

PRICE REDUCTION

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HERALD SQUARE OFFICE COOPERATIVE FOR SALE

131 West 35th Street

Between Broadway and Seventh Avenue

Available: Entire 6th Floor: 7,725 RSF
Reduced Price: ~~\$5,400,000 (\$699/RSF)~~ **\$3,823,875 (\$495/RSF)**
Annual Maintenance Charges: \$119,400 (\$15.46/RSF) Inclusive of real estate taxes
Possession: Immediate

Features:

- Full floor presence featuring an efficient layout with wide column spacing, 12'5" high ceilings and large operable windows providing tremendous natural light and air
- Recently renovated lobby and elevator upgrades
- Low maintenance charges
- Separate freight entrance with a large freight elevator
- Many new well-capitalized unit owners in the building
- Steps from Penn Station and Herald Square as well as 14 different subway lines and the PATH Train

WWW.RUDDERPG.COM/131W35

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.

Michael Rudder

Office: (212) 966-3611
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Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036





Conference room



High ceilings, loft like space



DOVINI bonnivénormo

6th floor elevator vestibule

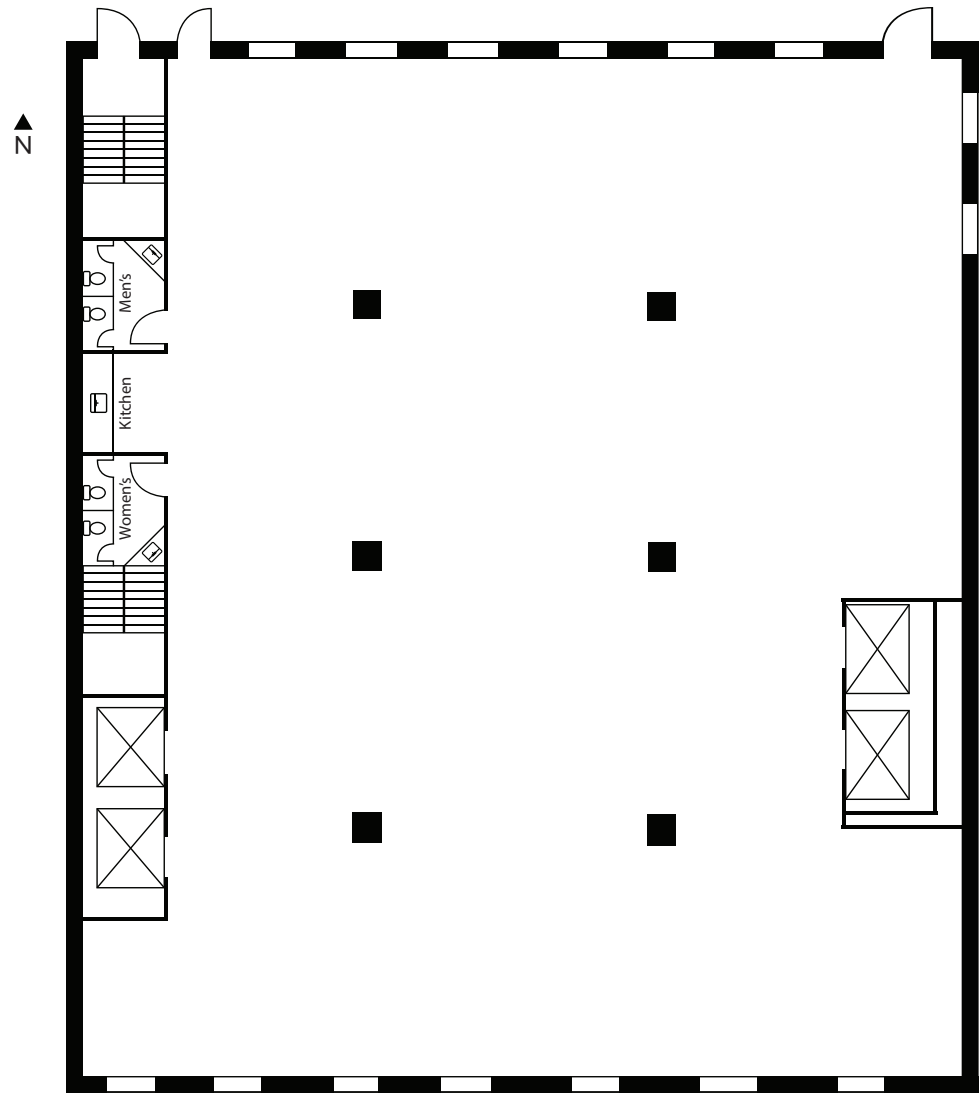


Lobby

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West 35th Street

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HERALD SQUARE

PUBLIC TOILET

Herald Square



Proposed Penn District revitalization



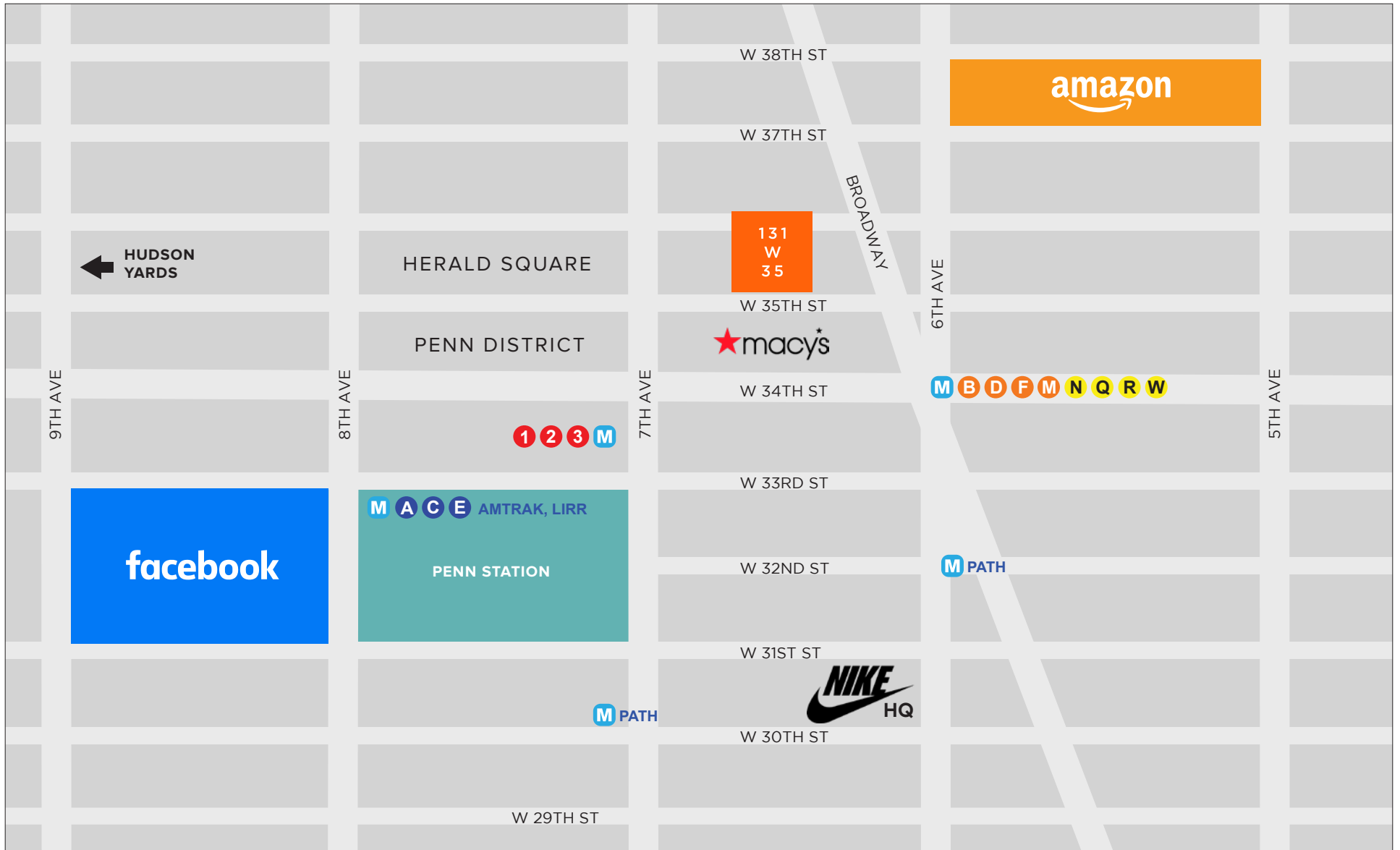
PENN
STATION

Long Island Rail Road
Subway Shops

MADISON SQUARE GARDEN

FOODHALL

Close proximity to Penn Station



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