

149 WEST 36

**LOBBY
RENOVATIONS
STARTING
SOON!**

BRYANT PARK / GARMENT DISTRICT

ENTIRE 2ND FLOOR
6,960 RSF

BUILDING HIGHLIGHTS

- *Attended Lobby*
- *Long term stable ownership*
- *24/7/365 Tenant Access with after hours card access*
- *CCTV security camera in common areas*
- *Dedicated, tenant controlled air-cooled package units*
- *Direct metered electric with abundant power*

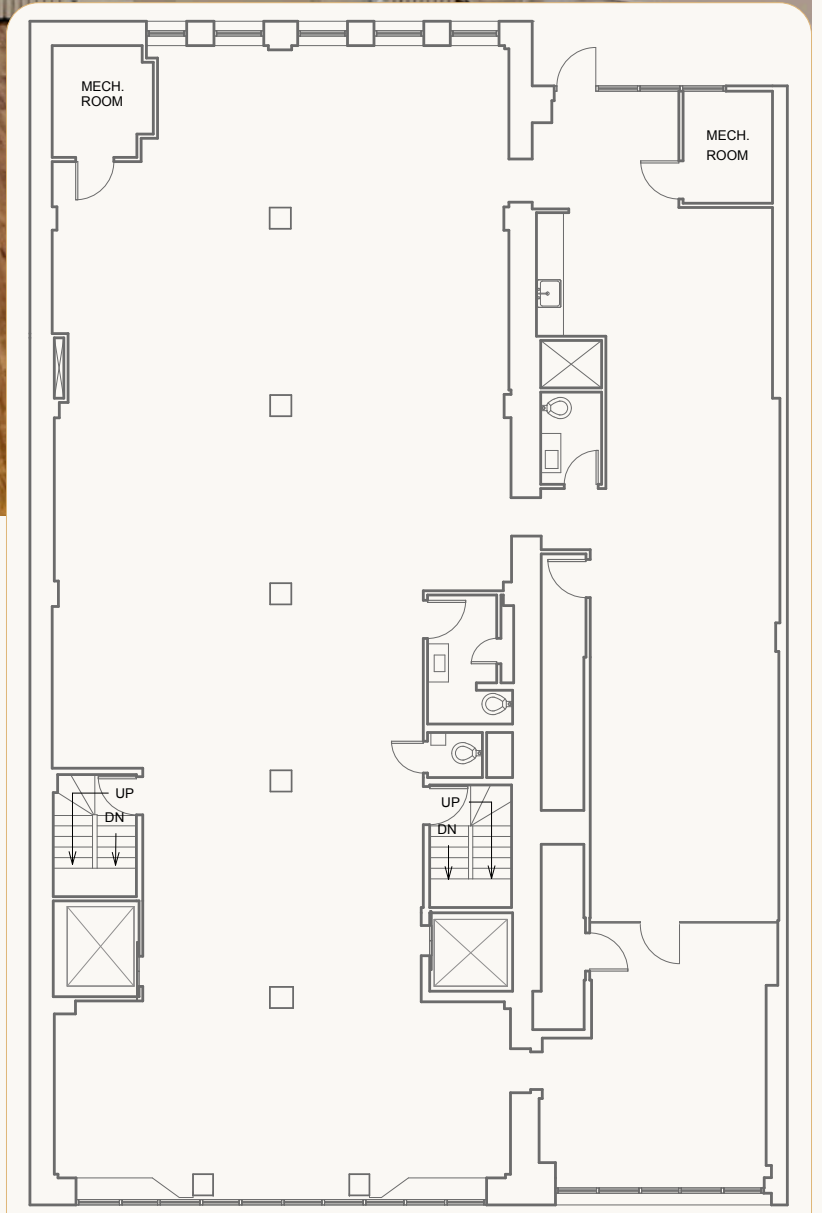
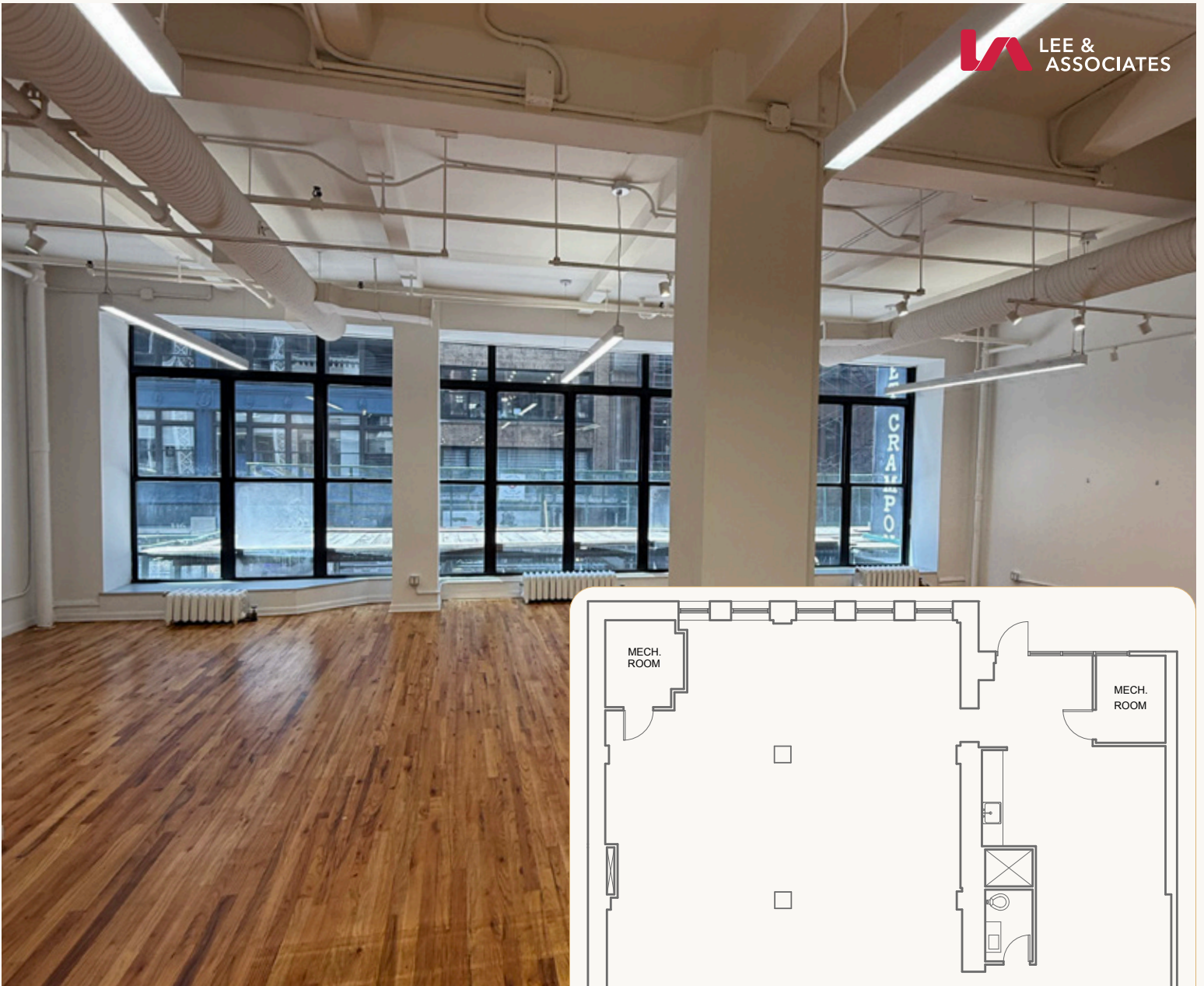




ENTIRE 2ND FLOOR | 6,960 RSF

- *Wood flooring*
- *Exposed 12 foot ceilings*
- *New LED pendant lighting*
- *Glass front conference room*
- *New pantry with dishwasher*
- *3 bathrooms*
- *Dedicated, tenant controlled air-cooled package units*
- *Operable windows*
- ***Landlord will modify space***







NEIGHBORHOOD HIGHLIGHTS

- Prime Herald Square location
- Several landscaped seating areas along Broadway
- Steps away from Time Square and Bryant Park; centrally located within the commuter triangle and just minutes from the Port Authority, Penn Station, and Grand Central
- 16 subway lines within a 5 minute walk:



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