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WEST 33RD STREET NEW YORK, NY

PENN DISTRICT PENTHOUSE OFFICE CONDOMINIUM FOR SALE

131 WEST 33RD STREET, NEW YORK NY
between Sixth and Seventh Avenues

Views from the 17th Floor



Unit Highlights:

- Located adjacent to Vornado Realty Trust's \$2 billion Penn District redevelopment attracting some of the highest office rents in the city.
- Immediate access to Penn Station, Moynihan Train Hall, PATH and multiple subway lines
- 55 operable windows providing unobstructed Penn District
- Full floor 17th floor penthouse office condominium with existing installation

Neighborhood Highlights:

- Located in the center of the Penn District redevelopment corridor
- Immediate access to Penn Station, Moynihan Train Hall, PATH and 14 subway lines
- Adjacent to PENN 1 and PENN 2, recently redeveloped by Vornado Realty Trust
- Surrounded by institutional office tenants including Meta, KPMG, Madison Square Garden Entertainment, JPMorgan Chase, and Major League Soccer
- Walking distance to Hudson Yards, Nomad and Bryant Park
- Steps from some of Manhattan's most active restaurant and hospitality corridors

Availability:

Entire 17th Floor: 6,333 RSF

Asking Price:

\$3,750,000 (\$592/RSF)

Common Charges:

\$78,868 (\$12.45/RSF)

Real Estate Taxes:

\$61,093 (\$9.65/RSF)

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Rudder Property Group

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Existing installation with high window-per-square-foot ratio



17-story office condominium building with attended lobby and 4 passenger elevators



Moynihan food hall



131 West 33rd Street is positioned directly adjacent to Vornado Realty Trust's transformational Penn District redevelopment, a multi billion dollar investment bringing new office towers, public spaces, retail destinations and infrastructure improvements to the neighborhood

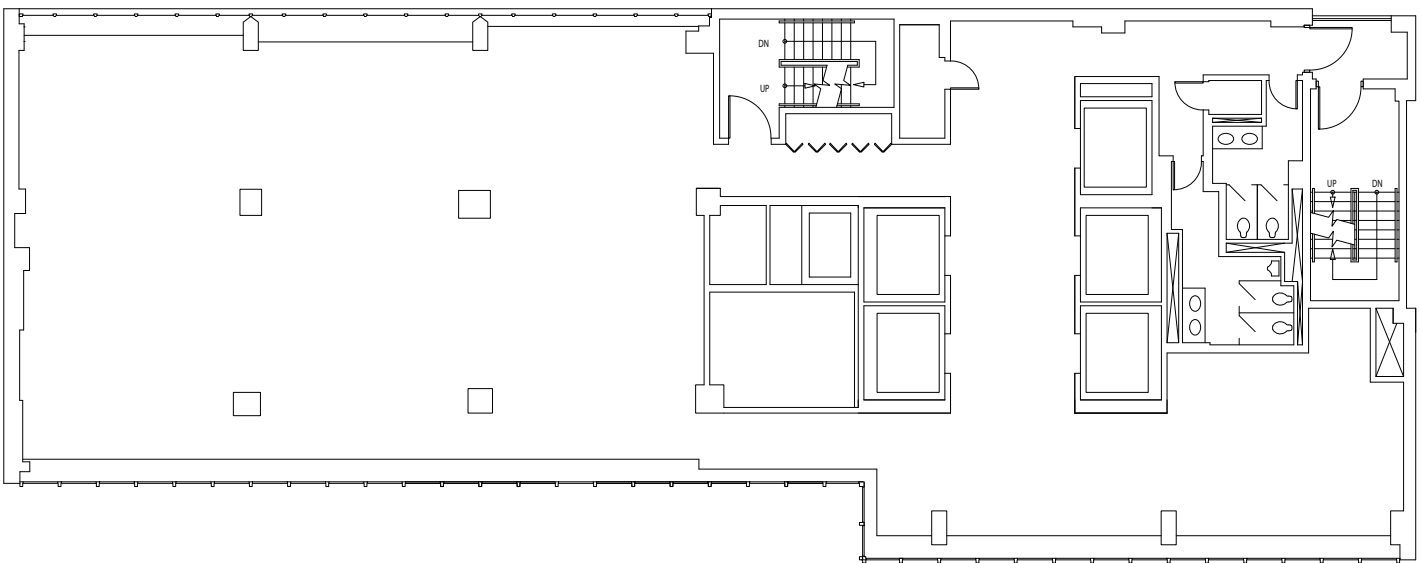


Adjacent to Madison Square Garden



Redeveloped Moynihan train station

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WEST 33RD STREET
NEW YORK, NY



- Only Four Interior Columns
- 55 Operable Windows
- Full Floor Identity
- Efficient Rectangular Layout
- Excellent Window Line
- Potential for Multiple Executive Offices / Conference Rooms

WEST 33RD STREET

17th Floor
6,333 RSF

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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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RESTAURANTS

- | | | |
|-----------------|----------------|--------------------------|
| Ci Siamo | STK | Ichiran |
| Zou Zou's | Electric Lemon | Hudson Yards Restaurants |
| Los Tacos No. 1 | Peak | |
| Friedman's | Mercado Little | |
| Skirt Steak | Spain | |

CORPORATE TENANTS

- | | |
|--------------|-----------------------|
| Meta | Soccer |
| BlackRock | Universal Music Group |
| KKR | Macy's |
| IBM | Amazon |
| Major League | |

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