



131

WEST 35TH STREET
NEW YORK, NY 10001

Entire 4th Floor
FOR SALE

PRIME
Herald Square
Office Cooperative

Asking Price
\$3,650,000



Available

Entire 4th Floor ★★★ 7,725 RSF

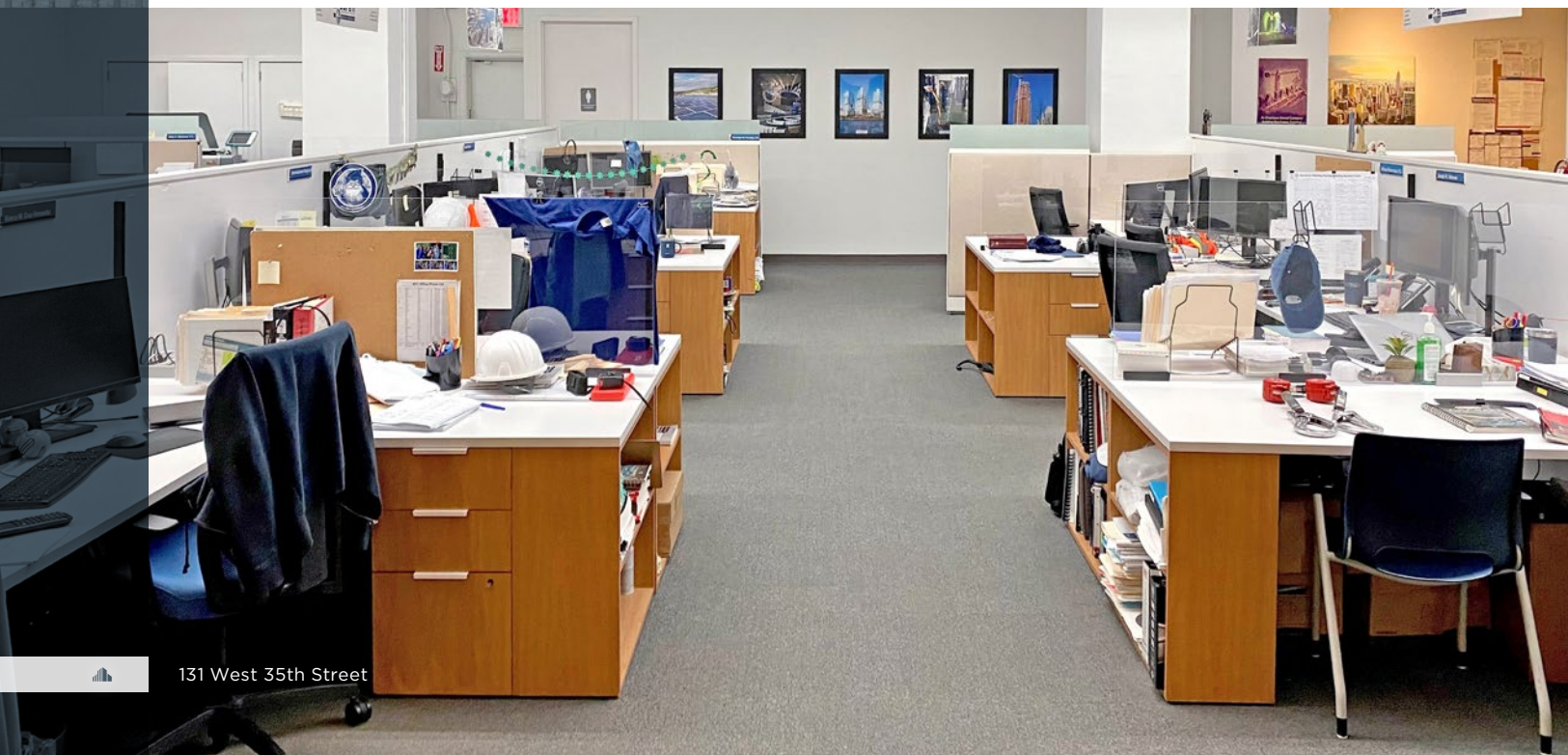
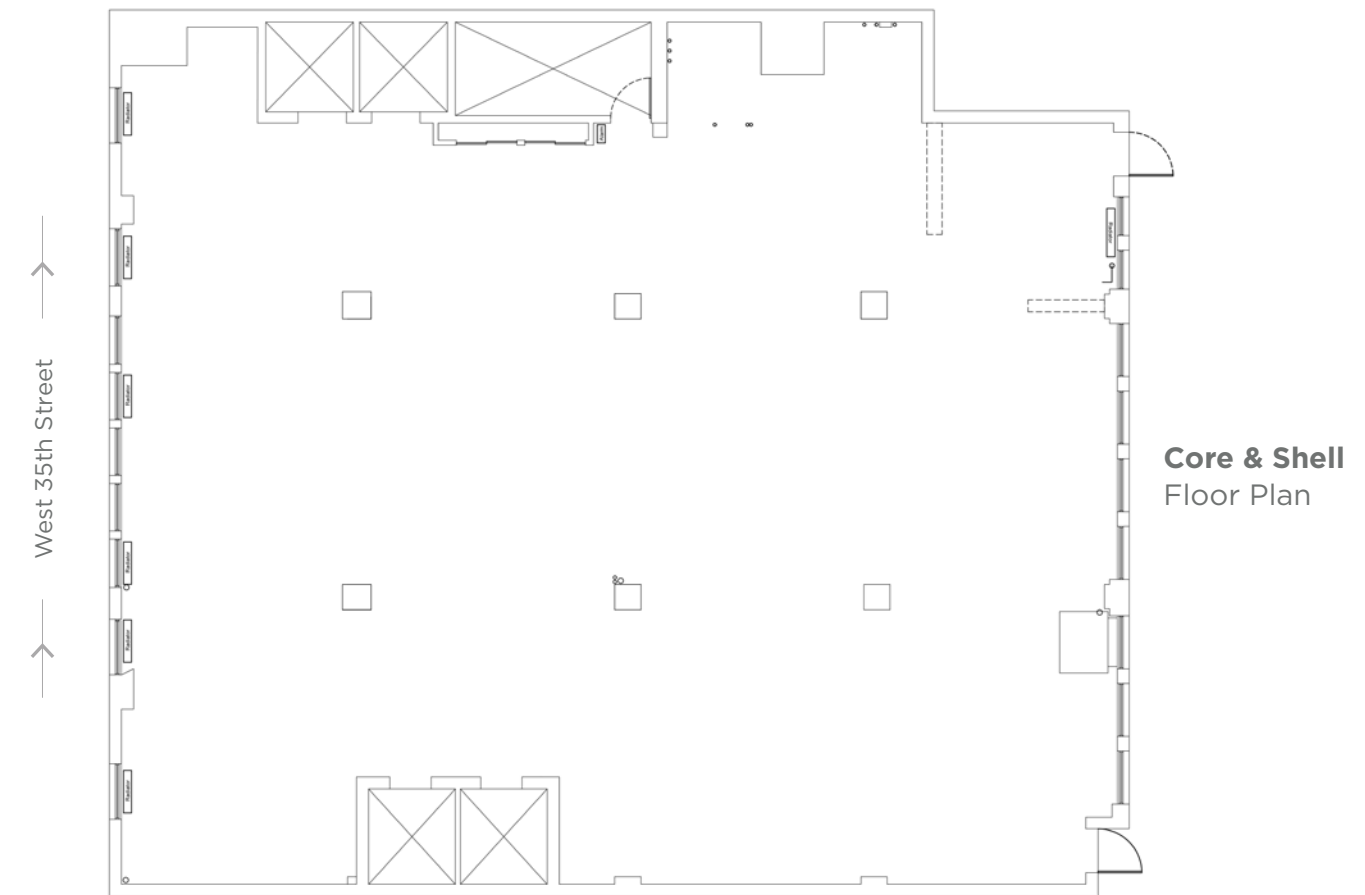
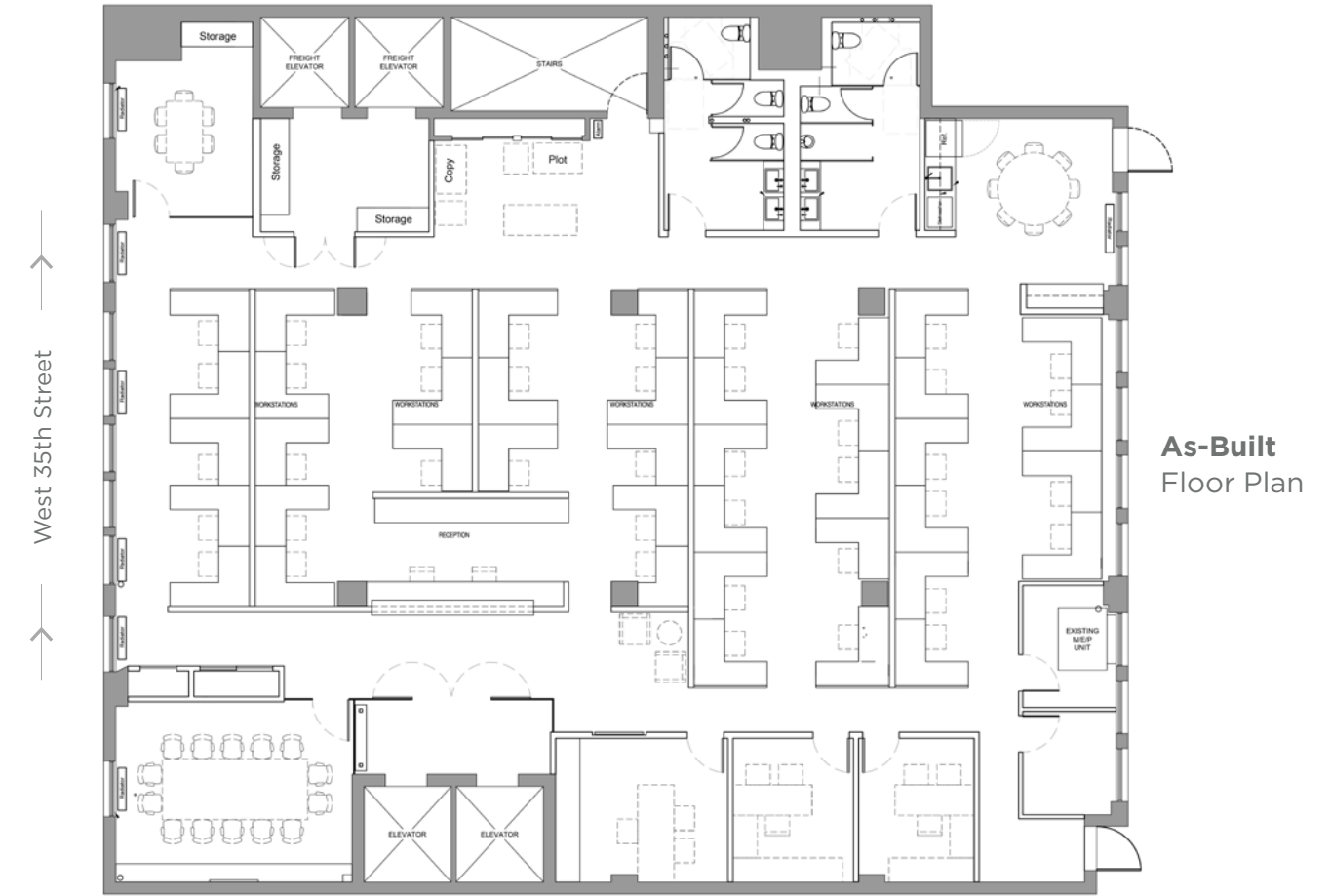
Asking Price	\$3,650,000 (\$472/RSF)
Type	Commercial Co-Op
Location	North side of West 35th Street between Broadway and Seventh Avenue
Possession	July 2024
Annual Maintenance Charges	\$112,398 (\$14.55/RSF) Inclusive of real estate taxes

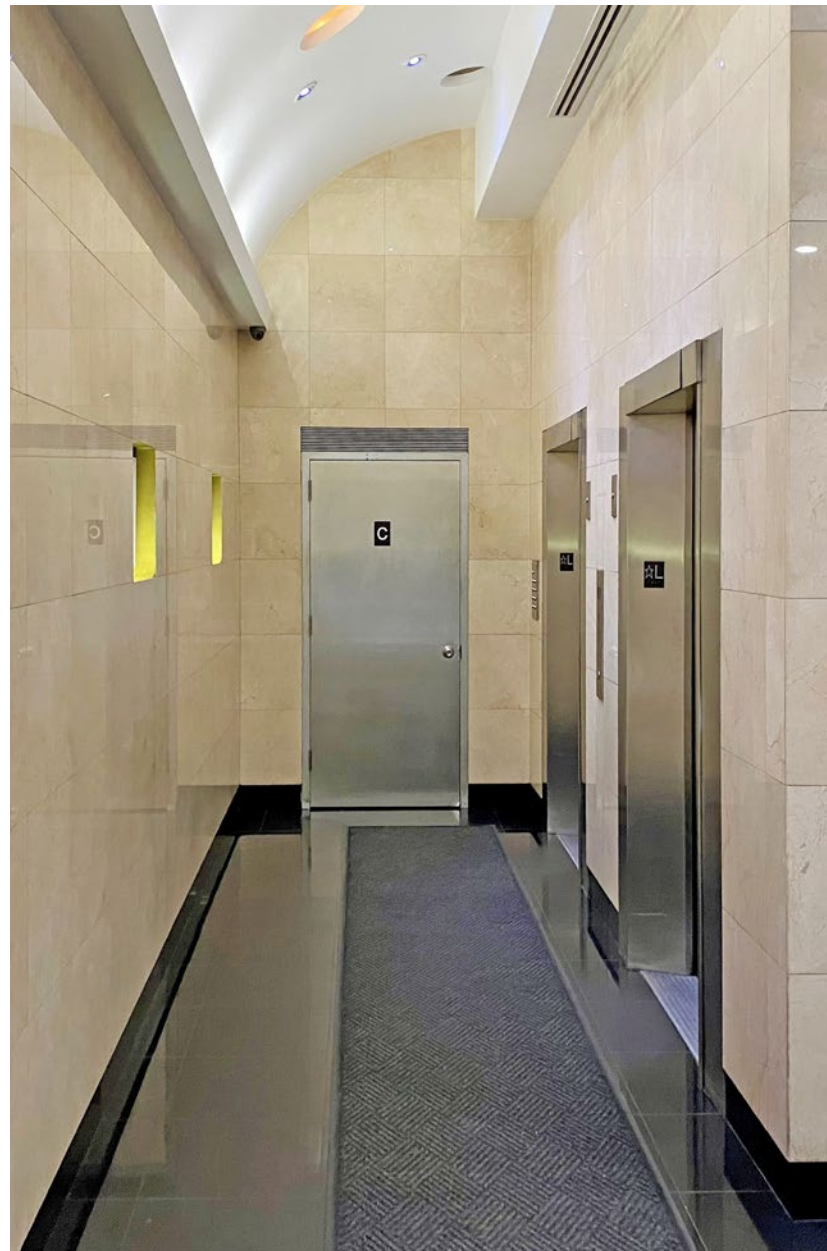
Work Stations	42
Private Offices	3
Bathrooms	2
Conference Room	1
Large Board Room	1
Kitchenette	
Reception	

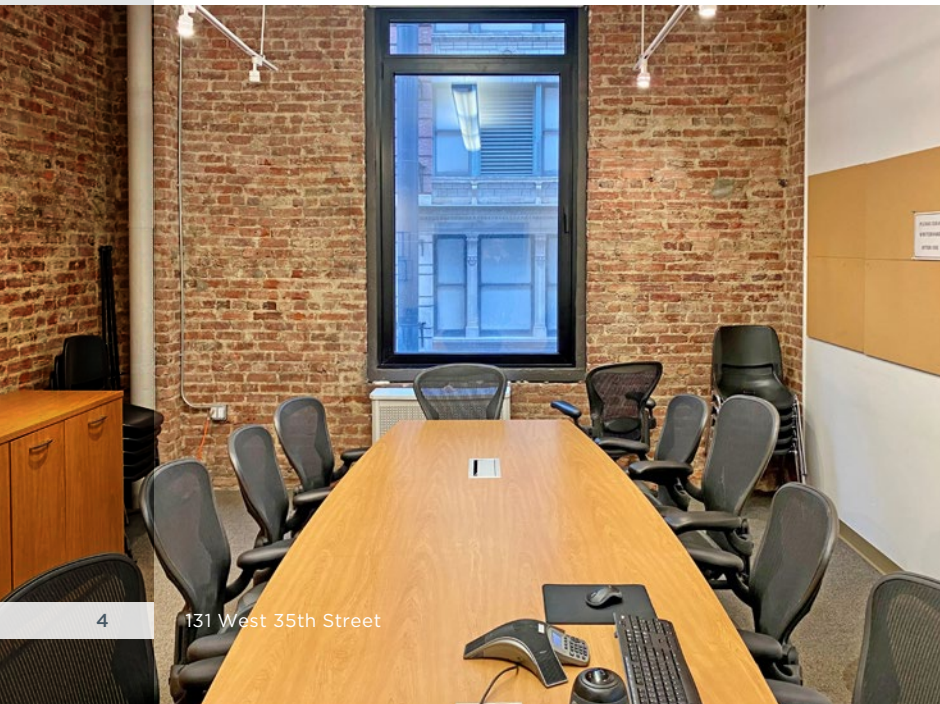
Space Highlights

- ✓ Full floor presence
- ✓ Delivered vacant for **possession 3Q 2024**
- ✓ **Wide column spacing** allows for an efficient floor layout
- ✓ **Bright natural light** with new large operable windows and **12' high exposed ceilings**
- ✓ Owner/Tenant-controlled and recently installed HVAC system
- ✓ **Recently renovated** attended lobby
- ✓ **Low maintenance charges**
- ✓ **Two large passenger elevators** plus a **separate entrance to a freight elevator**
- ✓ In the heart of **Herald Square** near **Empire State Building**, just south of **Times Square** and **Bryant Park**
- ✓ Steps from **Penn Station, Port Authority**, the **PATH Train** and **16 different subway lines**:

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FOR MORE INFORMATION, PLEASE CONTACT:

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