

240 West 35TH

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

Located in the heart
of the Penn District



BUILDING HIGHLIGHTS

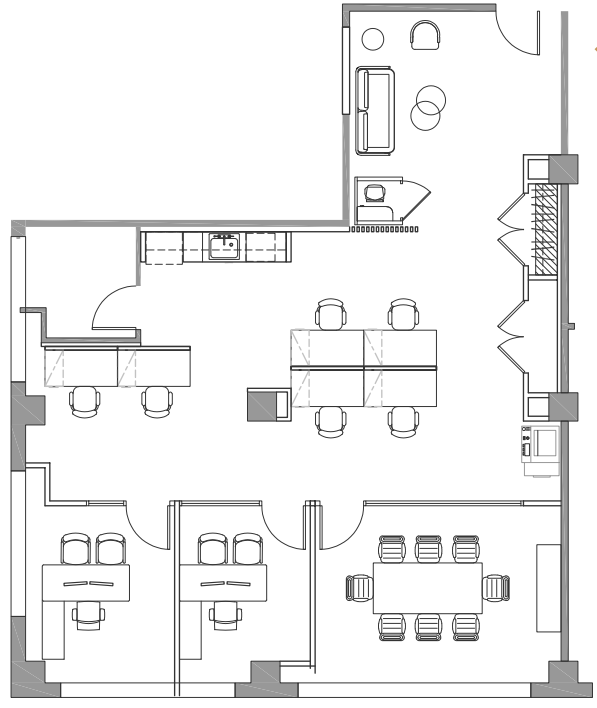
- ◆ *Attended Lobby 7:00am-11:00 pm*
- ◆ *24/7/365 access*
- ◆ *Dedicated, tenant-controlled AC*
- ◆ *Recently renovated entrance and lobby, building systems, facade and common corridors*
- ◆ *Operable windows*
- ◆ *3 passenger elevators with new mechanicals*
- ◆ *1 freight elevator*
- ◆ *Renovated bathrooms*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





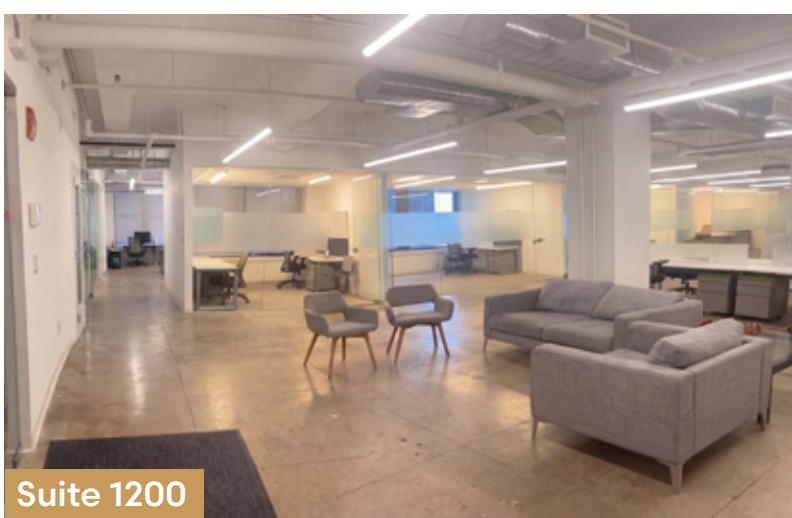
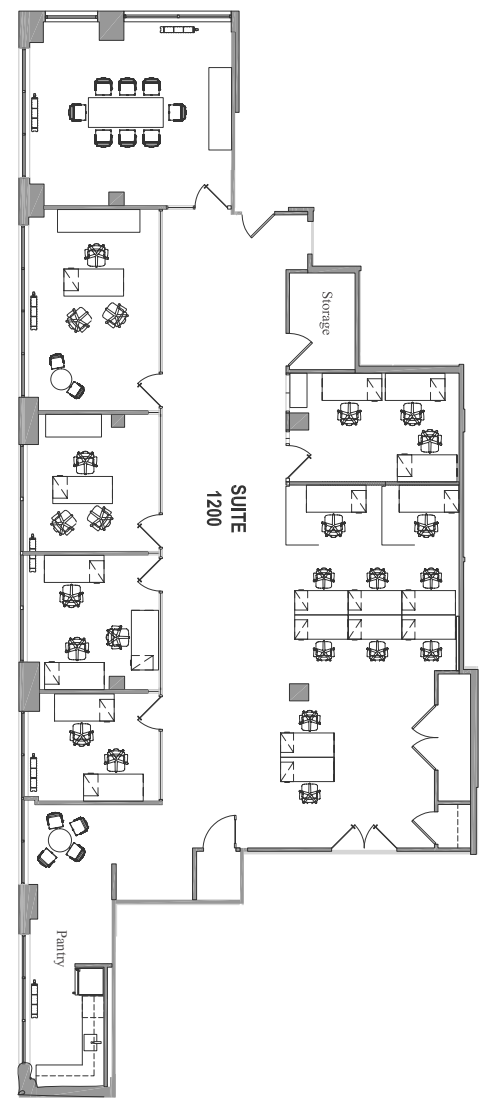
Suite 1200

Suite 1200



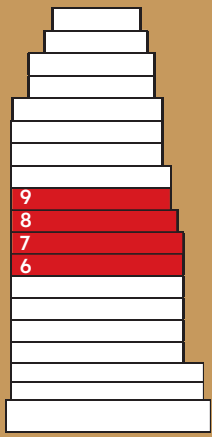
- ◀ **SUITE 404 - 2,239 RSF**
- ◆ *NEW prebuilt pending*
 - ◆ *2 offices with glass fronts*
 - ◆ *1 conference room*
 - ◆ *6 workstations*
 - ◆ *Pantry*
 - ◆ **Can be delivered furnished**

- SUITE 1200 - 4,635 RSF** ▶
- ◆ *Recently constructed prebuilt*
 - ◆ *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

Suite 1200

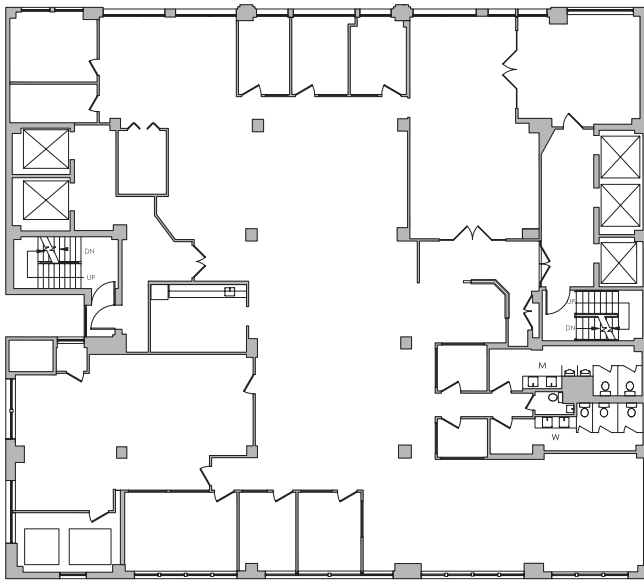


Building-within-a-Building

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

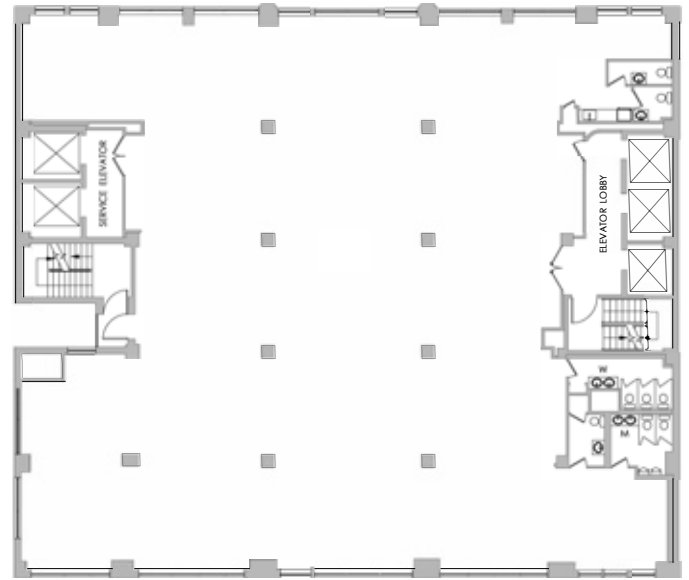
6th - 9th floors with dedicated elevator potential

Will provide an NBI on any floor



ENTIRE 6TH FLOOR – 11,070 RSF

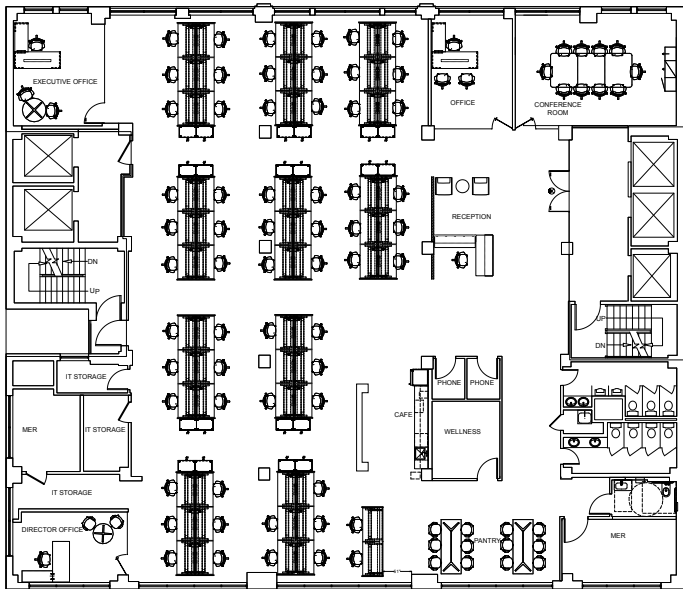
- ◆ 8 offices
- ◆ 2 conference rooms
- ◆ Large bullpen
- ◆ Eat-in pantry



ENTIRE 7TH FLOOR – 10,676 RSF

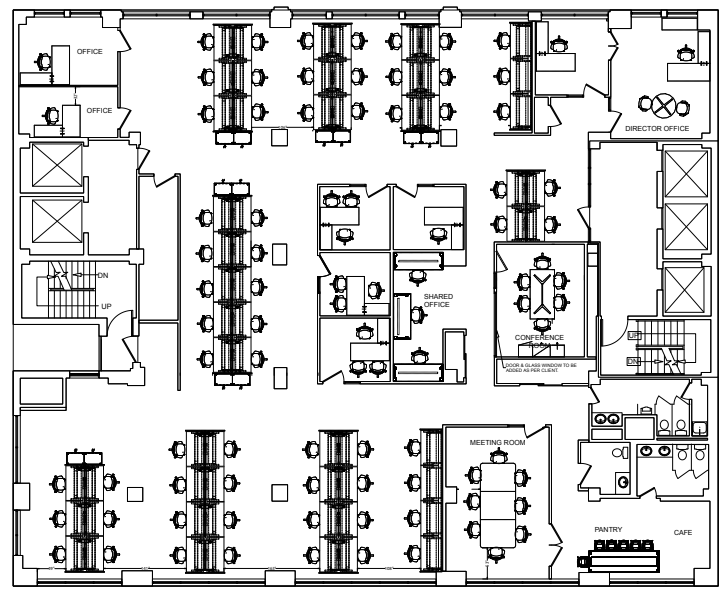
- ◆ Landlord will build to suit
- ◆ Private bathrooms (including 1 ADA)





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:

Todd Korren

Executive Managing Director | Principal
D: 212 776 1283 | M: 516 815 7496
tkorren@lee-associates.com

Woody King

Senior Managing Director
D: 212 776 4352
wking@lee-associates.com

Noah Caspi

Associate
D: 212 776 1210
ncaspi@lee-associates.com

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