

PRICE REDUCTION

CHELSEA COMMERCIAL COOPERATIVE FOR SALE OR LEASE

THE CAPITOL BUILDING

236  26TH ST

**BETWEEN SEVENTH AND
EIGHTH AVENUES
NEW YORK, NY**

Plug-and-Play Office
Space With Live/Work
Conversion Potential



CHELSEA COMMERCIAL COOPERATIVE FOR SALE OR LEASE

THE CAPITOL BUILDING

236  26TH ST

BETWEEN SEVENTH AND EIGHTH AVENUES
NEW YORK, NY

Available:

Partial 4th Floor: 7,250 RSF

Price Reduced:

~~\$5,995,000 (\$827/RSF)~~

\$4,966,250 (\$685/RSF)

Asking Rent:

Inquire for details

Annual Maintenance

(inclusive of real estate taxes):

\$84,245 (\$11.62/RSF)

Possession:

Immediate

Highlights:



Potential to convert the unit to a desirable residential or live/work loft. Many units in the building have been converted to luxury residential apartments.



New creative office installation with seven glass front offices, one glass conference room, large bullpen areas with seating for up to 40 people, kitchen area, brand new bathrooms and three separate entrances.



The Capitol Building, constructed in 1926, is a well-managed live/work building that has a new lobby and upgraded building infrastructure.



Located at the intersection of Chelsea, Silicon Alley, the Penn Station transportation hub and the Hudson Yards.



Own a newly constructed office space for less than the cost of leasing. Many lenders offering high loan-to-value, low interest rate financing options.



Spectacular common roof area with outdoor seating and views of the Empire State Building.

WWW.RUDDERPG.COM/236W36

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Glass front offices floods the space with natural light



Potential to convert the unit to residential or live/work



Plug-and-play creative office space



Newly Renovated Lobby

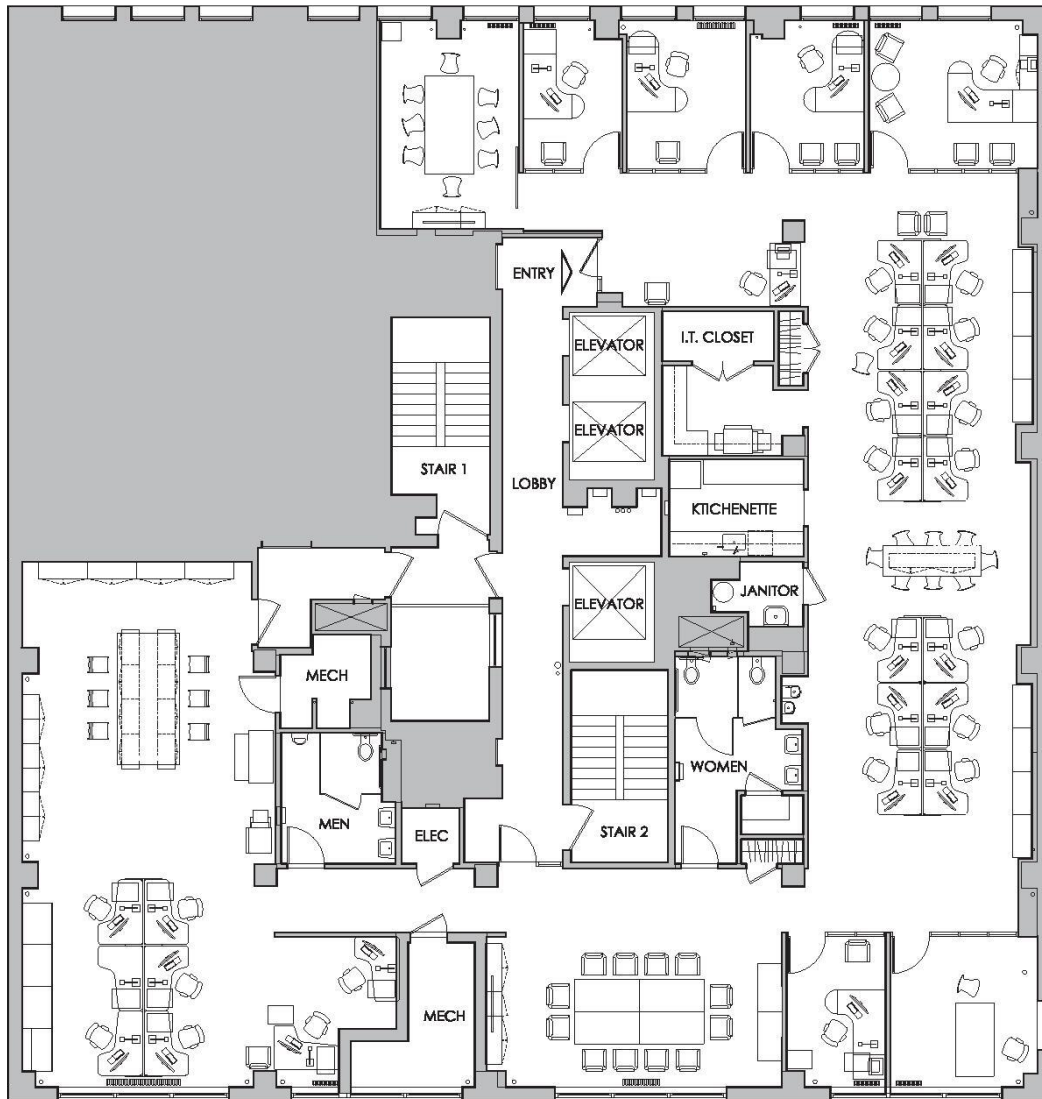
**CHELSEA OFFICE COOPERATIVE
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**BETWEEN SEVENTH AND EIGHTH AVENUES
NEW YORK, NY**

WEST 26TH STREET



Partial 4th Floor
7,250 RSF

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West Chelsea submarket and the Hudson Yards



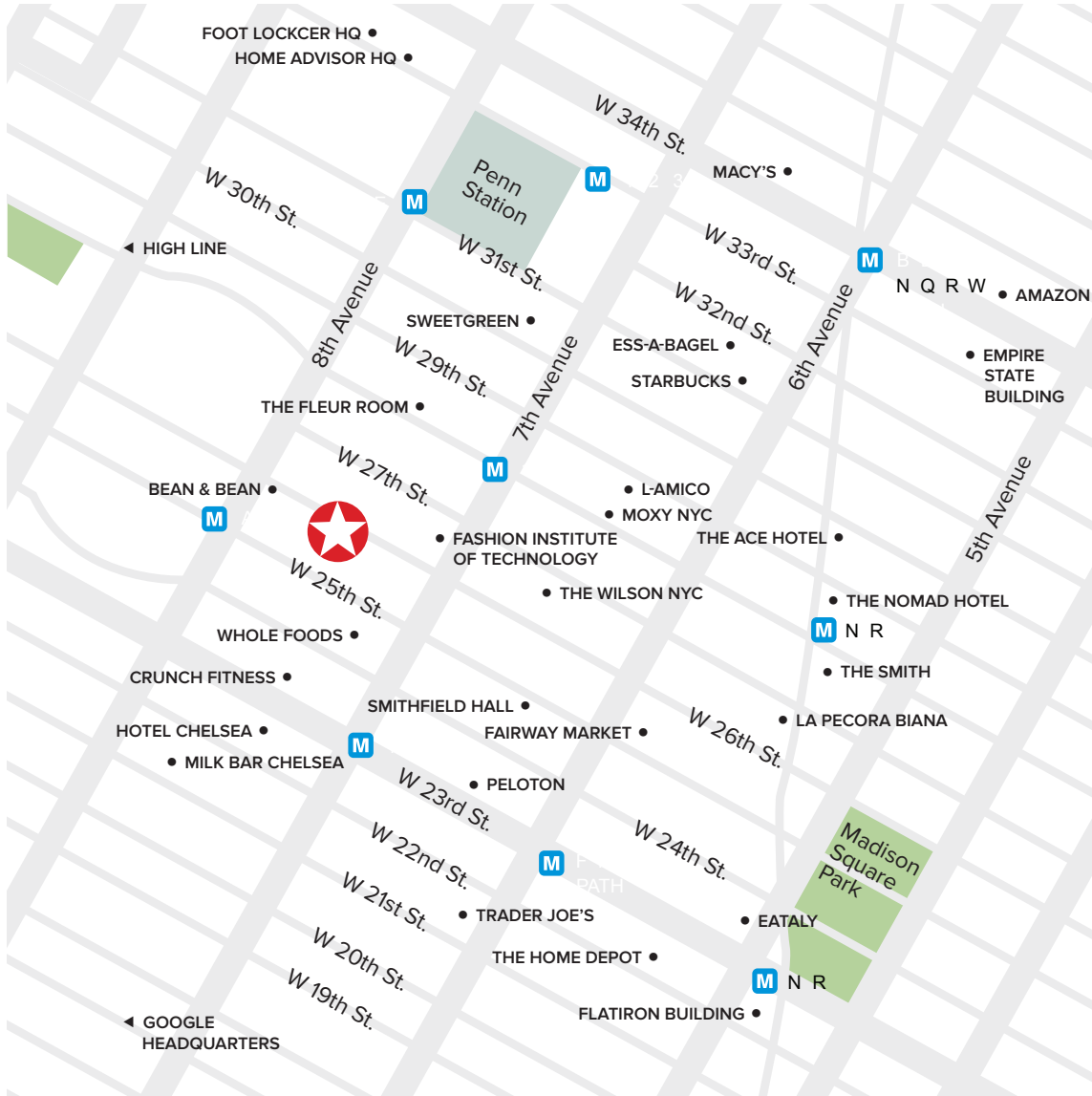
Computer Rendering of the New Penn Station

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NEW YORK, NY



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.

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