



AVAILABLE JUNE 2026

# The Sorin Condominium

439 West 36th Street, Hudson Yards  
New York, NY 10018 · Two Commercial Spaces for Lease

**4,031**  
RETAIL RSF  
Ground Floor - Unit 105

**2,954**  
CF UNIT RSF  
Cellar Level - Unit C8

**UPON REQUEST**  
MONTHLY RENT  
Unit 105 / Unit C8

**6,985**  
TOTAL RSF  
Combined Both Units

- HVAC outdoor condensers installed — 12-Ton (retail) / 8-Ton (cellar)
- Separate electric meters — both units
- Private hydraulic elevator (PE-3) — cellar unit
- 23' street frontage — ground floor retail
- 8' street frontage + private lobby — cellar unit
- Shell condition — ready for tenant build-out
- TCO anticipated June 2026

For further information, kindly contact exclusive agents:

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# Retail and Community Facility for Lease in Hudson Yard

**439 West 36th Street, Hudson Yard, New York. NY 10018**

## PROPERTY INFORMATION:

**Property :** 439 West 36th Street, Hudson Yard, New York. NY 10018

**Location** Between 9th Ave and 10th Ave

### Description:

**Block, Lot:** 734 / 10

**Zoning:** R8A, C2-5

**Lot Size:** 75 FT x 98.75 FT (7,406 SF)

**Sprinklered:** Yes

**Retail** June 2026

### Possession

**Lease** Upon Request

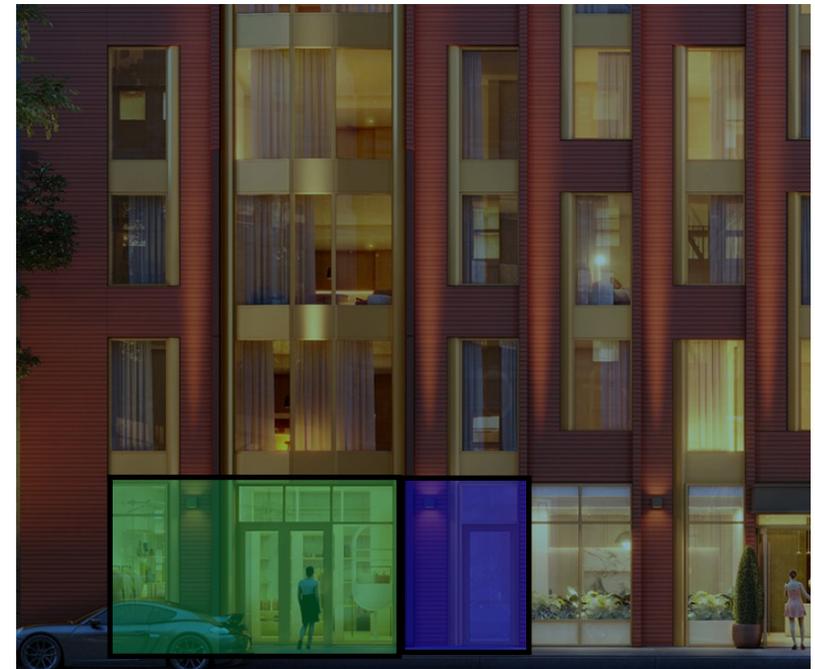
- Highlight:**
- Brand-new luxury condominium development in Hudson Yards. Two commercial spaces available — ground floor retail and cellar community facility.
  - Prime ground-floor retail fronting West 36th Street in the heart of Hudson Yards. Shell condition — ready for tenant build-out. CO: Retail (Use Group 6)
  - Cellar-level community facility unit with private street-front entry, dedicated lobby, and a private hydraulic elevator already installed. CO: Community Facility (Use Group 4).
  - Around 23 FT ground floor frontage for retail
  - Around 8 FT street frontage for community facility

### Available Retail Size:

Ground Floor Gross Area:4,031 SF

### Available Community facility Size:

Cellar Community Facility :2,954 SF



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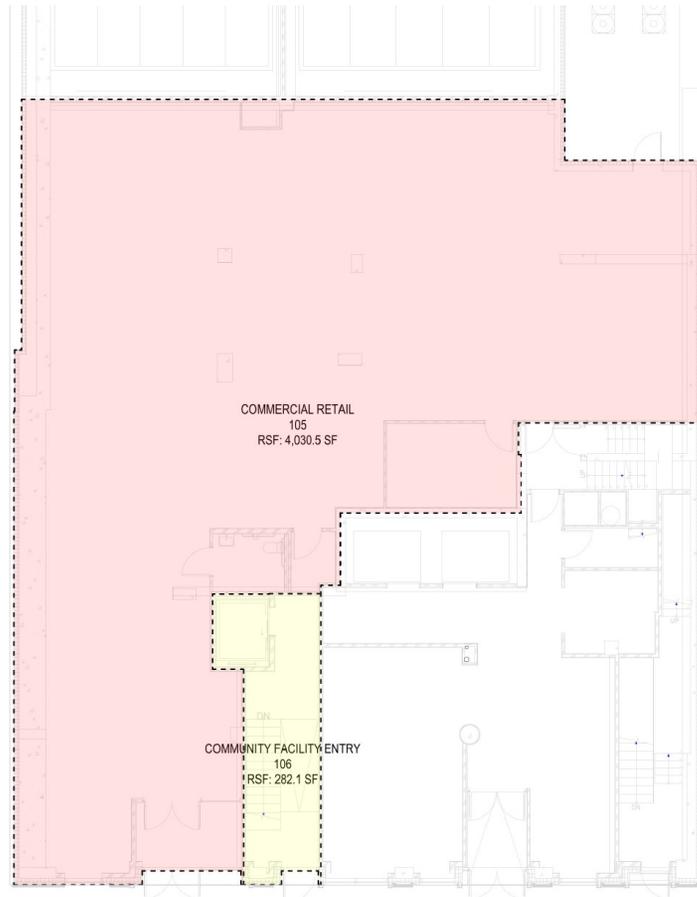
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## Ground Floor Retail Unit



Rentable Area (RSF)	<b>4,031 SF</b>
Street Frontage	<b>23' on W 36th Street</b>
Ceiling Height	11'-8" slab-to-slab
Certificate of Occupancy	Retail (Use Group 6)
HVAC	<b>12-Ton Outdoor Condenser Installed</b>
Electric	Separate Meter
Water	Common (Billed by Board)
Condition	Shell — Ready for Tenant Build-Out
Asking Rent	Upon Request
Monthly Common Charge	\$1,056.59
Tax	Tenant pays RE tax increases over base year 2026/2027
Availability / TCO	<b>June 2026</b>

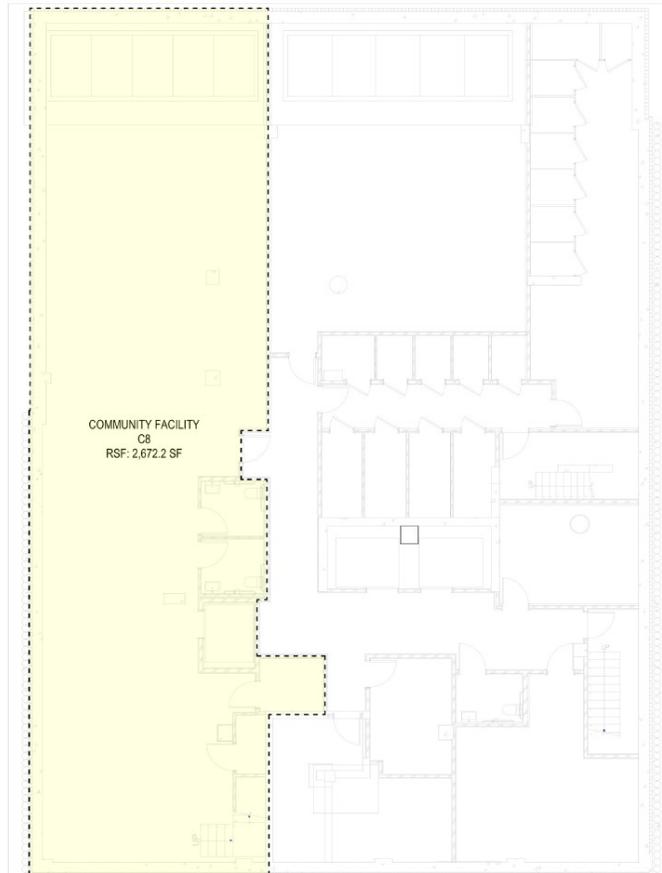
Note on SF: 4,031 SF is Rentable Square Footage (RSF) per architectural calculation. Gross SF per Offering Plan Schedule A is approximately 3,904 SF interior. Tenant pays real estate tax increases above base year 2026/2027 plus CAM.

Ideal Uses: General Retail · Restaurant · Deli · Market · Daycare / Childcare · Medical / Urgent Care · Physical Therapy · Fitness Studio / Gym

CO Note: Sponsor will cooperate with prospective tenants seeking CO amendments for permitted uses, subject to applicable law and agency approval.

2 RSF CALCULATION - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

### Cellar Community Facility Unit



1 RSF CALCULATION -CELLAR PLAN  
SCALE: 1/8" = 1'-0"

Rentable Area (RSF)	<b>2,954 SF</b>
Street Frontage	<b>8' on W 36th Street</b>
Ceiling Height	10'-6" slab-to-slab
Certificate of Occupancy	Community Facility (Use Group 4)
Elevator	<b>Private Hydraulic (PE-3) — Installed</b>
Lobby / Entry	<b>Private Street-Front Lobby</b>
HVAC	<b>8-Ton Outdoor Condenser Installed</b>
Electric	Separate Meter
Water	Common (Billed by Board)
Asking Rent	Upon Request
Monthly Common Charge	\$615.42
Tax	Tenant pays RE tax increases over base year 2026/2027
Availability / TCO	<b>June 2026</b>

Note: Tenant pays real estate tax increases above base year 2026/2027 plus CAM.

Ideal Uses: Daycare / Childcare · Medical / Dental · Physical Therapy · Fitness Studio · Educational Center · Non-Profit Office · Art Gallery

CO Note: Sponsor will cooperate with prospective tenants seeking CO amendments for permitted uses, subject to applicable law and agency approval.

### Location Highlight:

#### Prime Location

- Located in Hudson Yards, Manhattan's newest and fastest-growing mixed-use district on the West Side
- A premier destination for luxury residential, Class A office, retail, hospitality, and cultural attractions
- Rapidly transforming neighborhood driven by large-scale development and infrastructure investment

#### Commercial & Office Hub

- Home to major global companies including Meta Platforms, BlackRock, and Warner Bros. Discovery
- Millions of square feet of newly developed Class A office space supporting a strong daytime workforce
- Growing demand for retail, food, and service-oriented businesses

#### Retail & Lifestyle Destination

- Steps from The Shops at Hudson Yards, a luxury retail and dining center featuring global brands and restaurants
- Surrounded by upscale restaurants, boutique fitness studios, and lifestyle amenities
- Strong consumer base driven by office workers, residents, and visitors



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### Tourism & Attractions

- Adjacent to Vessel and the world-famous The High Line, attracting millions of visitors annually
- Close to Jacob K. Javits Convention Center, which hosts major international conventions and trade shows

### Residential Growth

- Surrounded by newly built luxury residential towers with a rapidly increasing local population
- Strong neighborhood density supporting daily retail and service businesses

### Transportation Access

- Direct access to the 7 Subway Line at 34th Street–Hudson Yards Station
- Convenient proximity to Penn Station, providing regional rail, subway, and Amtrak connections

### Future Growth

- Continued development along Manhattan's West Side including new residential, office, and hospitality projects
- Increasing pedestrian traffic driven by tourism, office population, and neighborhood expansion



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LOCATION

### Hudson Yards, Manhattan

439 West 36th Street sits at the heart of Hudson Yards — steps from major transit, dining, and the city's newest mixed-use district.

**5 min**

**HUDSON YARDS**

7 Train · Vessel · The Shed  
Javits Center nearby

**7 min**

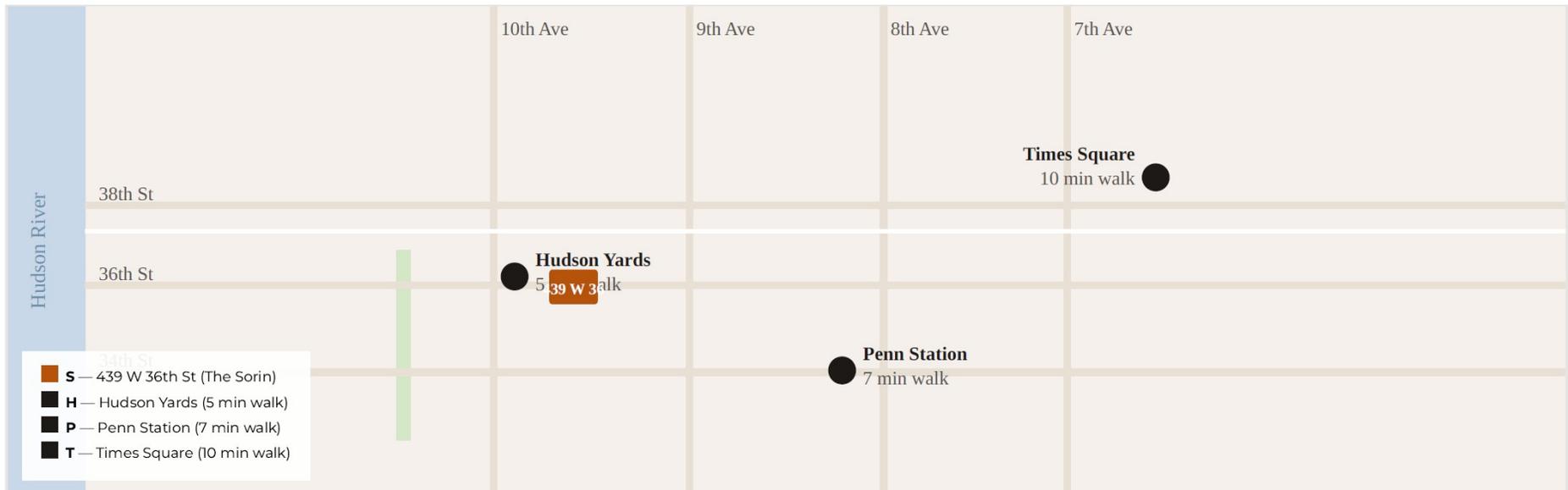
**PENN STATION**

A/C/E · 1/2/3 · LIRR  
NJ Transit · Amtrak

**10 min**

**TIMES SQUARE**

N/Q/R/W · 1/2/3 · 7 · S  
Major retail & dining hub



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# Retail and Community Facility for Lease in Hudson Yard

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## DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

Age

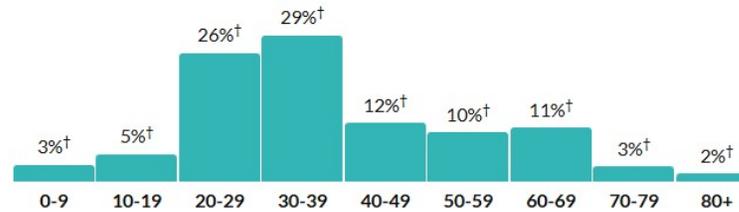
**33.6**

Median age

about 80 percent of the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 39.5

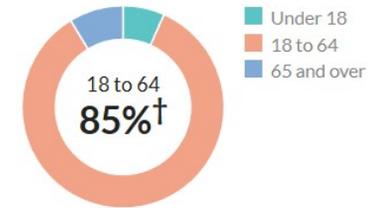
about 80 percent of the figure in New York: 39.8

Population by age range



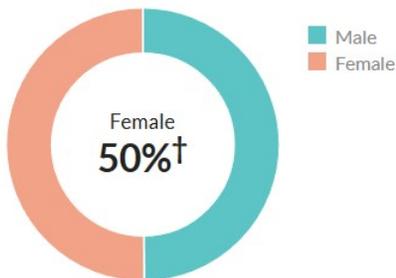
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Population by age category



[Show data / Embed](#)

Sex



[Show data / Embed](#)

Race & Ethnicity



\*Hispanic includes respondents of any race. Other categories are non-Hispanic.

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## DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

### Income

**\$130,904**

Per capita income

more than double the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$55,691

more than double the amount in New York: \$50,712

**\$145,958**

Median household income

about 1.5 times the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$99,155

more than 1.5 times the amount in New York: \$85,974

### Household income



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### Transportation to work

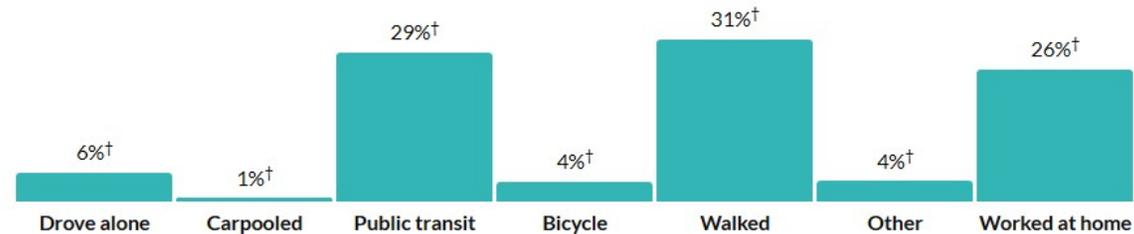
**26.5** minutes

Mean travel time to work

about three-quarters of the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 35.6

about 80 percent of the figure in New York: 32.6

### Means of transportation to work



\* Universe: Workers 16 years and over

[Show data / Embed](#)

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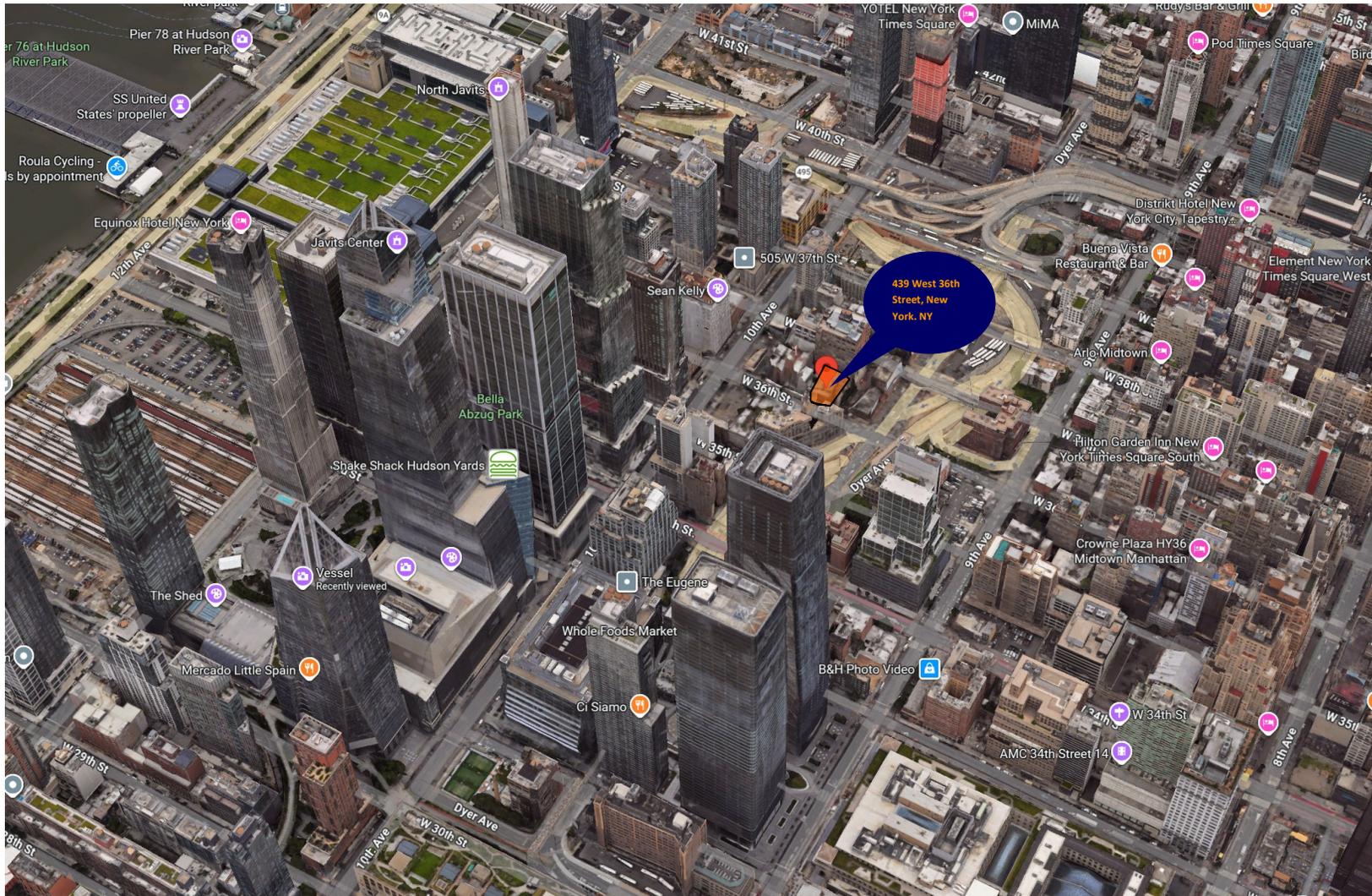
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### AERIAL MAP

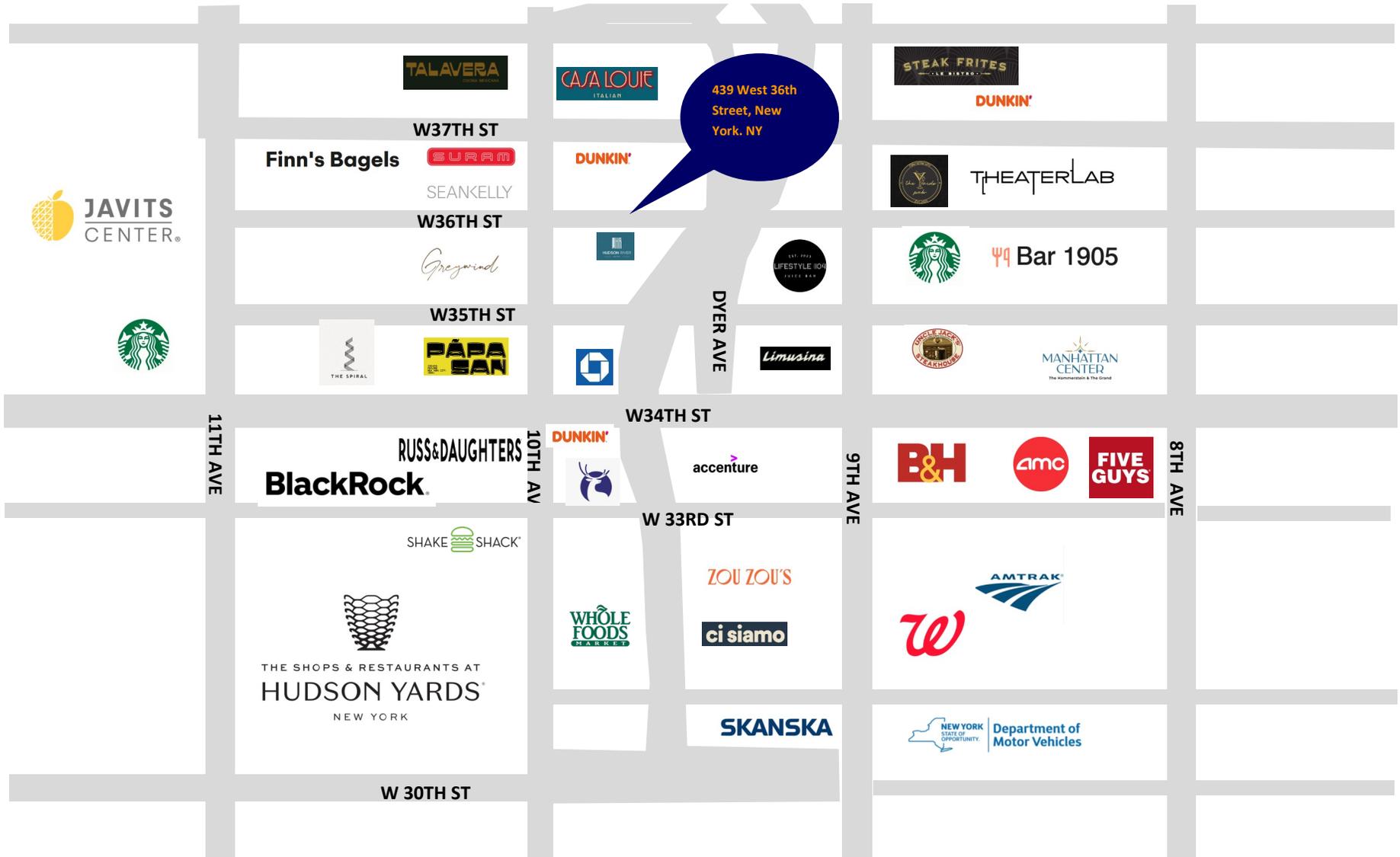


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## LOCAL BUSINESS



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