



35 West 36th Street, 11W

**As Exclusive Agent, Douglas Elliman
Is Pleased To Offer The Following
Commercial Condominium For Sale**

**MCKENZIE
RYAN** TEAM
AT DOUGLAS ELLIMAN
REAL ESTATE

575 MADISON AVENUE, NEW YORK, NEW YORK 10022

elliman.com

LOCATION

35 West 36th Street

SPACE

#11W

SQUARE FEET

3,294

PRICE

\$2,995,000

TERM

Negotiable

POSSESSION

Immediate

FEATURES

- Close proximity to major transit hubs, shopping, and dining, offering easy access for employees and clients alike.
- Private Elevator Access
- Income-producing asset with Triple Net Lease in place through June 2026.
- Fully Renovated
- Combination of private offices, conference rooms, and open common areas designed to enhance productivity and collaboration.
- Convenient for in-office lunches and breaks.
- Well-maintained and available for immediate occupancy.

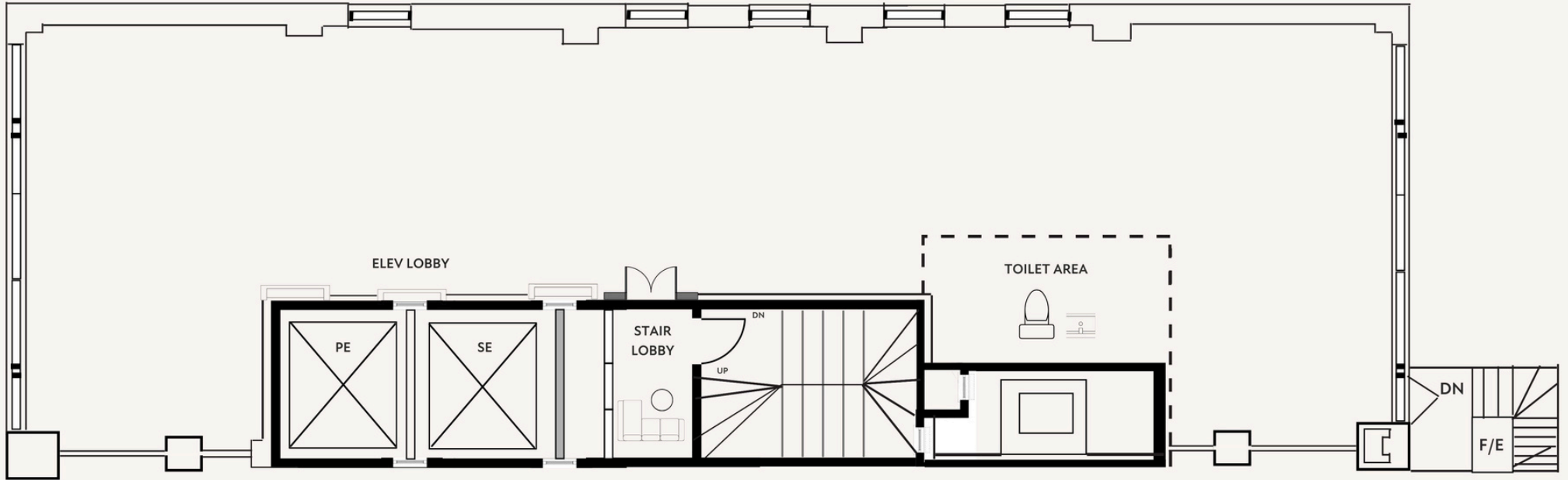


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Unlock the potential of this spacious 3,294 square-foot condo located in the heart of Midtown Manhattan. Situated at 35 West 36th Street, this versatile space offers a combination of private offices, conference rooms, common areas, and kitchen that can be utilized by businesses looking to establish a presence in one of New York City's most sought-after commercial corridors.

FLOORPLAN

35 WEST 36TH STREET, 11W





35 West 36th Street, 11W

FOR FURTHER INFORMATION AND INSPECTION,
PLEASE CONTACT:



MCKENZIE RYAN

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 **Douglas Elliman**
Commercial

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