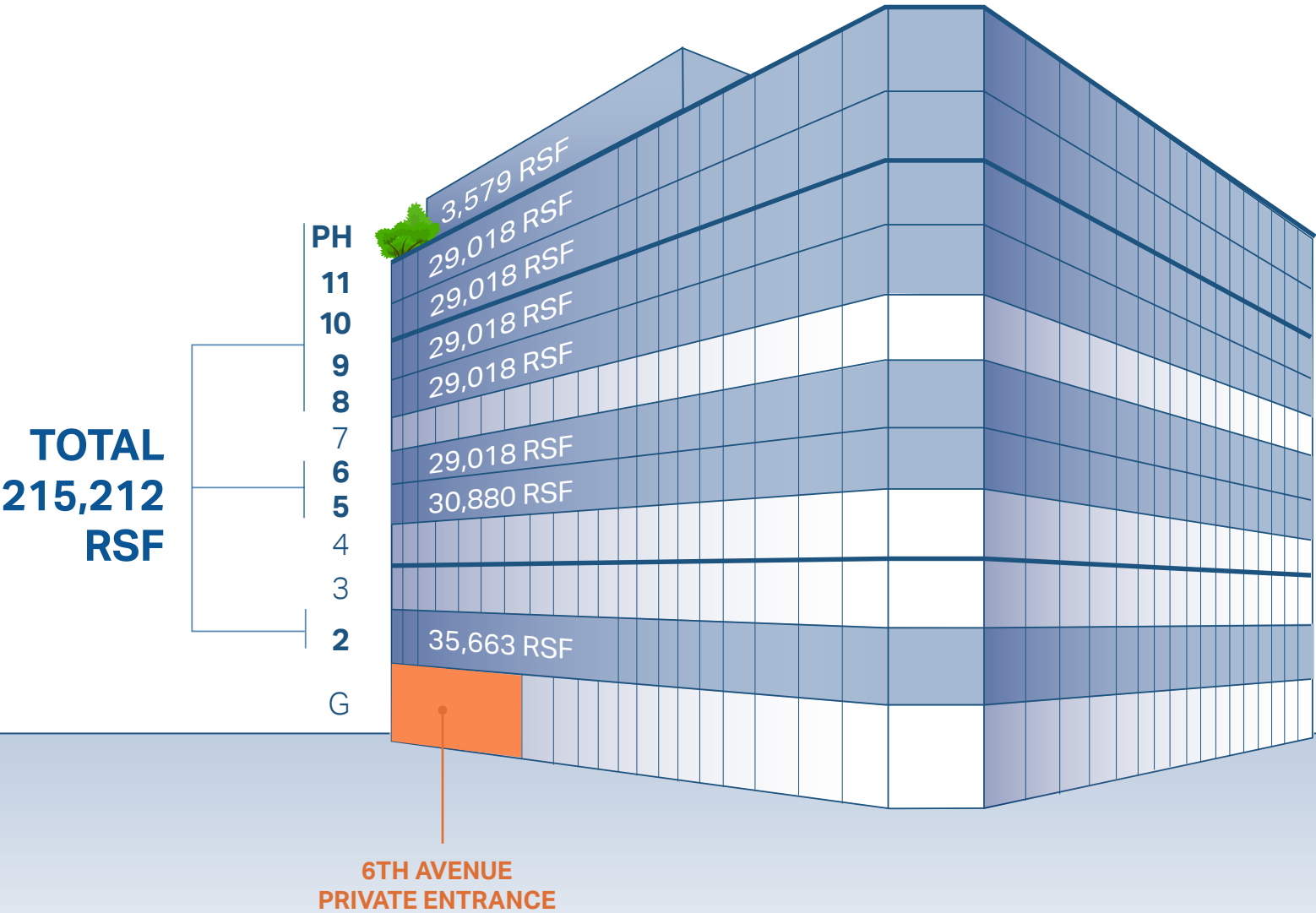


**217,000 RSF**  
**30,000 RSF FULL FLOORS**

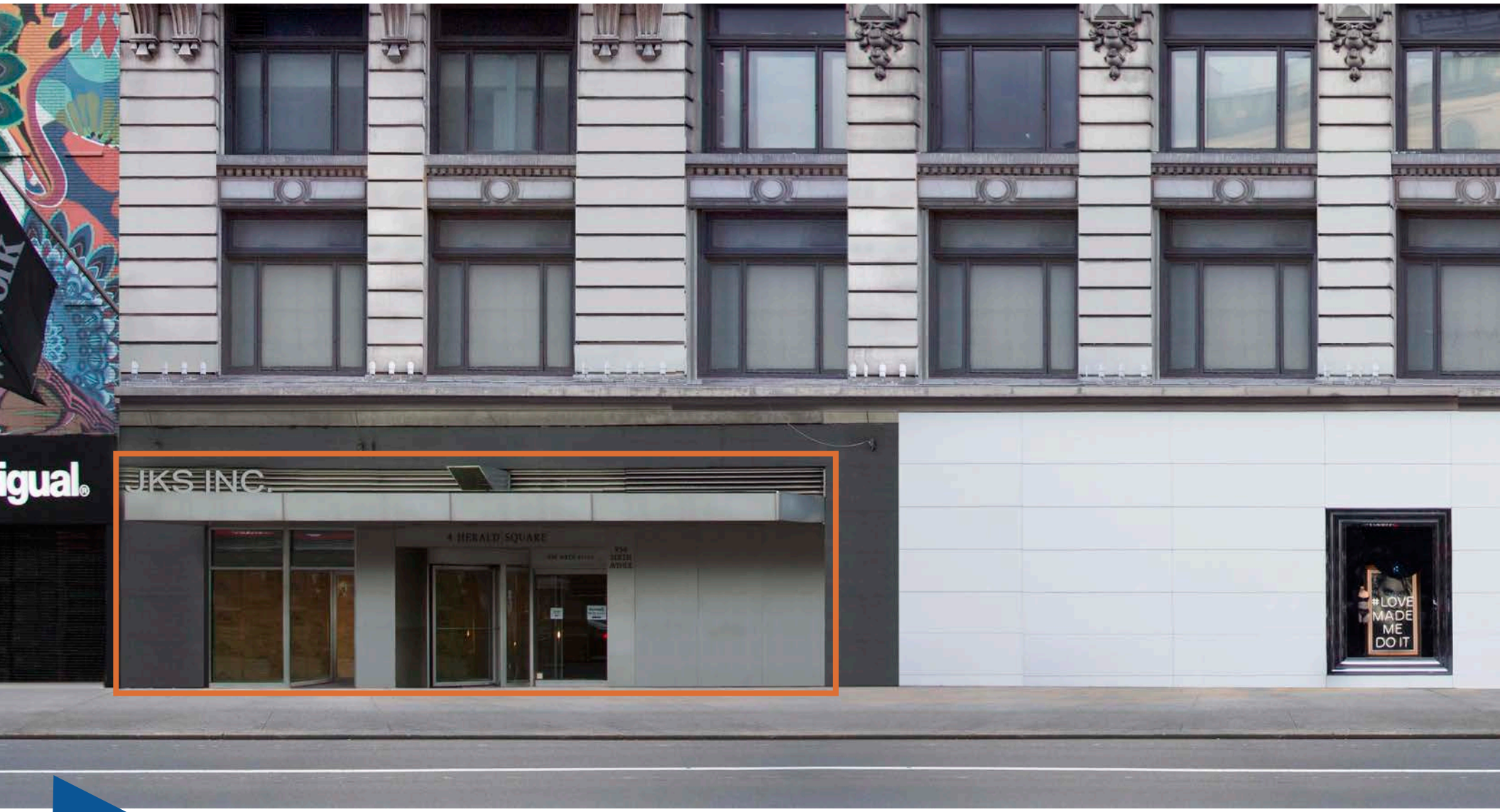
Private Elevator Lobby  
Penthouse Terrace  
Large Operable Windows  
Loft-like Finishes  
Exposed Brick &  
Terracotta Ceilings



# STACKING PLAN

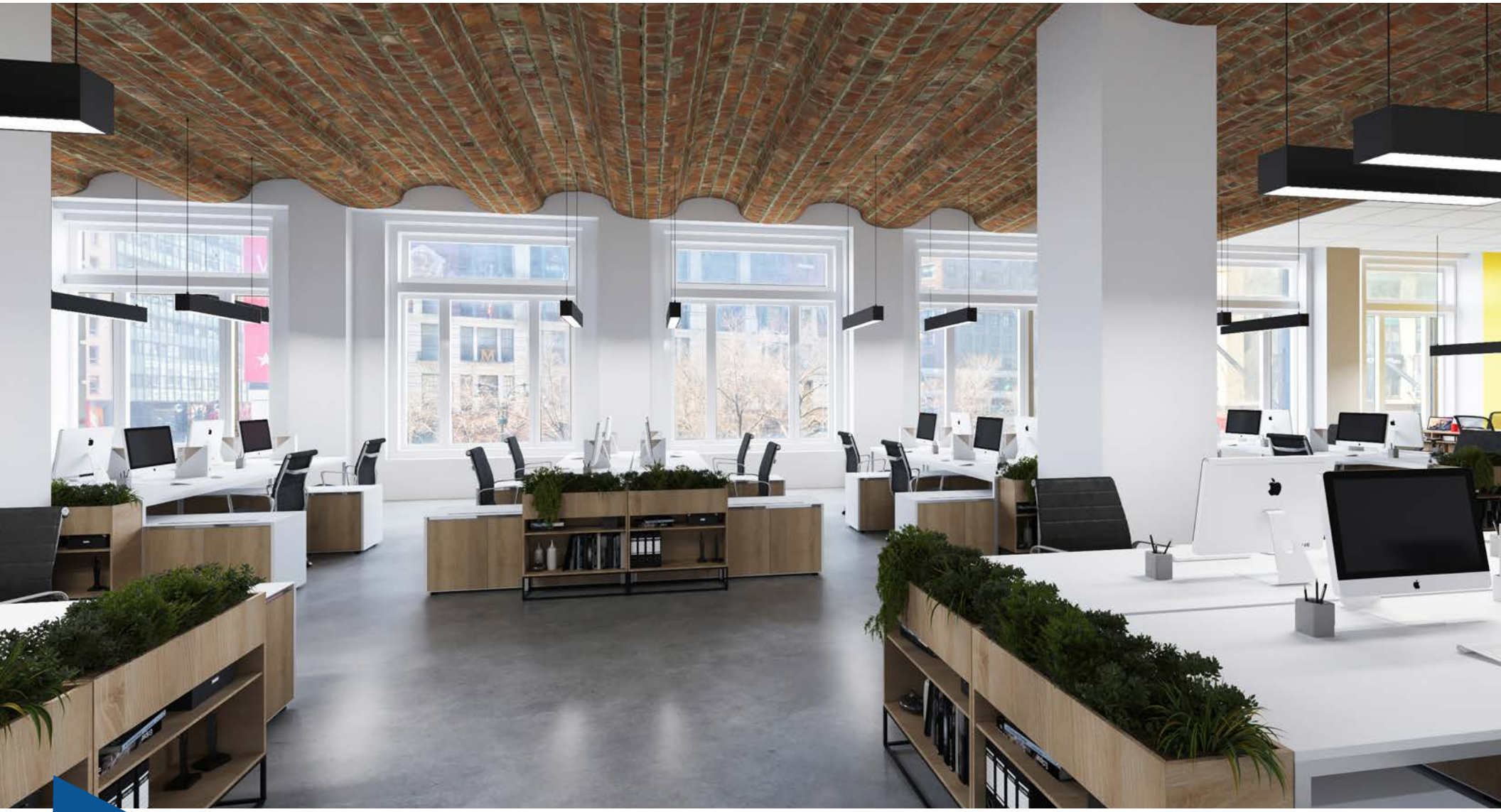


## DEDICATED ENTRANCE 6TH AVENUE





## OFFICE INTERIOR 2ND FLOOR FACING 6TH AVENUE



## OFFICE INTERIOR

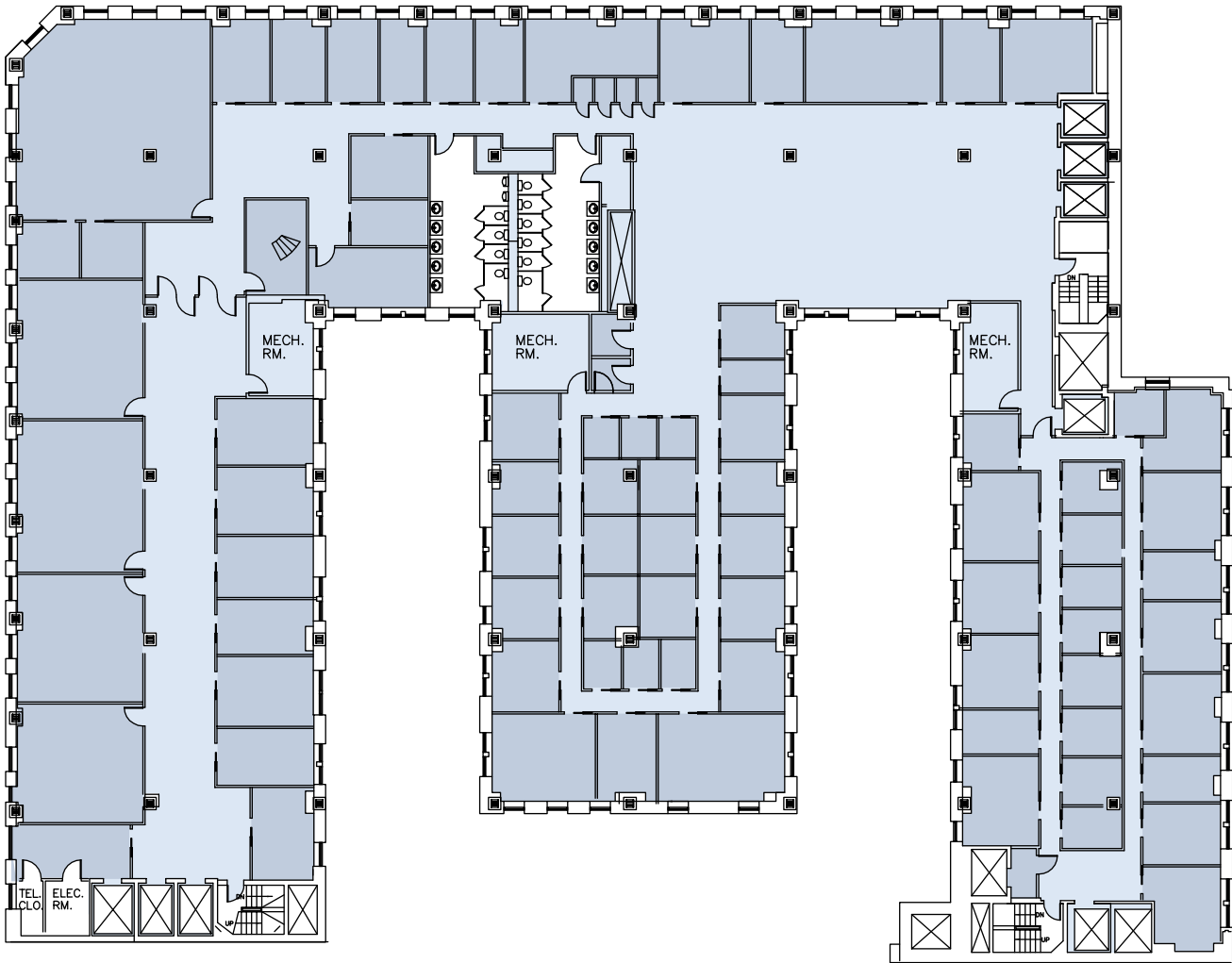


**8TH FLOOR**  
**29,018 RSF**  
**EXISTING CONDITIONS**

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET

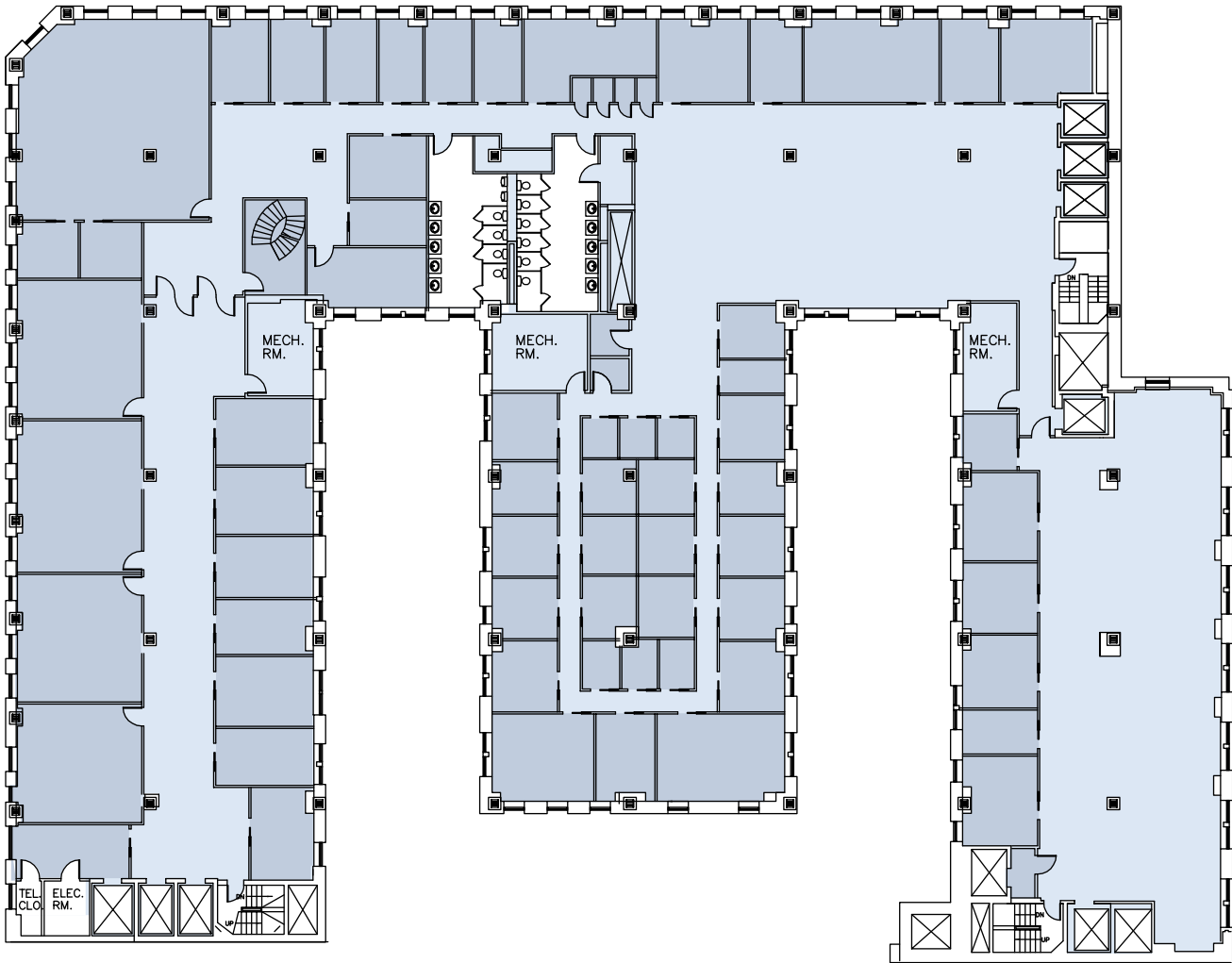


**9TH FLOOR**  
**29,018 RSF**  
**EXISTING CONDITIONS**

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET



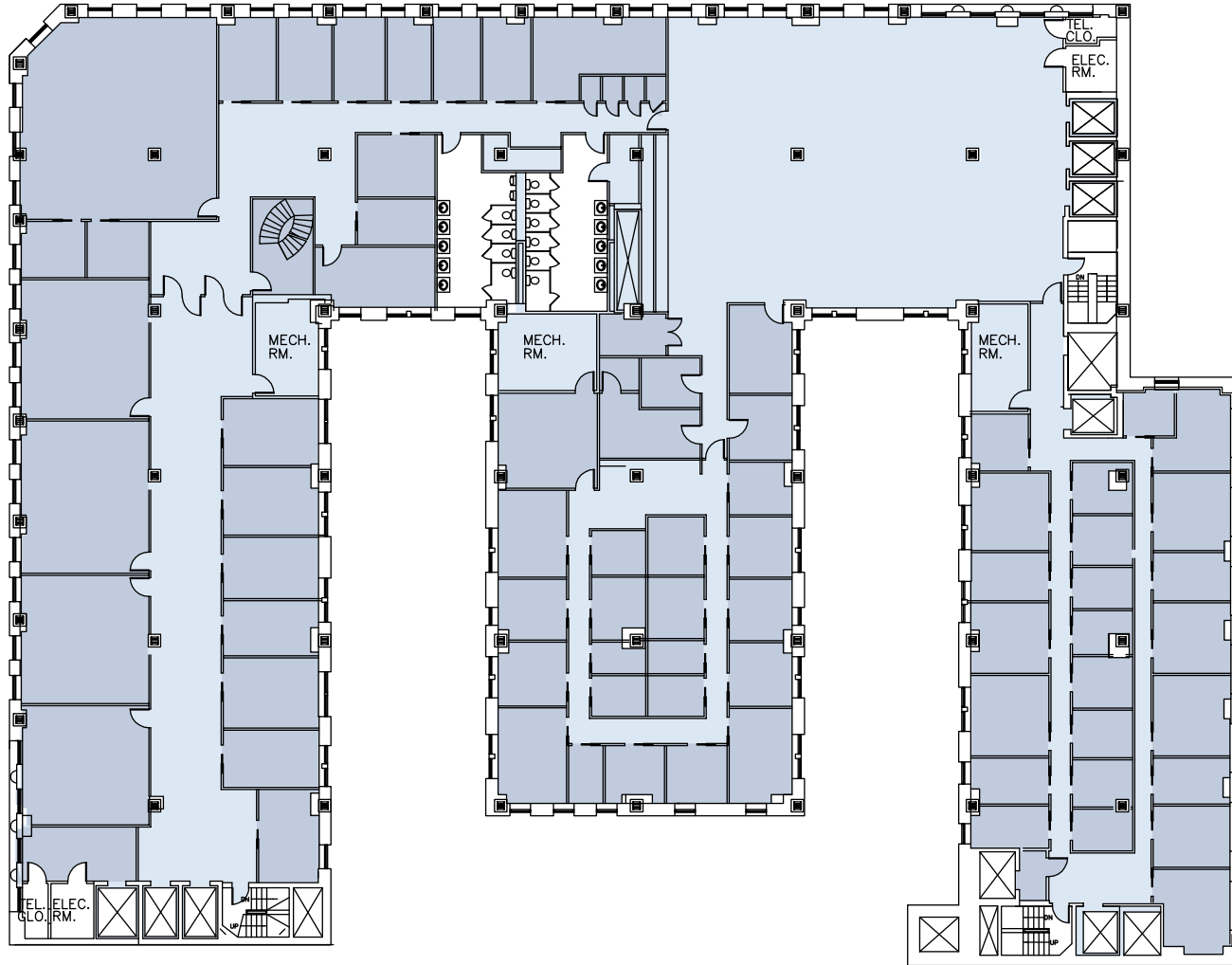


**10TH FLOOR**  
**29,018 RSF**  
**EXISTING CONDITIONS**

SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET

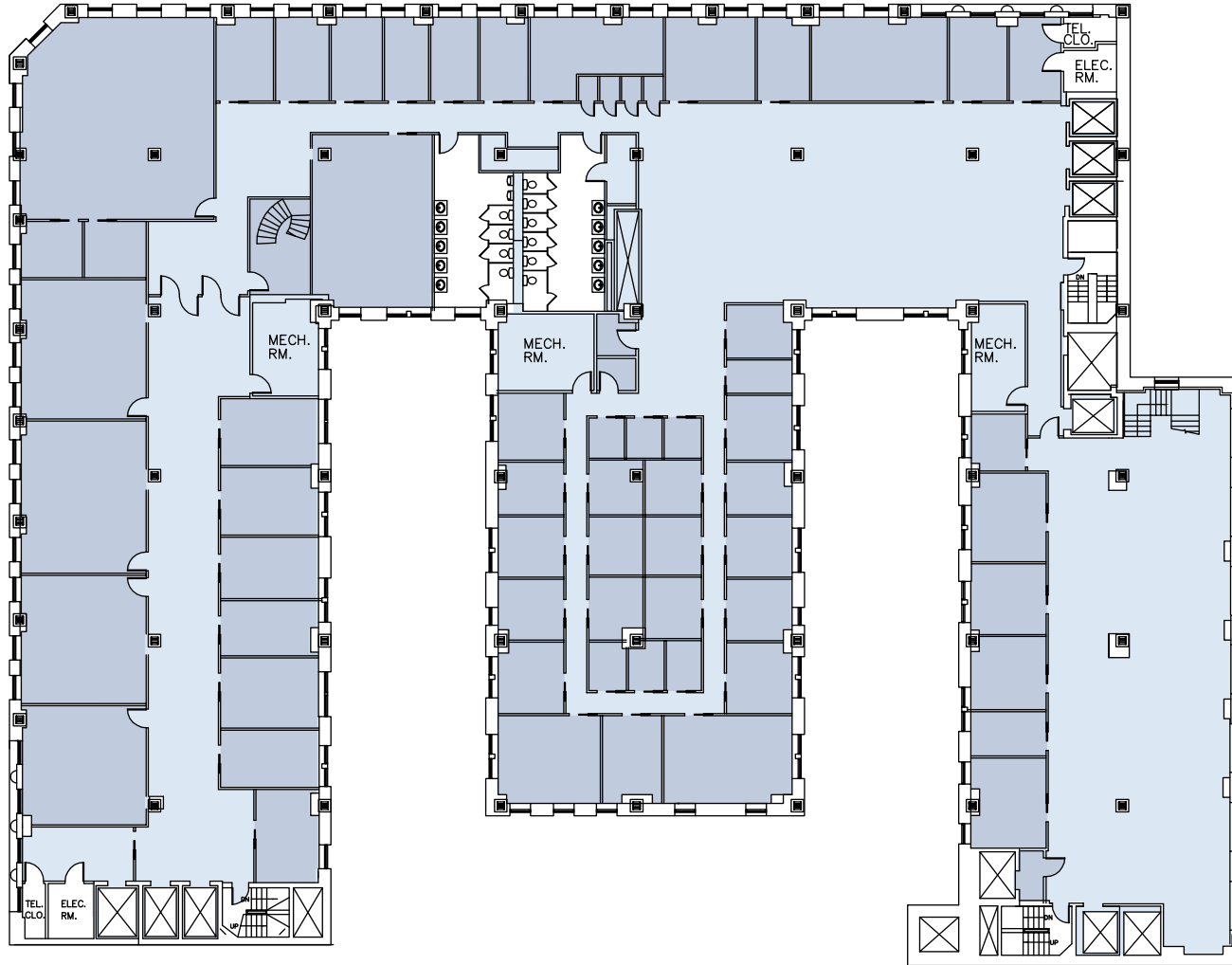


**11TH FLOOR**  
**29,018 RSF**  
**EXISTING CONDITIONS**

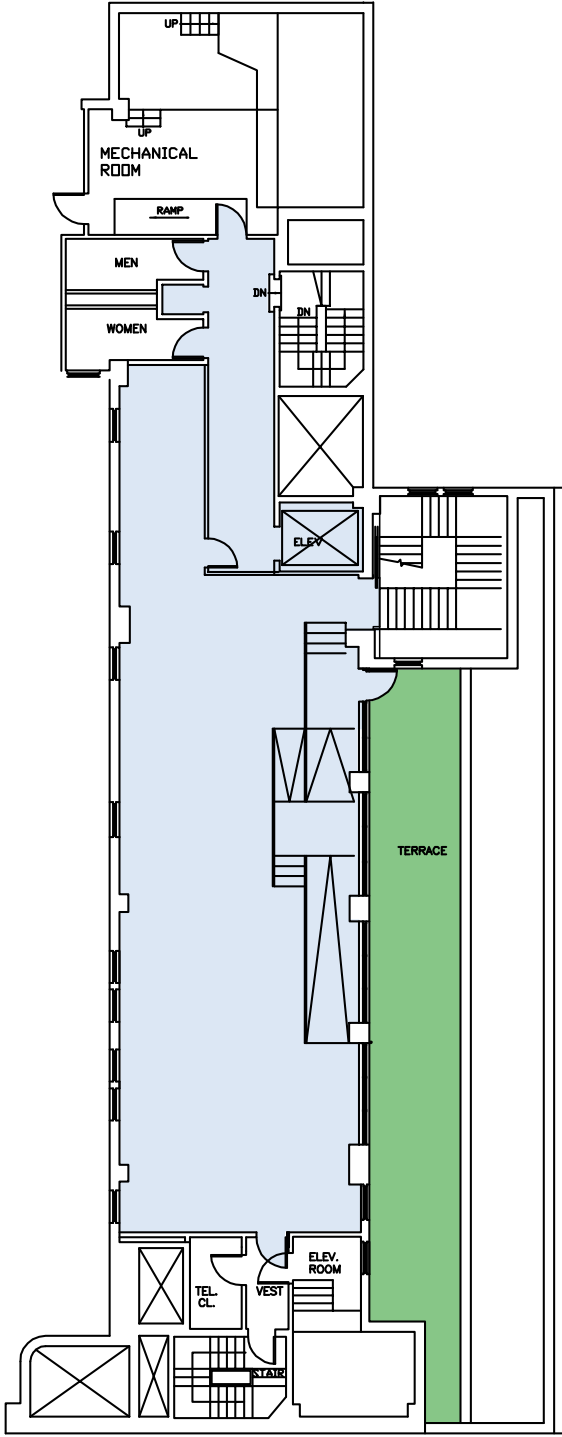
SIXTH AVENUE

WEST 34TH STREET

WEST 35TH STREET



**PENTHOUSE**  
**3,579 RSF**  
**EXISTING CONDITIONS**



WEST 35TH STREET



## NEIGHBORHOOD MAP

CENTRAL TO  
ICONIC RETAIL &  
RESTAURANTS

DIRECT  
ACCESS  
TO 4 MAJOR  
SUBWAYS

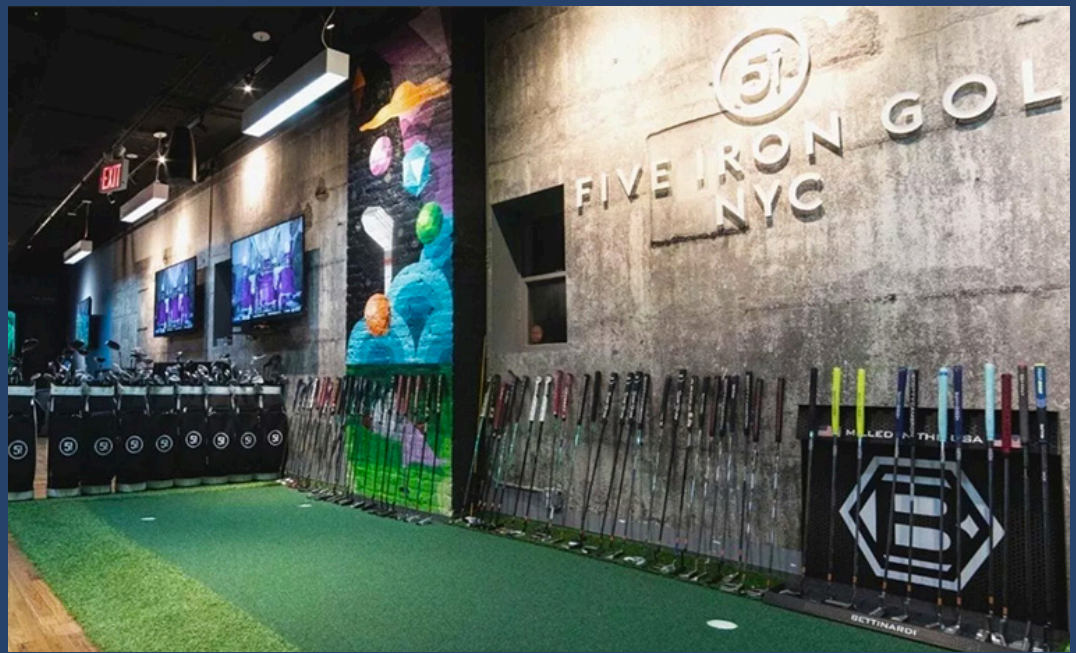
10 MINUTES  
PENN STATION AND  
PORT AUTHORITY

13 MINUTES TO  
GRAND CENTRAL  
TERMINAL

2







VIBRANT NEIGHBORHOOD FOR SHOPPING, DINING AND ENTERTAINMENT

