

PRICE REDUCTION



131
W
35

HERALD SQUARE OFFICE COOPERATIVE FOR SALE

131 West 35th Street

Between Broadway and Seventh Avenue

Available: Entire 11th Floor: 7,725 RSF
Reduced Price: ~~\$3,823,875 (\$495/RSF)~~ **\$3,000,000 (\$388/RSF)**
Annual Maintenance Charges: \$112,398 (\$14.55/RSF)
Possession: Immediate

Features:

- 12'5" high ceilings and large windows providing tremendous natural light from both northern and southern exposures
- Steps from Penn Station and Herald Square as well as 14 different subway lines and the PATH Train
- One of the most active office co-op buildings in the last decade with a prestigious roster of unit owners who have all completed extensive renovations to their floors
- Recent purchasers in the building include apparel, tech, e-commerce, engineering firms and doctors
- Low maintenance charges which contribute to the long-term benefits of office ownership
- High loan-to-value financing readily available for qualified purchasers
- Separate freight entrance with two large freight elevators

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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





High ceilings and bright natural light



Large, operable windows

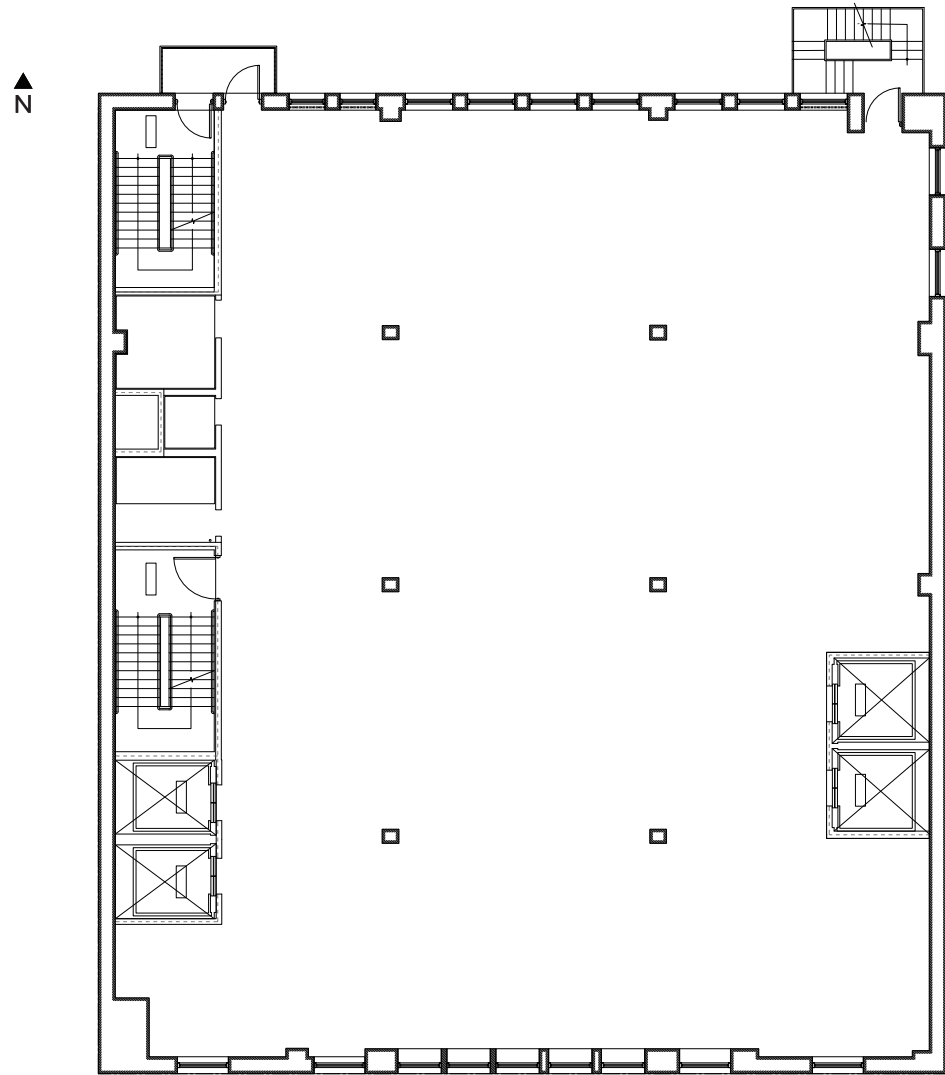


Lobby

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West 35th Street

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Test Fit

- Office
- Executive Office
- Open Space
- Reception
- Conf Room
- Pantry
- IT Room
- Amenities

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HERALD SQUARE

PUBLIC TOILET

Herald Square



Proposed Penn District revitalization



PENN
STATION

Long Island Rail Road
Subway 7 11 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
Shops

MADISON SQUARE GARDEN

FOODHALL

Close proximity to Penn Station



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