

# 131 WEST 33RD STREET

33RD STREET BETWEEN 6TH AND 7TH AVENUES | GARMENT DISTRICT



AS EXCLUSIVE AGENTS WE ARE PLEASED TO OFFER THE FOLLOWING OFFICE CONDOMINIUMS FOR SALE/LEASE:

**APPROXIMATE SIZE**

Two Contiguous Office Condos

Unit 10D - 3,002 RSF SOLD

Unit 10E - 4,500 RSF AVAILABLE FOR SALE OR LEASE

Please refer to floor plan on page 3.

**ASKING PRICE**

10D

\$2,700,000- **SOLD**

10E

\$3,575,000 - **\$42 PSF FOR LEASE**

**POSSESSION**

IMMEDIATE

**COMMENTS:**

- Tons of Windows
- Excellent for showroom or regular office use
- One Executive Office
- One Large Conference Room
- Full Kitchen/Wet Pantry
- 2 Entrances to Space
- Can Easily be divided to two separate units for lease



**JEFF NISSANI**

Broker

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## COMMON CHARGES & TAXES

### Property Description - 10D

Address	131 West 33rd Street - 10D, New York NY 10001
Location	South side of West 33rd Street between 6th and 7th Avenues
Block/Lot	809/1060
Condo Size	3,002 sf
Monthly Common Charges	\$2,009
Annual Real Estate Taxes (2017/2018)	\$23,388

### Property Description - 10E

Address	131 West 33rd Street - 10E, New York NY 10001
Location	South side of West 33rd Street between 6th and 7th Avenues
Block/Lot	809/1061
Condo Size	4,500 sf
Monthly Common Charges	\$2,870
Annual Real Estate Taxes (2017/2018)	\$33,414



