

240 WEST 35TH



**+ 8TH FLOOR
9TH FLOOR**

**PRE-BUILT
2ND GEN**

**10,969 RSF
10,100 RSF**

EXCEPTIONAL VALUE OF 21,069 SF



**LOCATED IN THE HEART OF THE
PENN DISTRICT**

**LEE &
ASSOCIATES**

240 WEST 35TH

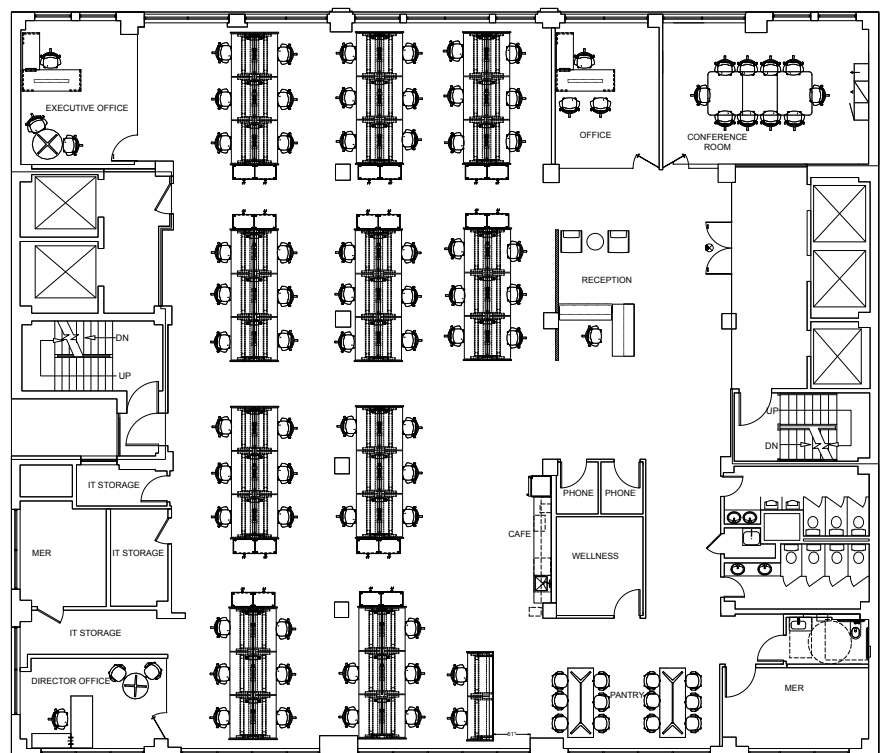


ENTIRE 8TH FLOOR / 10,969 RSF

- » New Pre-Built
- » 3 Office with Glass Fronts
- » 1 - 10 person Conference Room with Glass Fronts
- » Open Area that seats 62 people
- » Café Style Pantry
- » Private Bathrooms (including 1 ADA)
- » Wellness Room
- » Can be delivered furnished



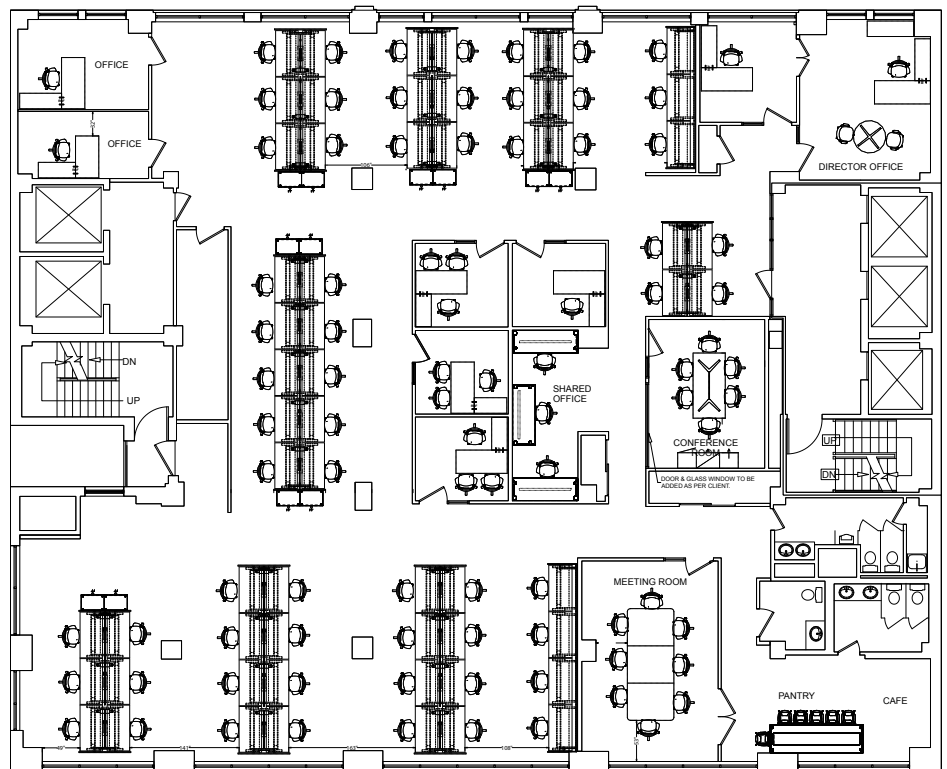
8TH FLOOR



9TH FLOOR

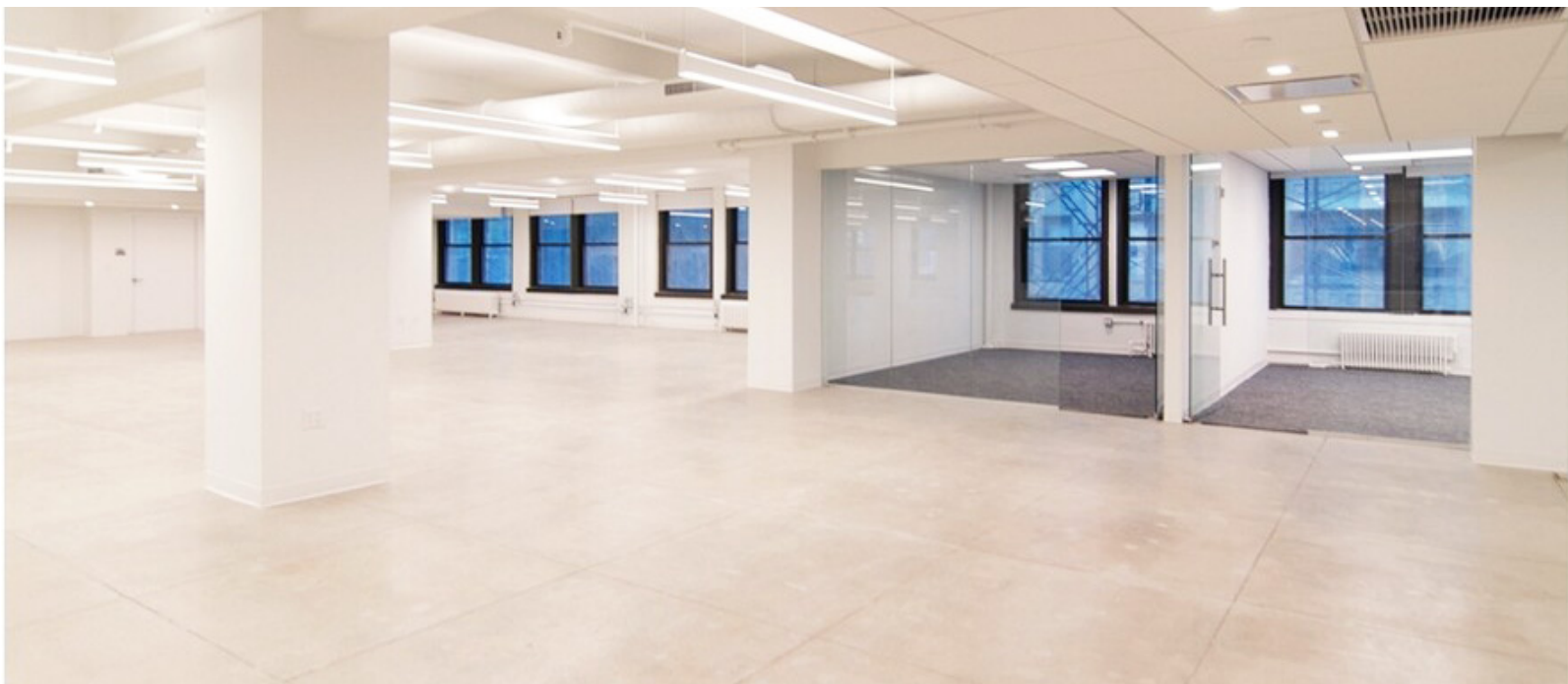
BUILDING HIGHLIGHTS

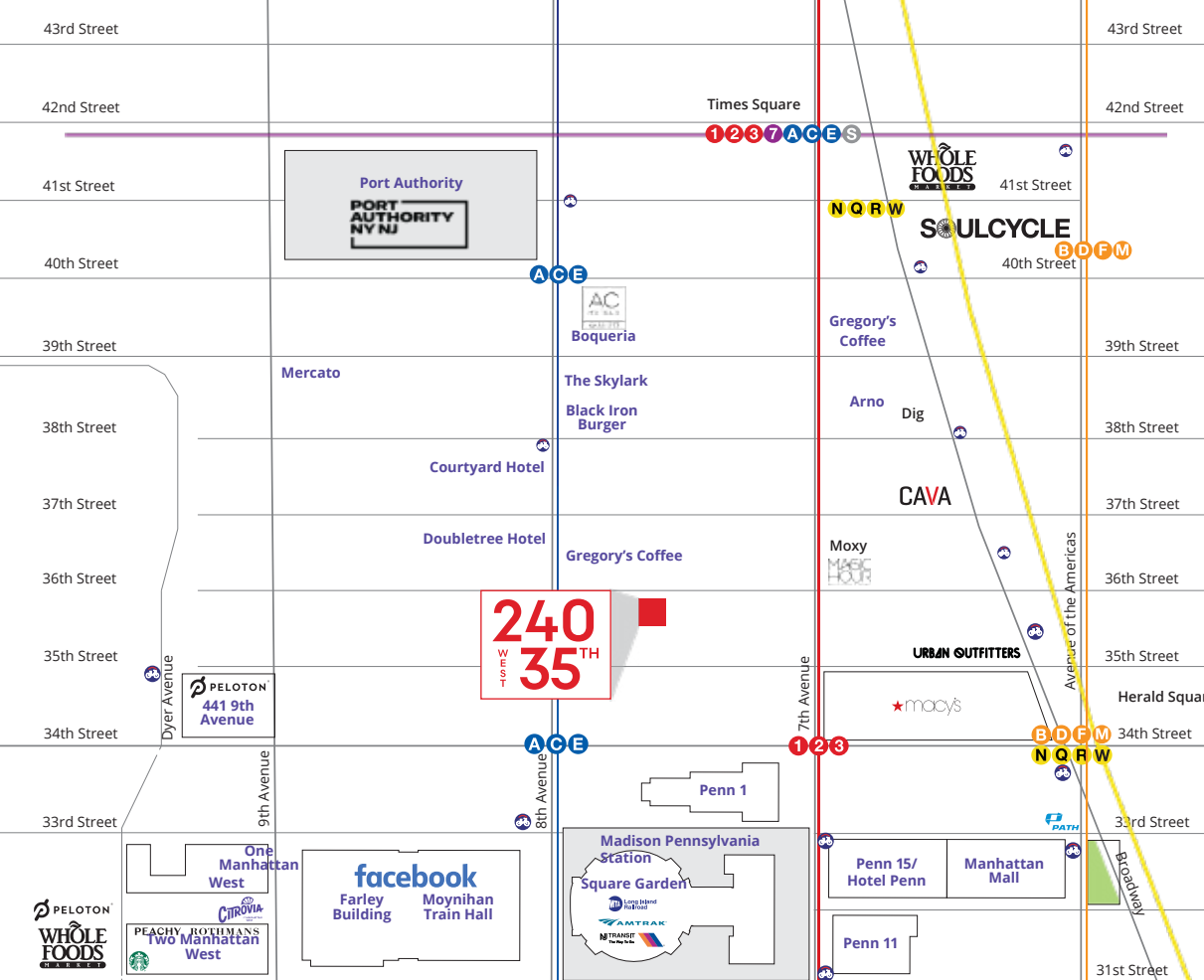
- » Attended Lobby
7:00am – 11:00pm
- » 24/7/365 Access
- » Tenant-Controlled AC
- » Recently Renovated Entrance,
Lobby, Building Systems and
Facade
- » 3 Passenger Elevators with
New Mechanicals
- » 1 Freight Elevator
- » Renovated Bathrooms
- » Institutional Ownership



ENTIRE 9TH FLOOR / 10,100 RSF

- » 7 Offices
- » 2 Conference Rooms
- » Open Area that seats 66 people
- » Eat-in Pantry
- » 3 Private Bathrooms (including 1 ADA)
- » Can be delivered furnished





Neighborhood highlights

- Centrally located between Penn Station and Port Authority and steps from The Moynihan Train Hall, Hudson Yards and Herald Square
- Neighbors include: Facebook, Amazon, Macy's, Peloton, Whole Foods, Shops at Manhattan West, Starbucks, Best Bagels, Planet Fitness and Staples
- Near the following:



Furniture can be made available upon request

For more information, please contact:

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