



# 225 West 35th Street

Between 7th & 8th Avenue



**Partial 3rd floor: 2,143 sf - will consider dividing. Will be aggressive on pricing**

**Current Condition:**

-Built with wood floors, multiple rooms. Landlord can demolish and build.

**Notes:**

- Ideal for medical, storage, showroom, editing, or anyone looking for affordable space
- 24/7 tenant-controlled a/c
- Two brand new, fully automatic freight elevators (in addition to 3 passenger elevators)
- Building wired for FIOS
- Commuter's Dream, steps from Penn Station, 1, 2, 3, A, C, E, LIRR, and very close to B, D, F, M, N, Q, R, W, PATH trains, + Port Authority



# REDWOOD

PROPERTY GROUP

