

HERALD SQUARE/KOREATOWN LOFT COMMERCIAL CONDOMINIUM FOR SALE OR LEASE



BETWEEN FIFTH AND SIXTH AVENUES

Ideal for Showrooms, Creative Firms, Production, Distribution. High Ceilings, Natural Light, Full Floors, Large Freight Elevators. Heart of Herald Square/Koreatown
Ownership Opportunity For Sale



Rudder
Property Group

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AVAILABLE

Partial 6th Floor:
8,131 RSF

Asking Price:
\$4,268,775 (\$525/RSF)

Asking Rent:
\$325,240 (\$40/RSF) per annum

**Approximate Annual
Common Charges:**
\$49,824 (\$6.13/RSF)

**Approximate Annual
Real Estate Taxes:**
\$76,159 (\$9.37/RSF)

Possession:
Immediate

Features:

- The open loft unit has an efficient layout, with expansive views overlooking the Empire State Building and 125 feet of frontage facing north over West 33rd Street.
- Oversized windows flood offices with natural sunlight.
- White-box condition.
- The building features a renovated modern attended lobby.
- There are three recently renovated, high-speed passenger elevators and two freight elevators that are serviced from a separate freight entrance.
- The building has high power capacity and heavy floor loads.
- The building is within close proximity to Herald Square and Penn Station offering a variety of transit options including the PATH, LIRR and the B, D, F, M, N, Q, R, W and 6 trains.
- High loan-to-value financing readily available for qualified purchasers.

WWW.RUDDERPG.COM/20W33RD

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Rudder Property Group
36 West 44th Street
Suite 1411
New York, NY 10036
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Great natural light



Hardwood floors and high ceilings



Building lobby



View of the Empire State Building

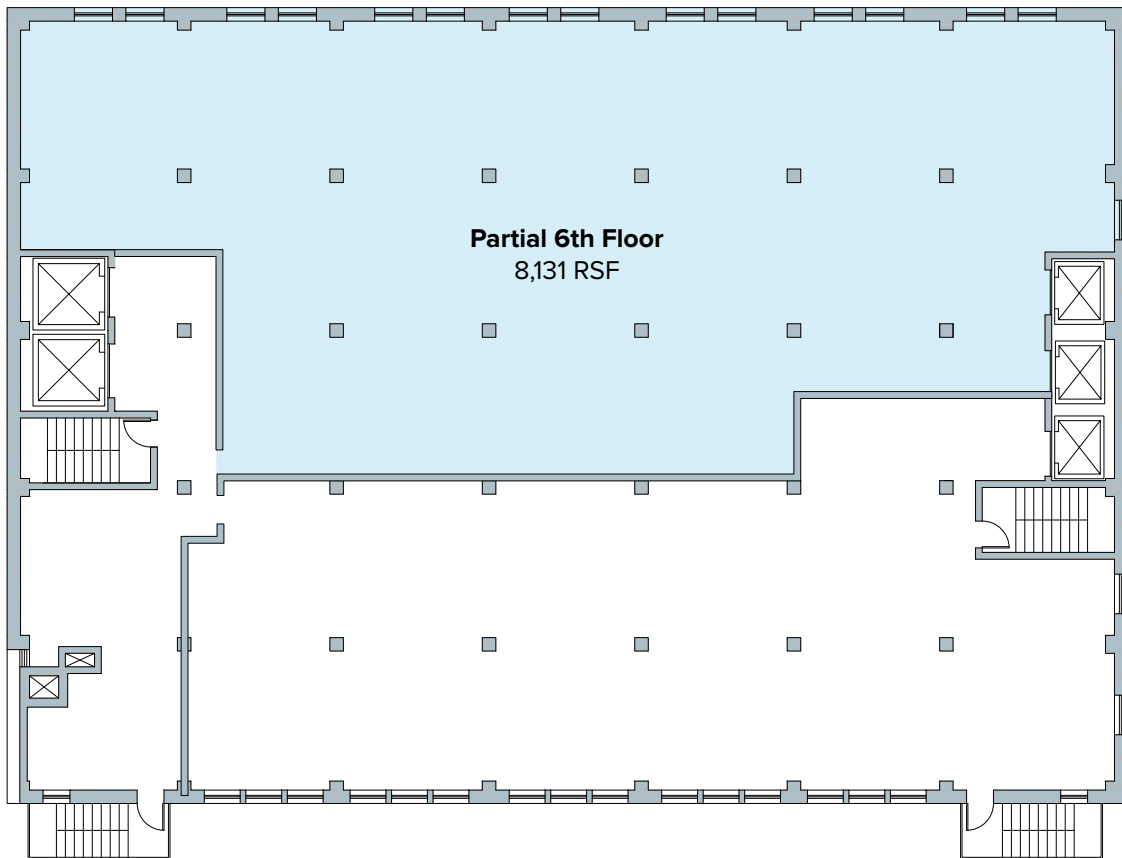
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CORE PLAN

WEST 33RD STREET



WWW.RUDDERPG.COM/20W33RD

* NOT TO SCALE

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Greeley Square



Empire State Building





Macy's at Herald Square



The Morgan Library and Museum

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