



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

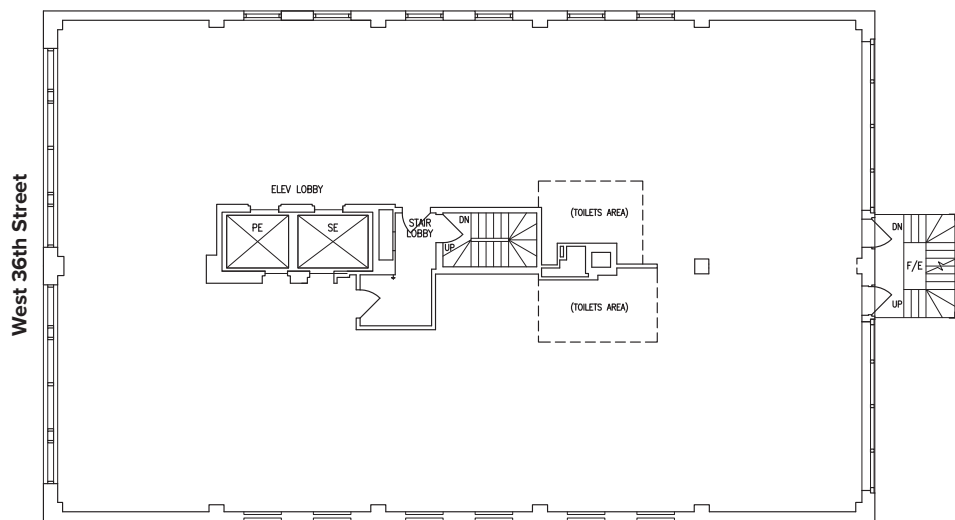
Asking Price: \$4,358,910

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), modified gross



10TH FLOOR CORE PLAN

6,758 RSF

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com



Rudder Property Group

36 West 44th Street, Suite 1411
New York, NY 10036
www.rudderpg.com





Conference Room



Showroom



Building Lobby



Typical Bathroom

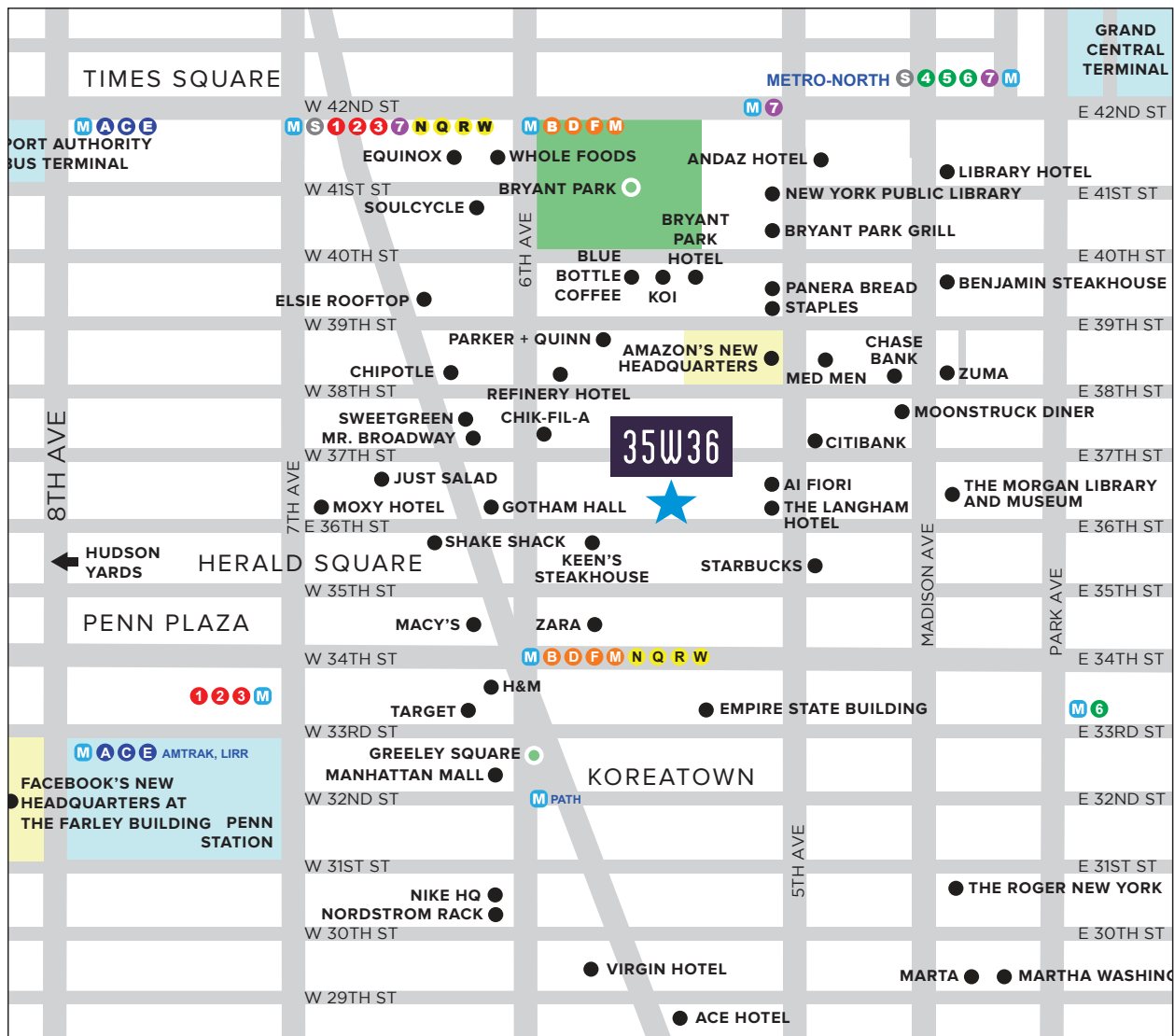


HERALD SQUARE SUBMARKET

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.





35W36

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com



Rudder Property Group

36 West 44th Street, Suite 1411
New York, NY 10036
www.rudderpg.com