

# **FOR SALE**

## **Entire 11<sup>th</sup> Floor**

### **115 West 29th Street**

*New York, NY 10001*

**PRIME NYC MIDTOWN COMMERCIAL (CO-OP) OFFICE FLOOR**  
**PENN STATION/ MIDTOWN SOUTH NEIGHBORHOOD**



**FOR SALE**

## **Entire 11<sup>th</sup> Floor / 7,000 sf**

- Located between 6<sup>th</sup> & 7<sup>th</sup> Avenues
- Commuter's delight -Walking distance from Penn Station, Path & NJ Transit Trains
- Hotels, shopping, Banks, Stores, Pharmacies Multi cuisine restaurants, Delis, coffee shops, salad bars just around the corner
- Parking Garage & Self Storage Facility on the same block

- Professionally managed building; 24x7 Access (to occupants); Attended Lobby; Intercom system; Camera Surveillance. 2 Passenger Elevators & 1 Automatic Freight

**Full 11<sup>th</sup> Floor- 7000 sf**

- Hardwood floors; Exposed High Ceilings; Big open spaces; Large Windows Great Natural Light & Views

- Entire floor rented
- Ideal for User Owner or Investor.
- Low Maintenance

- Financials & other details available upon request
- Highly motivated Seller
- Asking \$3,850,000

**For further details & Site inspections PLEASE CALL:**

**Rikin Sheth**  
[rikin@berik.com](mailto:rikin@berik.com)  
(212) 679-8222 x 1

**Gautam Nagarmat**  
[gautam@berik.com](mailto:gautam@berik.com)  
(212) 679-8222 x 3  
Cell: (917) 497-3994

**BERIK MANAGEMENT**  
**(212) 679-8222**

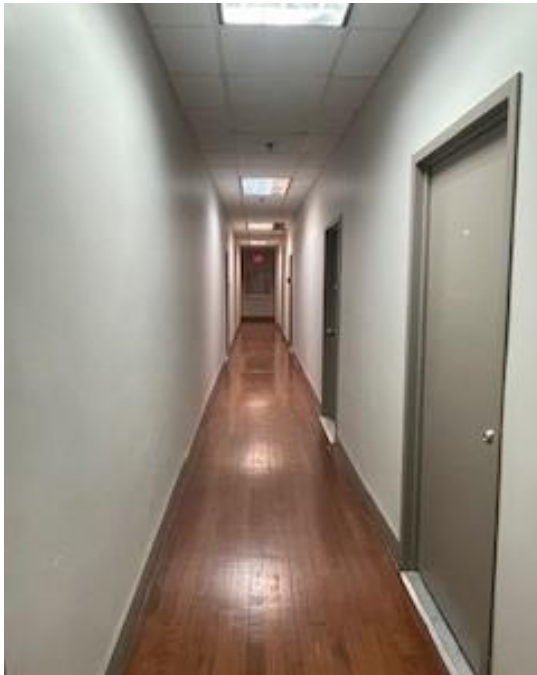
"All information furnished is from sources deemed reliable and is subjected to errors, omissions, changes in price, prior sale, or withdrawal without notice, and to any special listing conditions including the rate and manner of payment of commissions for particular offerings imposed by this company, the terms of which are available for interested principals and duly licensed brokers. Areas and dimensions shown are approximate."



West 29<sup>th</sup> Street (between 6<sup>th</sup> & 7<sup>th</sup> Aves)



11<sup>th</sup> Floor Lobby



11<sup>th</sup> Floor hallway



Open layout spaces

Berik Management is excited to bring to market the **ENTIRE 11<sup>TH</sup> FLOOR** at **115 West 29<sup>th</sup> Street, New York, NY 10001**.

**LOCATION-** Located between the Avenue of the Americas (6<sup>th</sup> Ave) & Fashion Avenue (7<sup>th</sup> Ave), 143 West 29<sup>th</sup> Street is in the Chelsea/Penn Station/NoMad/Midtown South/Hudson Yards neighborhood. Just a few blocks walking distance from the newly renovated Penn Station, Herald square subway & Path train hub and Port Authority Bus Terminal, this area is a **COMMUTER'S PARADISE**.

Hotels, shopping, Banks, Convenience stores, Pharmacies, Multi cuisine restaurants, Delis, coffee shops,& salad bars etc are just around the corner.

There is a **Parking garage** on the same block (apart from several more in the next block/s) and a brand new **Storage facility** few buildings away. If you or your associates/employees want to take a break, there is a plaza with a massive screen on the block as well as an Escape games facility.

THE BUILDING – 115 West 29 St is a 12 story commercial (Co-op) office building of total appx 84,000 sf and typical floor plates of 7,000 sf. Professionally managed with 24x7 access (to occupants), 115 West 29<sup>th</sup> features Keyless entry, front door intercom system, an attended lobby, camera surveillance system, High speed Wi-Fi (provided by Verizon FiOS & Spectrum), 2 passenger elevators & 1 automatic freight. The friendly & helpful/handy Super is with the building for over 20 years and we at Berik have been successfully managing the building.

THE SPACE – The entire 11<sup>th</sup> floor is appx 7,000 sf with beautiful hardwood floors, exposed high ceilings, Big open spaces with large windows that allow great natural light & views. Separate mens & womens restrooms on the floor. The entire floor is rented - Ideal for User Owners or Investors.

THE DEAL!! – Offered at a deal price of **\$3,850,000** this floor will not last. Highly energetic & motivated Seller.

Financials & other details available on request.

Please call for details or visit/showing:

Gautam Nagarmat  
Email: [gautam@berik.com](mailto:gautam@berik.com)  
Cell: (917) 497-3994

Rikin Sheth  
Email: [rikin@berik.com](mailto:rikin@berik.com)

**For further details & Site inspections PLEASE CALL:**

**Rikin Sheth**  
[rikin@berik.com](mailto:rikin@berik.com)  
(212) 679-8222 x 1

**Gautam Nagarmat**  
[gautam@berik.com](mailto:gautam@berik.com)  
(212) 679-8222 x 3  
Cell: (917) 497-3994

**BERIK MANAGEMENT**  
115 West 29<sup>th</sup> Street #908, New York, NY 10001  
**(212) 679-8222**

"All information furnished is from sources deemed reliable and is subjected to errors, omissions, changes in price, prior sale, or withdrawal without notice, and to any special listing conditions including the rate and manner of payment of commissions for particular offerings imposed by this company, the terms of which are available for interested principals and duly licensed brokers. Areas and dimensions shown are approximate."