

# 240 WEST 35<sup>TH</sup>



Moynihan Train Station



Madison Square Garden



Amazon (1 block away)

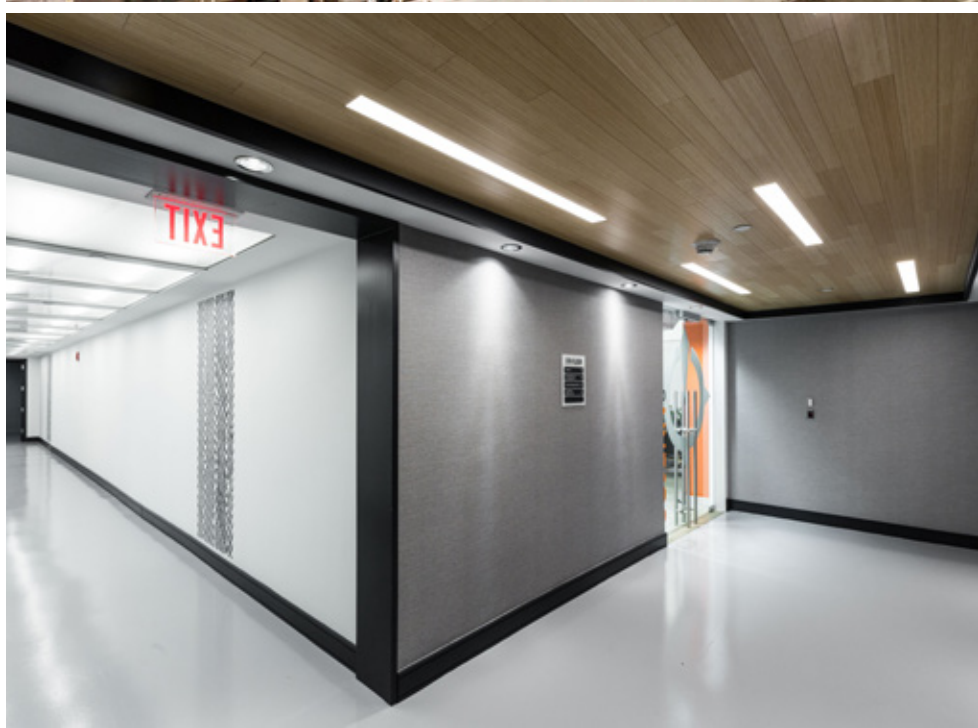
Located in the heart of the Penn District



# 240 WEST 35<sup>TH</sup>

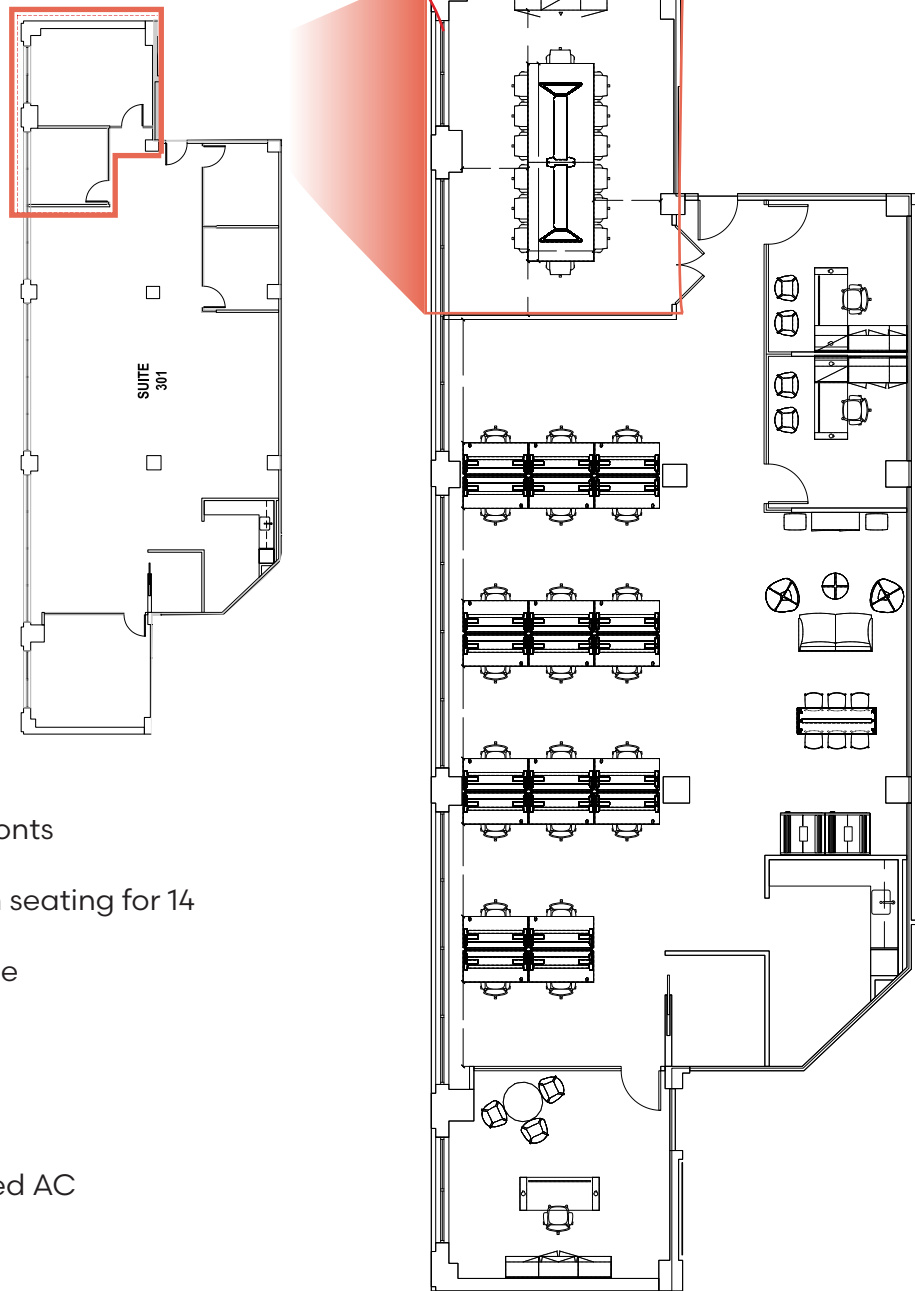
## Building highlights

- Attended Lobby 7:00am-11:00 pm
- 24/7/365 access
- Dedicated, tenant-controlled AC
- Recently renovated entrance and lobby, building systems, facade and common corridors
- Operable windows
- 3 passenger elevators with new mechanicals
- 1 freight elevator
- Renovated bathrooms
- Institutional ownership
- NBI's are available for all full floors





## Alternate Layout

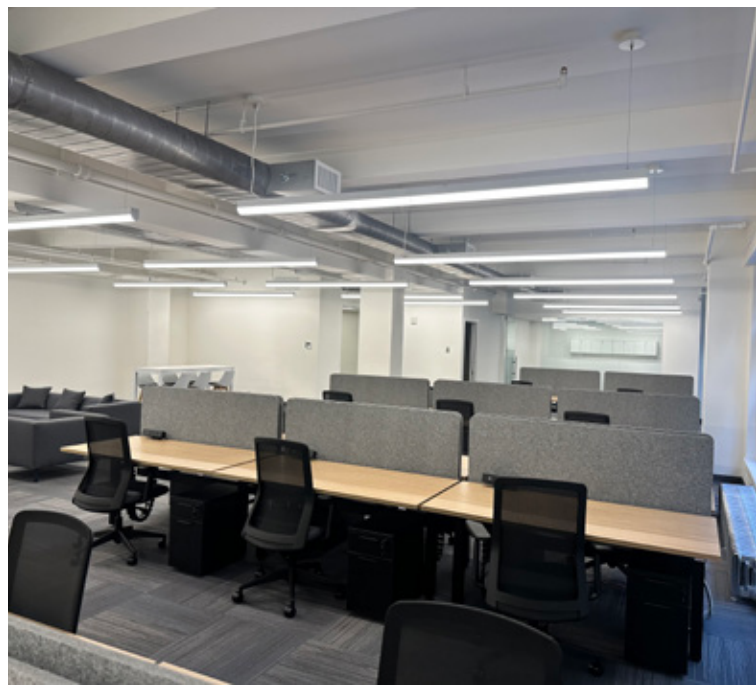


### Suite 301 | 4,634 rsf

- 3-4 offices with glass fronts
- 1 conference room with seating for 14
- Open area for 22 people
- Café style pantry
- Exposed ceilings
- 6 zone, tenant controlled AC
- **Newly furnished**

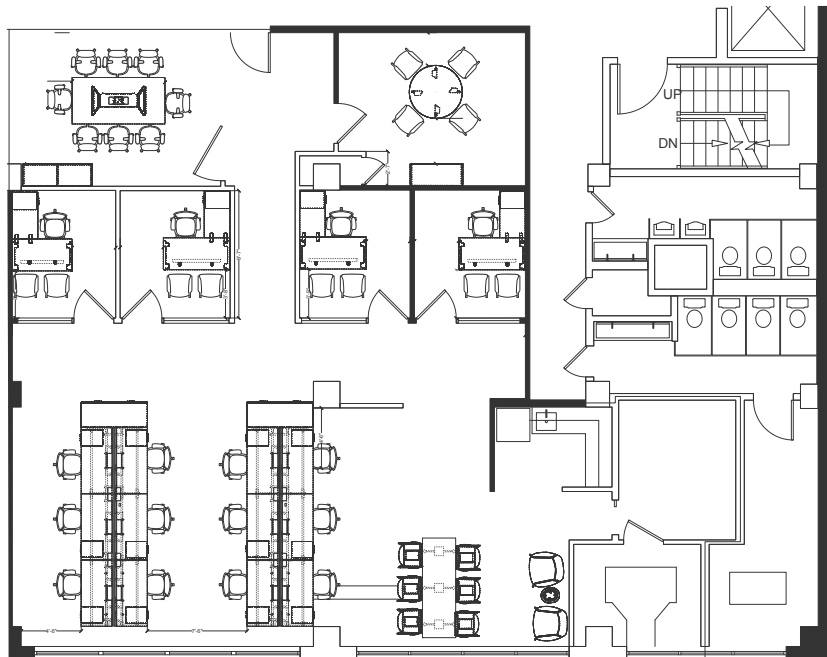


Suite 301





Suite 400



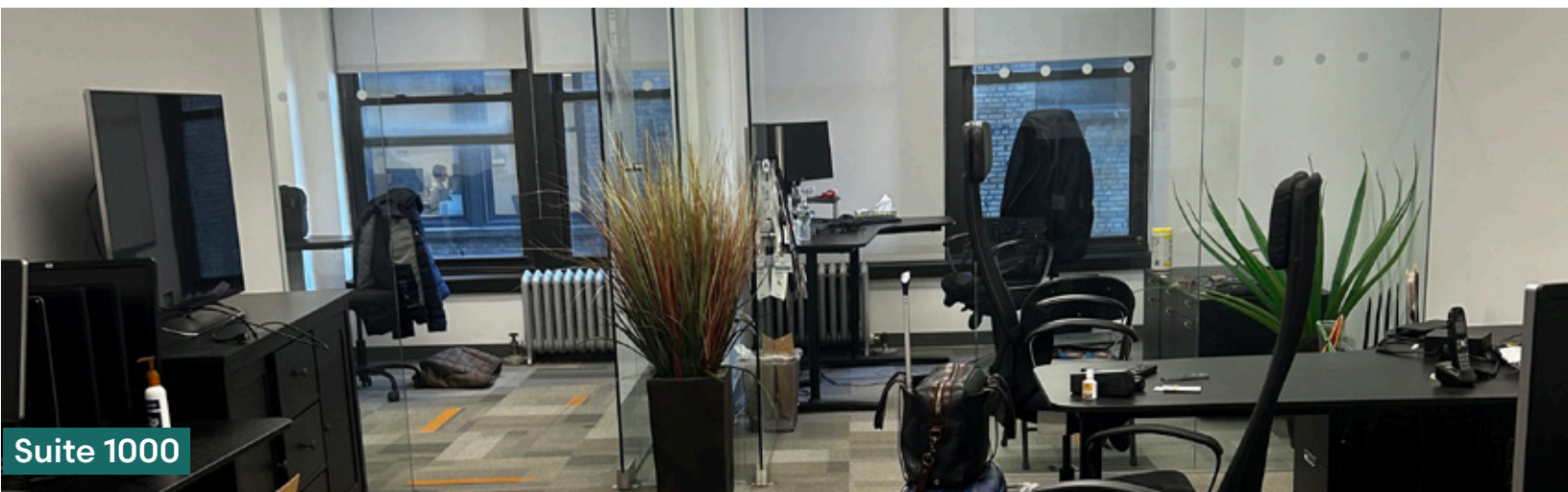
Suite 400 | 3,213 rsf

- Wired and furnished
- 4 offices with glass fronts
- 2 conference rooms
- Open area for 12-14 people
- Pantry
- **Newly Furnished**



Suite 1000 | 1,136 rsf

- Built space
- 1 glass front conference room
- 1 glass front office
- Storage room



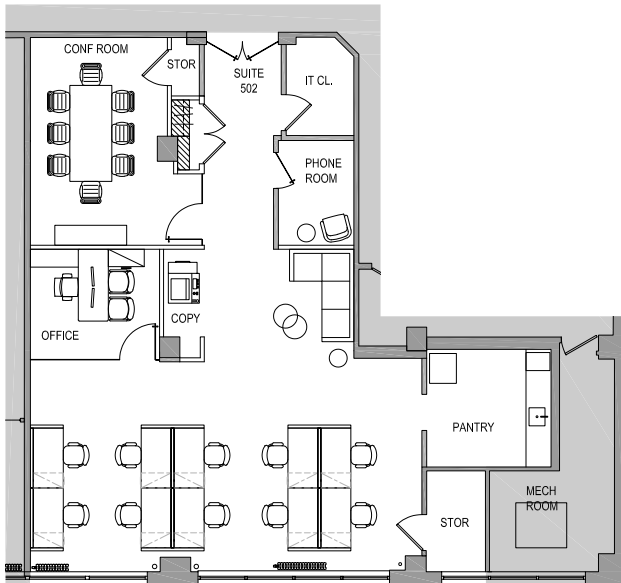
Suite 1000



## Existing Furniture

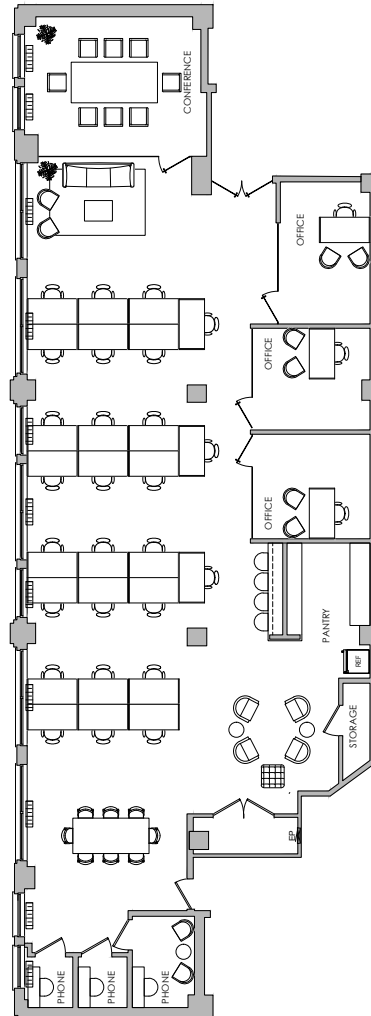


Suite 500



### Suite 502 | 2,323 rsf

- Proposed pre-built
- 1, 8 person conference room
- 1 glass front office
- Open area for 10 people
- 1 phone room
- Eat in pantry



### Suite 500 | 4,924 rsf

- Built Move-In Ready Office Space.
- Highly efficient layout
- 3 private offices
- 1 conference room
- 3 dedicated phone rooms
- Wet pantry
- Tenant-controlled central A/C
- Abundant natural light
- Oversized windows along 35th Street.
- **Fully furnished**



Suite 500

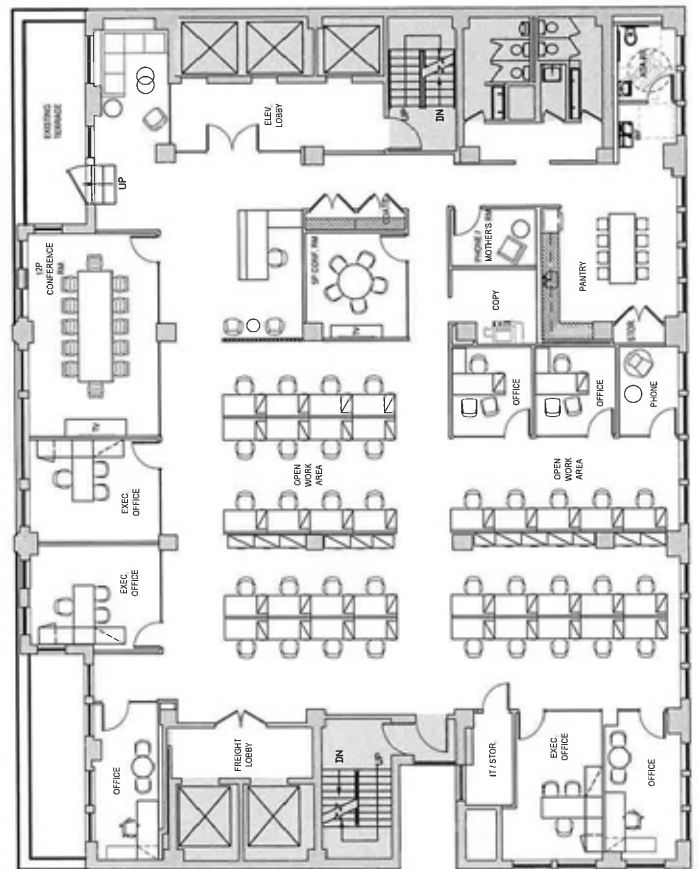


11th Floor

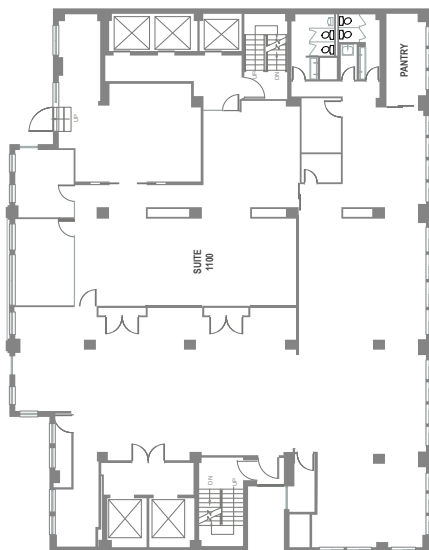
## Entire 11<sup>th</sup> floor | 8,982 rsf

- Previous fashion showroom
- Exposed ceilings and concrete floors
- Full floor with Southern and Northern exposures
- Private bathrooms
- Wet pantry
- Two offices
- Usable terrace

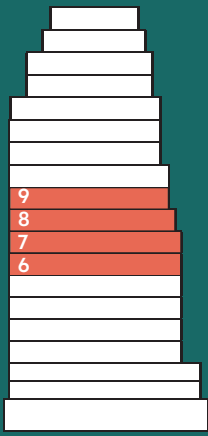
*proposed office layout*



*existing condition plan*

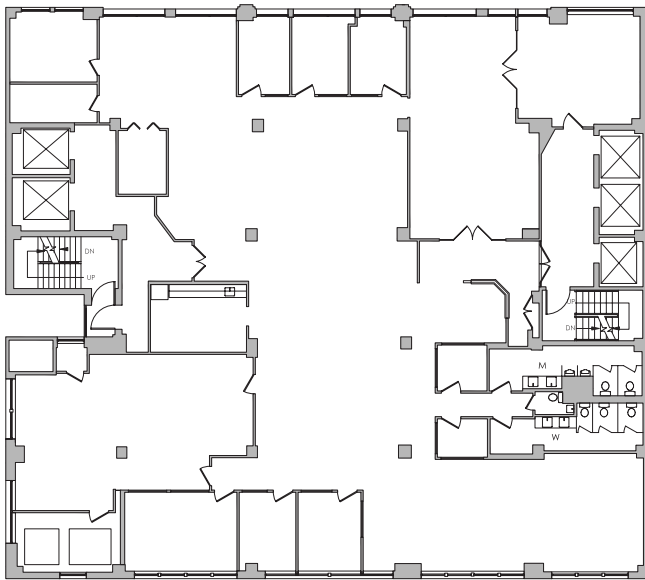






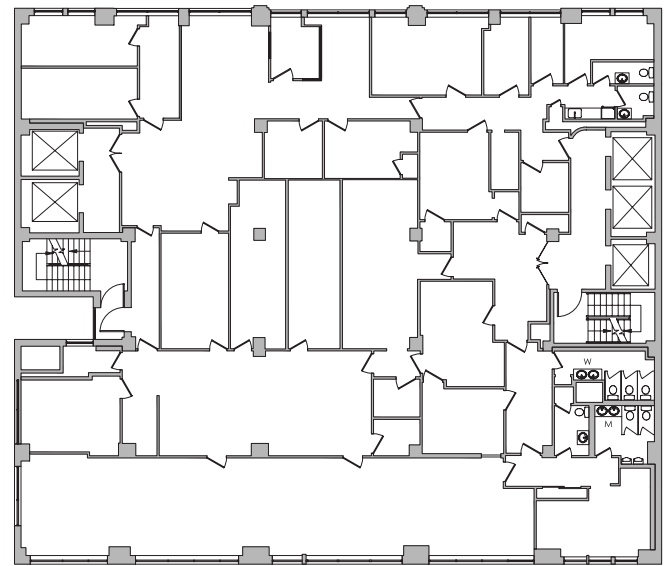
# Building-within-a-Building

- Up to 42,800 rsf of contiguous space • 6th - 9th floors with dedicated elevator potential



## Entire 6<sup>th</sup> floor | 11,070 rsf

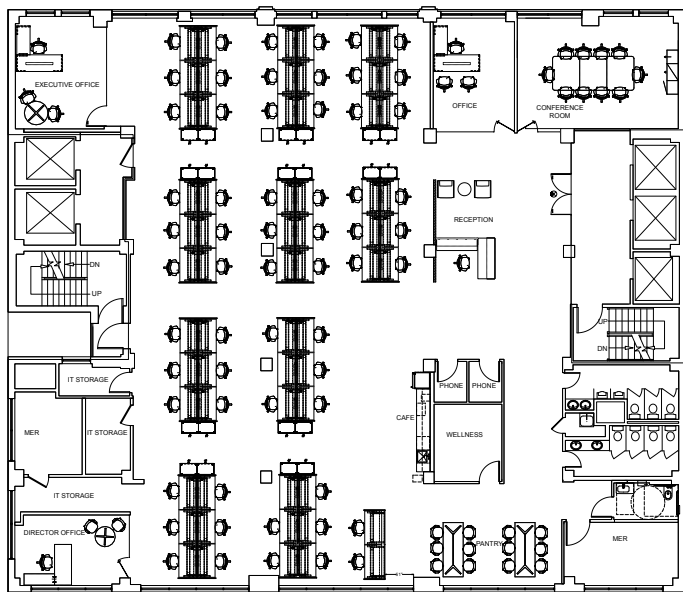
- 8 offices
- 2 conference rooms
- Large bullpen
- Eat-in pantry



## Entire 7<sup>th</sup> floor | 10,676 rsf

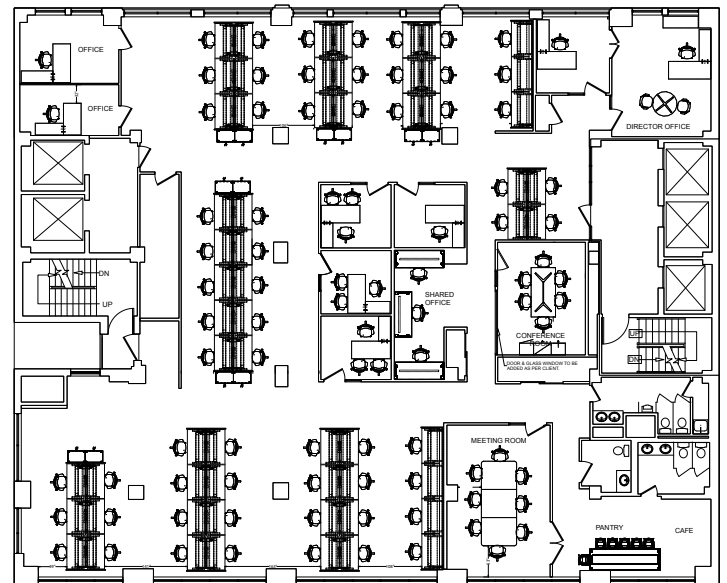
- Landlord will build to suit
- Private bathrooms (including 1 ADA)





### Entire 8<sup>th</sup> floor | 10,969 rsf

- New prebuilt
- 4 conference rooms with glass fronts
- Large bullpen
- Café style pantry
- Private bathrooms (including 1 ADA)
- Wellness room



### Entire 9<sup>th</sup> floor | 10,100 rsf

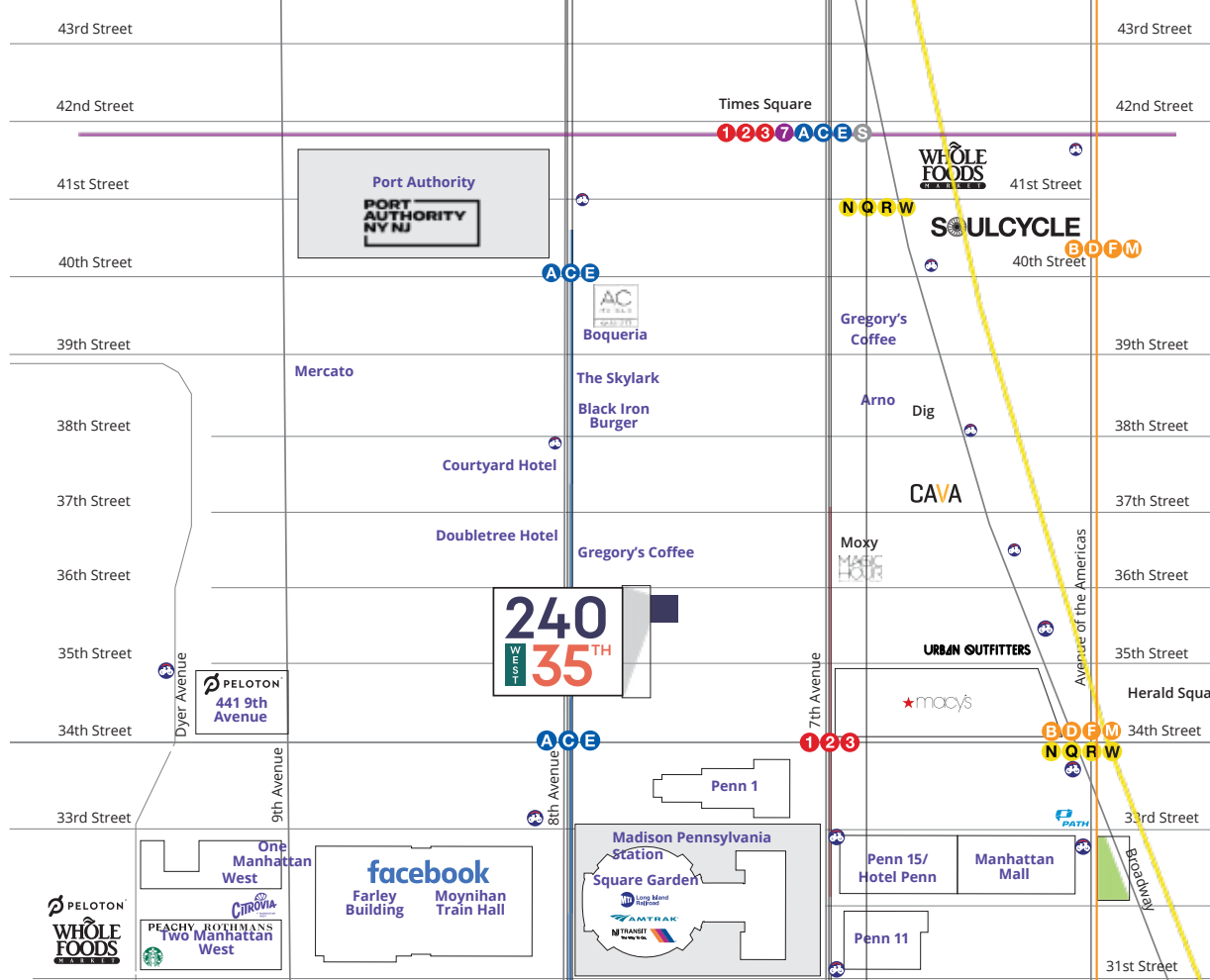
- 8 offices
- 1 Conference room,
- Large open area
- Eat-in pantry
- Private bathrooms











## 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:

### Todd Korren

Executive Managing Director | Principal  
D: 212 776 1283 | M: 516 815 7496  
tkorren@lee-associates.com

### Stephanie Moore

Executive Senior Director  
M: 347 824 9872  
smoore@lee-associates.com

### Woody King

Managing Director  
D: 212 776 4352  
wking@lee-associates.com

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