

As exclusive agents, Signature Partners is proud to offer the following commercial cooperative for sale:

# 134 West 26th St

BETWEEN 6TH & 7TH AVENUES • PRIME COOP SALE OPPORTUNITY



## Unit Sizes

Suite 901: 1,000 rentable SF (Approx)

Suite 902: 1,500 rentable SF (Approx.)

Combined: 2,500 rentable SF (Approx.)

## Expenses:

Monthly: \$ 3,105.44

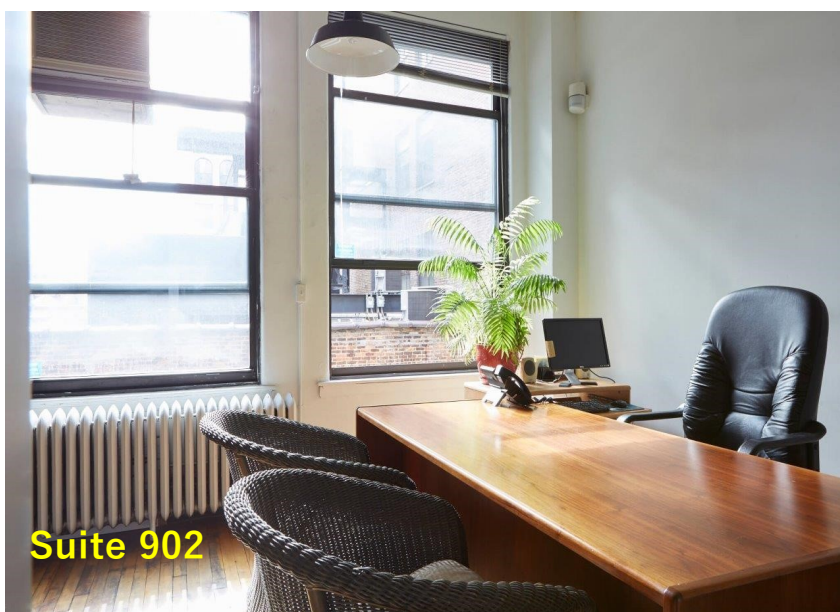
Annually: \$37,265.28

\$14.91 / rentable SF

## Lease Expirations:

Suite 901: LXP 9/2024 } Both units have  
Suite 902: LXP 9/2025 } cancellation clauses

- Adjacent units that can be combined
- Operable, south and east facing windows
- High, open ceilings
- Original maple hardwood floors
- Lobby attended 24/7
- CALL FOR PRICING



Nearby Transportation:



**MICHAEL PINNEY**

(212) 813-3573

pinney@signaturepartners.com

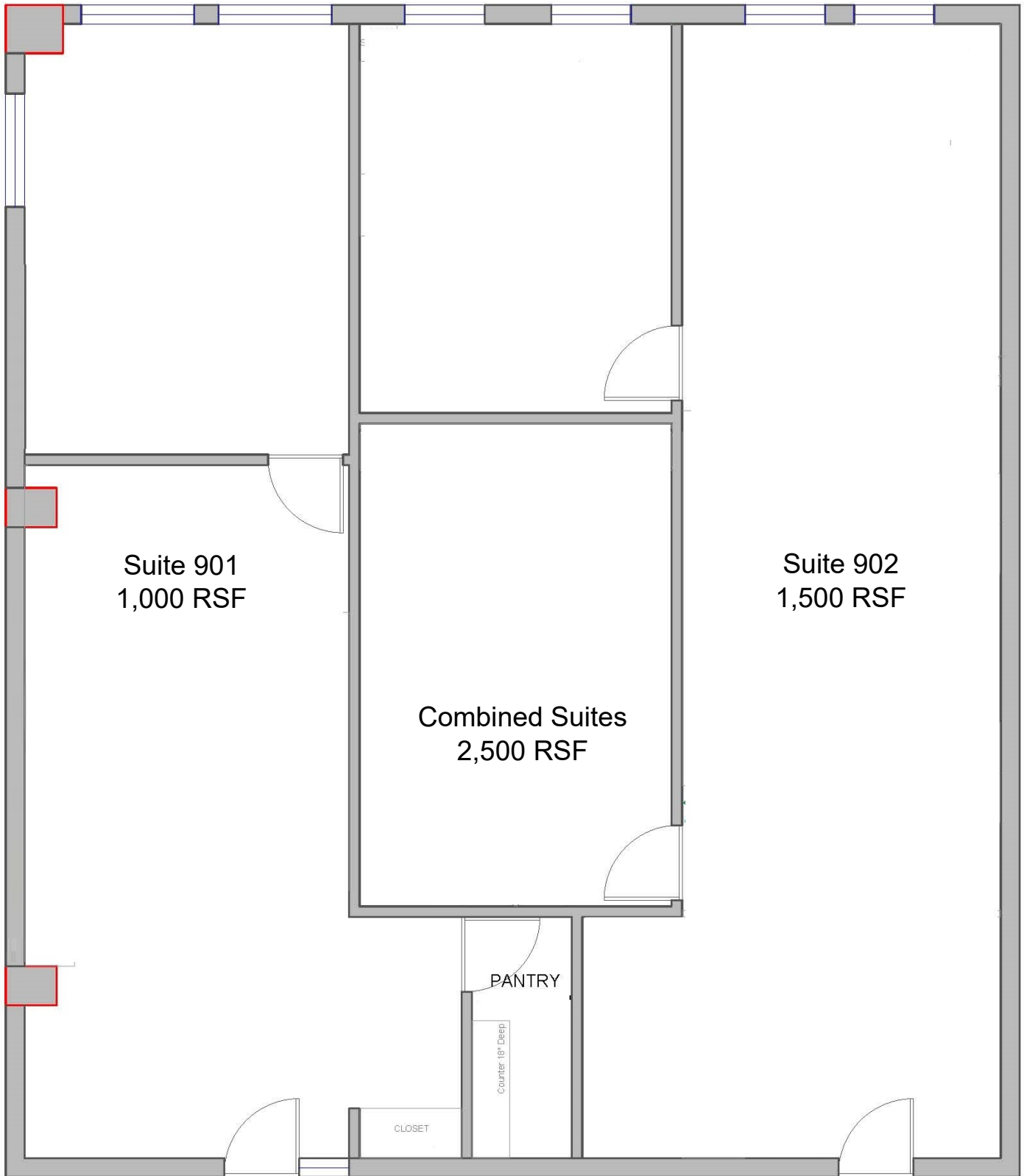


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Signature Partners, LLC, licensed real estate broker, as exclusive agent, is pleased to present the above space for sale. All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, further modification, or removal without notice. All square footage dimensions set forth are approximate.

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# 134 West 26th

**BETWEEN 6th & 7th AVENUES**

**Address:** 134 West 26th Street, New York, NY 10001  
**Premises:** Partial 9 Floor  
**Ownership:** Cooperative: 26 Shares in 134-40 West 26th Street Owners Corporation  
**Size:** RSF Total: 2,500 (Approximately)  
Net SF Total: 1,800 (Approximately)

Suite 901 1,000 RSF - 685 Net SF (Approximately)  
Suite 902 1,500 RSF - 1,115 Net SF (Approximately)

**Asking:** CALL FOR PRICING

**Maintenance:**

- \$3,105.44/ month includes taxes
- \$832.26/ month assessment (through July, 2024)

**Maintenance cost analysis (post assessment)**

- \$37,265.28 / year
- \$14.91 / RSF
- \$19.33 / Net SF

**Leases\*:** 901 LXP 2/29/2024 - Income \$3,200/month - \$38.40 / RSF  
902 LXP 9/30/2025 - Income currently \$3,607/month - \$28.86 / RSF (below market)

Term	Monthly	Annually
10/01/2022 – 09/30/2023	\$3,607.06	\$43,284.72 \$28.85 / SF
10/01/2023 – 09/30/2024	\$3,715.27	\$44,583.26 \$29.72 / SF
10/01/2024 – 09/30/2025	\$3,826.73	\$45,920.76 \$30.61 / SF

**2023 income:** \$6,807 / month  
\$81,695 / year

**\*Both leases have 180 cancellation clauses in the event of a sale**

**2023 Income/Expense:**

Income \$81,695  
Expenses: \$47,252  
Net: \$34,443

Post-Assessment annual income: \$44,419 (after July, 2025)



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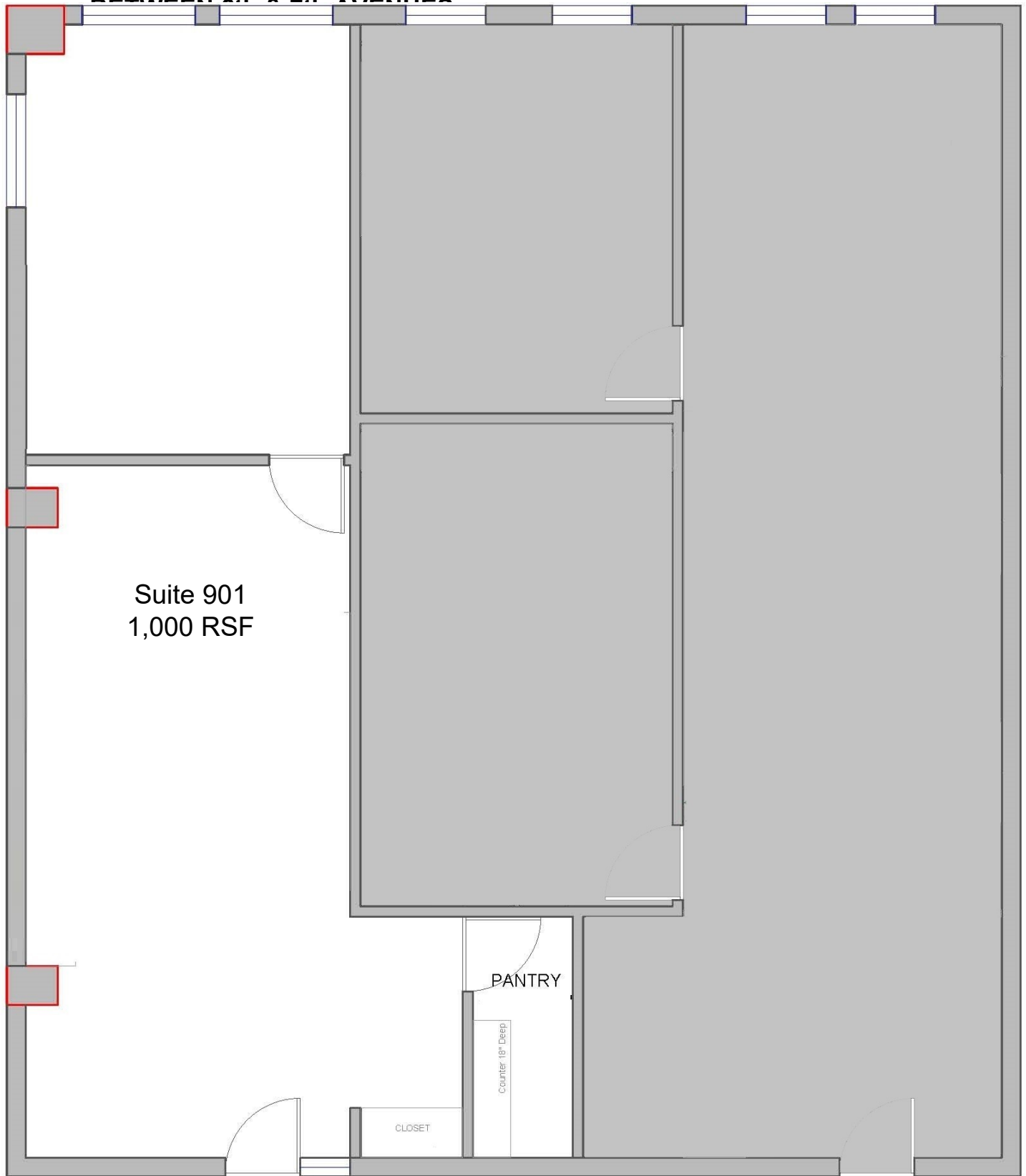
Suite 901  
Matterport Virtual Tour



Suite 902  
Matterport Virtual Tour

# 134 West 26th

BETWEEN 21<sup>ST</sup> & 27<sup>TH</sup> AVENUES



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