



Theatre District - Times Square

SIZE: 55,000 SF.

FLOOR: 2nd, 3rd, 4th, 5th, 6th

PRICE: \$24,140,800

POSSESSION: Immediate

TERM: Negotiable

Buy a Building within a Building; five floors of commercial space ranging from the 2nd, 3rd, 4th, 5th, and 6th floors, each level breaks down into sizes that follow;

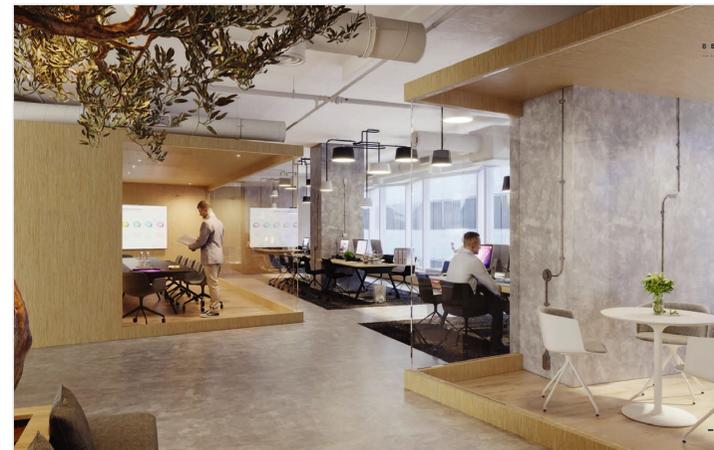
- 2nd Floor 8,263 SF.
- 3rd Floor 8,276 SF.
- 4th Floor 12,856 SF.
- 5th Floor 12,856 SF.
- 6th Floor 12,856 SF.

Note: 2 floors will need to be leased while owner separates the tax lots (3-4 weeks) to finalize purchase.

Property Features

- Private lobby with high-end finishes
- Floor-to-ceiling glass windows
- 12' Ceiling Heights (A Luminous Workspace)
- Modern Office Construction with Low Loss Factor
- Access to High-End Gym + Conference Amenities
- Building Signage Available

Boutique office environment along with access to a magnificent amenity center. Designed by the acclaimed architectural firm CetraRuddy, the newly constructed Plaza 52 includes a welcoming modern lobby and office space ideally suited for a wide array of businesses seeking 12-foot high ceilings, elegant



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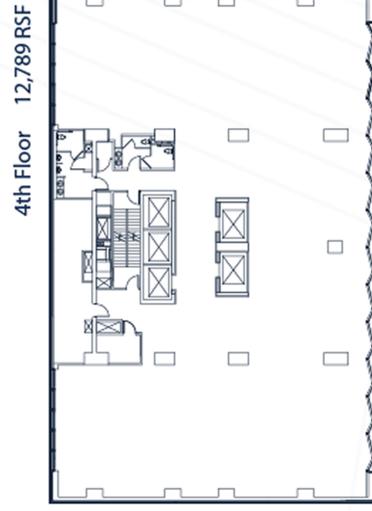
Available Office Space

Floor	Footage	Notes
2	8,263 RSF	Landlord will provide turn-key
3	8,276 RSF	Landlord will provide turn-key
4	12,856 RSF	Landlord will provide turn-key
5	12,856 RSF	Built space, landlord will modify
6	3,177 - 12,856 RSF	Divided, built space or combined for full floor availability

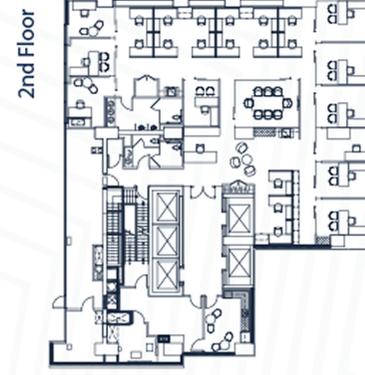
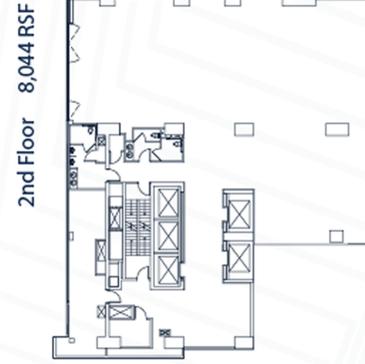
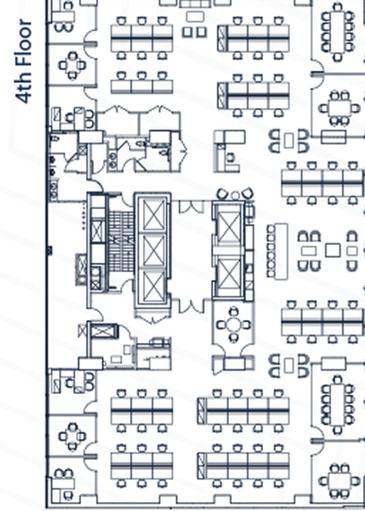
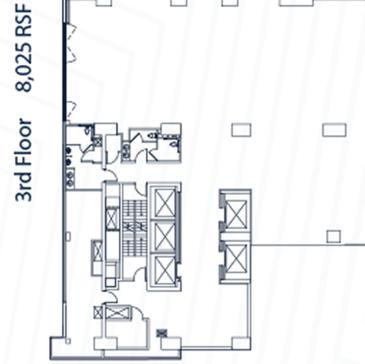
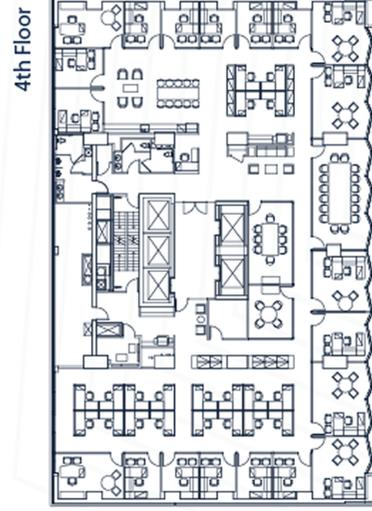
5-Story Availability

Floor Plans

Core & Shell Plans



Test Fits



133 West 52nd Street

Plaza 52

Sixth + Seventh Avenues

