

226 West 37th Street

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ABOUT THE BUILDING

Midtown/Garment District

16 Story, 83,500 Rentable SF

Attended Lobby

8:00 am ~ 6:00 pm

24/7 Keycard Access

4 Passenger Elevators

One of them are also used as a freight

AVAILABLE SPACES

Space: Entire 4th Floor

Size: 5,600 SF

Rent: \$15,866/month (\$34/SF)

Electricity: Direct to Con Edison

Term: 3 ~ 10 Years (negotiable)

Property Tax: Proportionate Share of Increases

Possession: Immediate

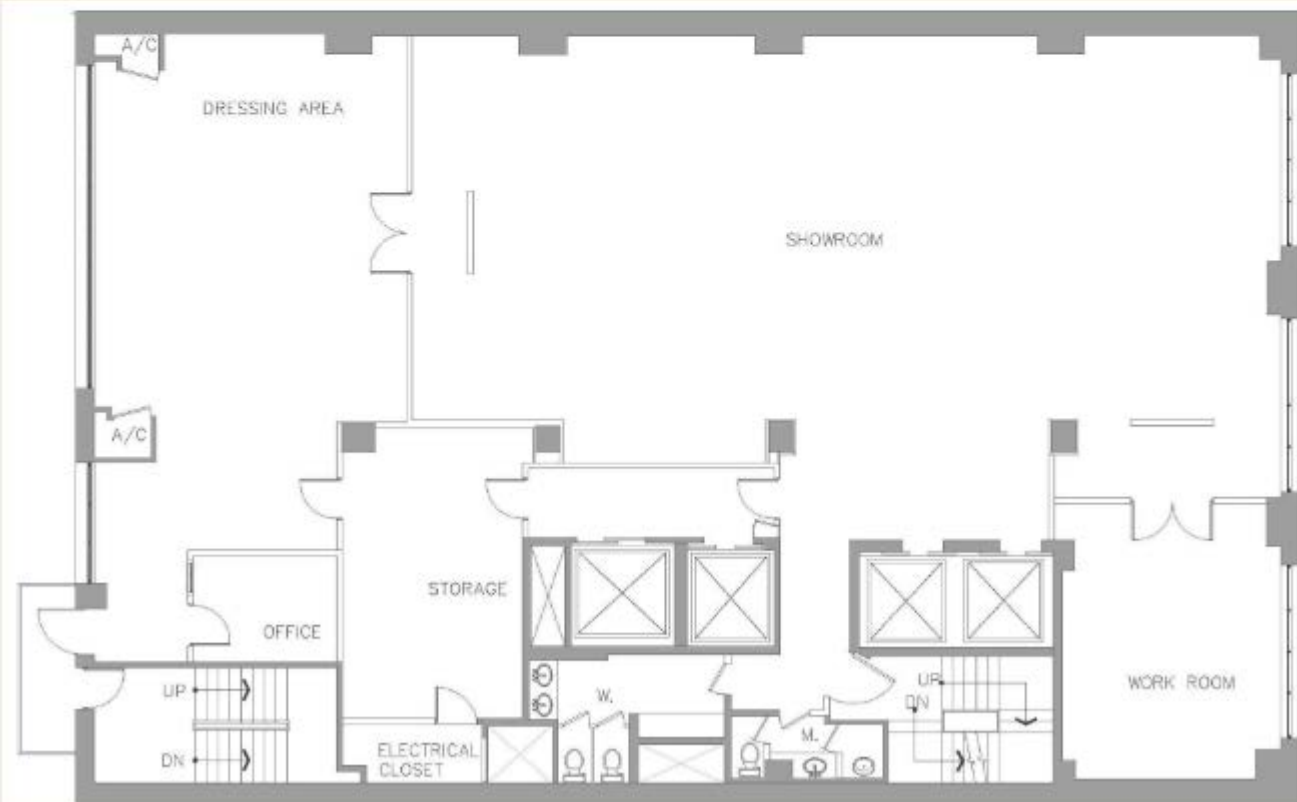
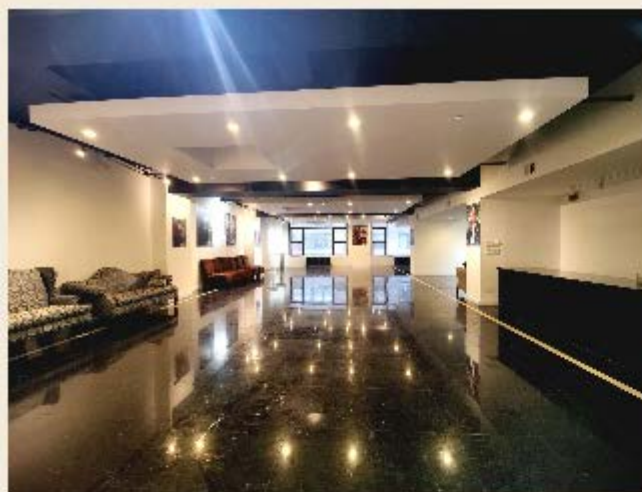
Description:

*Full floor Showroom/Office Space

*Black Marble/Hard Wood Floors

*Central AC

*Pantry (Mini Bar)



Space: Entire 11th Floor

Size: 3,600 SF

Rent: \$13,500/month (\$45/SF)

Electricity: Direct to Con Edison

Term: 3 ~ 10 Years (negotiable)

Property Tax: Proportionate Share of Increases

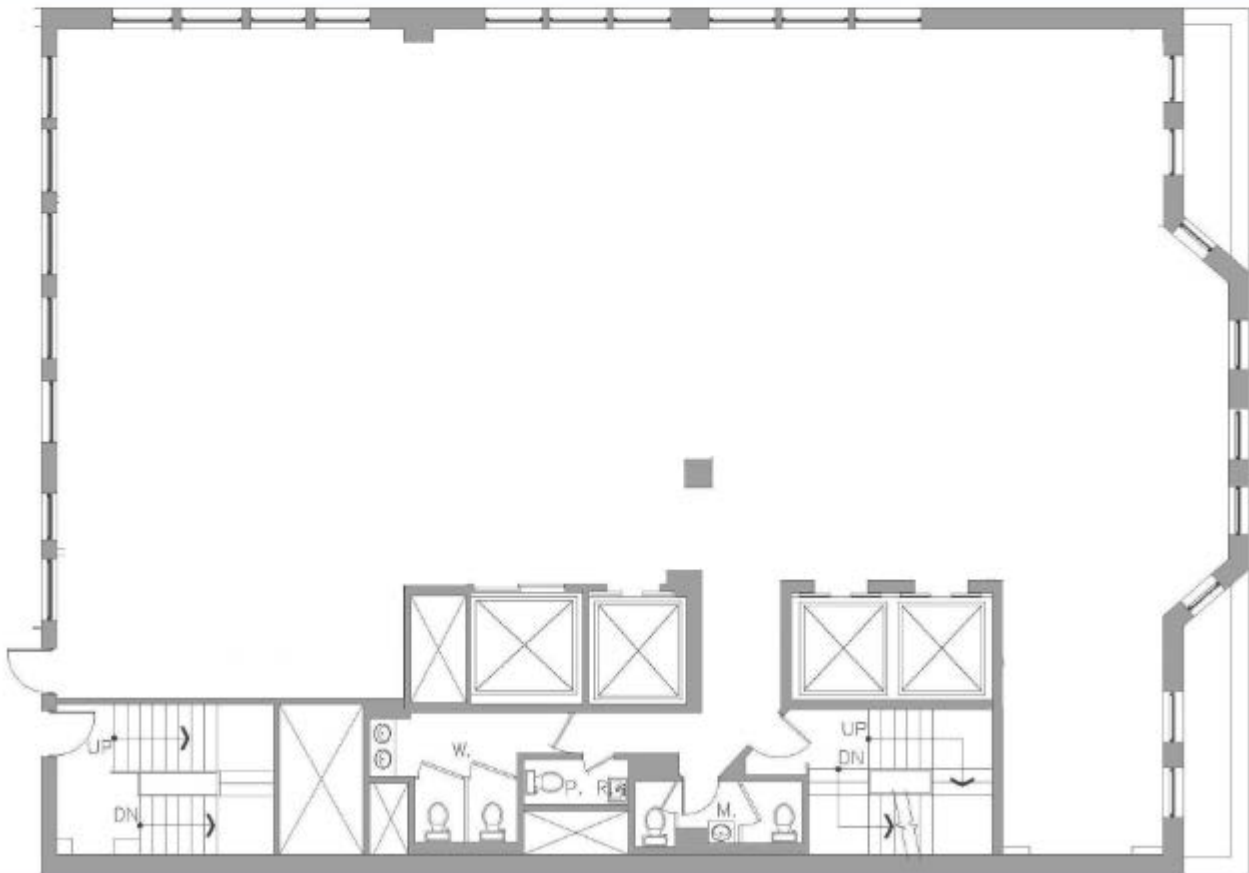
Possession: TBD

Description:

*Full floor Showroom/Office Space

*Windows on 3 sides (S, W & N)

*Delivered with NBI



Space: Entire 12th Floor

Size: 3,600 SF

Rent: \$10.200/month (\$36/SF)

Electricity: Direct to Con Edison

Term: 3 ~ 10 Years (negotiable)

Property Tax: Proportionate Share of Increases

Possession: Immediate

Description:

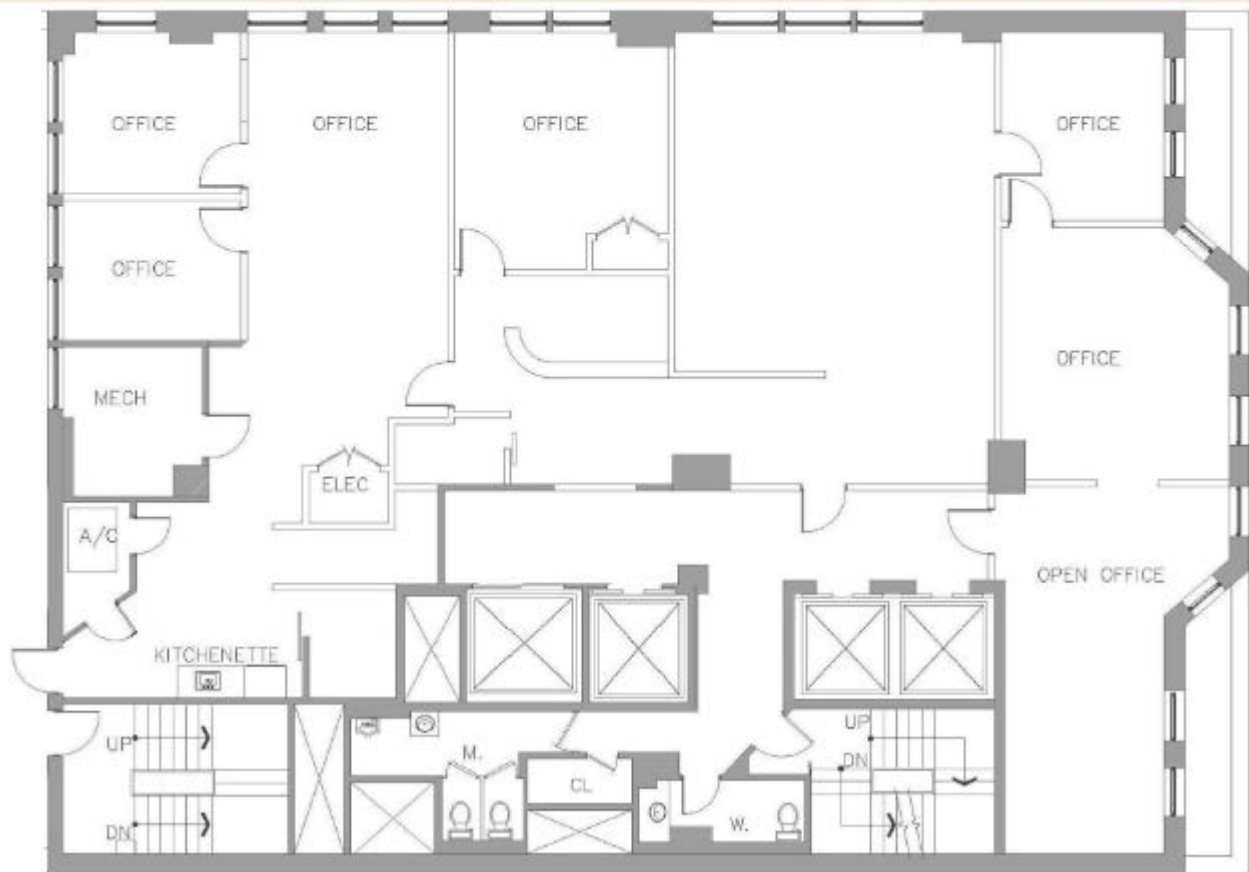
*Full floor Built Office Space

*Windows on 3 sides (S, W & N)

*Dark Wood Floors

*2 Private bathrooms

*Wet Pantry



Space: Suite 1804 (Partial 14th Floor)

Size: 800 SF

Rent: \$2,400/month (\$36/SF)

Electricity: Direct to Con Edison

Term: 3 ~ 10 Years (negotiable)

Property Tax: Proportionate Share of Increases

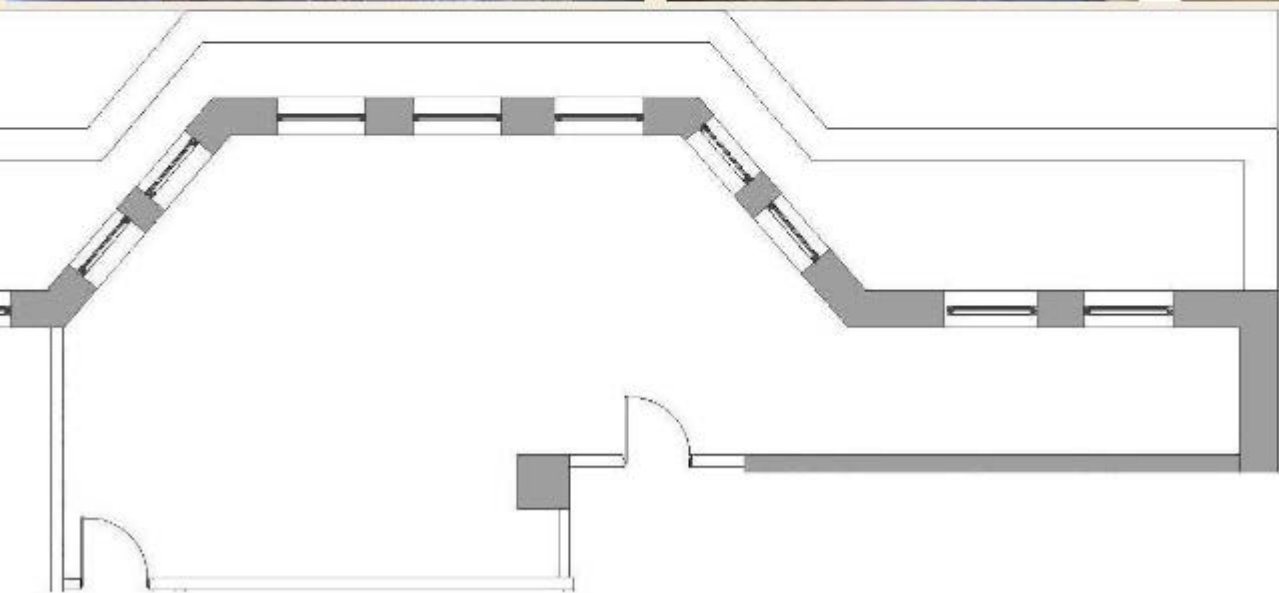
Possession: Immediate

Description:

*A lot of windows facing the Street

*Dark Wood Floor

*Shared Conference Room Available on the floor



Space: Suite 1808 (Partial 14th Floor)

Size: 1,000 SF

Rent: \$3,000/month (\$36/SF)

Electricity: Direct to Con Edison

Term: 3 ~ 10 Years (negotiable)

Property Tax: Proportionate Share of Increases

Possession: Immediate

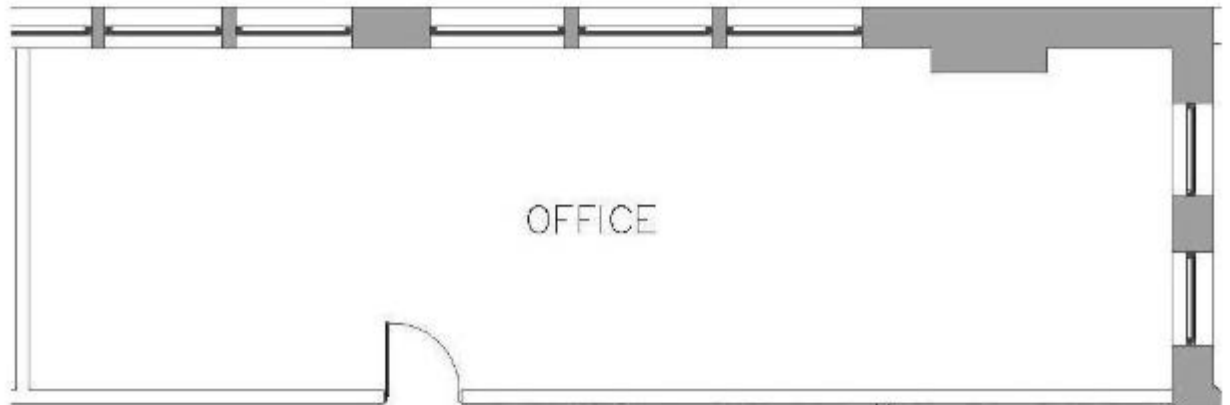
Description:

*A lot of windows on W & N

*Great Natural Light

*Dark Wood Floor

*Shared Conference Room Available on the floor



Space: Entire 15th Floor

Size: 2,500 SF

Rent: \$7,083/month (\$36/SF)

Electricity: Direct to Con Edison

Term: 3 ~ 10 Years (negotiable)

Property Tax: Proportionate Share of Increases

Possession: Immediate

Description:

*Full floor Built Office Space

*Windows on 2 sides (S & W)

*Dark Wood Floors

*Wet Pantry

