

135 WEST 36TH STREET

FASHION TOWER

CLICK FOR
VIRTUAL TOUR

RETAIL



OKADA & CO.



OVERVIEW

Okada & Company is pleased to present the retail at 135 West 36th Street! Fashion Tower, a distinguished landmark in the Garment District, originally crafted by the renowned Architect Emery Roth in 1925. Embodying the essence of timeless elegance, this iconic high-rise has been meticulously restored by GRT Architects, honoring its storied past while embracing the spirit of modern design.

Located just off of Broadway, 135 West 36th Street's retail offers 18 1/2' ceilings, mezzanine level, and basement space for additional storage. 2,700 SF on the ground, 1,360 SF on the mezzanine and 1,540 SF in the basement. Floor to ceiling glass spans the entire 20' frontage providing tremendous signage and display opportunities. All uses considered including food with gas available in the building.

BUILDING HIGHLIGHTS



22
STORIES



RENOVATED
LOBBY



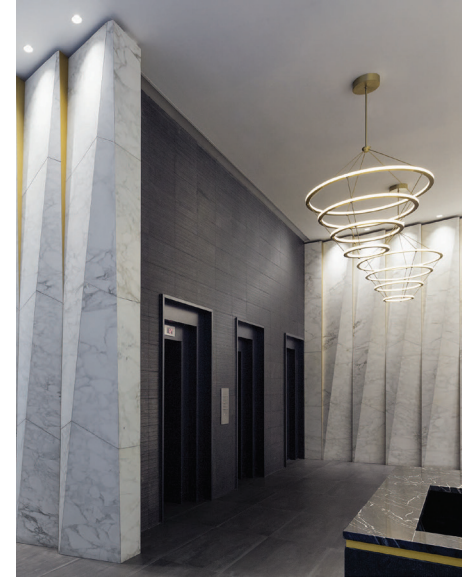
FULL FLOOR
OFFICES



24/7
DOORMAN



COLUMN
FREE



SPACE HIGHLIGHTS

GROUND FLOOR

4,060 SF | \$76.5/FT

STORE
2,700 SF



**FULL GLASS
20' FRONTAGE**

MEZZANINE
1,360 SF

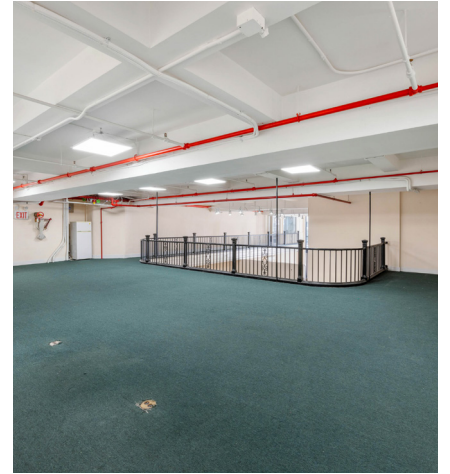


**PRIVATE
RESTROOM**

BASEMENT
1,540 SF



**GREAT
NATURAL LIGHT**



LOCATION

The Manhattan Garment District presents a unique opportunity for companies. While this well-established neighborhood offers a dynamic environment steeped in fashion heritage, there is also a growing presence of innovative tech and creative companies.

Situated in Midtown Manhattan, the Garment District boasts excellent access to transportation and is surrounded by iconic landmarks. This prime location allows for easy access to clients, partners, and a talented workforce.

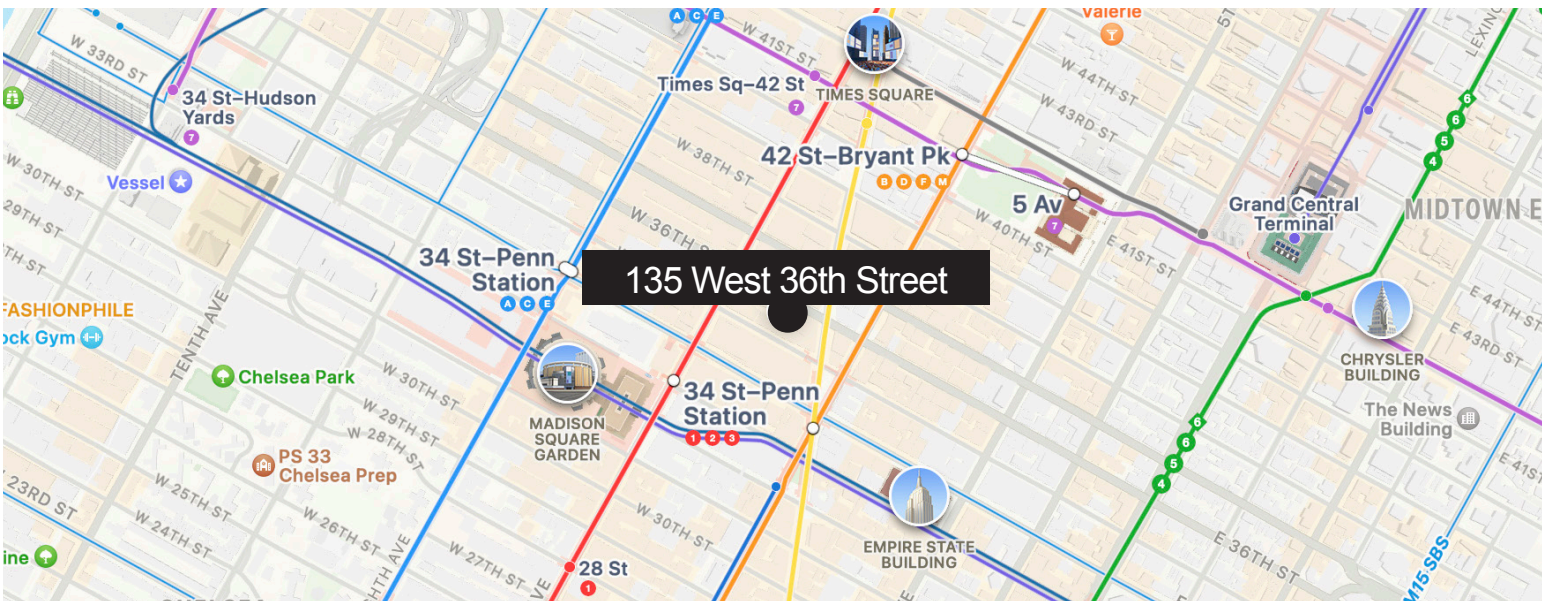
For well over a century, the Garment District has been the heart of New York's fashion scene. Top designers, manufacturers, and wholesalers continue to call this area home, creating a dense network of industry professionals and resources.

This district has become an evolving landscape - undergoing a transformation and attracting tech startups, media companies, and other innovative businesses. This influx fosters a dynamic and vibrant environment, where established fashion companies

collaborate with new creative forces.

The Garment District offers a variety of commercial properties. From historic buildings brimming with complex character to modern high-rises with stunning cityscapes views, there's an ideal space to project your brand identity and inspire.

The Garment District offers a strategic location, a rich fashion heritage, and a vibrant, evolving business environment.



WALK SCORE® Walker's Paradise (98) | TRANSIT SCORE® Rider's Paradise (100) | BIKE SCORE® Very Bikeable (86)

TRANSPORTATION

TRANSIT/SUBWAY

| | | | |
|--------------------------------------|---------------------|------------|--------|
| 34 Street-Penn Station | MTA 1 2 3 | 3 min walk | 0.3 mi |
| 34 Street-Herald Square Transit Stop | MTA B D F N Q R M | 3 min walk | 0.6 mi |
| 33 St (PATH) Transit Stop | PATH | 4 min walk | 0.6 mi |
| 34 Street-Penn Station | MTA A C E | 6 min walk | 0.5 mi |
| Times Square-42 Street Transit Stop | MTA 1 2 3 7 N Q R S | 6 min walk | 0.6 mi |

COMMUTER RAIL

| | | | |
|--|--|------------|--------|
| New York Penn Station (LIRR) Commuter Rail (West Hempstead Branch, Ronkonkoma Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Port Washington Branch, Far Rockaway Branch, Babylon Branch) | | 5 min walk | 0.4 mi |
|--|--|------------|--------|

Long Island Rail Road

| | | | |
|---|--|------------|--------|
| New York Penn Station (NJT) Commuter Rail (Northeast Corridor Line, North Jersey Coast Line, Morris & Essex Morristown Line, Montclair-Boonton Line, Morris & Essex Gladstone Branch) | | 5 min walk | 0.4 mi |
|---|--|------------|--------|

NJ TRANSIT

OKADA & CO.

Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 4.2 million square

feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



Alex Fleischman

Associate
(212) 244-4240, Ext. 398
(917) 414-0157
alex@okadaco.com



Avery Reavill

Associate Director
(212) 244-4240, Ext. 304
(860) 841-1277
avery@okadaco.com

135 WEST 36TH STREET

FASHION TOWER

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX J. FLEISCHMAN
Director of Business Development
(212) 244-4240, Ext. 398
(917)-414-0157
alex@okadaco.com

AVERY REAVILL
Associate Director
(212) 244-4240, Ext. 304
(860) 841-1277
avery@okadaco.com



OKADA & CO.