

FOR SALE OR LEASE



Property Features

Location	South side of West 41st Street between Seventh and Eighth Avenues	
Block / Lot	1012 / 37	
Lot Dimensions	25' x 98.75' (Approx.)	
Building Dimensions	25' x 98.75' (Approx.)	
Hotel Keys	47	
Stories	6	
Gross Square Footage	11,562	(Per Public Record)
Zoning	C6-7	(Special Midtown District)
Base ZFA	15.00	
Lot Square Footage	2,469	(Per Public Record)
Taxes (16/17)	\$290,304	(Paid by Lessee)

Asking Price:
Ownership Requests Proposals

Property Description

Cushman & Wakefield has been retained on an exclusive basis to market the Hotel Shocard. Located at 206 West 41st Street, the "Property" (or the "Hotel") offers an attractive opportunity to acquire a leasehold ownership interest in a newly renovated and well-furnished, non-union, upscale boutique hotel in a prime Times Square location. The property is located on the south side of West 41st Street between Seventh and Eighth Avenues - the established epicenter of New York's booming hospitality market. This location offers excellent access to a vast commercial market, endless amenities and attractions, and major transportation lines including the Times Square - 42nd Street Subway Station located one block to the east, allowing guests to benefit from accessibility to other areas throughout Manhattan and the boroughs.

The Property totals six-stories and 11,562 square feet. It features 47 keys, including two spacious penthouse guest rooms with large exterior balconies. The Property is also home to a restaurant operated by a third party, Gleason's Tavern, one of the area's most popular restaurant and bar destinations. The Hotel was recently renovated and now features all new guest rooms and public areas redesigned to capture a modern and well-appointed style that finds its inspirations from the excitement and culture of the broader Times Square area.



For More Information, Please Contact Exclusive Agents:

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Chairman
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Jonathan Hageman
Executive Managing Director
(212) 660 7773

Andrew Posil
Director
(410) 347 7573

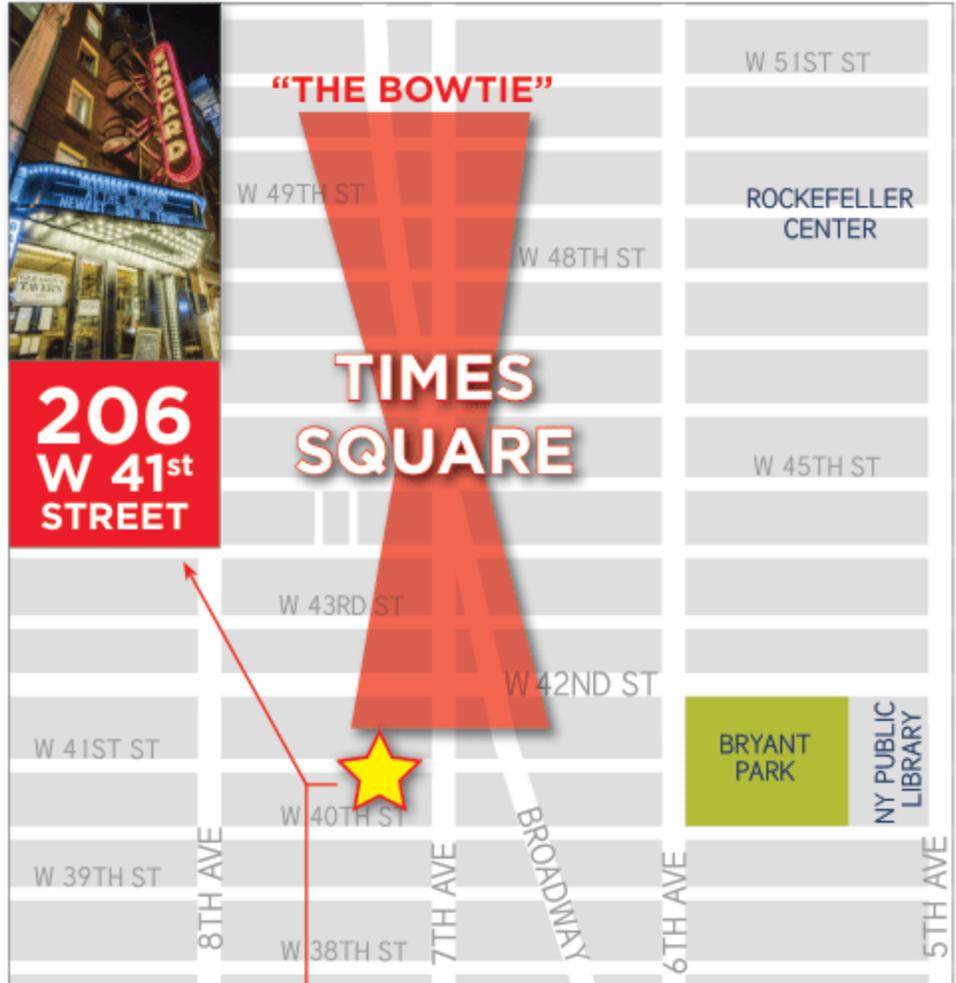
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THE OPPORTUNITY

The leasehold interest in the Property is being offered for sale or lease. Currently, the owners have a ground lease in place that extends through 2037, with a thirty-five (35) year extension option. The current offering presents two distinct paths to acquire the Property: (1) buy the leasehold interest outright, or, (2) enter into a sublease with the current hotel lessee to take over the hotel operations at the Property in exchange for an annual NNN rent payment. Either course of action presents a hotelier with the opportunity to own and operate a unique boutique hotel in one of the most desired locations on the planet.



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