

Herald Square/Penn Plaza Office Condominium

70 WEST
36TH STREET

NEW YORK, NY

BETWEEN FIFTH AND SIXTH AVENUES



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**Available:**

Entire 8th Floor: 11,294 RSF

Asking Price:

\$9,885,000 (\$875/RSF)

Approximate Annual Common Charges:

\$114,684 (\$10.15/RSF)

Approximate Annual Real Estate Taxes:

\$90,895 (\$8.05/RSF)

Possession:

Immediate

Property Highlights:

- Extremely high-end office installation [designed by Bromley Caldari Architects](#).
- Four sides of windows with natural light and views overlooking Sixth Avenue.
- Ideally located with easy access to Herald Square, Penn Station, and public transportation, including 14 subway lines and the PATH Train.
- The building was converted to office condominiums in 2008 by Time Equities, Inc. and sold out to prestigious business and organizations. Pre-covid pricing exceeded \$1,000/RSF.
- Reap the long-term benefits of office condominium ownership.
- Qualified purchasers can take advantage of high loan-to-value financing options.



Large windows with multiple exposures



High-end existing office installation



NEW YORK, NY

[illegible]

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The Ragtrader Restaurant on the Ground Floor of 70 West 36th Street

