



35W36

## OFFICE CONDOMINIUM FOR SALE

35 West 36th Street

NEW YORK, NY

*between Fifth and Sixth Avenues*





# 35W36

## FULL FLOOR OFFICE CONDOMINIUM FOR SALE

### AVAILABLE:

**Entire 10th Floor:** 6,758 RSF

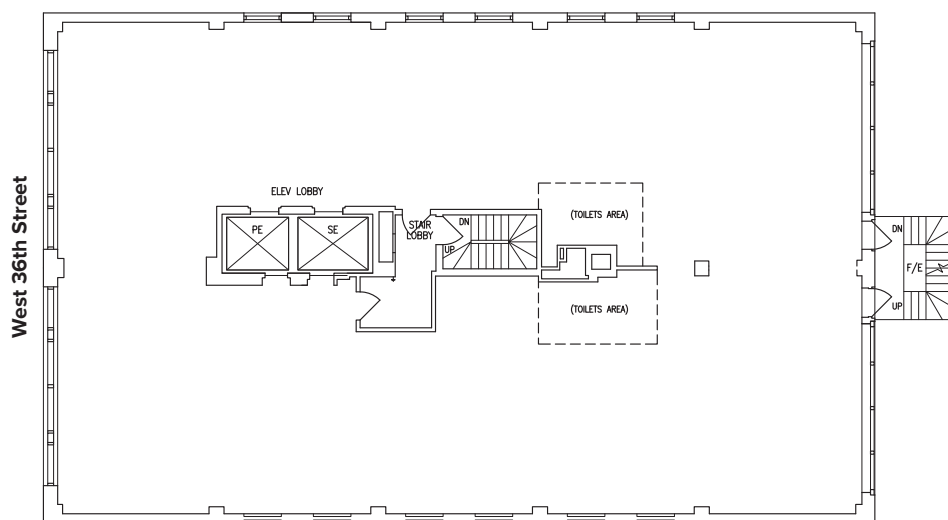
**Asking Price:** \$4,358,910

**Annual Common Charges:** \$44,171 (\$6.54/RSF)

**Annual Real Estate Taxes:** \$41,364 (\$6.12/RSF)

### Unit Features:

- High-end apparel/showroom installation
- Oversized windows with multiple exposures
- 11' 4" slab-to-slab exposed ceiling heights
- Attractive wood flooring and exposed brick walls
- Private restrooms, individual HVAC systems, and large kitchen area
- The unit is leased to The Apparel Group, LTD., a global fashion company based in Hong Kong, which has occupied the space since 2017. The lease is through May 2028 at \$396,336 annually (\$59/RSF)



### 10TH FLOOR CORE PLAN

6,758 RSF

### Michael Rudder

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### Rudder Property Group

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Conference Room



Showroom





Building Lobby



Typical Bathroom





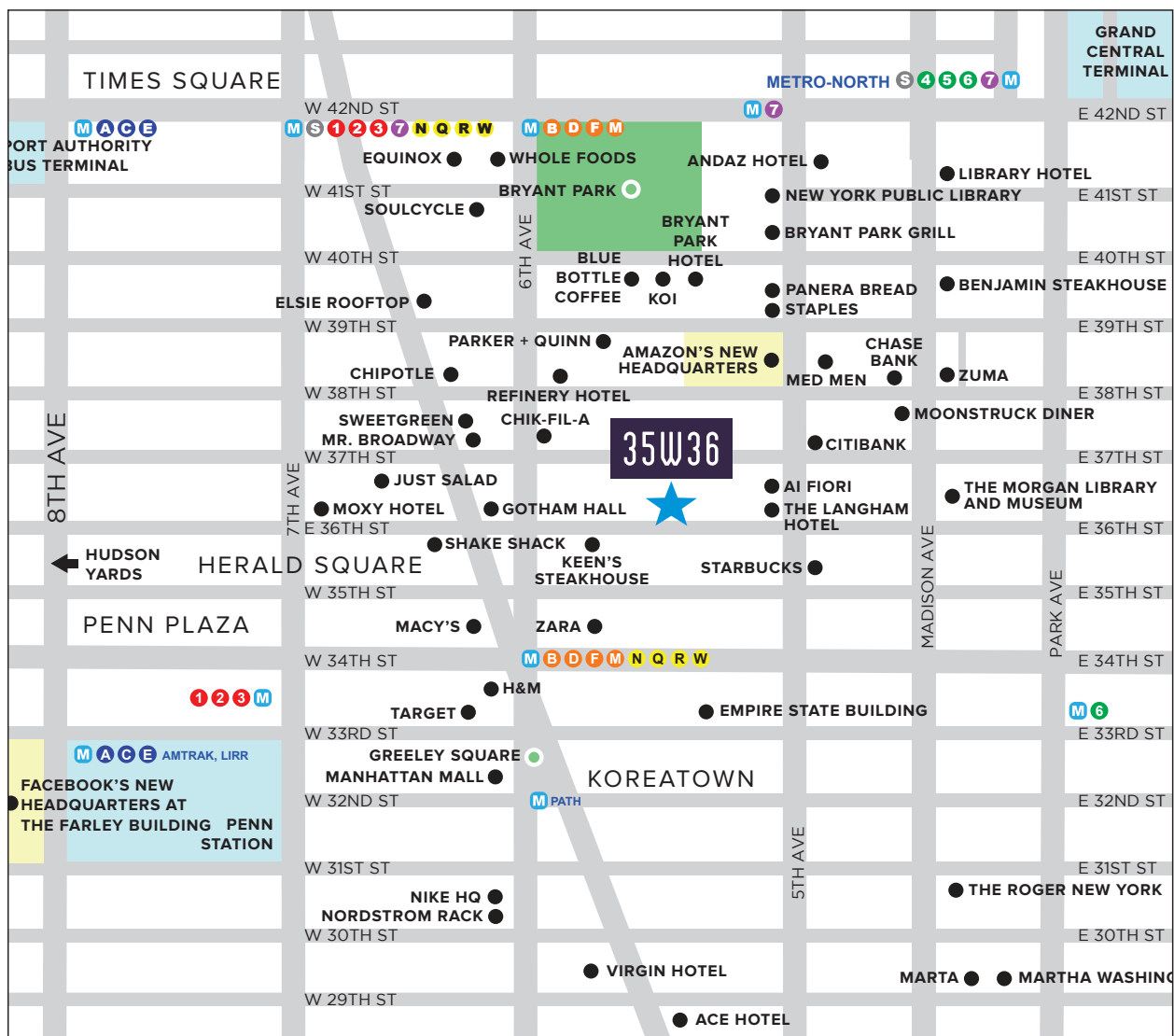


# HERALD SQUARE SUBMARKET

35 West 36th Street is located in the heart of the Herald Square submarket, an area that has seen an incredible transformation in recent years. This area is now a thriving center for creative firms, new residential developments, luxury hotels, specialty retailers and fine dining restaurants.

The property is accessible by 18 subway lines ( **1 2 3 4 5 6 7 A C E B D F M N Q R W** ) as well as Penn Station, Grand Central Terminal, the Port Authority Bus Terminal and the PATH train, which are all within convenient walking distance.

The nearby development of the Hudson Yards and the continued development of Midtown South has steadily and permanently shifted the borders of the Midtown office market, placing 35 West 36th Street at its epicenter.







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