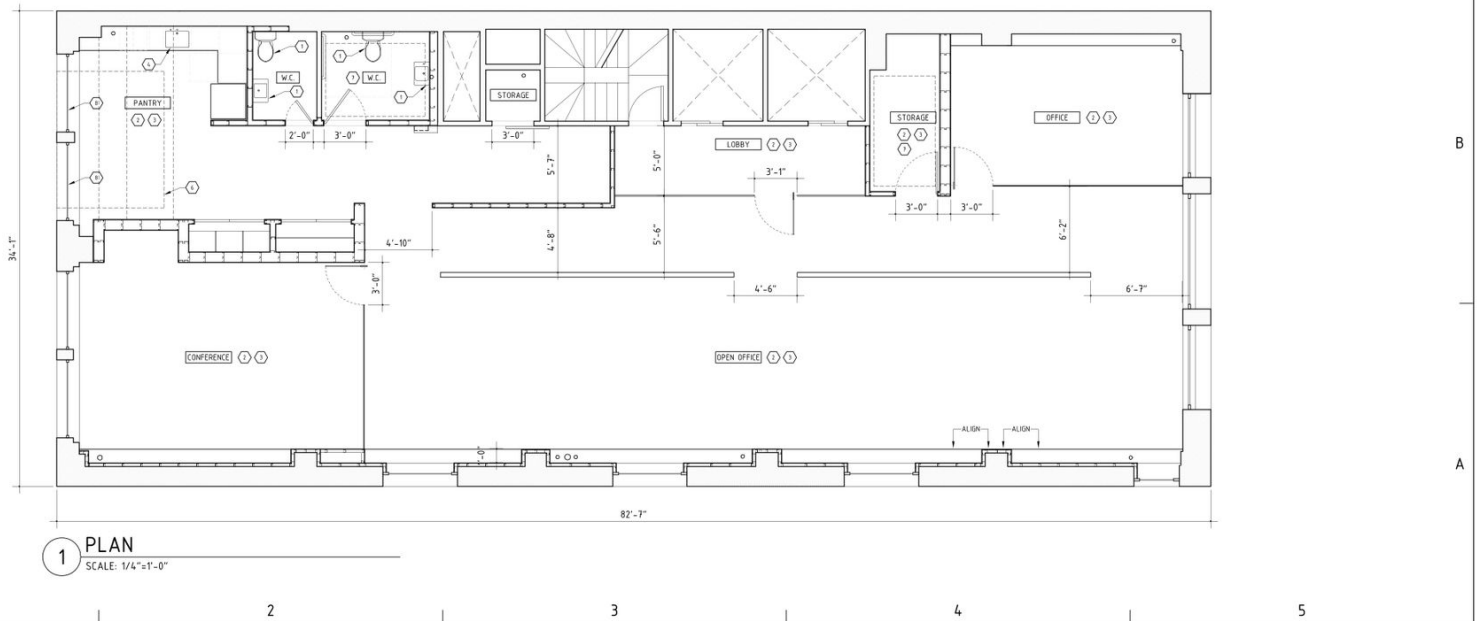




Midtown
Office Space
for Sale
12 WEST 32ND
STREET, FL 7 (ENTIRE FLOOR)

- Entire 7th Floor: **3,300 RSF**
- Asking: ~~\$1,950,000~~ \$1,800,000
- HOA: **\$4,720/mo.**
- Prime Midtown Location
- Close Proximity to Penn Station, Port Authority, and Grand Central transportation hubs



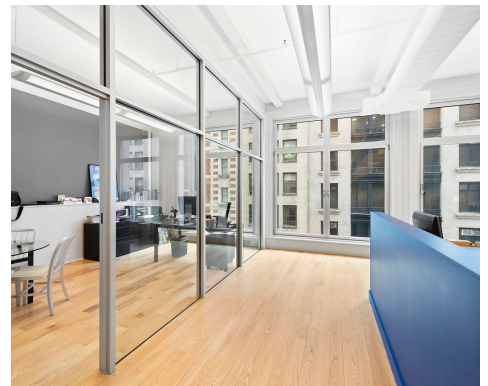
12 West 32nd Street, F1 7

3300 RSF ~~\$1,950,000~~ (~~\$590/RSF~~)
\$1,800,000 (\$545/RSF)

Bright Full Floor Commercial Co-Op Loft in Prime Midtown South Location!

Fantastic opportunity to own this full floor loft in the heart of Herald Square/Koreatown.

- Entire 7th floor office space is in excellent condition, has 3 distinct rooms with 10'2" ceilings.
- Approximately 3,300 RSF
- 11 windows total and triple exposure brings excellent light
- Two private bathrooms
- Wet pantry
- High Ceiling
- Central Air
- Hard wood flooring throughout



Maintenance: \$4,271 / month*

Min. Down Pymt: 20%

Year Built: 1908

Lot Size: 3,324 SF / 34' x 99'

County: New York County

***Taxes included in Maintenance.**

Union Square Office
110 5th Avenue, 3rd Floor
New York NY 10011
646.982.0353