

INSTITUTIONAL QUALITY OFFICE CONDOMINIUM
IN THE HEART OF HERALD SQUARE AND
KOREATOWN FOR SALE

20 WEST 33RD STREET

BETWEEN FIFTH & SIXTH AVENUES, NEW YORK, NY

Ideal for Corporate Headquarters, Professional Services Firms,
Creative Companies, Showrooms and Owner Occupiers



Rudder
Property Group

INSTITUTIONAL QUALITY OFFICE CONDOMINIUM IN THE
HEART OF HERALD SQUARE AND KOREATOWN FOR SALE

20 WEST 33RD STREET

AVAILABLE

Entire 7th Floor:
13,966 RSF

Asking Price:
\$7,681,300 (\$550/RSF)

**Approximate Annual
Common Charges:**
\$85,764 (\$6.14/RSF)

**Approximate Annual
Real Estate Taxes:**
\$134,897 (\$9.65/RSF)

Possession:
Immediate

Features:

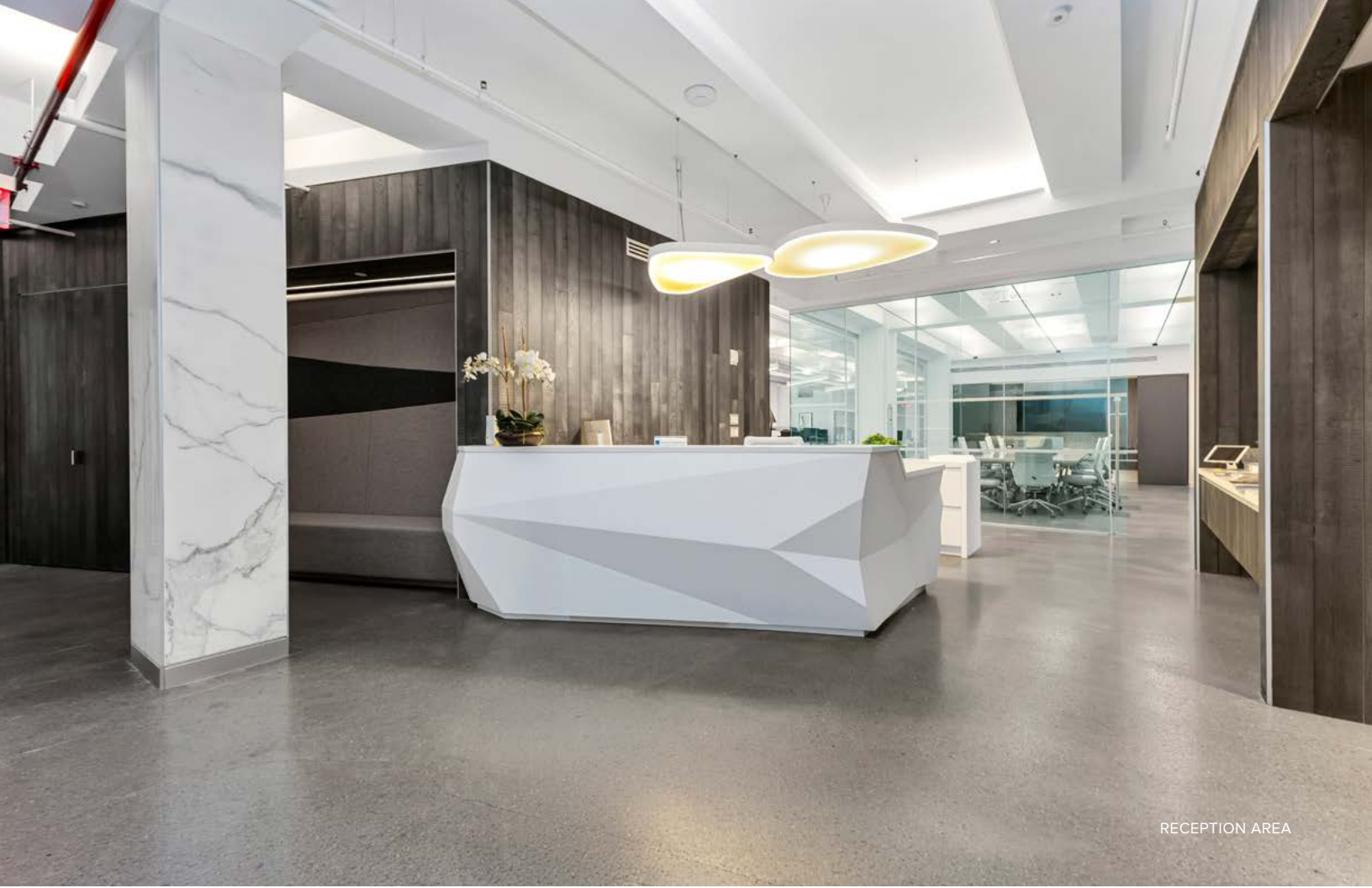
- Move in ready installation featuring an executive suite, large conference rooms, private offices, meeting rooms and open work areas.
- Full floor office condominium measuring approximately 13,966 RSF with efficient side-core layout.
- Exceptional natural light from oversized windows with approximately 125 feet of frontage along West 33rd Street and views of the Empire State Building.
- Large CEO office, custom millwork, full private bathroom with large stone shower and conference space within the office.
- 8, sound proof interior meeting rooms, 2 small, 1 medium and one very large conference rooms.
- High-end pantry with premium finishes and employee lounge.
- Brand new air conditioning system (2026) and decorative exposed duct work.
- Modern attended lobby with three passenger elevators and two freight elevators accessed through a dedicated loading entrance.
- High power capacity and heavy floor loads suitable for office, showroom, production and creative users.
- Located in the heart of Herald Square and Koreatown, one of Manhattan's most active commercial districts with immediate access to restaurants, retailers and services.
- Two blocks from Penn Station and moments from Herald Square, providing access to PATH, NJ Transit, LIRR, Amtrak and nearly every major subway line.
- Surrounded by major corporate occupiers, fashion companies, technology firms and the vibrant Koreatown business community.
- High loan-to-value financing readily available for qualified purchasers.

Michael Rudder
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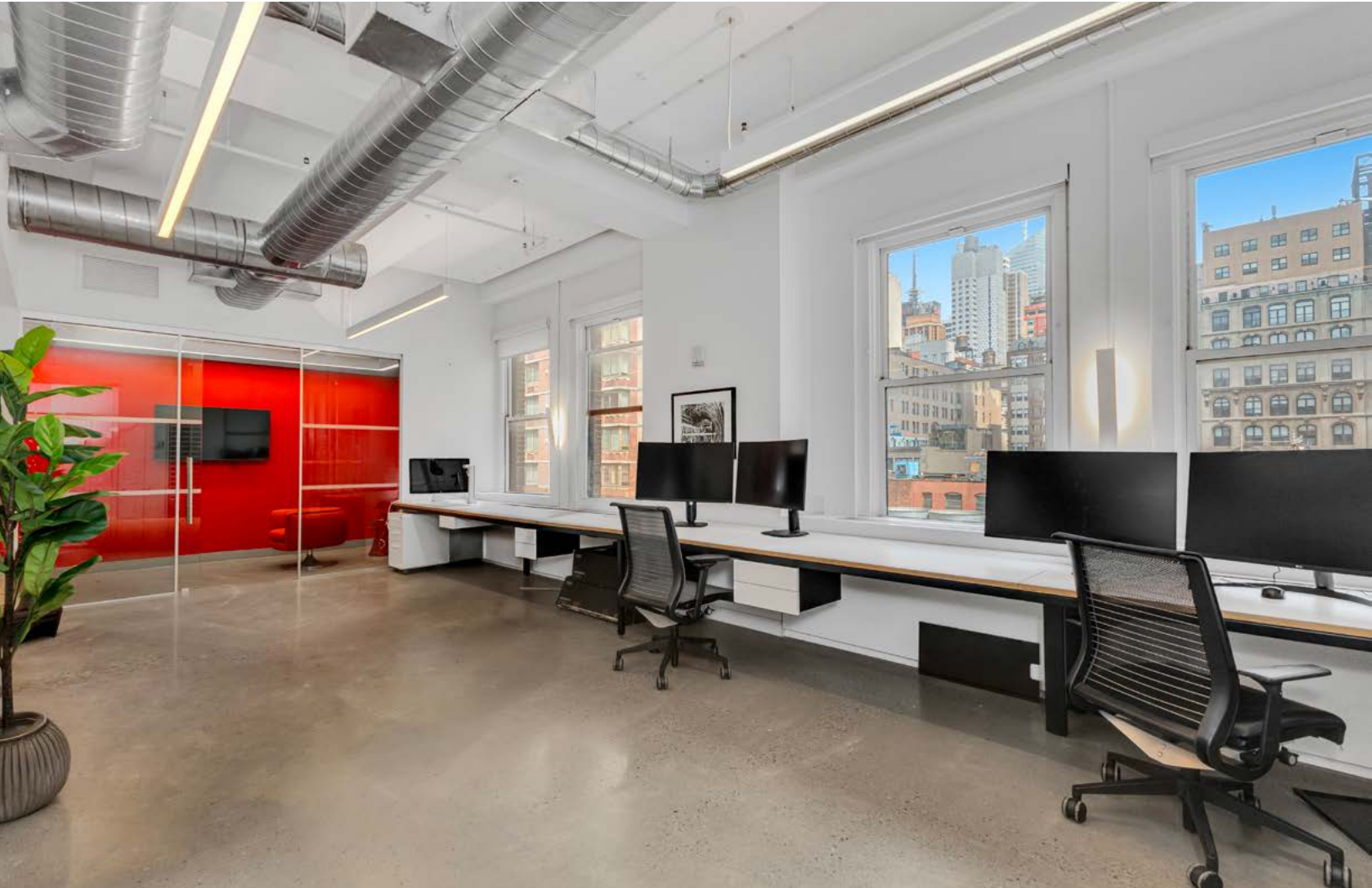
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RECEPTION AREA





KITCHEN AND EMPLOYEE LOUNGE



OPEN BULLPEN SEATING



MULTIPLE PRIVATE OFFICES



HUDDLE ROOMS



EXECUTIVE OFFICE



ELEVATOR LOBBY



Greeley Square



Empire State Building





Macy's at Herald Square

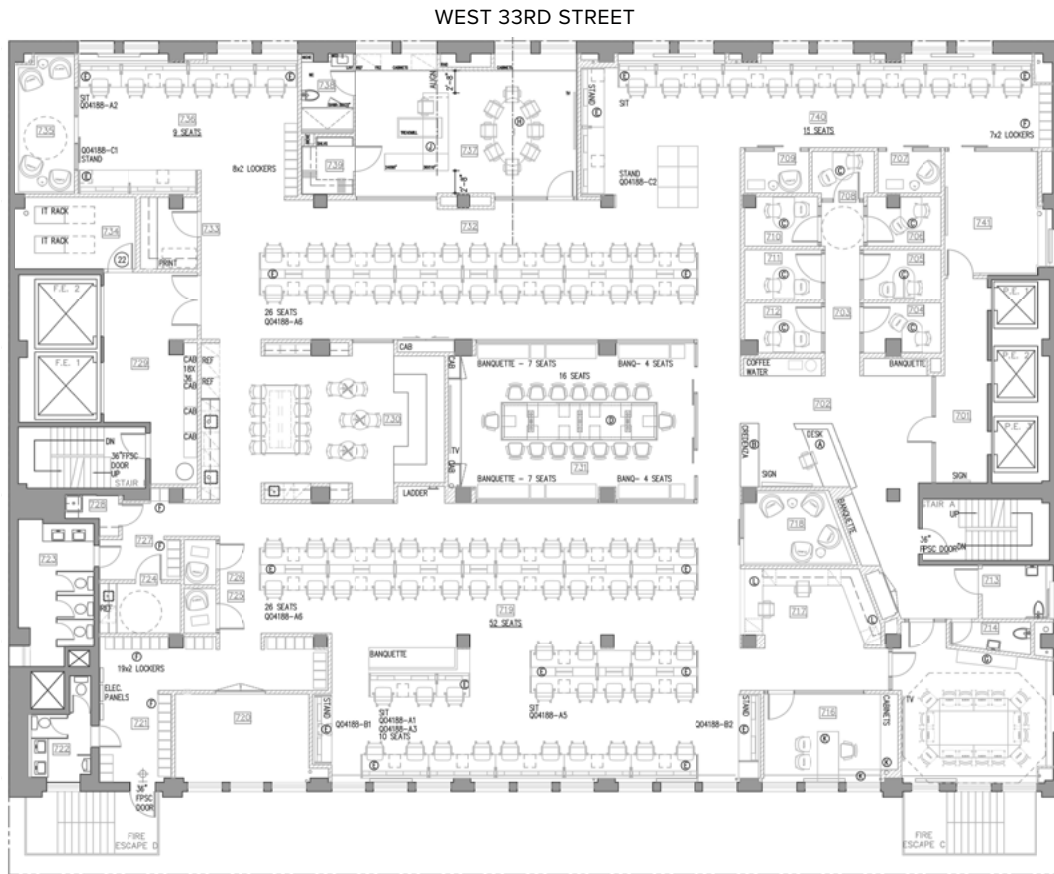


The Morgan Library and Museum

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CURRENT AS-BUILT

Entire 7th Floor
13,966 RSF

WWW.RUDDERPG.COM/20W33RD-7

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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.

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