



FOR SALE

GARMENT DISTRICT • MANHATTAN

150 West 36th Street

NEW YORK, NY 10018

Income that is already working. A fully leased, five-story Midtown building producing \$714,444 of gross annual rent, anchored by a long-dated restaurant lease.

Five floors. Four tenants. No vacancy, no lease-up period, and no gap between closing and cash flow. The ground and second floors are anchored by **Zen Ramen & Sushi** under a lease running six more years.

Above it, three upper-floor tenancies — a tailoring house trading since 1959, a textile and apparel tenant, and a medical spa — roll on a staggered schedule, each carrying a renewal option, and no single year concentrates the building's rollover.

BUILDING SIZE 10,395 SF	OCCUPANCY 100%
GROSS ANNUAL INCOME \$714,444	IN-PLACE NOI ~\$526,000
TENANTS / FLOORS 4 across 5 floors	AVG. LEASE TERM ~4.5 years

ASKING PRICE

\$11,800,000

THE INVESTMENT THESIS

01
100% Occupied — Income From Day One

Five floors, four tenants, no vacancy. \$714,444 of contracted gross rent transfers at closing with no lease-up period and no reliance on a leasing budget to reach stabilization.

03
Staggered Rollover, No Concentration

Rollover is spread across four separate years. No single year concentrates the building’s rollover, and every office floor carries a renewal option.

05
Embedded Rent Growth

The building’s nearest lease expiration sits at a rent set in a prior cycle. Garment District asking rents have moved since, leaving a defined path to income growth without relying on lease-up.

02
Anchor Lease Secured For Six More Years

Zen Ramen & Sushi holds the ground and second floors for six more years — the building’s anchor tenancy, a high-volume Midtown operator with more than 3,500 Yelp reviews.

04
Reported In-Place NOI of ~\$526,000

Operating expenses run a disciplined ratio to gross income under the current owner-managed structure. Statements, leases and normalized underwriting available under confidentiality agreement.

06
Two Blocks From Penn Station

Sixteen subway lines plus PATH, LIRR, NJ Transit and Amtrak service converge within a quarter mile — the traffic profile that sustains the anchor and the floors above it.

TENANCY & INCOME SECURITY

FLOOR	TENANT / USE	STATUS
1–2	Zen Ramen & Sushi RESTAURANT · GROUND, 2ND & CELLAR	Occupied
3	Tailoring & alterations TRADING SINCE 1959	Occupied
4	Textile & apparel FULL-FLOOR OFFICE TENANCY	Occupied
5	Medical spa AESTHETIC SERVICES	Occupied
Four tenants · 100% leased · WALT ~4.5 years		No vacancy

100%

LEASED AND
OCCUPIED

~4.5

YEARS WEIGHTED
AVERAGE LEASE TERM

4

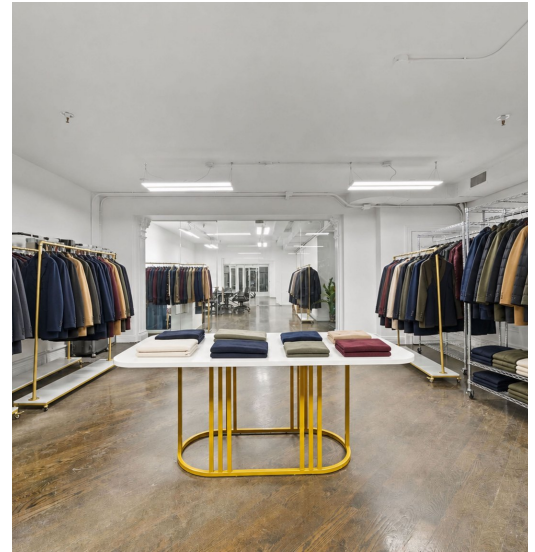
TENANTS ACROSS
FIVE FLOORS

0

SQUARE FEET
OF VACANCY

PROPERTY SUMMARY

Address	150 West 36th Street, NY 10018	Lot Size	2,469 SF · 25 × 98.75 ft
Block / Lot	811 / 60	Zoning	M1-9A / R12 · MSX
Building Size	10,395 SF · 5 floors + cellar	Year Built	1920 · altered 1985
Building Dimensions	25 ft × 99 ft	Real Estate Taxes	\$133,912



LOCATION ADVANTAGES

The property sits mid-block between Broadway and Seventh Avenue, where the Garment District, Herald Square and Penn Plaza converge. **Penn Station and Moynihan Train Hall are two blocks south** — the busiest transportation facility in the Western Hemisphere, serving Amtrak, LIRR and NJ Transit alongside the 1, 2, 3, A, C and E.

Herald Square adds the B, D, F, M, N, Q, R and W two blocks away. Sixteen subway lines, plus PATH, are accessible within a quarter mile of the front door.

Macy's, Madison Square Garden, the Empire State Building, Bryant Park and the Times Square theater district all sit within a ten-minute walk — a daytime density sustained by commuters, office workers, tourists and residents in overlapping shifts.

Twenty-five-foot lots on Midtown side streets are finite. The supply of small, fully leased freehold buildings in this corridor does not expand.

2 blks	Penn Station & Moynihan Train Hall 1 2 3 · A C E · LIRR · NJ TRANSIT · AMTRAK
2 blks	34th Street — Herald Square B D F M · N Q R W · PATH
2 blks	Macy's Herald Square REGIONAL RETAIL ANCHOR
3 blks	Madison Square Garden ARENA & EVENT CORRIDOR
3 blks	Empire State Building OFFICE & OBSERVATORY
6 blks	Bryant Park / 42nd Street B D F M · 7

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