

HERALD SQUARE/KOREATOWN FULL FLOOR LOFT CONDOMINIUM



BETWEEN FIFTH AND SIXTH AVENUES

Ideal for Showrooms, Creative Firms, Production, Distribution.
High Ceilings, Natural Light, Full Floors, Large Freight
Elevators. Heart of Herald Square/Koreatown
Ownership Opportunity For Sale



HERALD SQUARE/KOREATOWN FULL FLOOR LOFT CONDOMINIUM FOR SALE



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AVAILABLE

Entire 11th Floor:
13,966 RSF

Asking Price:
\$9,776,200 (\$700/RSF)

**Approximate Annual
Common Charges:**
\$85,572 (\$6.13/RSF)

**Approximate Annual
Real Estate Taxes:**
\$122,907 (\$8.80/RSF)

Possession:
Immediate

Features:

- The floor has an efficient layout, with expansive views overlooking the Empire State Building and 125 feet of frontage facing north over West 33rd Street.
- Oversized windows flood offices with natural sunlight.
- White-box condition.
- The building features a renovated modern attended lobby.
- There are three recently renovated, high-speed passenger elevators and two freight elevators that are serviced from a separate freight entrance.
- The building has high power capacity and heavy floor loads.
- The building is within close proximity to Herald Square and Penn Station offering a variety of transit options including the PATH, LIRR and the B, D, F, M, N, Q, R, W and 6 trains.
- High loan-to-value financing readily available for qualified purchasers.



Great natural light



Hardwood floors and high ceilings



Building lobby



View from the 11th floor



Greeley Square



Empire State Building





Macy's at Herald Square



The Morgan Library and Museum

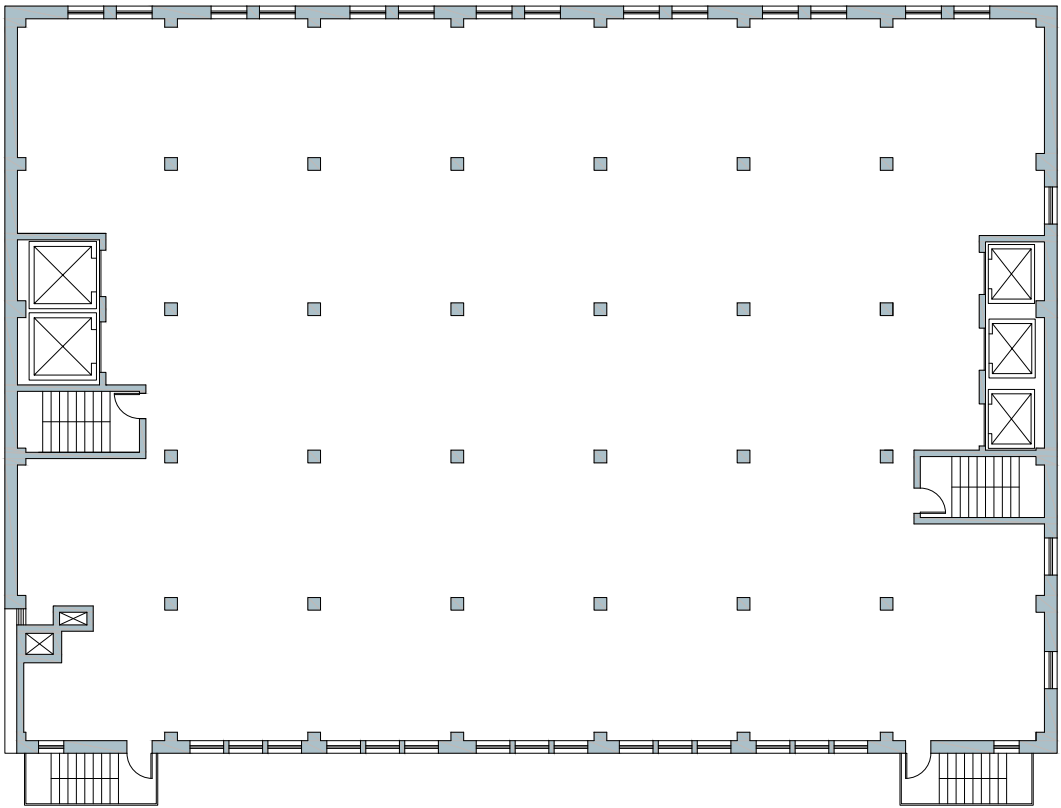
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CORE PLAN

WEST 33RD STREET



Entire 11th Floor
13,966 RSF

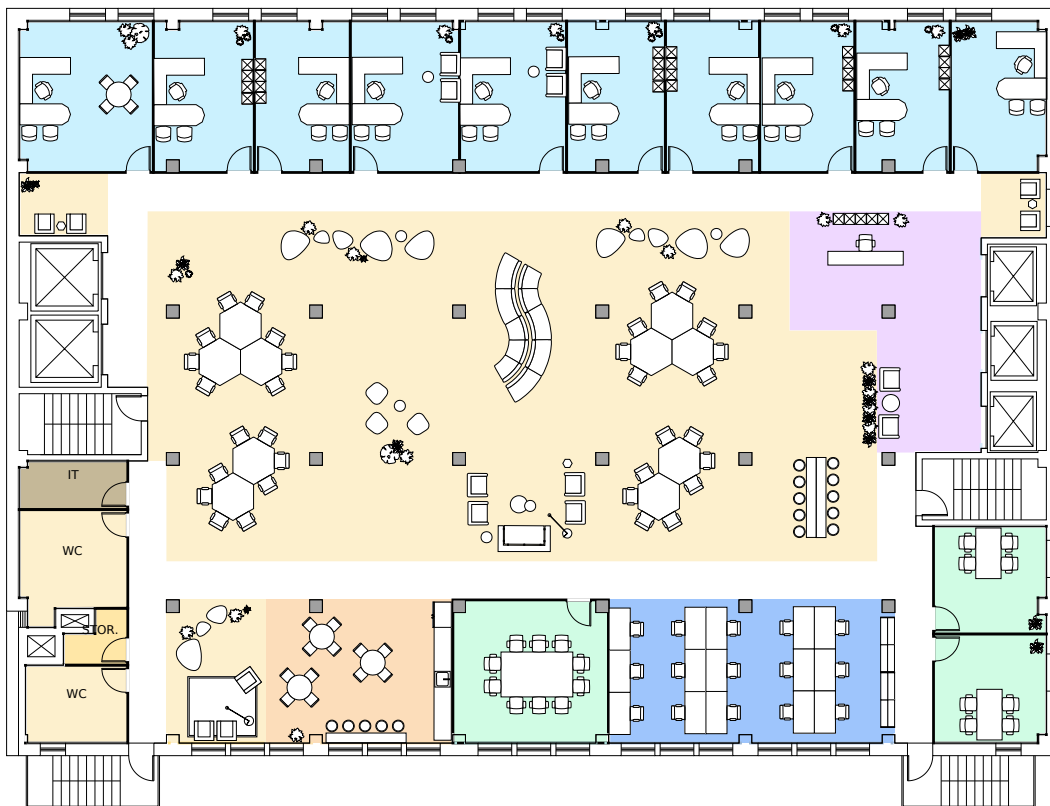
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OPEN OFFICE LAYOUT

WEST 33RD STREET



Entire 11th Floor
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