

4th Floor - Existing Conditions

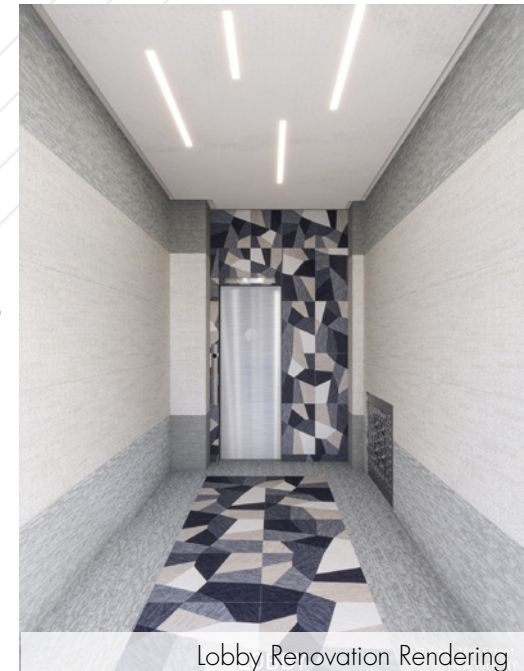
19-21 West 36th Street

Between 5th & 6th Avenues

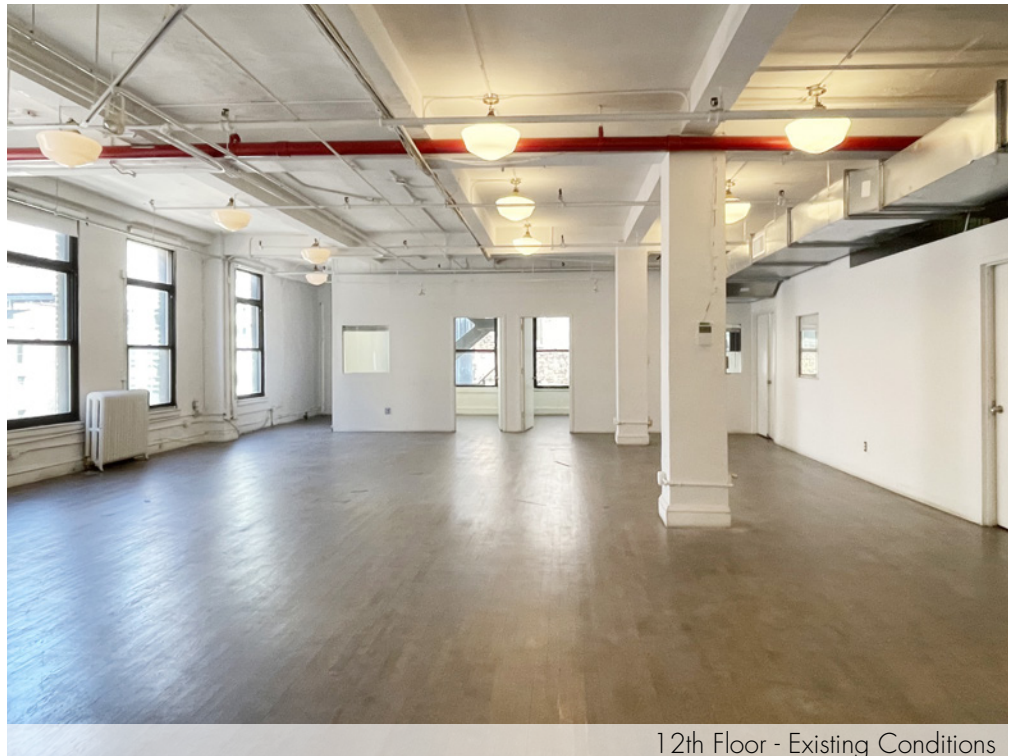
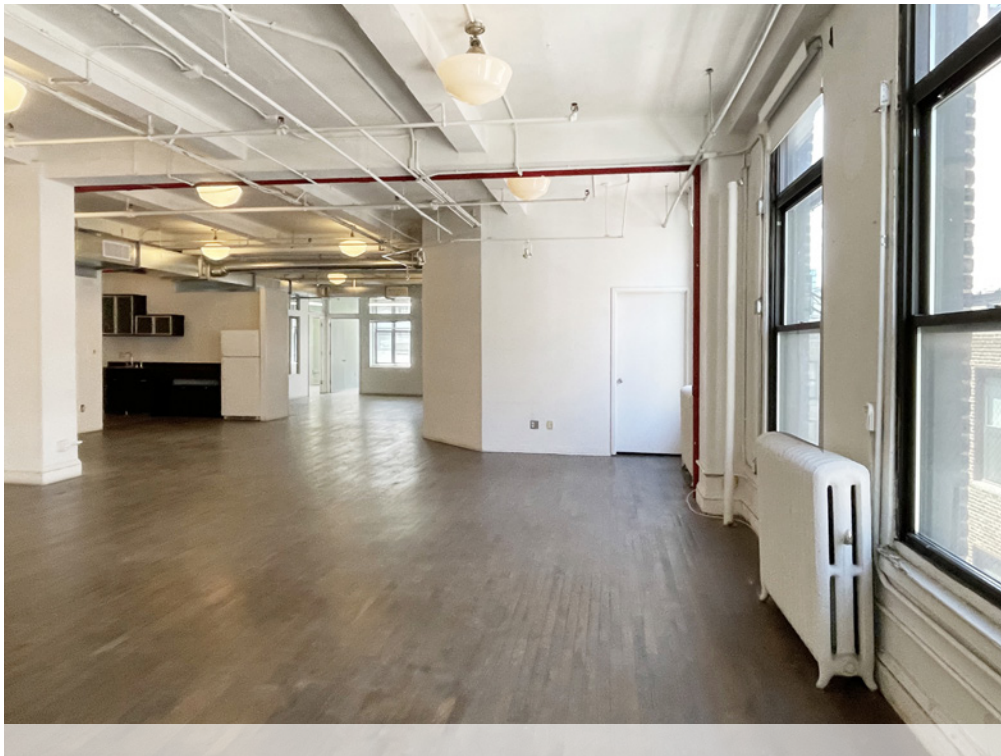
Built Move-In Ready 5,200 RSF Floors

Operable Windows, Good Light

Great Transportation Access



Lobby Renovation Rendering



12th Floor - Existing Conditions

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Unit	Size	Possession	Rent
Entire 12th Fl:	5,200 rsf	Immediate	\$33 psf
	<ul style="list-style-type: none"> - Built space with multiple windowed offices, conference room, pantry, wood floors throughout, exposed ceiling - 3-sides of windows offering good natural light and Empire State Building views - Tenant-controlled A/C, direct electric - Landlord will modify space and upgrade cosmetics 		
Entire 6th Fl:	5,200 rsf	Immediate	Upon Request
	<ul style="list-style-type: none"> - Built space with hardwood floors, exposed ceiling, glass-front conference room and office, - Wet pantry with seating area, (2) private restrooms – one with stall shower, open area, - Electric-controlled shades along windows fronting 36th Street - Two sides of windows provide good natural light; tenant-controlled A/C; Direct Con Edison electric 		
Entire 4th Fl:	5,200 rsf	Immediate	\$31 psf
	<ul style="list-style-type: none"> - Built, move-in ready space with (1) office, open area, multiple conference/meeting rooms - Hardwood floors, exposed ceiling; Tenant-controlled A/C; Direct Con Edison electric 		

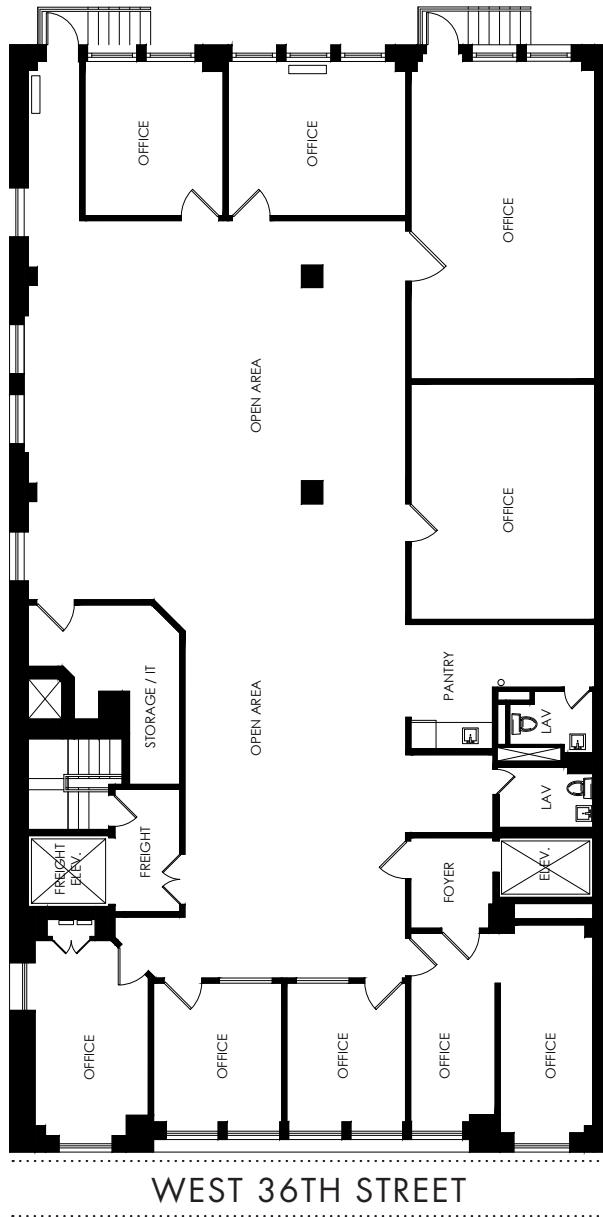


New Elevator Cab

Recently completed lobby/elevator upgrades • Accessible via Times Square and Herald Square subway hubs with access to 7 B D F M N Q R W trains

ENTIRE 12TH FLOOR - 5,200 RSF
(EXISTING CONDITIONS)

[CLICK to View Virtual Tour](#)

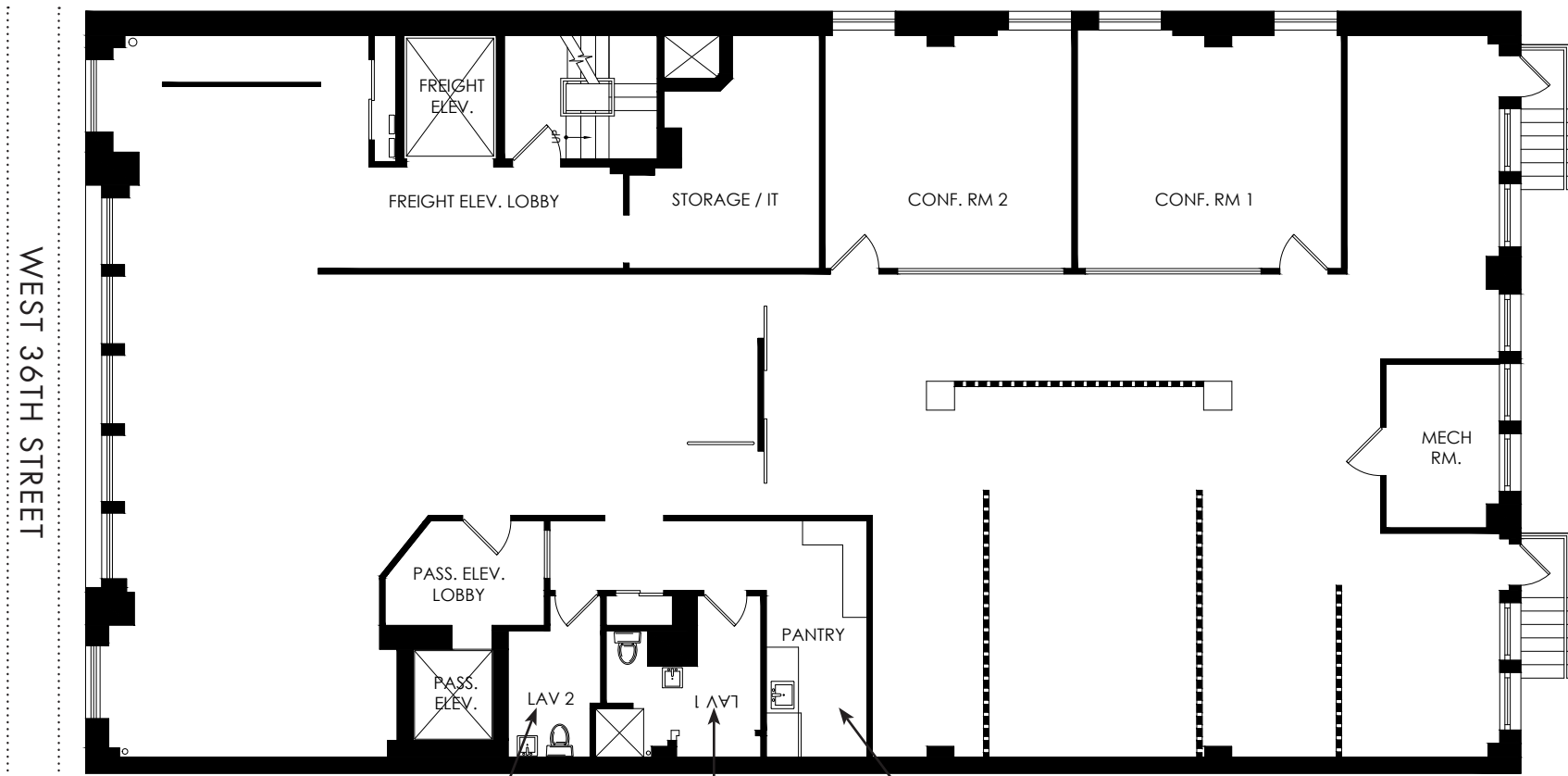


(for descriptive purposes only; not to scale.)



ENTIRE 6TH FLOOR - 5,200 RSF
(EXISTING CONDITIONS)

[CLICK to View Virtual Tour](#)

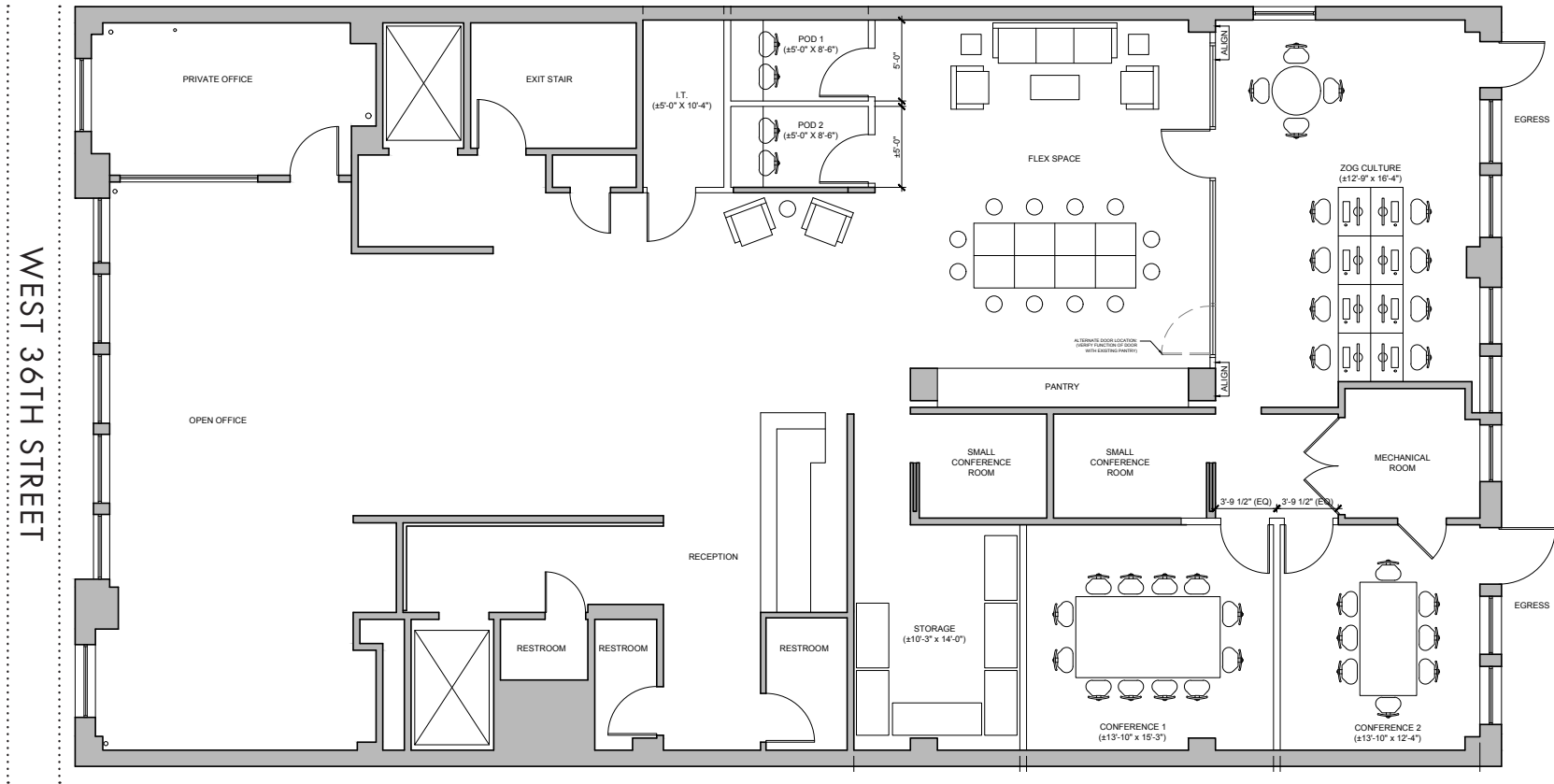


(for descriptive purposes only; not to scale.)

ENTIRE 6TH FLOOR - 5,200 RSF
(EXISTING CONDITIONS)



ENTIRE 4TH FLOOR - 5,200 RSF
(EXISTING CONDITIONS)



(for descriptive purposes only; not to scale.)

ENTIRE 4TH FLOOR - 5,200 RSF
(EXISTING CONDITIONS)



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