

131 West 35th Street New Prebuilt Office Lofts



MIDTOWN WEST NYC



Front Half of the 8th Floor

3,650 RSF

Move In Ready Office Loft

\$50 per sq ft - Negotiable

Design/Style Features:

- *Beautiful New Pre-Built Loft
- *Available Immediately
- *High, Exposed Ceilings
- *New Polished Concrete Floors
- *New Conference Room+Bullpen
- *Landlord Will Add Private Offices
- *Existing Open Plan On Page 2
- *Office Intensive Plan On Page 3



Layout & Installation Features:

- *New glass-walled conference room
- *Large open bullpen for 15 to 30 people
- *Brand new modern wet pantry
- *Great natural light and views
- *12-Foot high open ceiling plan
- *New Coronet LS1 LED upward lighting
- *Oversize double thermopane windows
- *Tenant-controlled, 24/7 Central Air
- *New modern, spiraling ductwork
- *Double-door entry right off elevators
- *2 Passenger & 2 Freight Elevators
- *One Block from Penn Station



BILL McCollum - 212-268-8290 wmccollum@pmrny.com

35th STREET

**Existing Layout: Prebuilt Open Space
W/Glass Conf Room & New Wet Pantry**

SUITE A

3,650 RSF

**Passenger
Elevators**

**Freight
Elevators**

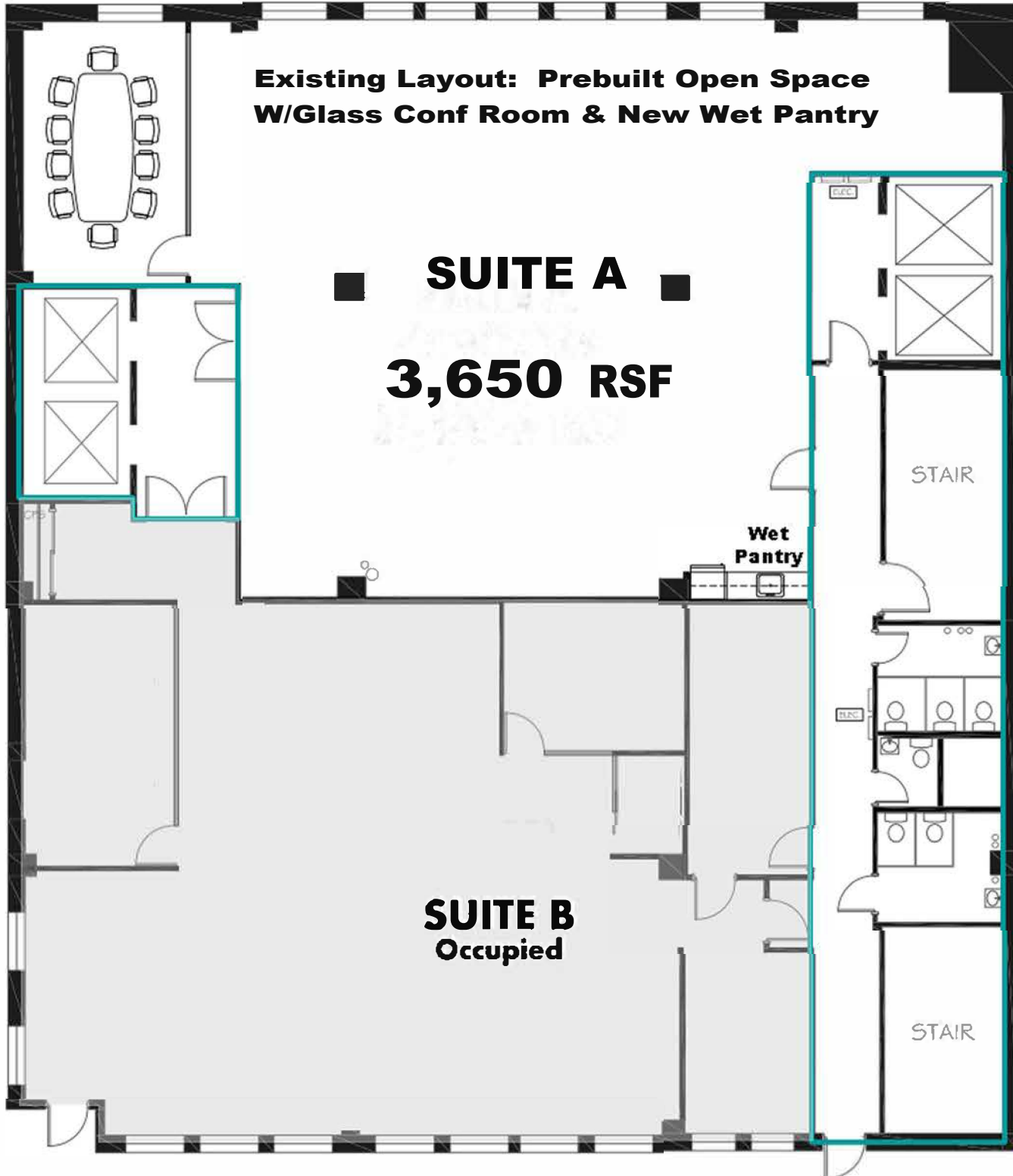
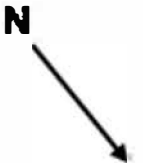
**Common Area
(Blue)**

**Wet
Pantry**

STAIR

**SUITE B
Occupied**

STAIR



Proposed Layout with 5 Offices and 14 Cubicles

