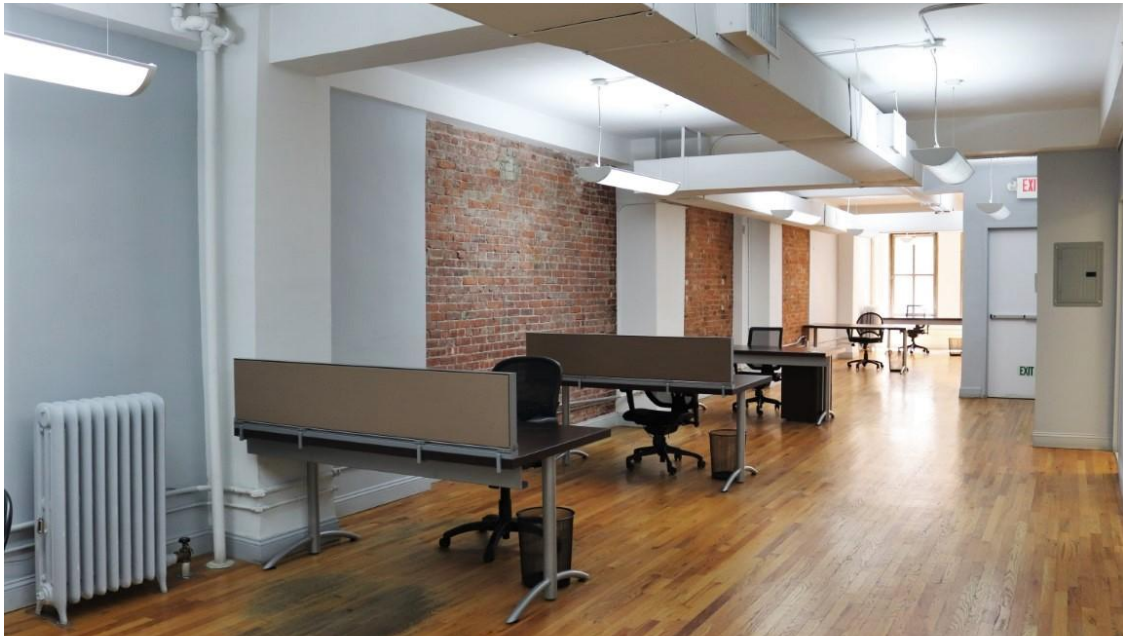




**REDWOOD**  
PROPERTY GROUP

# 13 West 36th Street

Between 5th & 6th Avenue



**Entire 4th floor: 2,500 sf - Fully Furnished & Wired**

## **Current Condition:**

- Open area, large glass conference room, two private bathrooms, wet pantry
- Hardwood floors, exposed ceilings, exposed brick, scraped metal operable windows
- Link to video: <https://youtu.be/dTU6225otOI>

## **Notes:**

- 24/7 tenant-controlled central a/c, direct electric. No water/sprinkler fee
- Owner-managed building with stable, long term, and responsive ownership
- Simple 13 page lease rider and quick turnaround
- Full Commission Paid 100% on signing
- Two blocks from Amazon's newly acquired 660,000 sf New York headquarters

## **Contact Co-Exclusive Broker:**

Eli Someck // 917-335-4948 // [eli.someck@redwoodnyc.com](mailto:eli.someck@redwoodnyc.com)



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