

225 W 35TH Street

BETWEEN 7TH & 8TH AVENUE



REDWOOD
PROPERTY GROUP
EXCLUSIVE BROKER



Partial 6th Floor

4,000 SF

SPACE NOTES:

\$49 PSF

- Landlord to Deliver Brand New NBI
- Wall of 15 Oversized Windows
- Will Have 2 Private Bathrooms, Pantry Available

Partial 3rd Floor

2,143 SF

SPACE NOTES: AVAILABLE 9/1/18

\$49 PSF

- Currently Showroom with Harwood Floors, Drop Ceiling
- 8 Windows Facing North
- No As-Built Floorplan
- Landlord Can Deliver NBI or Modify

Partial 3rd Floor

1,255 SF

SPACE NOTES: AVAILABLE 9/1/18

\$49 PSF

- Currently Windowed Office, Small Conf, Reception, Open Area
- Landlord Can Deliver NBI or Modify
- 4 Windows Facing Front Building, Good Light
- Excellent Elevator Presence

NEARBY
TRAINS



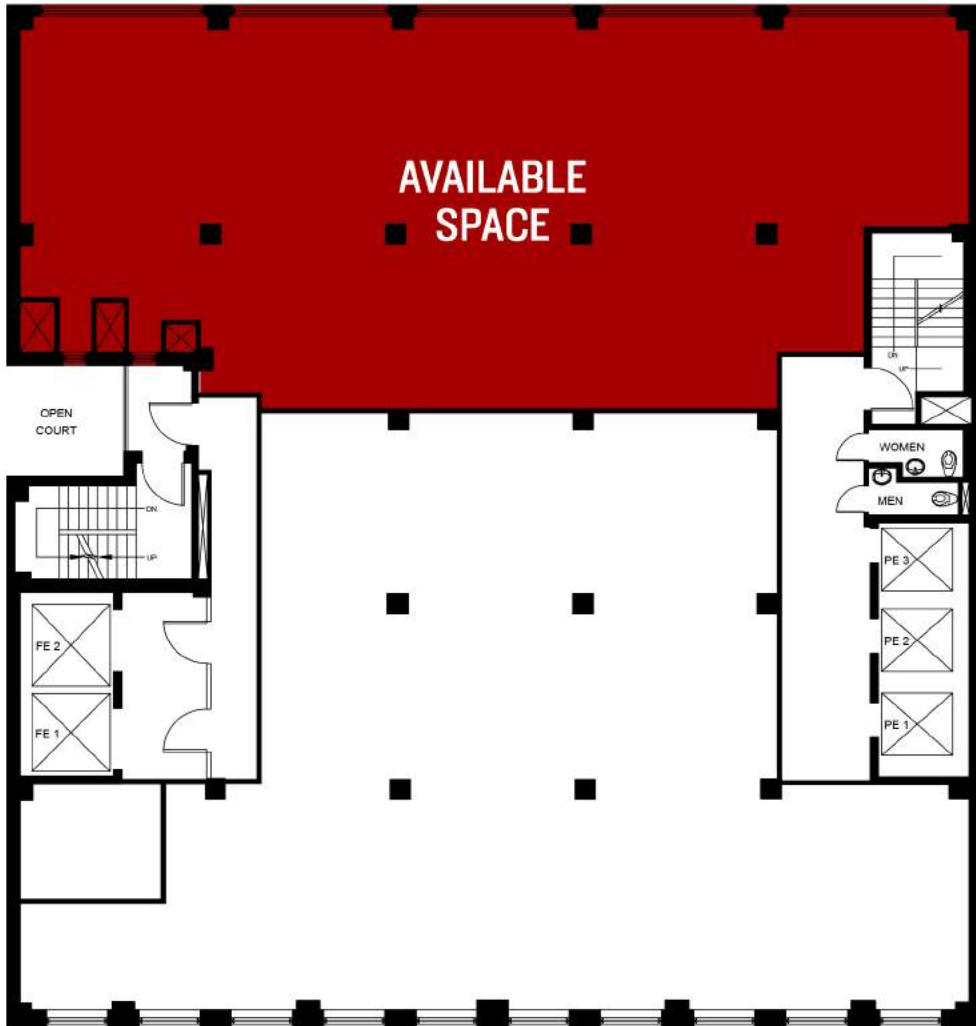
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225 West 35th Street, 12th Fl. New York, NY 10001

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Partial 6th Floor **4,000 SF**

SPACE NOTES:

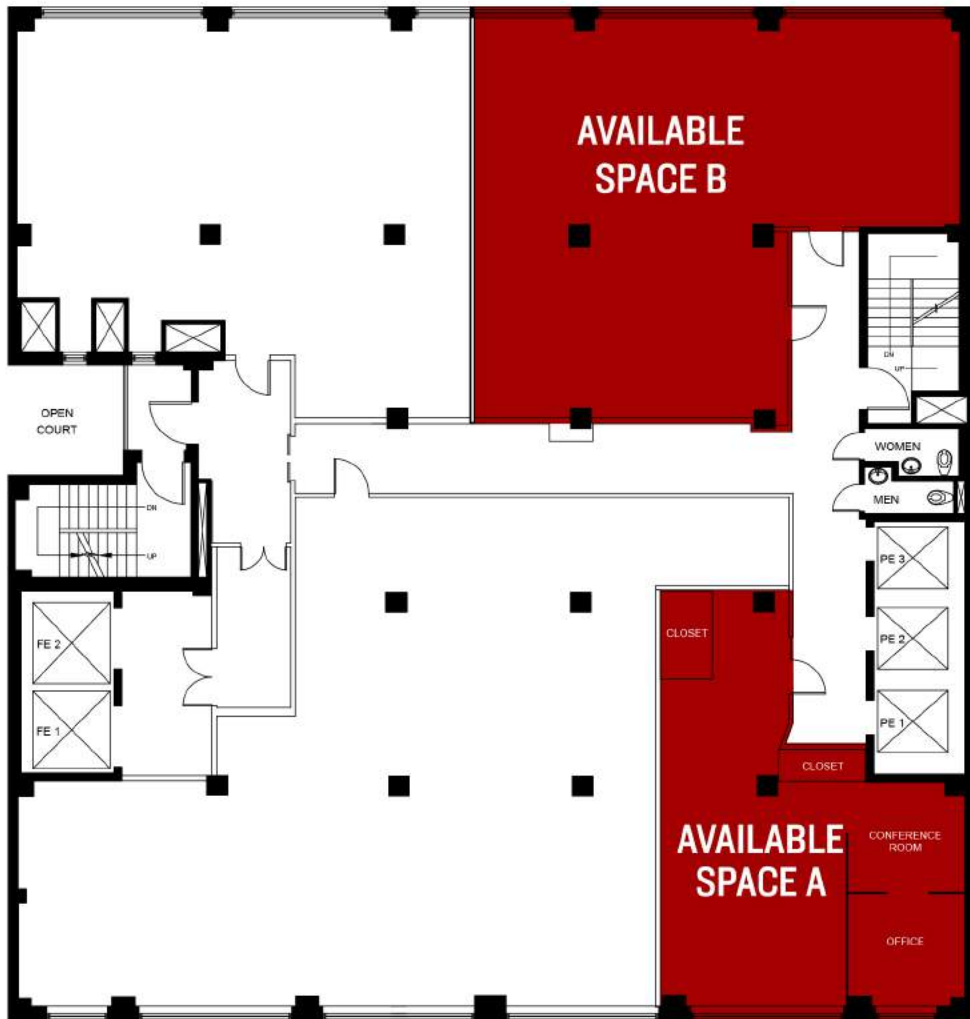
- 5-10 Year Lease
- Oversized Windows
- Brand New NBI
- 2 Private Bathrooms

BUILDING NOTES:

- Renovated, Attended, Marble Lobby
- 2 Brand New, Automatic, Very large, Freight Elevators
- Extremely Convenient Location
- All Units Have 24/7 Tenant-Controlled Central Air

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Partial 3rd Floor A **1,255 SF**

Partial 3rd Floor B **2,143 SF**

SPACE NOTES:

- 5-10 Year Lease
- Brand New NBI
- Oversized Front-Facing Windows

BUILDING NOTES:

- Renovated, Attended, Marble Lobby
- 2 Brand New, Automatic, Very large, Freight Elevators
- Extremely Convenient Location
- All Units Have 24/7 Tenant-Controlled Central Air

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PHOTOS ARE OF STANDARD BUILDING FINISHES:



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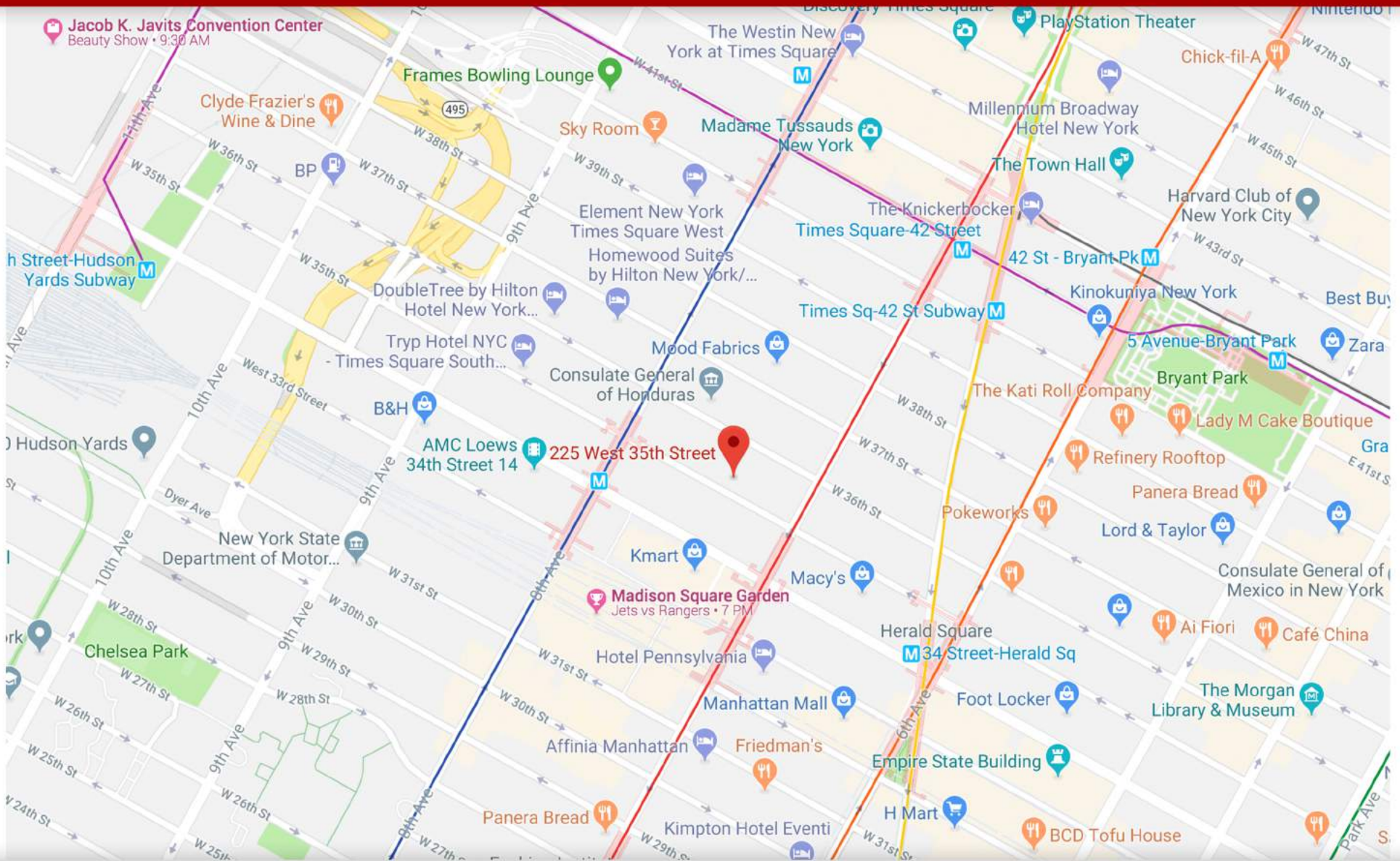
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