

# Herald Square/Penn Plaza Office Condominium For Sale

70 WEST  
36TH STREET

NEW YORK, NY

Between Fifth and Sixth Avenues



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**Available:** Partial 5th Floor: 5,428 RSF

**Price:** \$5,400,000 (\$995/RSF)

**Estimated Common Charges:** \$7.30/RSF

**Estimated Real Estate Taxes:** \$7.70/RSF

**Highlights:**

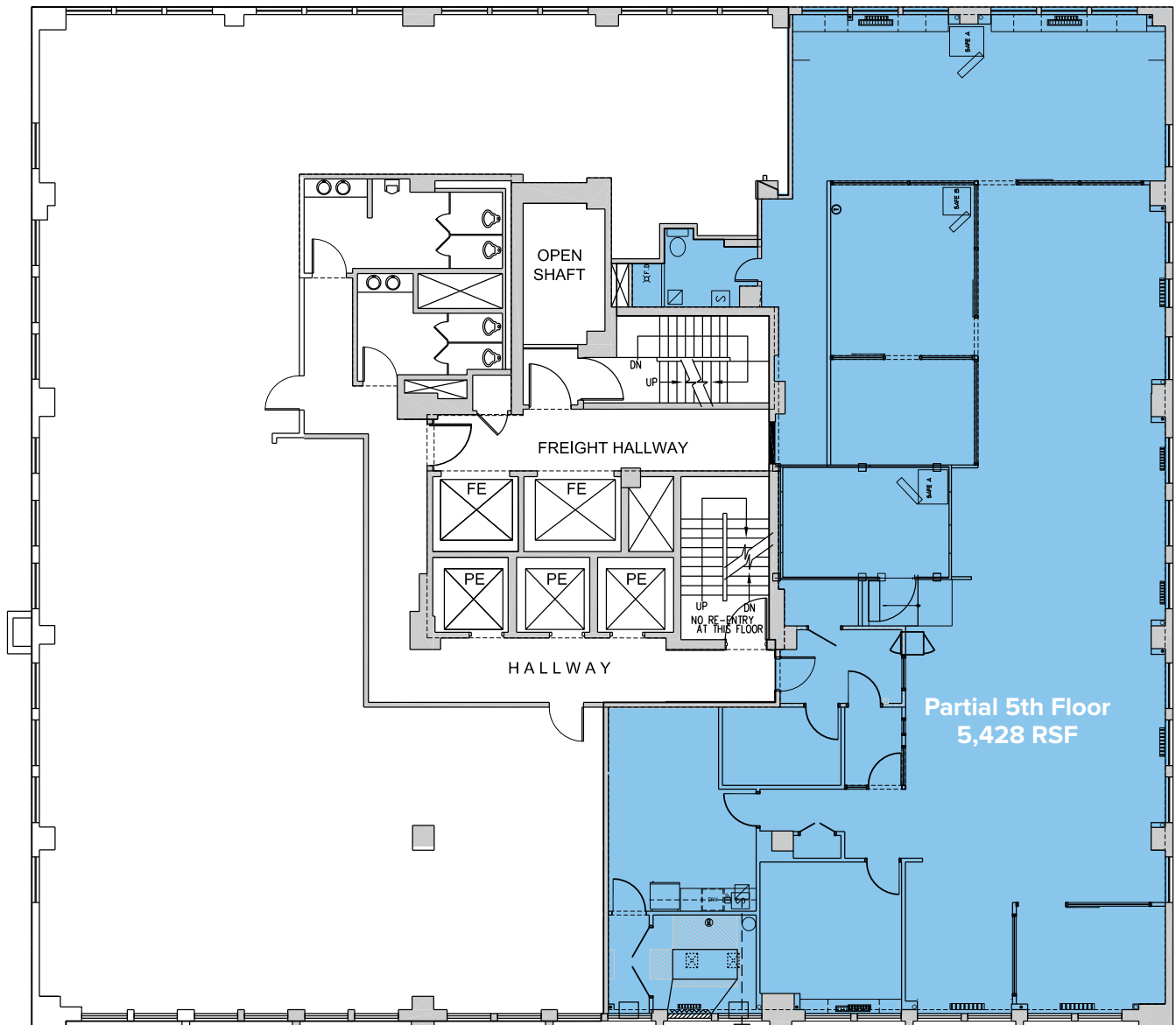
- Three sides of 26 oversized windows
- High-end existing installation with exposed ceilings and glass offices
- Efficient layout with only one column and high ceilings
- Can be combined with Unit 5B and purchased as a full floor totaling 11,294 RSF
- Close proximity to 14 subways lines and the PATH train, as well as Penn Station, The Port Authority Bus Terminal and Grand Central Terminal
- New restaurants on the ground floor of the building



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West 36th Street

**Partial 5th Floor: 5,428 RSF**



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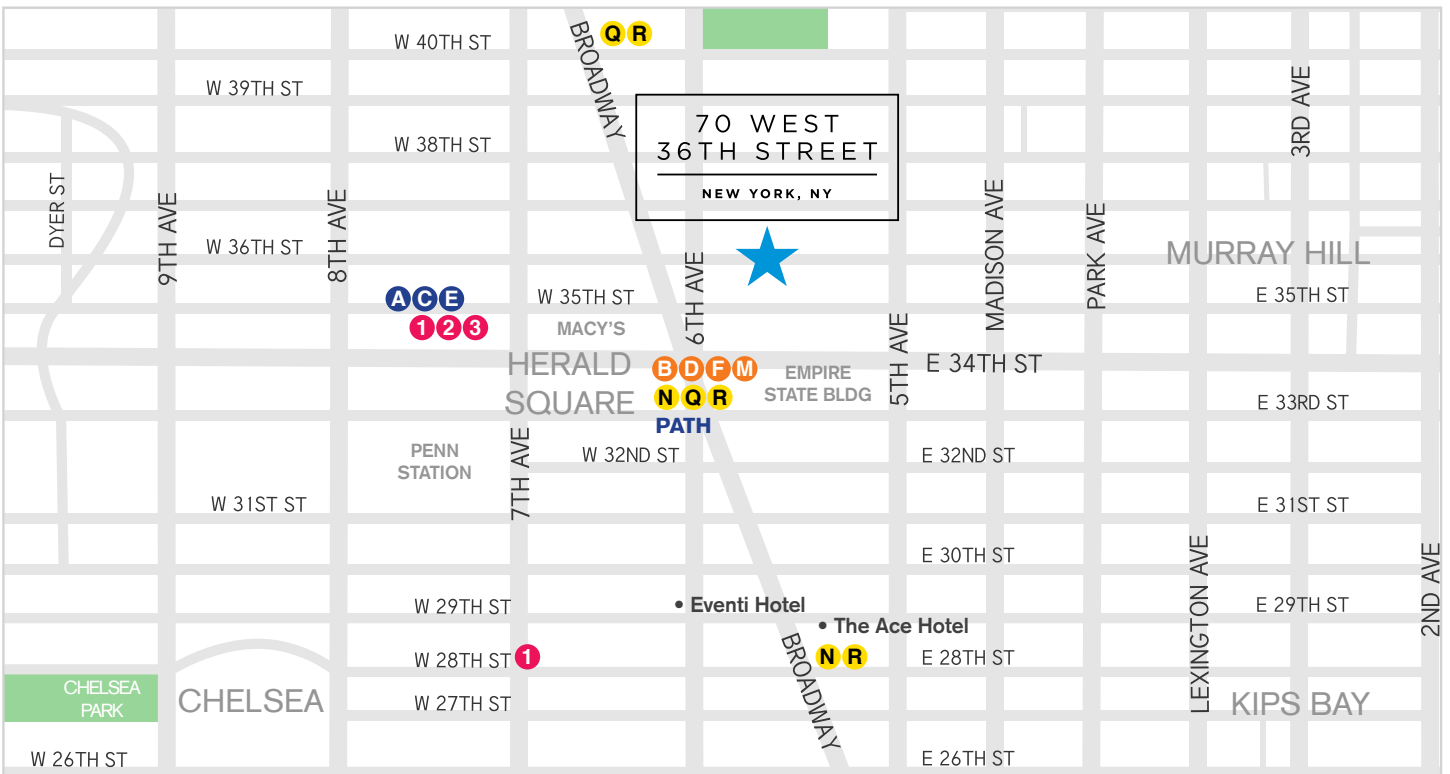


**Rudder Property Group**

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McGettigan's Restaurant on the Ground Floor of 70 West 36th Street



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