

135 WEST 36TH STREET

FASHION TOWER

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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



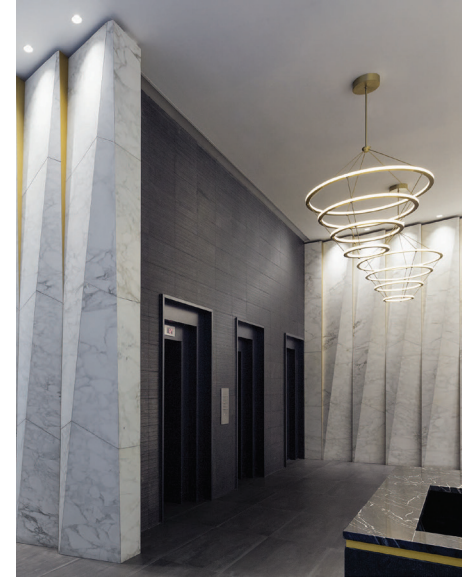
FULL FLOOR
OFFICES



24/7
DOORMAN



COLUMN
FREE



FIFTH FLOOR

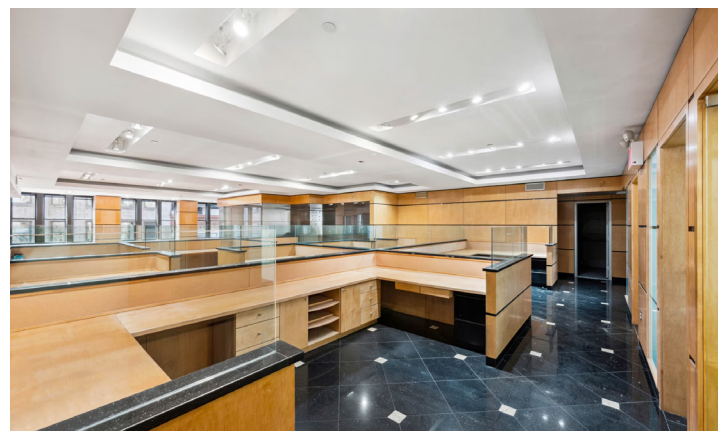
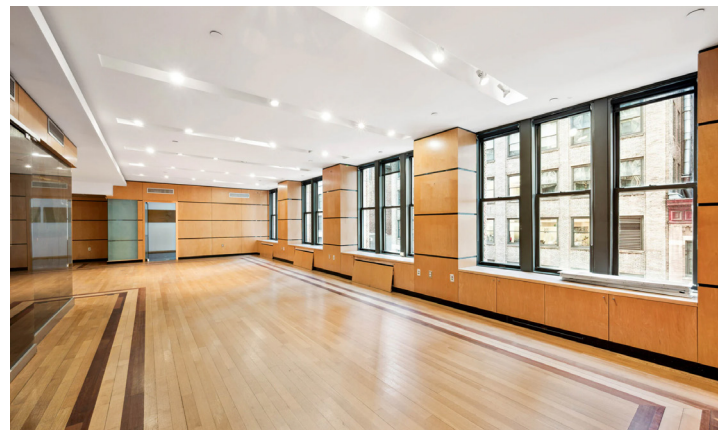
Incredible full-floor space with perimeter offices and conference room! Large windows on the north and south sides allow for great natural light throughout. This column free layout means we have endless flexibility when it comes to accommodating any

desired setup. Ownership can handle build outs for incoming tenants. 3 Private restrooms, wet pantry, and central AC are all in place. Tenants enjoy a 24/7 attended lobby and use of three passenger elevators!

5,250 SF

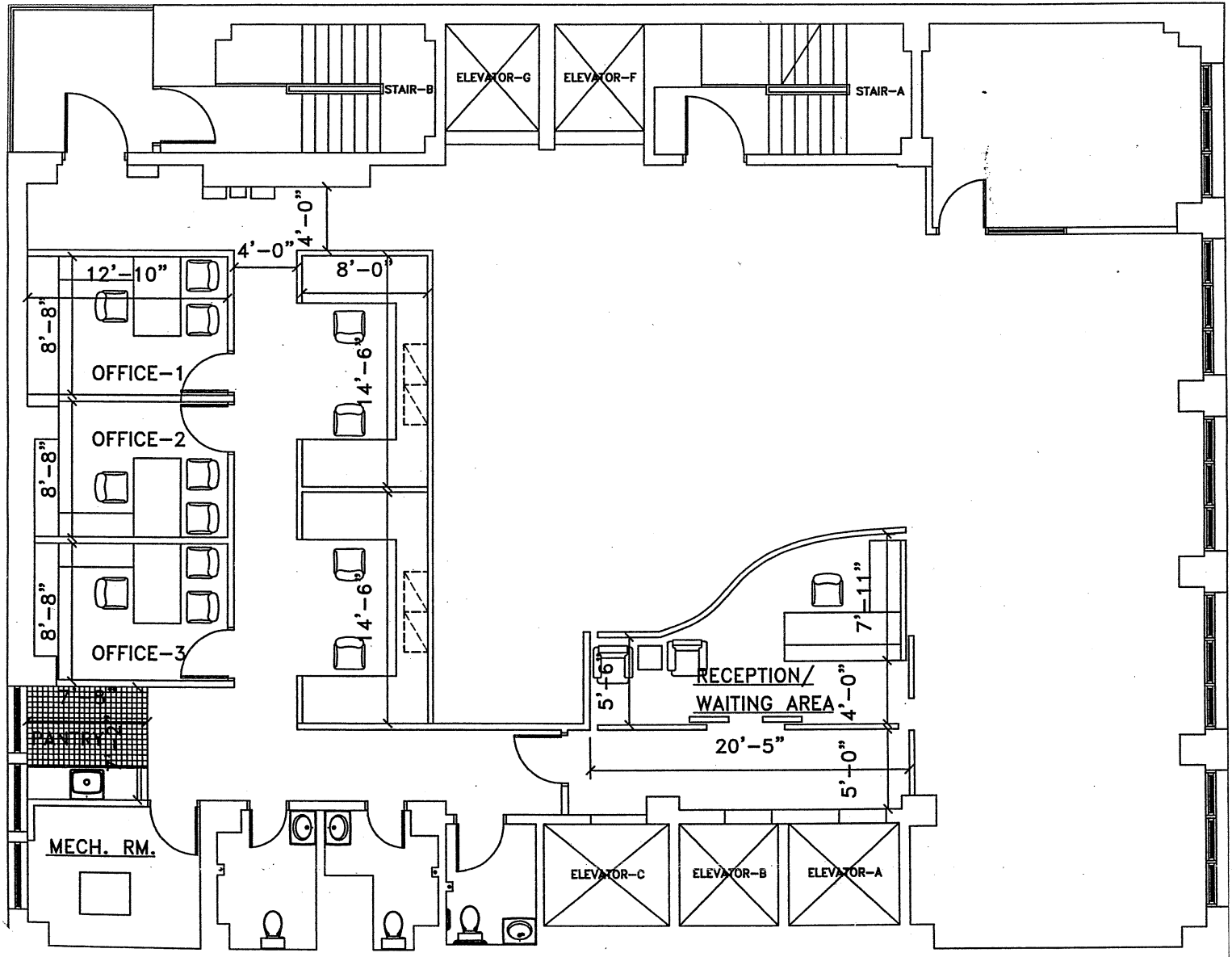
Asking Rent: Please inquire

- Fully Built Out as Standard Office
- Private Restrooms
- Space is in Excellent Condition
- 3 Private Offices
- Exposed Ceiling
- Elevator Access
- 18 1/2' Finished Ceilings
- Mostly Open Floor Plan Layout
- High Ceilings
- Central Air Conditioning
- 1 Conference Room



FIFTH FLOOR

FLOOR PLAN



ELEVENTH FLOOR

Incredible full-floor space with 6 private offices and a large conference room built out! Large windows on the north and south sides allow for great natural light throughout. This column free layout means we have endless flexibility when it comes to accommodating

any desired setup. Ownership can handle build outs for incoming tenants. 2 Private restrooms, wet pantry, and central AC are all in place. Tenants enjoy a 24/7 attended lobby and use of three passenger and 2 freight elevators!

5,250 SF

Asking Rent: Please inquire

- Mostly Open Floor Plan Layout
- 6 Private Offices
- 18 1/2' Finished Ceilings
- Central Air Conditioning
- Private Restrooms
- Exposed Ceiling
- Fully Built Out as Standard Office
- Fits 12 - 34 People
- 1 Conference Room
- Space is in Excellent Condition
- Elevator Access
- High Ceilings
- Natural Light



THIRTEENTH FLOOR

Incredible full-floor space with 6 private offices and a large conference room! Large windows on the north and south sides allow for great natural light throughout. This column free layout means we have endless flexibility when it comes to accommodating

any desired setup. Ownership can handle build outs for incoming tenants. 2 Private restrooms, wet pantry, and central AC are all in place. Tenants enjoy a 24/7 attended lobby and use of three passenger and 2 freight elevators!

5,250 SF

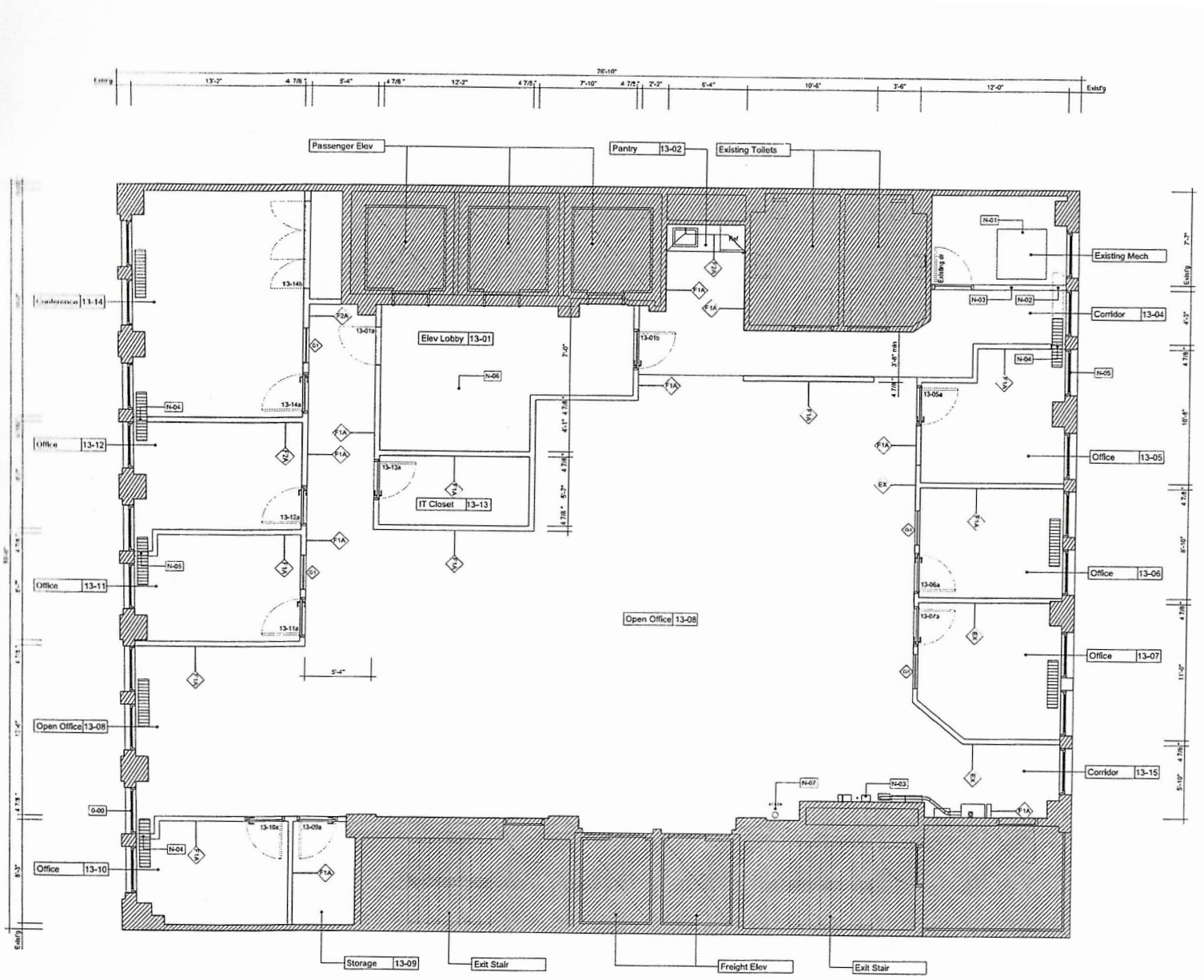
Asking Rent: Please inquire

- Mostly Open Floor Plan Layout
- 6 Private Offices
- 18 1/2' Finished Ceilings
- Central Air Conditioning
- Private Restrooms
- Exposed Ceiling
- Fully Built Out as Standard Office
- Fits 12 - 34 People
- 1 Conference Room
- Space is in Excellent Condition
- Elevator Access
- High Ceilings
- Natural Light



THIRTEENTH FLOOR

FLOOR PLAN



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.

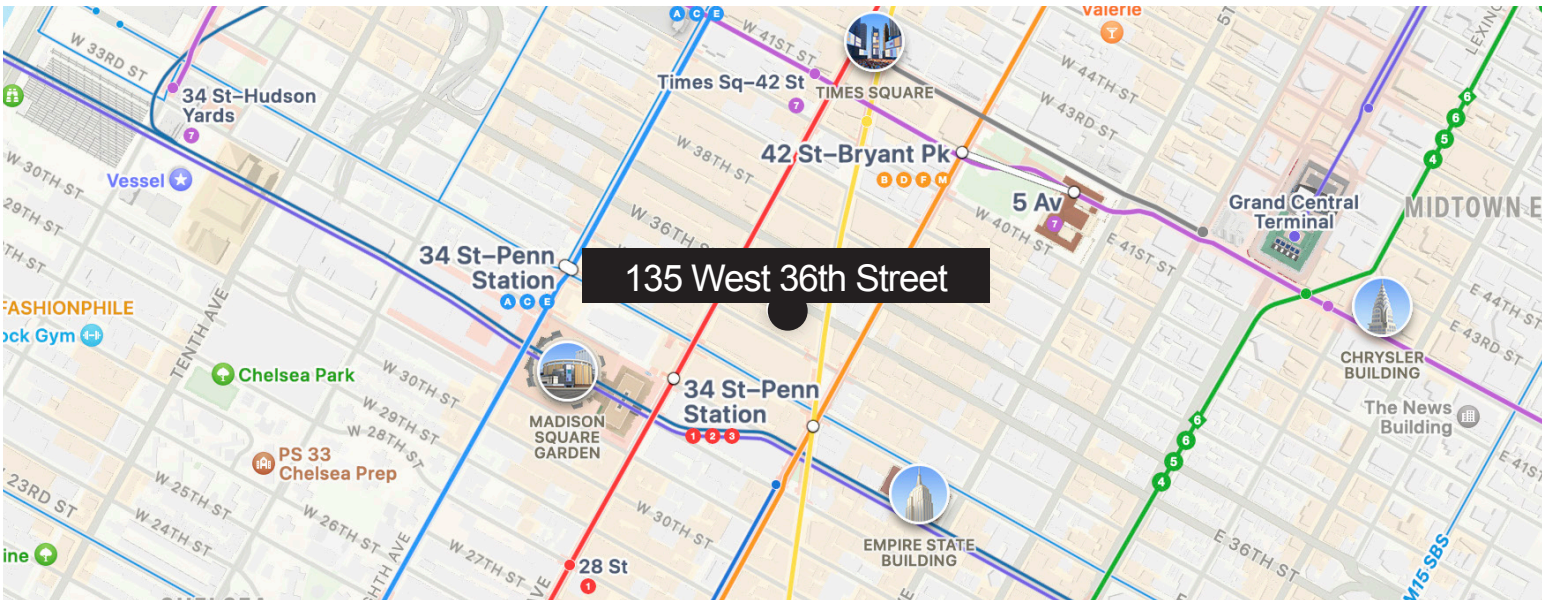
For well over a century, the Garment District has been the heart of New York's fashion scene. Top designers, manufacturers, and wholesalers continue to call this area home, creating a dense network of industry professionals and resources.

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
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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
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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.



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