

PRICE REDUCTION

OFFICE COOPERATIVE FOR LEASE OR FOR SALE



25W31
25 WEST 31ST STREET

**BETWEEN FIFTH AVENUE
AND BROADWAY
NEW YORK, NY**

**STRADDLING THE
HERALD SQUARE / KOREATOWN /
NOMAD SUBMARKETS**



Rudder
Property Group



25W31
25 WEST 31ST STREET

OFFICE COOPERATIVE FOR LEASE OR FOR SALE

ENTIRE 10TH FLOOR: 5,930 RSF

AVAILABLE FOR LEASE

Annual Rent: \$201,620 (\$34/RSF)

Term: 1-10 Years

Possession: Immediate

AVAILABLE FOR SALE

Reduced Price:

~~\$5,633,500 (\$950/RSF)~~

\$4,950,000 (\$835/RSF)

Annual Maintenance Charges:

(inclusive of real estate taxes): \$71,280
(\$12.00/RSF)

Possession:

Immediate

Highlights:

- Attractive loft space in white-box condition with hardwood floors, high ceilings, new bathrooms and three sides of windows providing tremendous natural light and air
- Close proximity to the hippest street in Manhattan— Broadway between 23rd and 34th street which features the Nomad, Ace, Ritz Carlton and Virgin Hotels, the Smith, La Pecora Bianca and Cha Cha Matcha
- Low maintenance charges
- Highly efficient layout with a single row of columns
- Separate freight entrance with a large freight elevator

[WEBSITE](#)

[VIRTUAL WALKTHROUGH](#)

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





Bright space with high ceilings, large windows and one row of columns



Close to the new Ritz Carlton NoMad

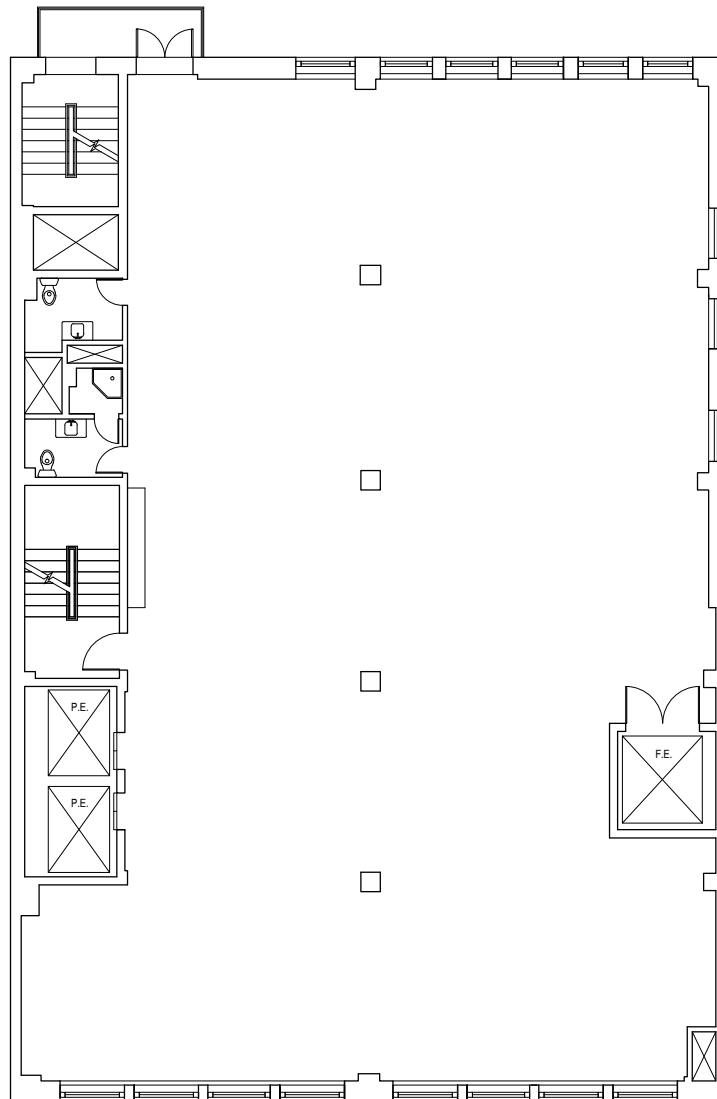


Expansive views due to low rise coned building on West 31st Street



Lobby

**PENTHOUSE OFFICE COOPERATIVE
FOR LEASE OR FOR SALE**



WEST 31ST STREET



Core Plan
Entire 10th Floor: 5,930 RSF

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
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



PENTHOUSE OFFICE COOPERATIVE FOR LEASE OR FOR SALE



WEST 31ST STREET



Test Fit
Entire 10th Floor: 5,930 RSF

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

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
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





Virgin Hotel



Adjacent to a new Broadway office development

PENTHOUSE OFFICE COOPERATIVE FOR LEASE OR FOR SALE



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

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

