

261 WEST 35TH STREET

Midtown, New York
Corner of 8th Ave & 35th Street

BUILDING OVERVIEW

261 West 35th Street recently went through a major capital improvement plan. Ownership is focused on delivering high-end custom fit-outs with 4-sides of natural light, engineer wood flooring, exposed ceiling and outdoor space.

Only two (2) blocks from Penn Station and located on one of the best food blocks in the city, this 261 West 35th Street is ideal for commuters and locals alike.

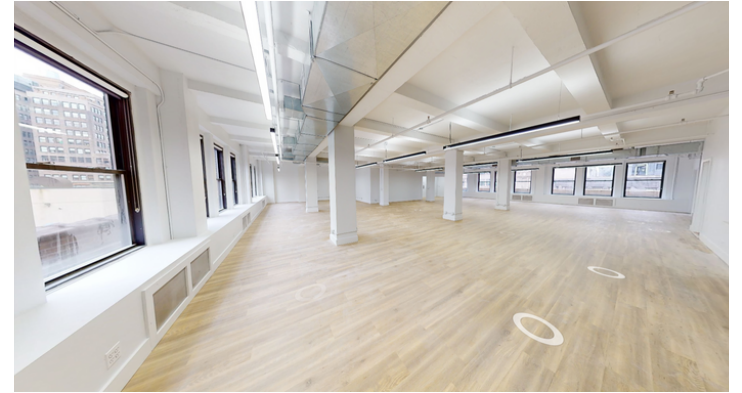
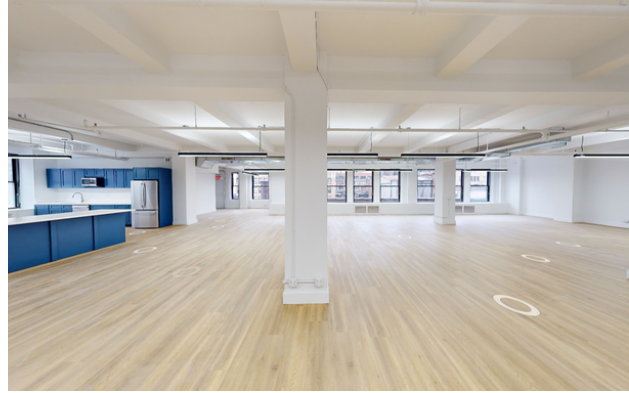
BUILDING FEATURES

- 16-story, 120,000 SF Office Building
- Boutique full floors with 12' ceilings
- One of NYC's fastest growing corridors
- Brand new high-end buildouts
- Outdoor patio space

SUBWAY LINES



A WORKSPACE TO CALL HOME



Space Description

The entire 16th floor offers a seamless flow between your open workspace environment and your dedicated conference rooms / meeting rooms.

The space has four sides of windows which allows for a tremendous amount of natural light to pass through the space, encompassed by beautiful hardwood floors and custom pantry finishes that remind you of home.

[VIRTUAL TOUR](#)

Ownership has already started pre-building the space and can deliver a custom buildout in 30-45 days. The space is truly one-of-a-kind and is priced to move.

Great space for high-growth companies looking to host 30 - 40 employees, with 4-office/meeting rooms, 2-large conference room, a mothers room, one phone booth and the ability to have a private outdoor patio.

FLOORPLAN

Ask:

\$22,500
per month

Entire 16th Floor
6,683 SF



Open Seating

Workstations 34 - 40

Reception Area 1

Collaboration Space

Office / Meeting Rooms 4

Board Room (12 - Person) 2

Staff Lounge Areas 2

Support

Kitchen / Cafe 1

Call / Phone Rooms 1

261 West 35th Street is located only a few steps from the new **Moynihan Train Station**, famed **New Yorker Hotel** and **Madison Square Garden**.

Centrally located for anyone with employees commuting from **Penn Station** and **Port Authority**. The building has gone through a **massive capital improvement plan** with custom buildouts perfect for **TAMI tenants** in the area.

