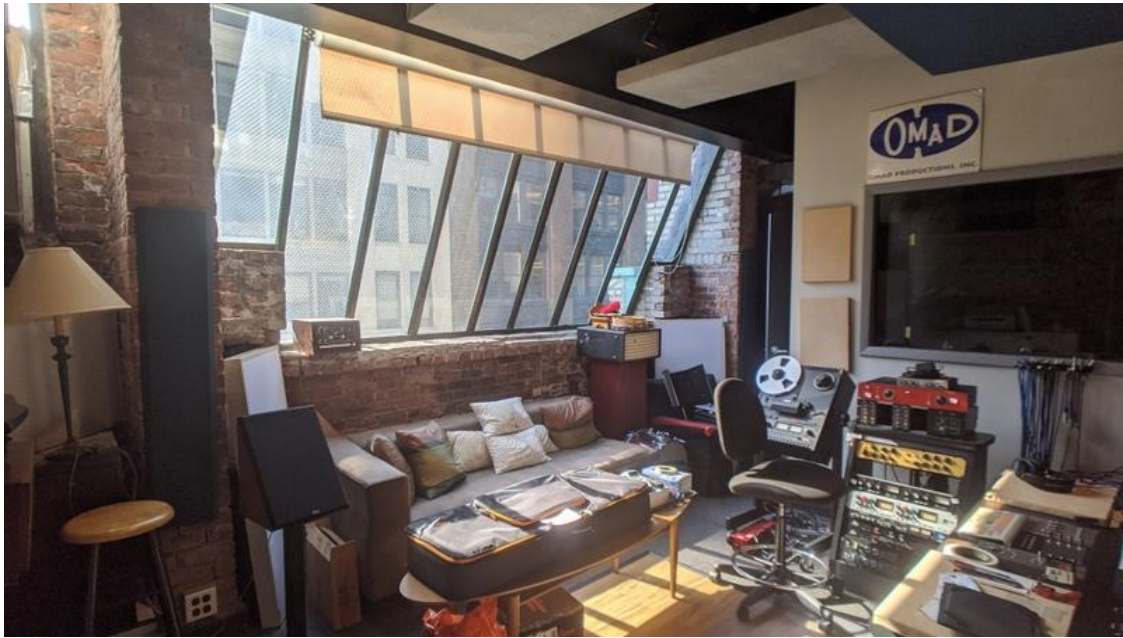




**REDWOOD**  
PROPERTY GROUP

# 13 West 36th Street

Between 5th & 6th Avenue



## Entire 8th floor: 2,500 sf - Fully Built Recording Studio

- Two Control Rooms, Two Live Rooms, one V/O booth, Composer's Room, Reception, and Pantry, and two Private Bathrooms
- Hardwood floors, exposed ceilings, exposed brick, massive unique skylight
- [Link to video](#)

### Notes:

- 24/7 tenant-controlled central a/c, direct electric. No water/sprinkler fee
- Owner-managed building with stable, long term, and responsive ownership
- Simple 13 page lease rider and quick turnaround
- Full Commission Paid 100% on signing
- Two blocks from Amazon's newly acquired 660,000 sf New York headquarters

### Contact Co-Exclusive Broker:

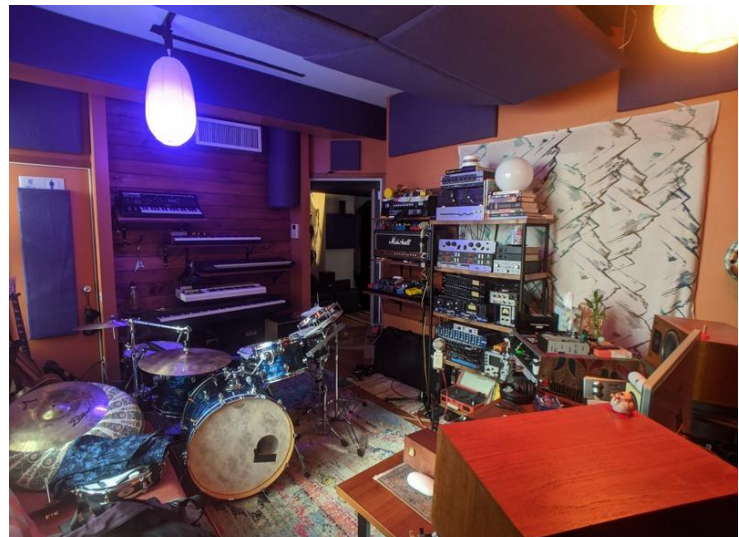
Eli Someck // 917-335-4948 // [eli.someck@redwoodnyc.com](mailto:eli.someck@redwoodnyc.com)



## Photos

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### Composer's Room, Control Room, Reception/Wet Pantry



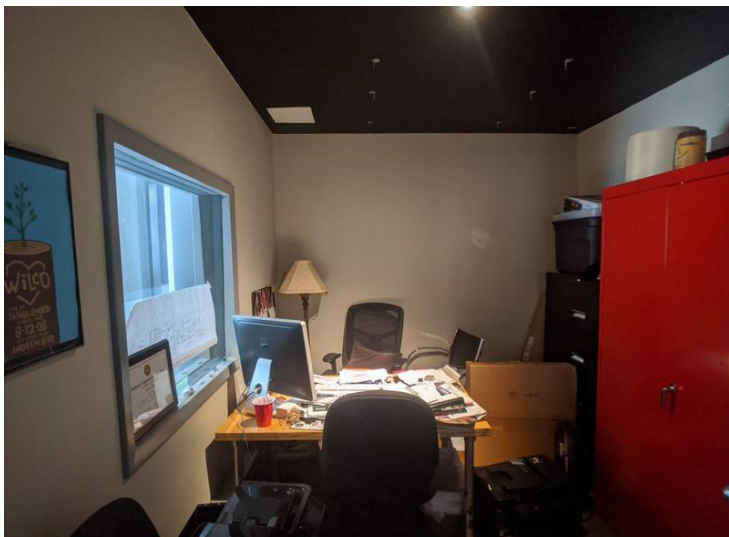




## Photos

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Reception, Two Live Rooms, & V/O booth





## Floorplan

