

# 149 WEST 36

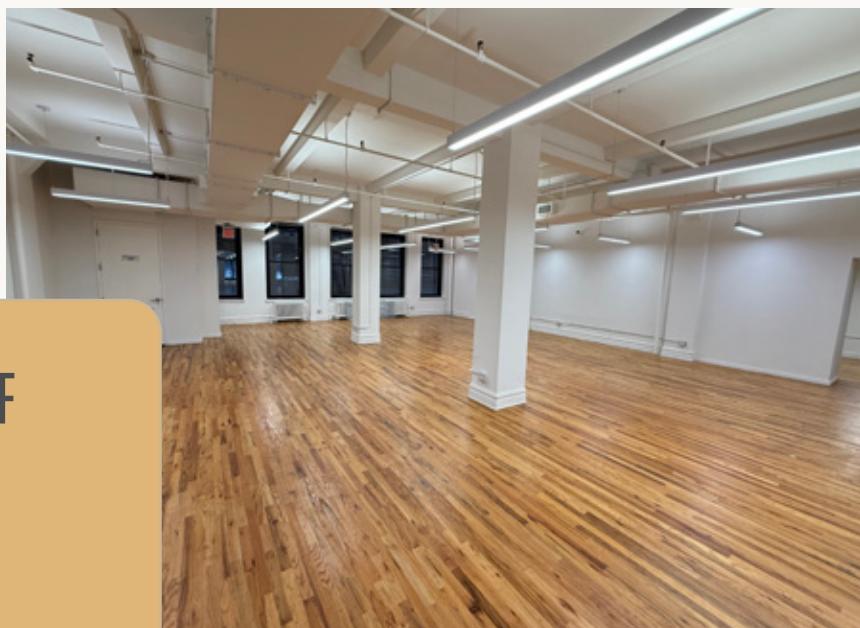
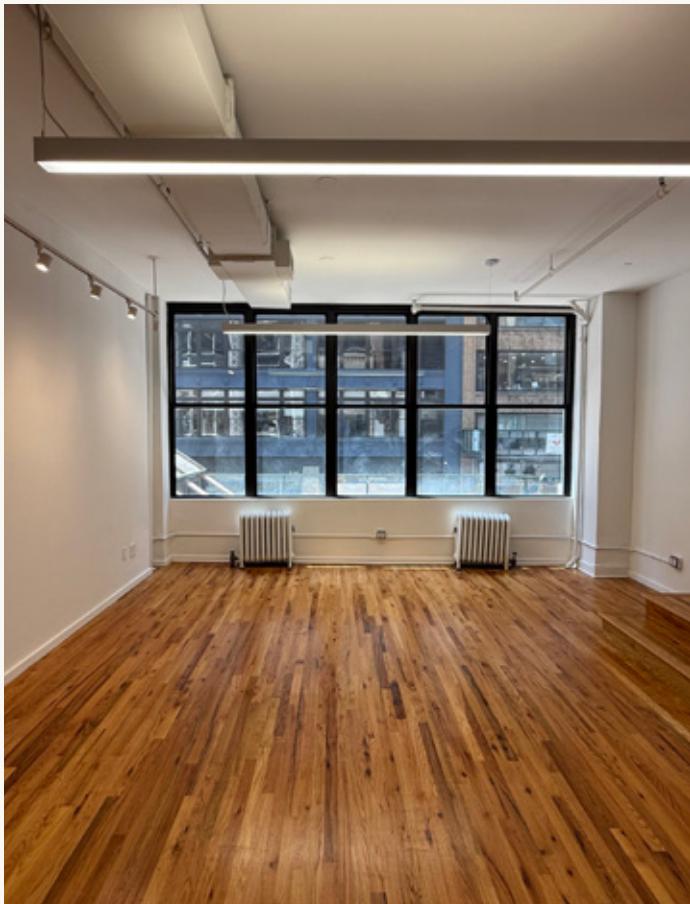
BRYANT PARK / GARMENT DISTRICT

ENTIRE 2<sup>ND</sup> FLOOR  
6,960 RSF

## BUILDING HIGHLIGHTS

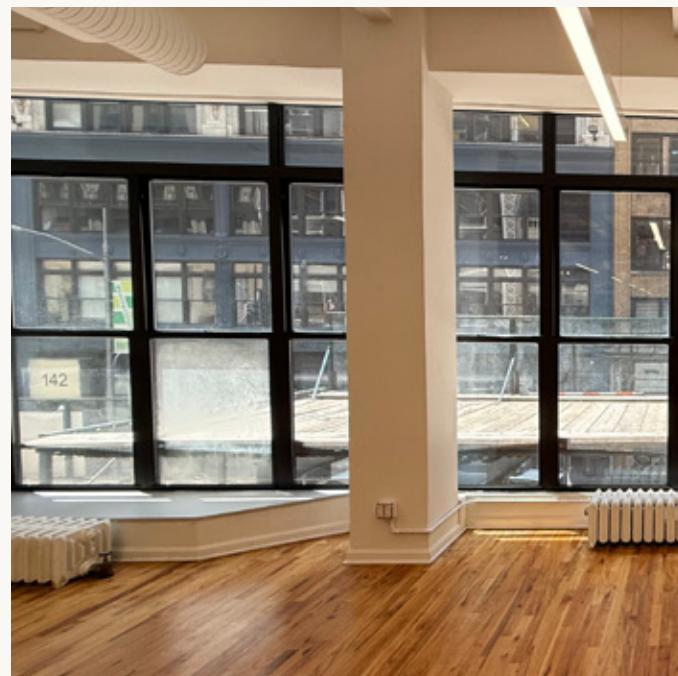
- Attended Lobby
- Long term stable ownership
- 24/7/365 Tenant Access with after hours card access
- CCTV security camera in common areas
- Dedicated, tenant controlled air-cooled package units
- Direct metered electric with abundant power

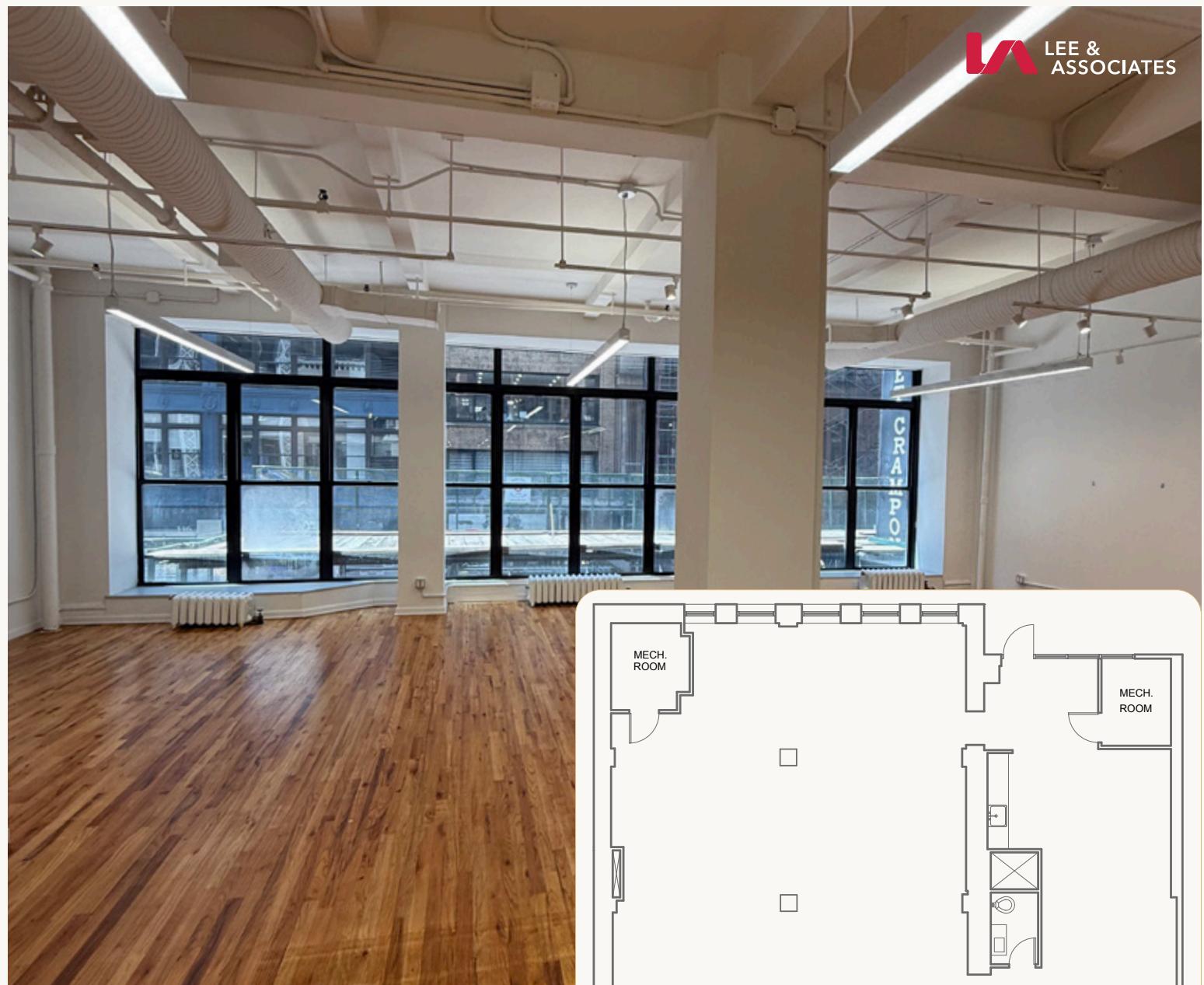


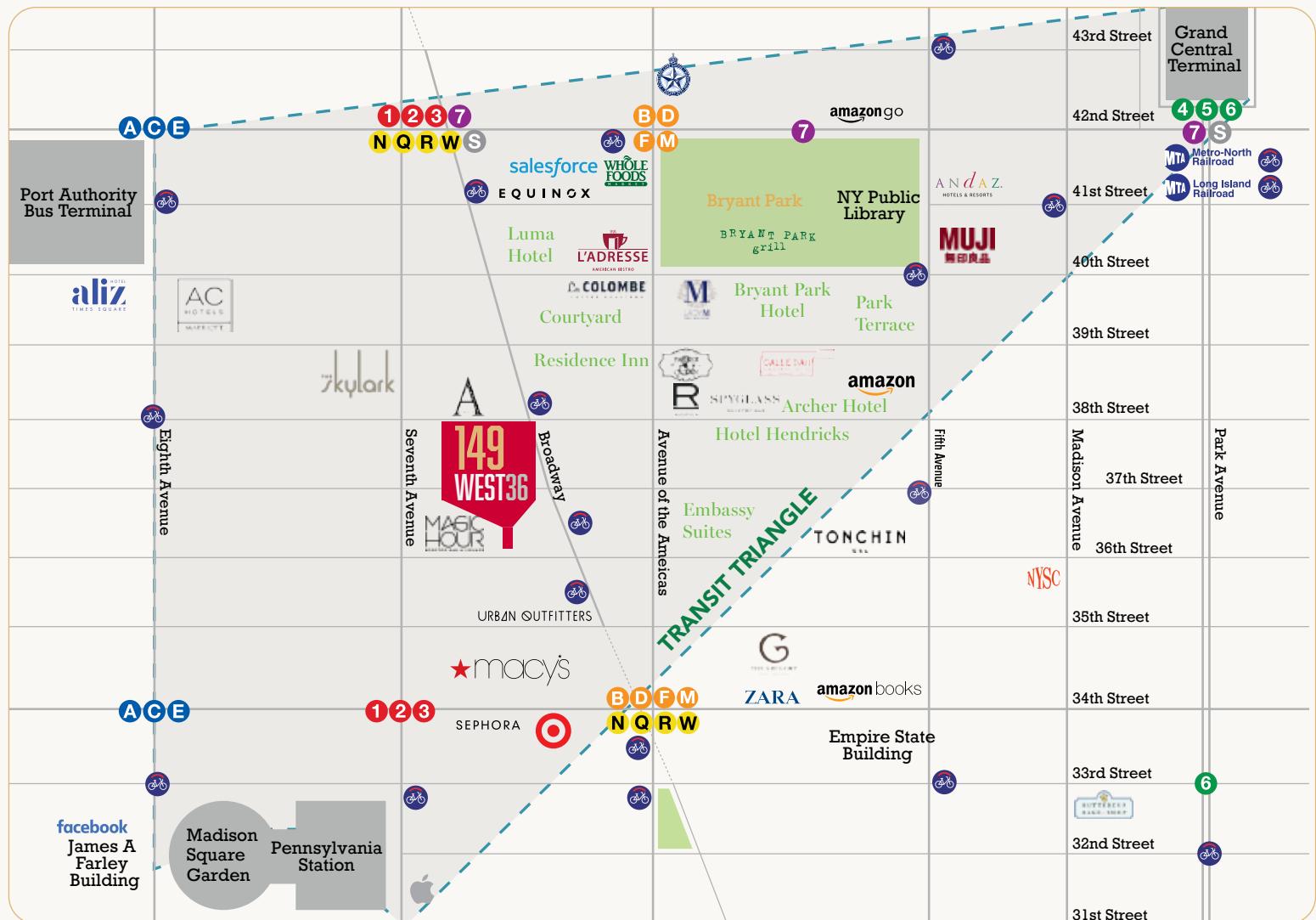


## ENTIRE 2<sup>ND</sup> FLOOR | 6,960 RSF

- *Wood flooring*
- *Exposed 12 foot ceilings*
- *New LED pendant lighting*
- *Glass front conference room*
- *New pantry with dishwasher*
- *3 bathrooms*
- *Dedicated, tenant controlled air-cooled package units*
- *Operable windows*
- **Landlord will modify space**

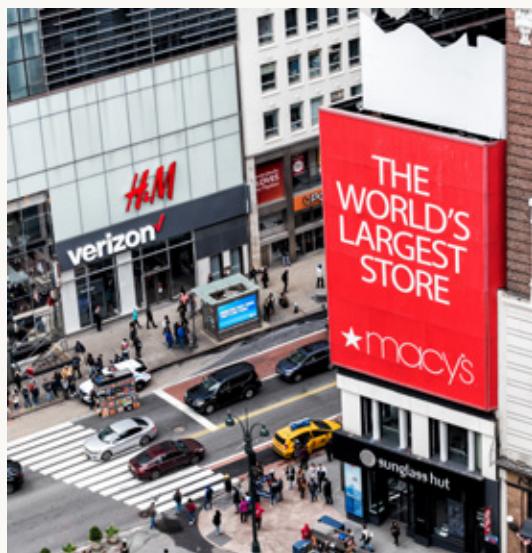






## NEIGHBORHOOD HIGHLIGHTS

- Prime Herald Square location
- Several landscaped seating areas along Broadway
- Steps away from Time Square and Bryant Park; centrally located within the commuter triangle and just minutes from the Port Authority, Penn Station, and Grand Central
- 16 subway lines within a 5 minute walk:



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