



35W36

BUILDING EQUITY
BOUTIQUE OFFICE OWNERSHIP IN HERALD SQUARE

35 West 36th Street
NEW YORK, NY
between Fifth and Sixth Avenues



Rudder
Property Group



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BUILDING EQUITY

BOUTIQUE OFFICE OWNERSHIP IN HERALD SQUARE

STOP PAYING RENT, BUILD EQUITY AND INVEST IN YOUR FUTURE AT 35 WEST 36TH STREET

AVAILABLE

Entire 10th Floor: 6,758 RSF

Asking Price: \$3,379,000 (\$500/RSF)

Tenant Lease Expiration: May 2025

Estimated Annual Common Charges: \$57,443 (\$8.50/RSF)

Estimated Annual Real Estate Taxes: \$42,667 (\$6.31/RSF)

- 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



Michael Rudder

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Justin Harris

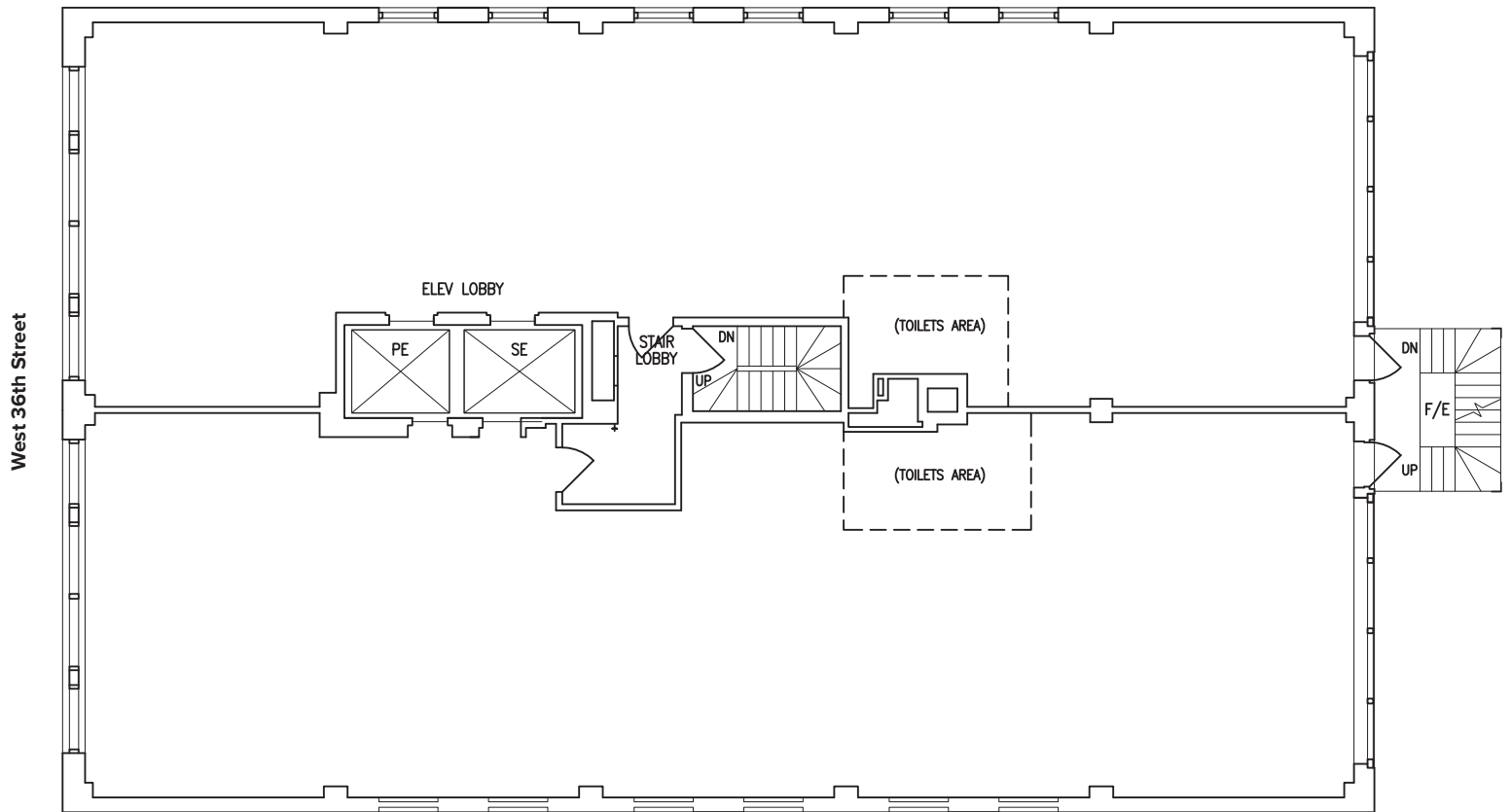
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ENTIRE 10TH FLOOR

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Conference Room



Showroom



Building Lobby



Typical Bathroom

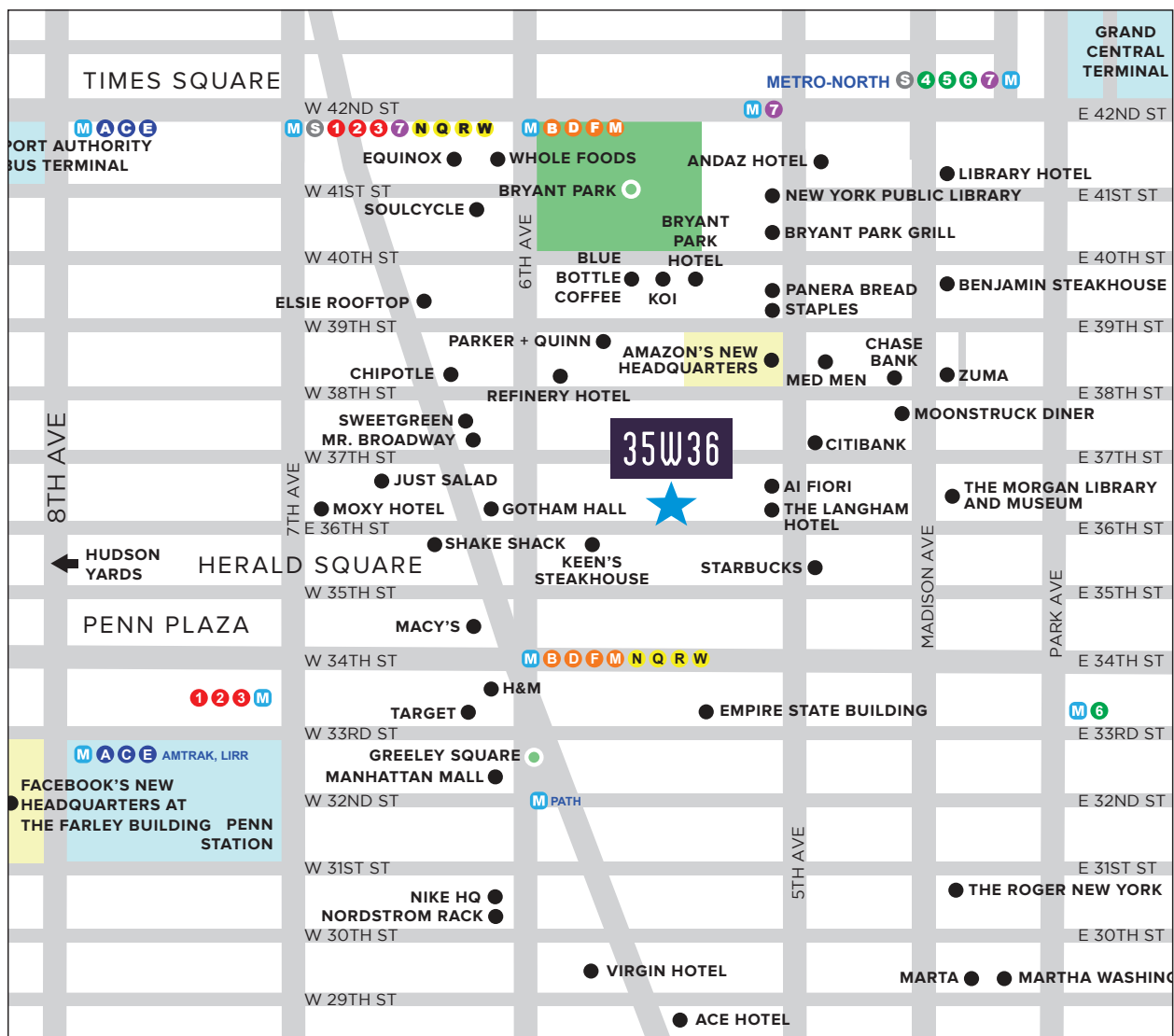


HERALD SQUARE SUBMARKET

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.





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