

65 WEST 36<sup>TH</sup> STREET

65 West 36th Street  
New York, NY 10018



Lobby

## A REFINED MIDTOWN ARRIVAL

65 W 36th Street welcomes tenants with a reimagined lobby defined by a dramatic sculptural stair, bold patterned wall treatments, warm ambient lighting, polished reflective surfaces, and a refined concierge-style reception area—creating a sophisticated first impression in the heart of Herald Square.

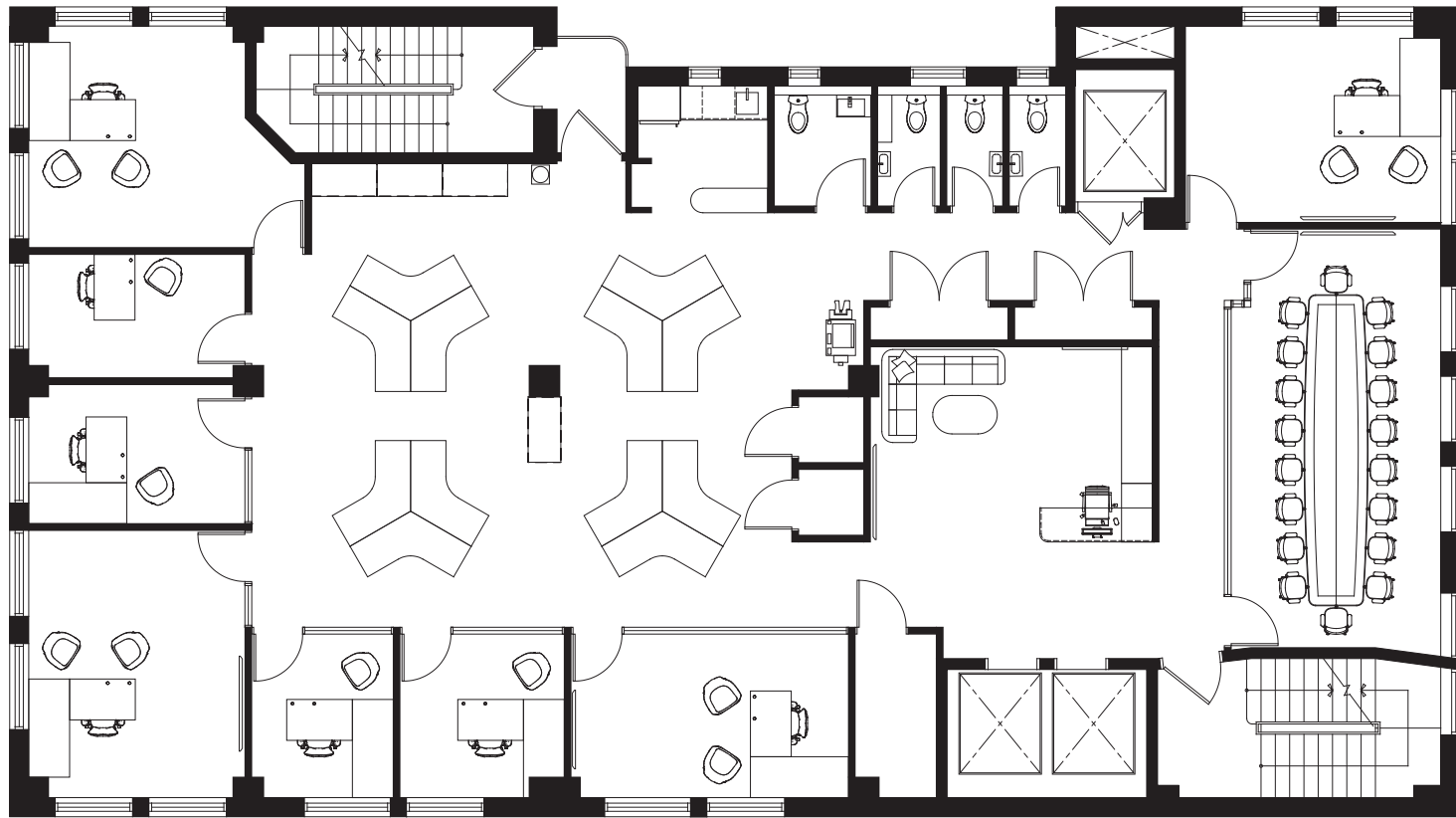
65 WEST 36<sup>TH</sup> STREET

**SIONI**  
GROUP

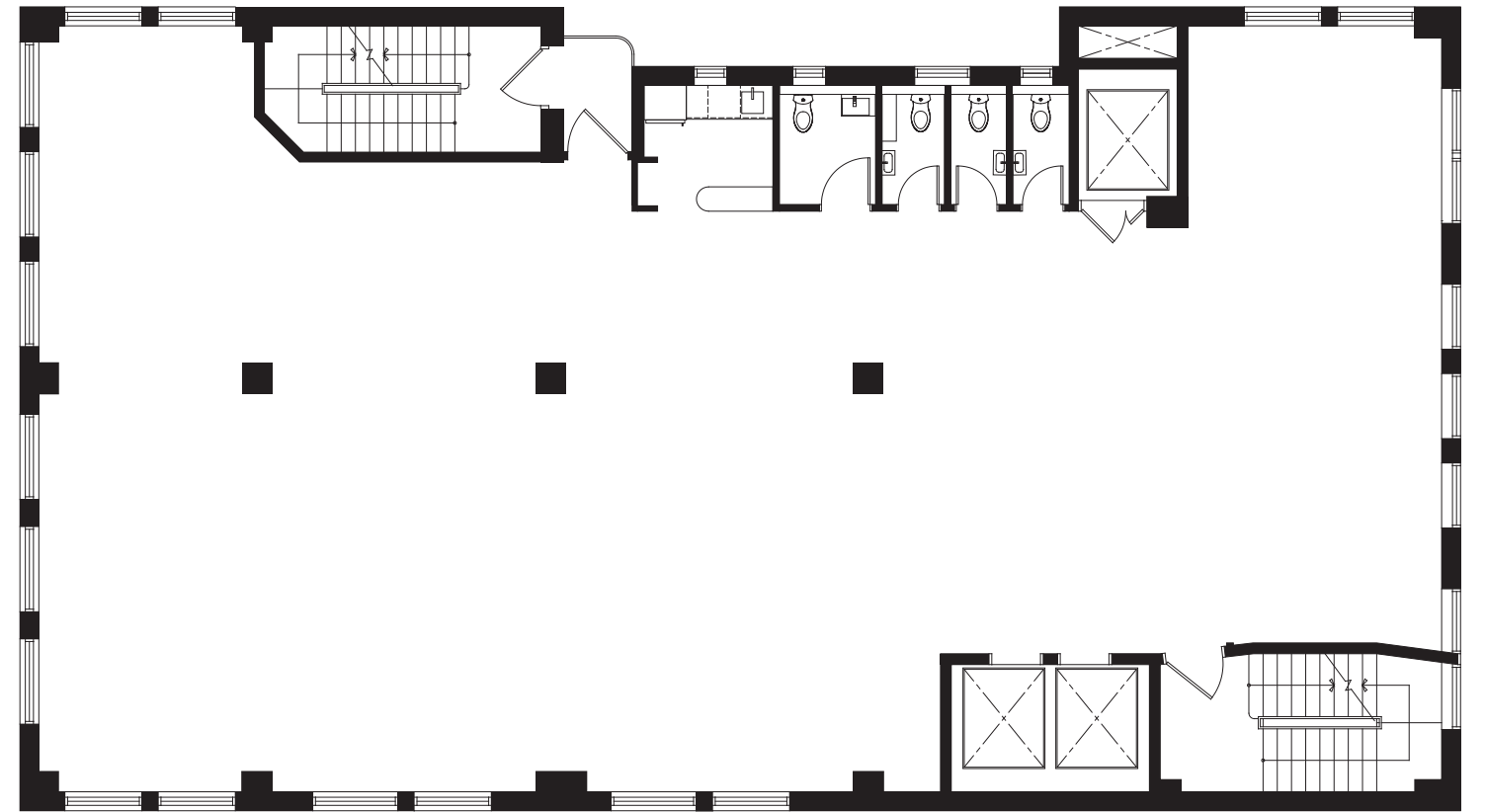


# 65 WEST 36<sup>TH</sup> STREET

## FLOORPLANS



6TH FLOOR | BUILD-OUT



6TH FLOOR | OPEN

65 West 36th Street  
New York, NY 10018



Conference Room

## DESIGNED FOR DECISION-MAKING

Through thoughtful design, elevated amenities, and a seamless tenant experience, 65 W 36th Street is carefully curated to support productivity, flexibility, and well-being—creating a modern workplace that responds to the way tenants work today while inspiring growth for tomorrow.

65 WEST 36<sup>TH</sup> STREET

**SIONI**  
GROUP

  
LSL ADVISORS  
COMMERCIAL REAL ESTATE

65 West 36th Street  
New York, NY 10018

# LUXURY FINISHES

65 WEST 36 STREET

SIONI  
GROUP



65 West 36th Street  
New York, NY 10018



Open Workstations

## MODERN WORKSPACES

The workstation area at 65 West 36th Street offers a sleek, contemporary office environment with open desks, integrated greenery, refined wood finishes, soft linear lighting, and expansive Midtown views. With windows and natural light from three sides, the space feels bright, open, and elevated—creating a polished workspace for productivity, collaboration, and everyday comfort.

65 WEST 36<sup>TH</sup> STREET

**SIONI**  
GROUP

  
LSI ADVISORS  
COMMERCIAL REAL ESTATE

65 West 36th Street  
New York, NY 10018

# REFINED WORKSPACE

65 WEST 36<sup>TH</sup> STREET

SIONI  
GROUP

LSI ADVISORS  
COMMERCIAL REAL ESTATE

65 West 36th Street  
New York, NY 10018



# SENSE

BY SIONI GROUP

Sense by Sioni introduces an exclusive rooftop amenity at 65 W 36th Street, designed to give tenants a private retreat above the energy of Midtown Manhattan. Thoughtfully planned for relaxation, connection, and informal gatherings, the rooftop offers a refined outdoor setting where tenants can step away from the workday and enjoy fresh air, city views, and a calm elevated atmosphere. With direct views of the Empire State Building and the comfort and quality of a premium private club, this amenity brings a sophisticated hospitality experience directly into the workplace.

65 West 36 Street  
New York, NY 10018

# OUTDOOR ROOFTOP EXPERIENCE

65 WEST 36<sup>TH</sup> STREET

SIONI  
GROUP





## STEPS FROM THE EMPIRE STATE

Positioned in the heart of Midtown Manhattan, 65 West 36th Street offers exceptional connectivity just moments from Herald Square, Bryant Park, Penn Station, major subway lines, and the iconic Empire State Building. With convenient access to key transit routes, the building provides a seamless commute across the city and beyond. Surrounded by premier dining, retail, hospitality, and business destinations, the location delivers everyday convenience with an elevated New York experience.

# CONTACT US

**S I O N I**  
**G R O U P**



If you have any questions or need any general information, please get in touch with us to request the information you need. It will be an honor to help you.

---

**DAVID LOLAI**

(516) 708-3970 | [Dave@LSLadvisors.com](mailto:Dave@LSLadvisors.com)

**RHAPHI ZAR**

(516) 419-1785 | [RZar@LSLadvisors.com](mailto:RZar@LSLadvisors.com)

**DANIEL LOLAI**

(212) 278-8071 | [DLolai@LSLadvisors.com](mailto:DLolai@LSLadvisors.com)