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HERALD SQUARE OFFICE COOPERATIVE FOR SALE

131 West 35th Street

Between Broadway and Seventh Avenue

Available:	Entire 11th Floor: 7,725 RSF
Asking Price:	\$3,823,875 (\$495/RSF)
Annual Maintenance Charges:	\$112,398 (\$14.55/RSF)
Possession:	Immediate

Features:

- 12'5" high ceilings and large windows providing tremendous natural light from both northern and southern exposures
- Steps from Penn Station and Herald Square as well as 14 different subway lines and the PATH Train
- One of the most active office co-op buildings in the last decade with a prestigious roster of unit owners who have all completed extensive renovations to their floors
- Recent purchasers in the building include apparel, tech, e-commerce, engineering firms and doctors
- Low maintenance charges which contribute to the long-term benefits of office ownership
- High loan-to-value financing readily available for qualified purchasers
- Separate freight entrance with two large freight elevators



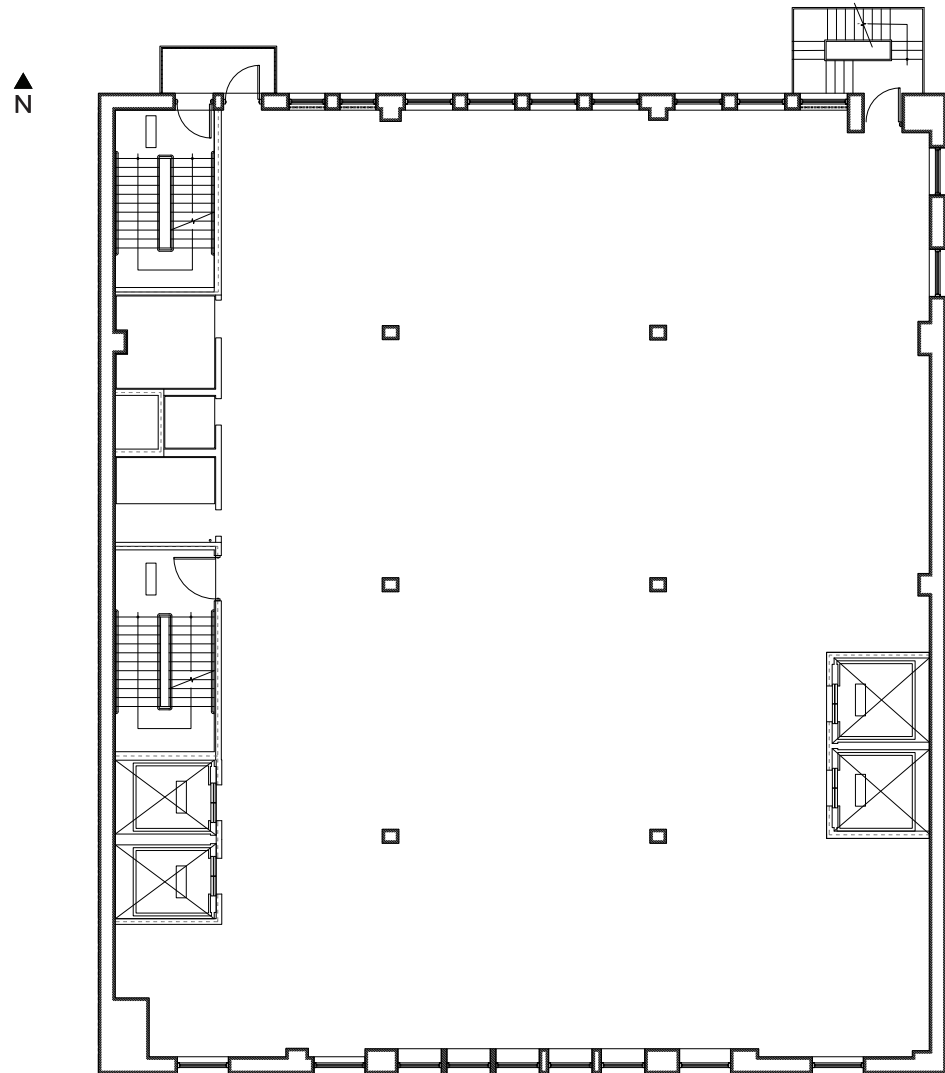


Large, operable windows



Lobby

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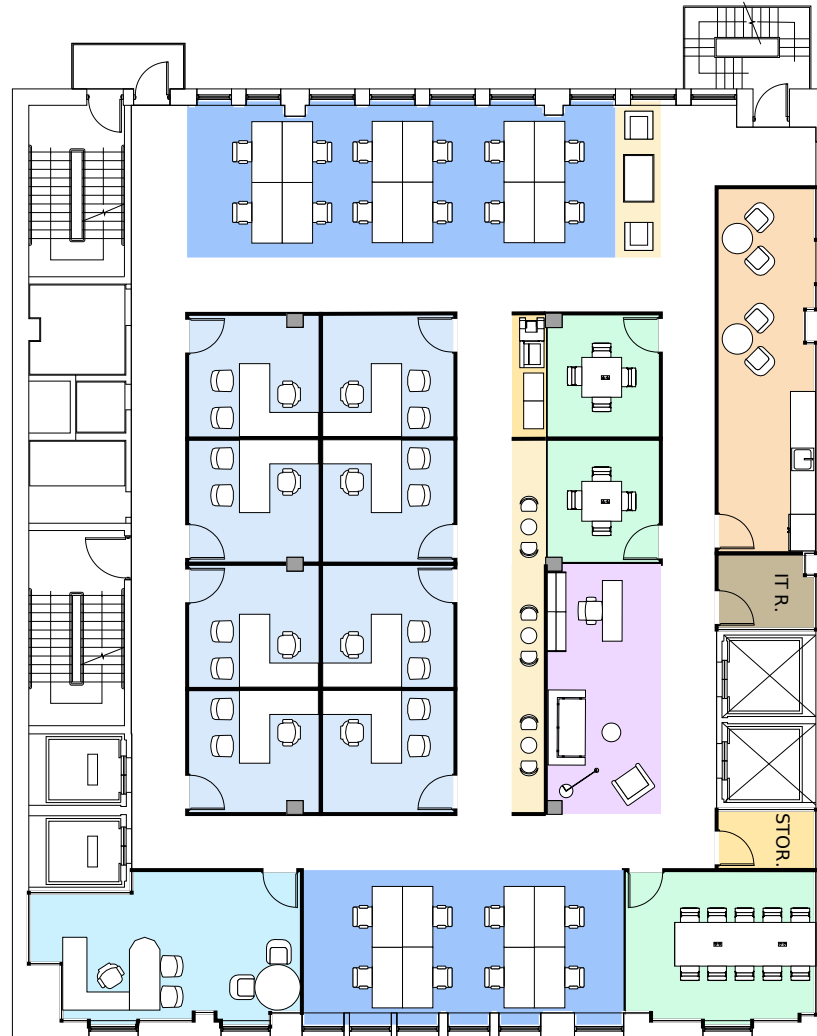


West 35th Street

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West 35th Street

Test Fit

- Office
- Executive Office
- Open Space
- Reception
- Conf Room
- Amenities
- Pantry
- IT Room



HERALD SQUARE

PUBLIC TOILET

Herald Square



Proposed Penn District revitalization



PENN
STATION

Long Island Rail Road
Subway Shops

FOODHALL

Close proximity to Penn Station

