

240 West 35TH

Large Block
Available
**10,000 -
40,000 SF**

Located in the heart
of the Penn District



Moynihan Train Station



Madison Square Garden



Amazon (1 block away)

BUILDING HIGHLIGHTS

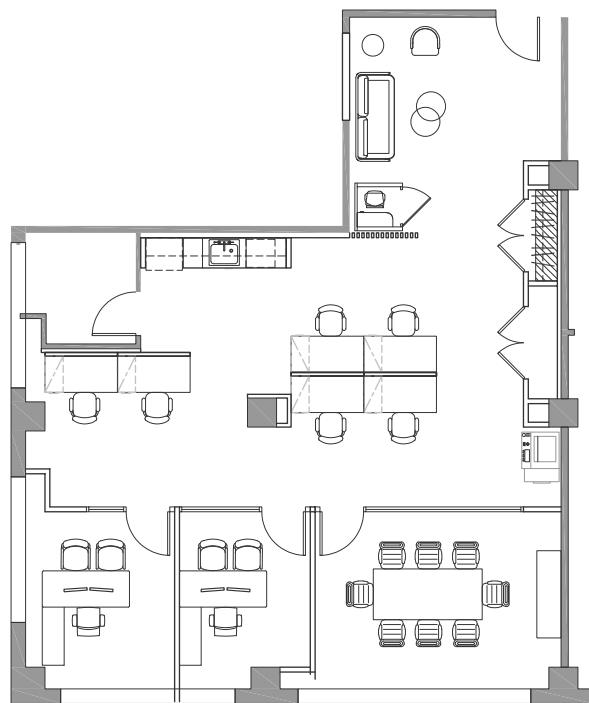
- ◆ *Attended Lobby 7:00am-11:00 pm*
- ◆ *24/7/365 access*
- ◆ *Dedicated, tenant-controlled AC*
- ◆ *Recently renovated entrance and lobby, building systems, facade and common corridors*
- ◆ *Operable windows*
- ◆ *3 passenger elevators with new mechanicals*
- ◆ *1 freight elevator*
- ◆ *Renovated bathrooms*
- ◆ *Institutional ownership*
- ◆ *NBI's are available for full floors*





Suite 1200

Suite 1200

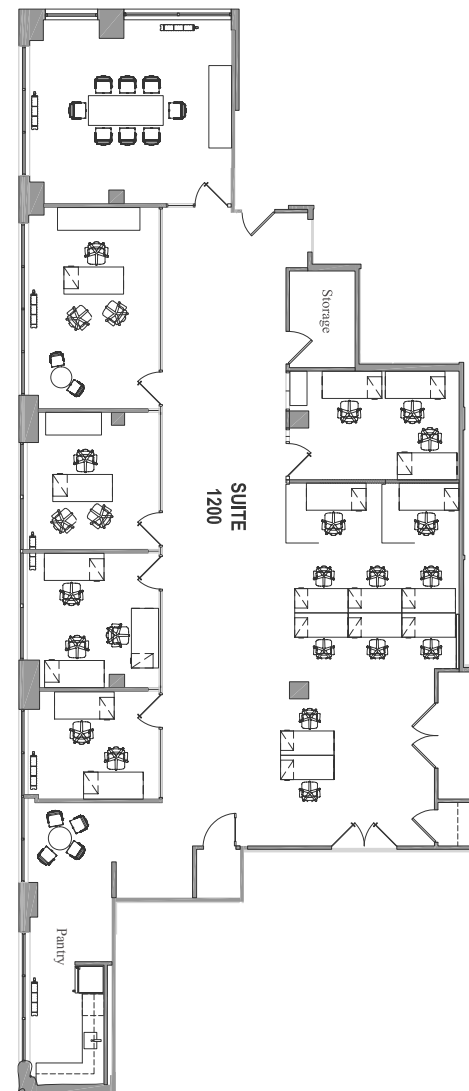


◀ SUITE 404 – 2,239 RSF

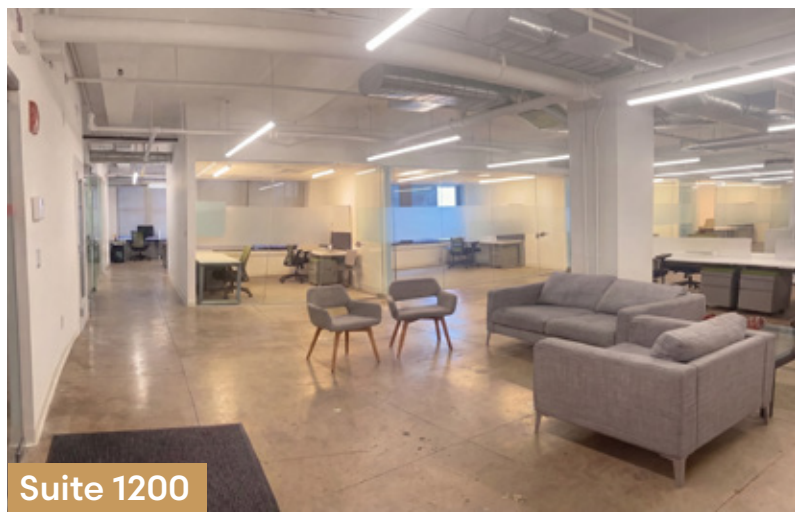
- ◆ *NEW prebuilt pending*
- ◆ *2 offices with glass fronts*
- ◆ *1 conference room*
- ◆ *6 workstations*
- ◆ *Pantry*
- ◆ **Can be delivered furnished**

SUITE 1200 – 4,635 RSF ▶

- ◆ **Furnished & Wired**
- ◆ *5 offices with glass fronts*
- ◆ *1 conference room with glass front*
- ◆ *Room for up to 12 workstations*
- ◆ *Pantry*
- ◆ *1 phone room*
- ◆ *Exposed ceilings and floors*
- ◆ **Fully Furnished**



Suite 404 – Rendering of finishes



Suite 1200

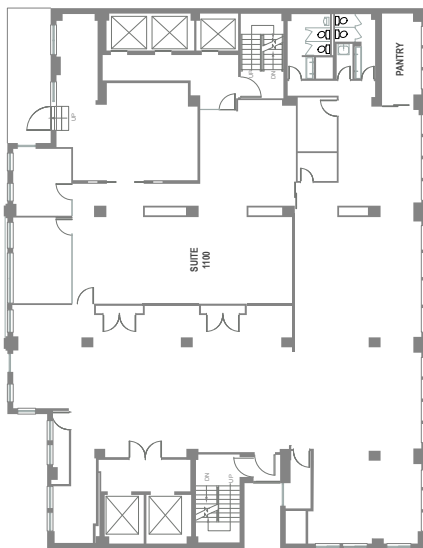


11th Floor

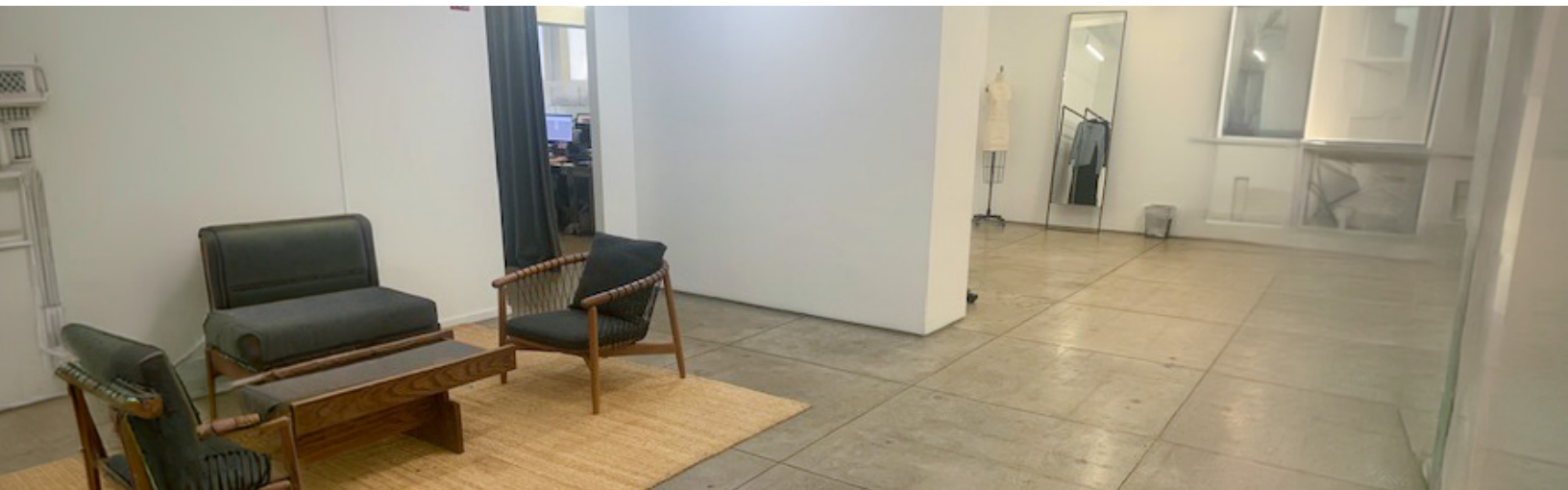
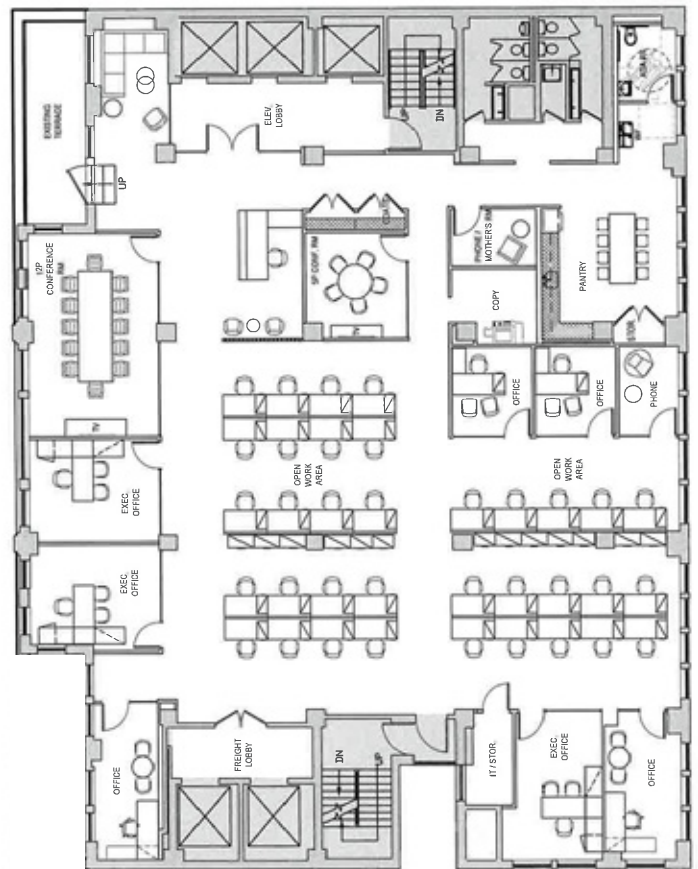
ENTIRE 11TH FLOOR – 8,982 RSF

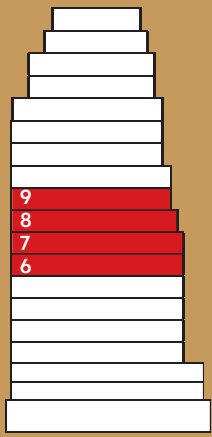
- ◆ Previous fashion showroom
- ◆ Exposed ceilings and concrete floors
- ◆ Full floor with Southern and Northern exposures
- ◆ Private bathrooms
- ◆ Wet pantry
- ◆ Two offices
- ◆ Usable terrace

existing condition plan



proposed office layout



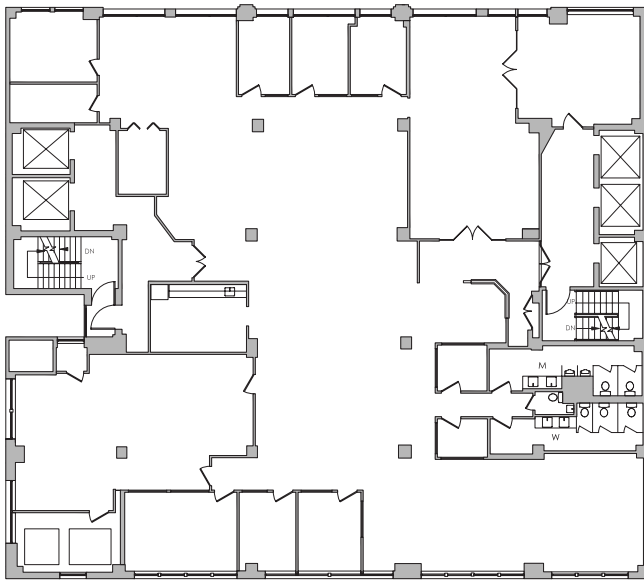


Building-within-a-Building

Up to **42,800 rsf** of contiguous space

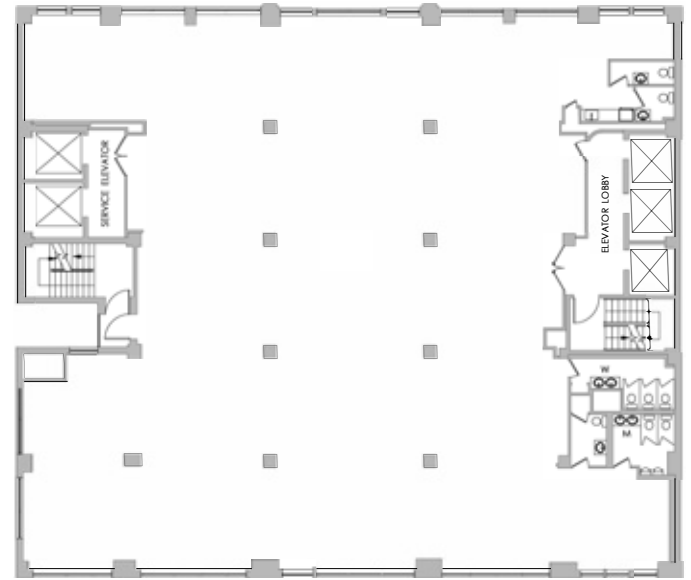
6th - 9th floors with dedicated elevator potential

Will provide an NBI on any floor



ENTIRE 6TH FLOOR – 11,070 RSF

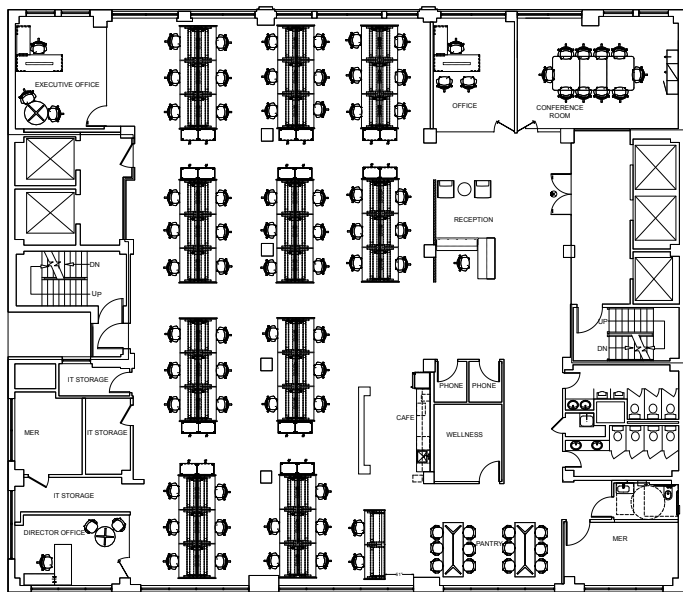
- ◆ 8 offices
- ◆ 2 conference rooms
- ◆ Large bullpen
- ◆ Eat-in pantry



ENTIRE 7TH FLOOR – 10,676 RSF

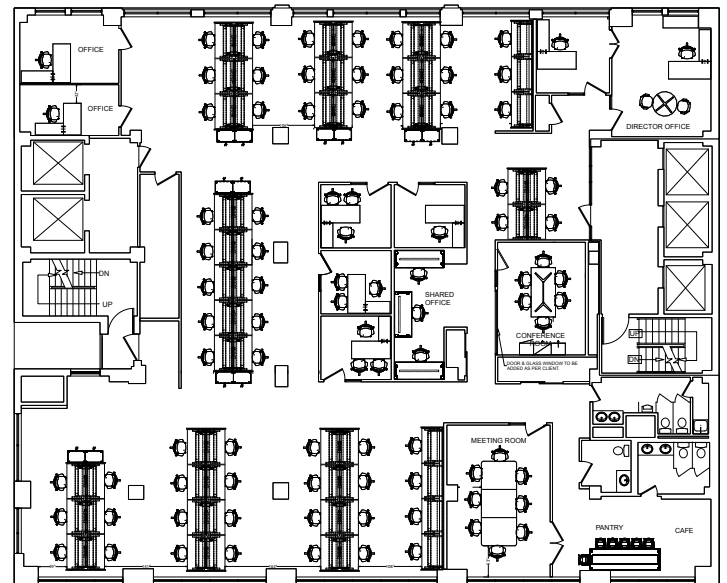
- ◆ Landlord will build to suit
- ◆ Private bathrooms (including 1 ADA)





ENTIRE 8TH FLOOR – 10,969 RSF

- ◆ New prebuilt
- ◆ 4 conference rooms with glass fronts
- ◆ Large bullpen
- ◆ Café style pantry
- ◆ Private bathrooms (including 1 ADA)
- ◆ Wellness room



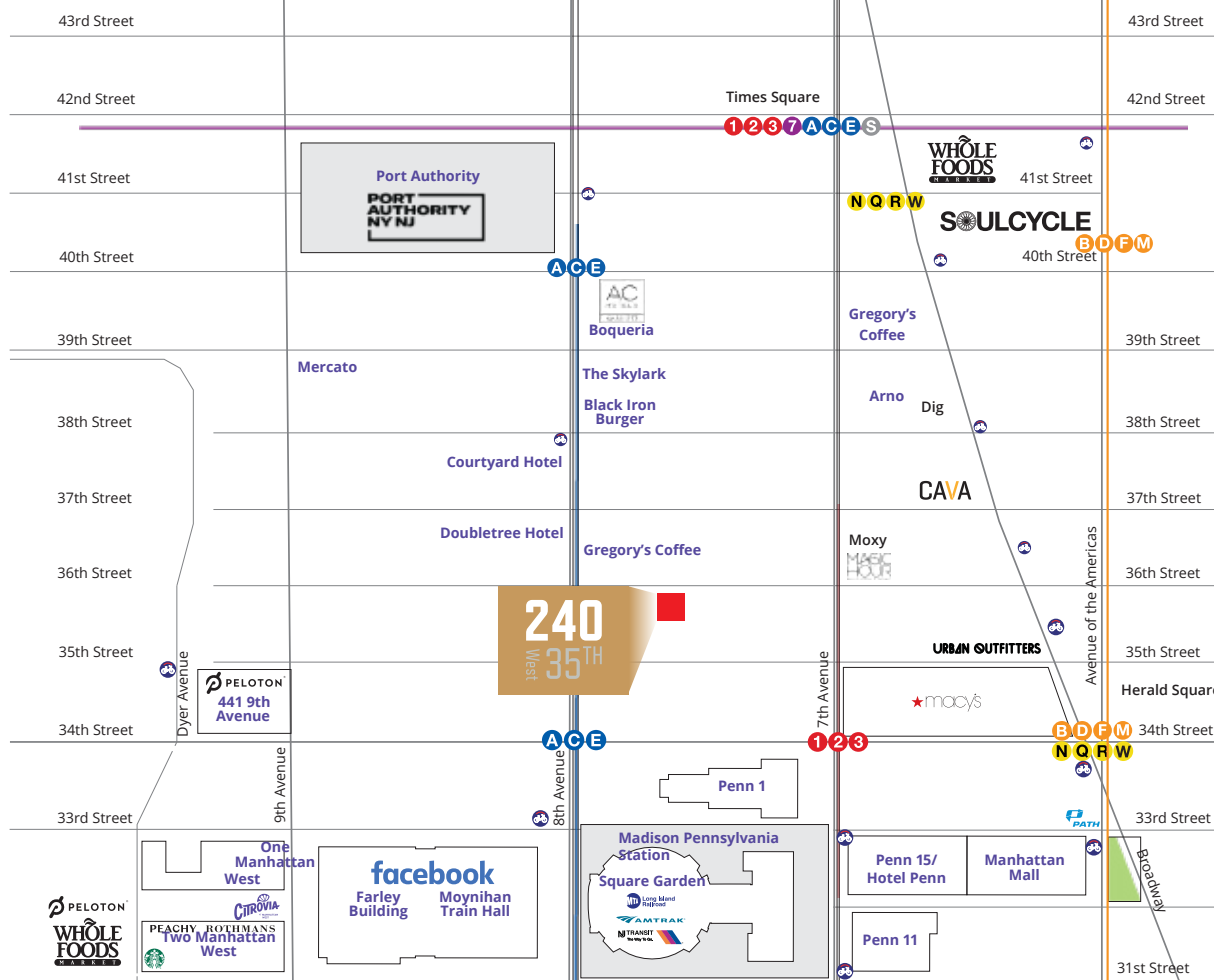
ENTIRE 9TH FLOOR – 10,100 RSF

- ◆ 8 offices
- ◆ 1 Conference room
- ◆ Large open area
- ◆ Eat-in pantry
- ◆ Private bathrooms



35TH STREET | FOOD & BEVERAGE ESTABLISHMENTS





NEIGHBORHOOD HIGHLIGHTS

- ◆ Centrally located between Penn Station and Port Authority and steps from The Moynihan Train Hall, Hudson Yards and Herald Square
- ◆ Neighbors include: Facebook, Amazon, Macy's, Peloton, Whole Foods, Shops at Manhattan West, Starbucks, Best Bagels, Planet Fitness and Staples
- ◆ Near the following:



FURNITURE CAN BE MADE AVAILABLE UPON REQUEST

For more information, please contact:

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