

Herald Square/Penn Plaza Office Condominium For Sale

**70 WEST
36TH STREET**

NEW YORK, NY

Between Fifth and Sixth Avenues

PRICE REDUCED



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Available: Partial 12th Floor - 3,276 RSF

Reduced Price: ~~\$3,700,000~~ **\$3,395,000**

Annual Common Charges: \$21,865 (\$6.67/RSF)

Annual Real Estate Taxes: \$22,658 (\$6.92/RSF)

Property Highlights:

- Corner unit lined with 17 newly replaced large windows
- North and west exposures with tremendous natural light and cityscape views
- Recently constructed with a high-end office installation
- Center-core construction allows for highly efficient column-free units
- Newly renovated elevator cabs
- Convenient transportation nearby: 1, 2, 3, B, D, F, M, N, Q, R, and W subway lines, the PATH train and Penn Station

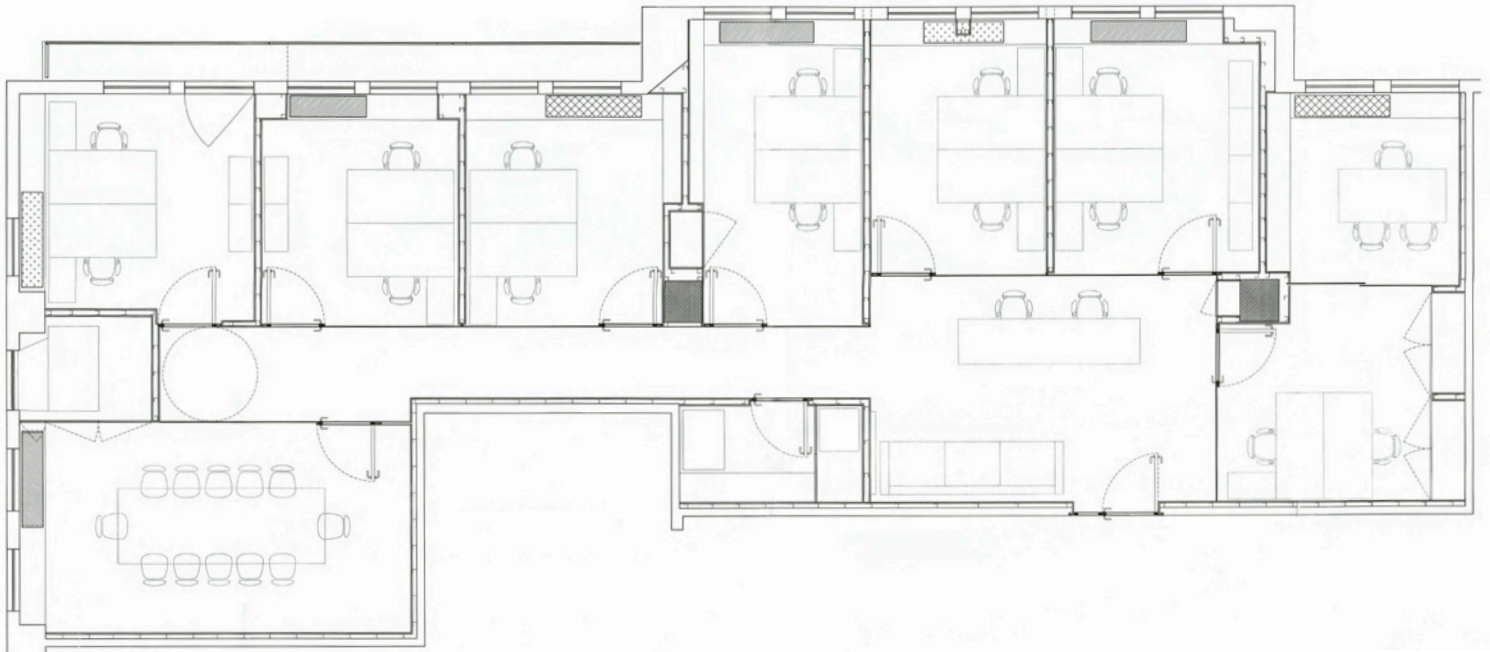


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West 36th Street



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