



35W36

BUILDING EQUITY  
BOUTIQUE OFFICE OWNERSHIP IN HERALD SQUARE

35 West 36th Street  
NEW YORK, NY  
*between Fifth and Sixth Avenues*

**KINGS**  
THAI BOXING

braum's cafe





35W36

# BUILDING EQUITY

BOUTIQUE OFFICE OWNERSHIP IN HERALD SQUARE

## STOP PAYING RENT, BUILD EQUITY AND INVEST IN YOUR FUTURE AT 35 WEST 36TH STREET

### AVAILABLE

**Entire 10th Floor:** 6,758 RSF

**Asking Price:** \$4,696,810 (\$695/RSF)

**Tenant Lease Expiration:** May 2025

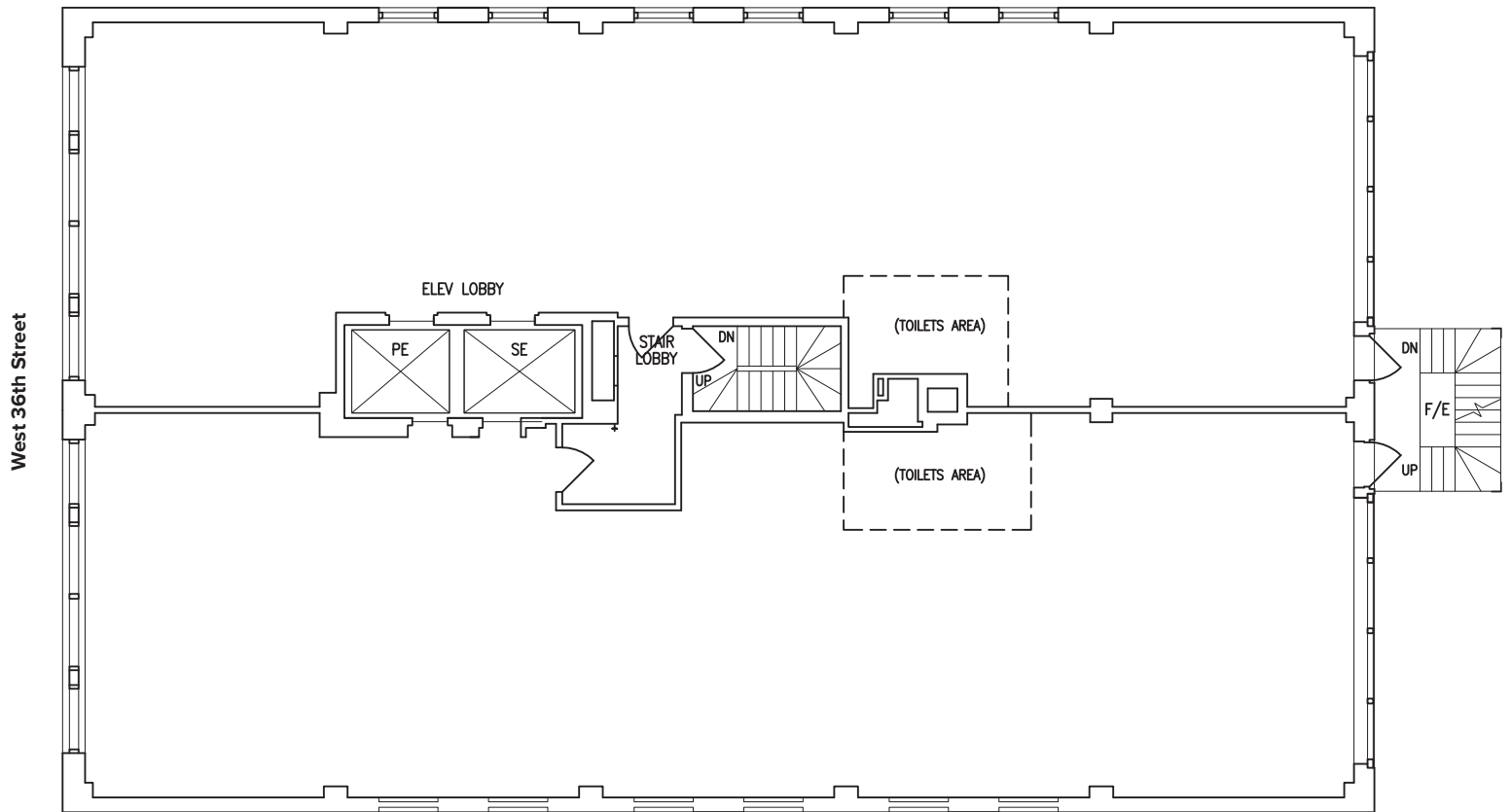
**Estimated Annual Common Charges:** \$57,443 (\$8.50/RSF)

**Estimated Annual Real Estate Taxes:** \$42,667 (\$6.31/RSF)

- High-end apparel/showroom installation
- Oversized windows with multiple exposures
- 11' 4" slab-to-slab exposed ceiling heights
- Attractive wood flooring and exposed brick walls
- Private restrooms, individual HVAC systems, and large kitchen area



# 35W36



ENTIRE 10TH FLOOR

6,758 RSF









Conference Room



Showroom





Building Lobby



Typical Bathroom







# HERALD SQUARE SUBMARKET

35 West 36th Street is located in the heart of the Herald Square submarket, an area that has seen an incredible transformation in recent years. This area is now a thriving center for creative firms, new residential developments, luxury hotels, specialty retailers and fine dining restaurants.

The property is accessible by 18 subway lines ( **1 2 3 4 5 6 7 A C E B D F M N Q R W** ) as well as Penn Station, Grand Central Terminal, the Port Authority Bus Terminal and the PATH train, which are all within convenient walking distance.

The nearby development of the Hudson Yards and the continued development of Midtown South has steadily and permanently shifted the borders of the Midtown office market, placing 35 West 36th Street at its epicenter.

