

131 WEST 33RD

OFFICE CONDOMINIUM
FOR SALE OR LEASE

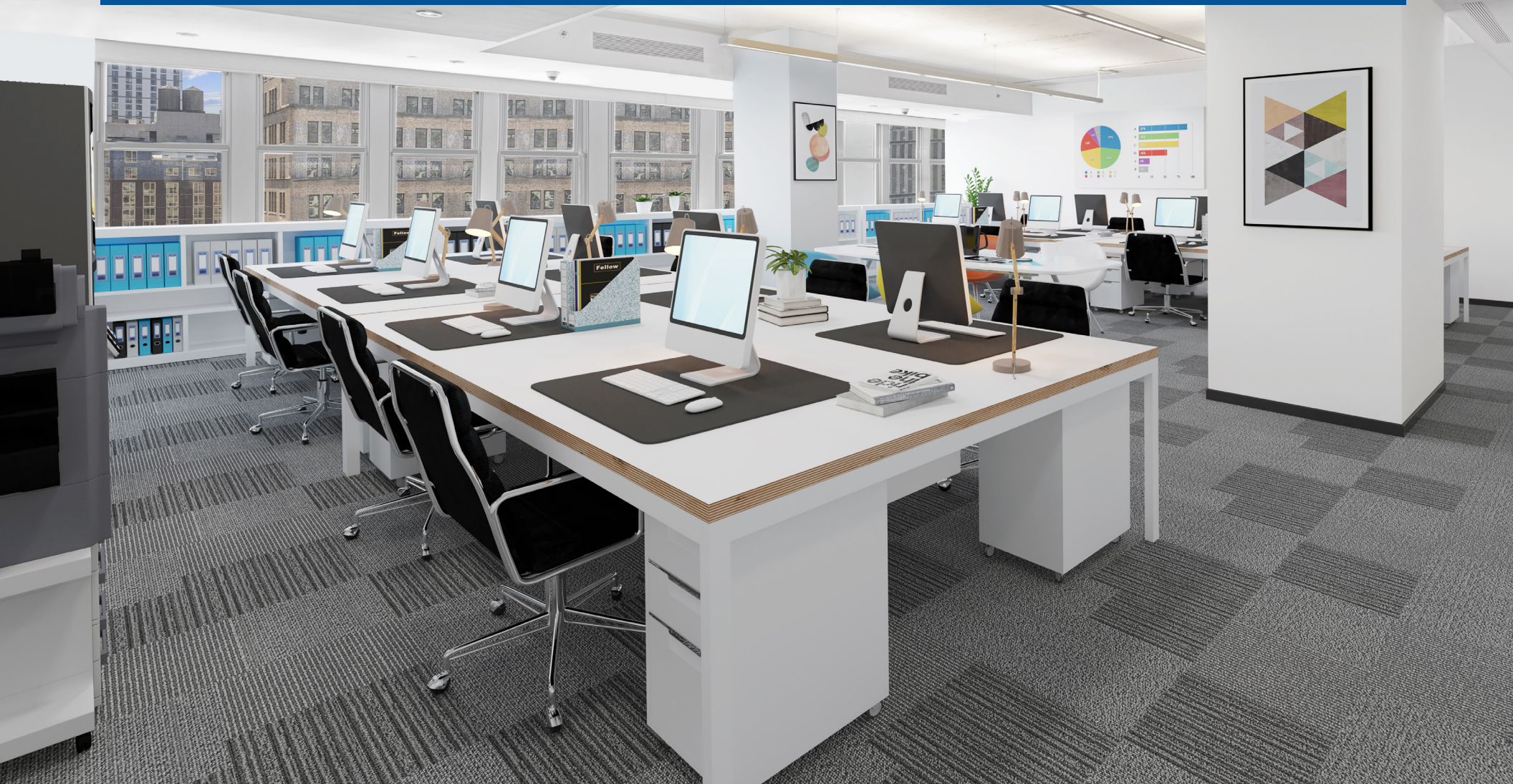
Entire 17th Floor
Penthouse Suite

Prime PENN Redevelopment District



SUMMARY

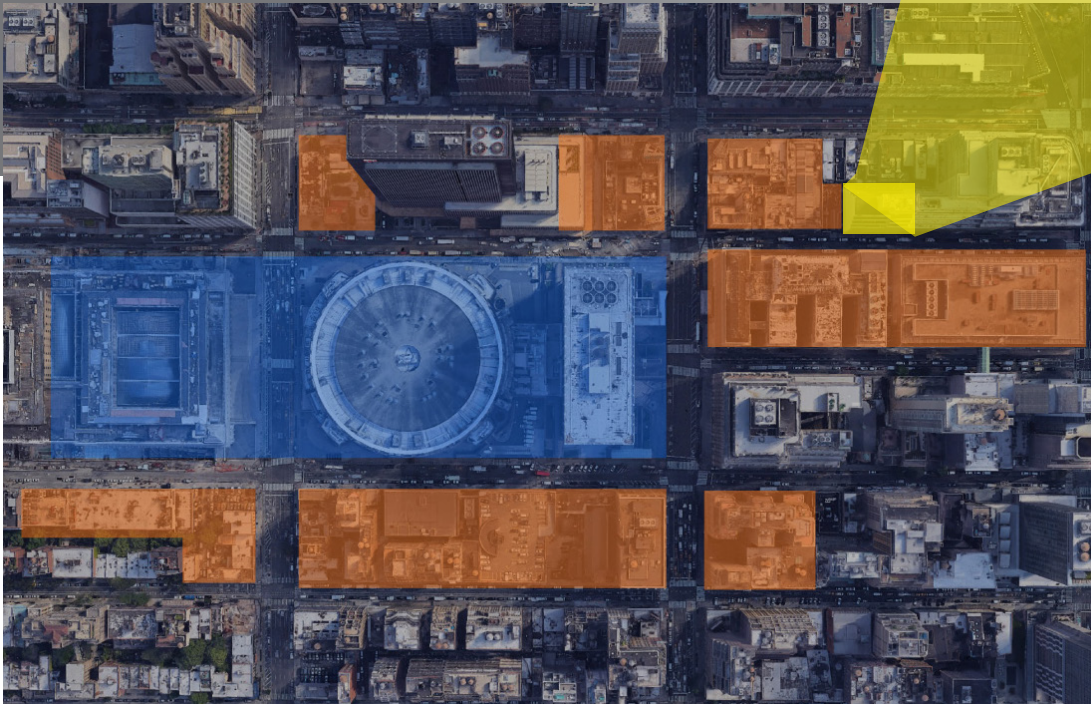
- FULL 17TH FLOOR
- FLEXIBLE LAYOUT
- OFFICE OR MEDICAL USAGE
- 6,500 SF SPACE
- FULLY BUILT OUT
- TURN-KEY
- MULTIPLE PRIVATE OFFICES & CONFERENCE ROOM
- POSSESSION IN 30 DAYS
- FOR SALE OR LEASE
- OWNER'S SUITE W/ FULL BATHROOM
- PRIME PENN REDEVELOPMENT DISTRICT
- FULL SERVICE CONDO OFFICE BUILDING



PENN STATION REDEVELOPMENT PLAN

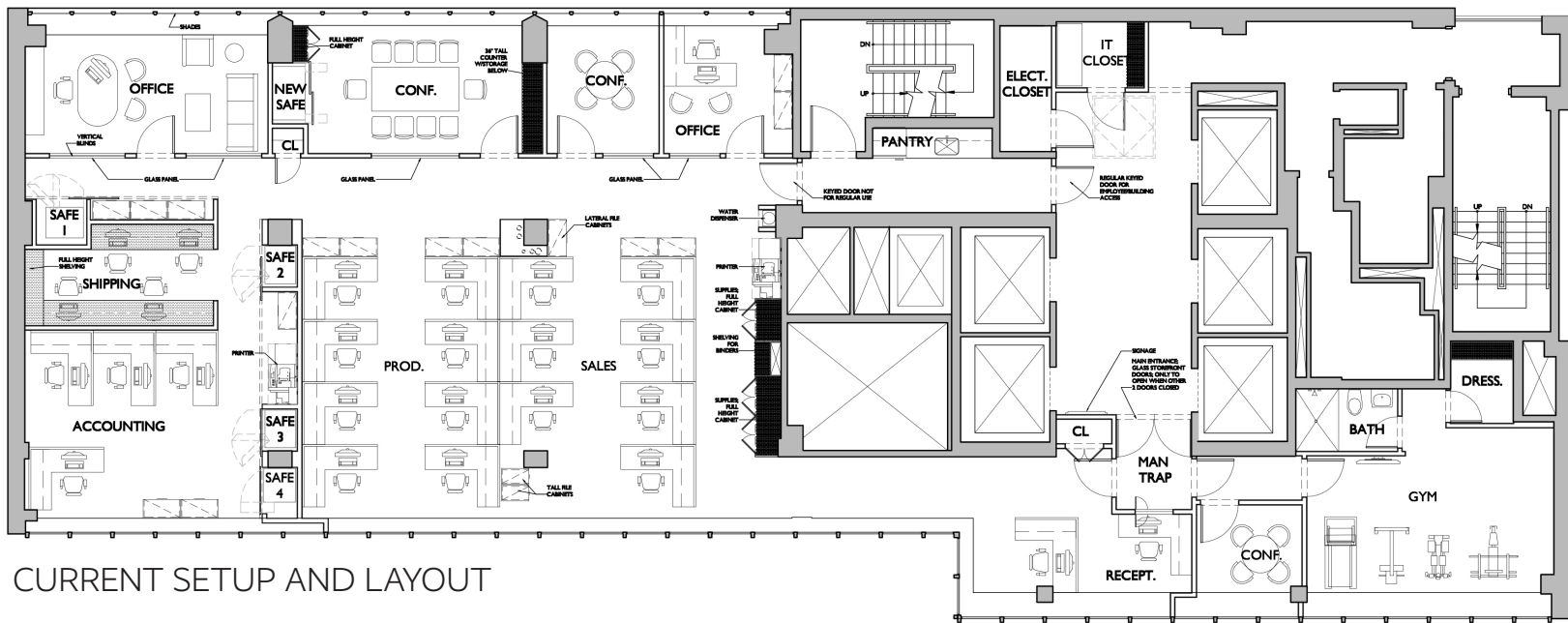
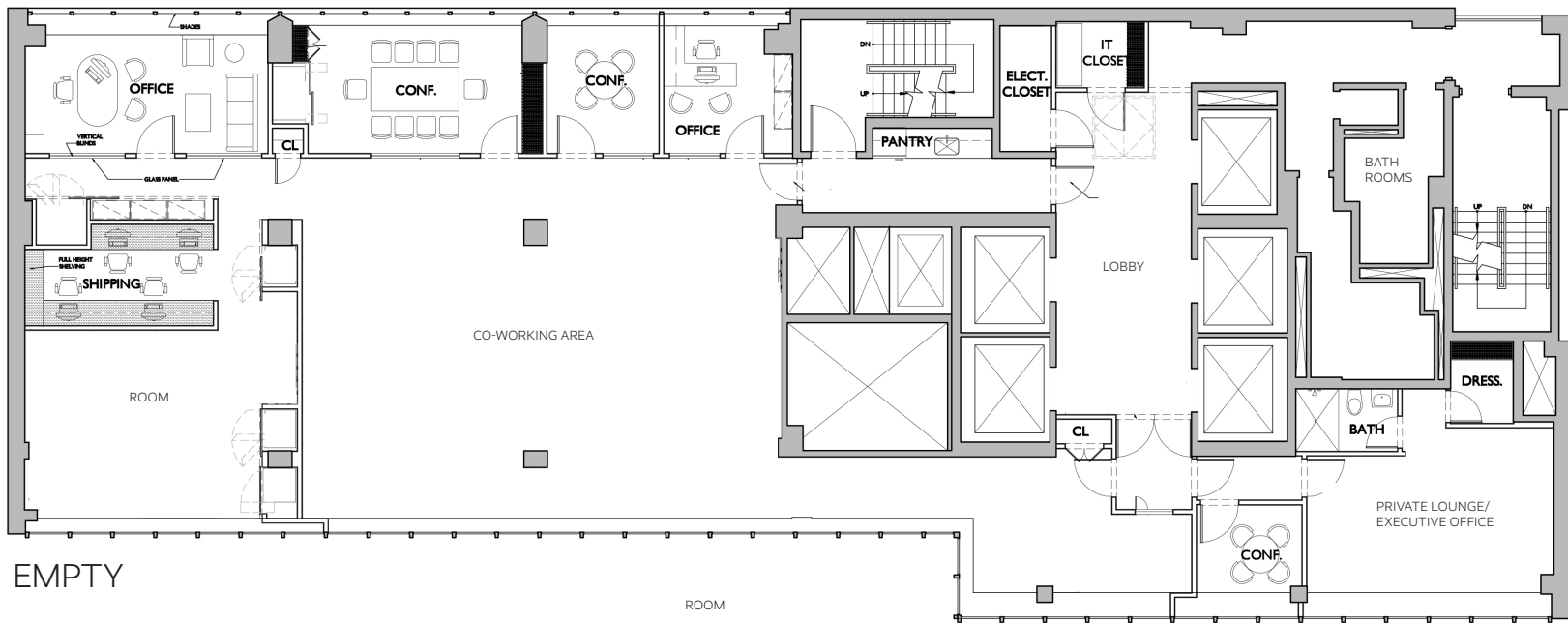
- TEN NEW BUILDINGS ON EIGHT DEVELOPMENT SITES
- UP TO 18 MILLION SQUARE FEET OF OFFICE, RETAIL AND HOTEL SPACE
- NEARLY 1,800 APARTMENTS
- EIGHT ACRES OF PUBLIC SPACE

■ Proposed development sites ■ Penn Station



KEY PLAN 17TH FLOOR - 6,500 SF

WEST 34RD ST



WEST 33RD ST



**WIDE OPEN AND FLEXIBLE OFFICE
OR MEDICAL SPACE**





**OVER 150' OF WINDOW EXPOSURE
OVERLOOKING 33RD AND 34TH ST.**











SALE OR LEASE OPTIONS

SALE

\$4,700,000

LEASE

\$22,750/mo