

Retail and Community Facility for Lease in Hudson Yard

439 West 36th Street, Hudson Yard, New York. NY 10018



AVAILABLE JUNE 2026

The Sorin Condominium

439 West 36th Street, Hudson Yards
New York, NY 10018 · Two Commercial Spaces for Lease

4,031

RETAIL RSF

Ground Floor - Unit 105

2,954

CF UNIT RSF

Cellar Level - Unit C8

UPON REQUEST

MONTHLY RENT

Unit 105 / Unit C8

6,985

TOTAL RSF

Combined Both Units

- HVAC outdoor condensers installed — 12-Ton (retail) / 8-Ton (cellar)
- Separate electric meters — both units
- Private hydraulic elevator (PE-3) — cellar unit
- 23' street frontage — ground floor retail
- 8' street frontage + private lobby — cellar unit
- Shell condition — ready for tenant build-out
- TCO anticipated June 2026

For further information, kindly contact exclusive agents:

CHARLES CHAN CEO

charlesc@harvestinternational.net

516.326.8223

DAPHNE ZHOU-CHAN President

daphnec@harvestinternational.net

516.326.8200

SCOTT XIAO XUE Associate

scottx@harvestinternational.net

516.619.7289

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HARVEST INTERNATIONAL | Licensed Real Estate Broker | 1129 Northern Blvd, Suite 404, Manhasset, NY 11030 | www.harvestinternational.net

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PROPERTY INFORMATION:

Property : 439 West 36th Street, Hudson Yard, New York. NY 10018

Location Between 9th Ave and 10th Ave

Description:

Block, Lot: 734 / 10

Zoning: R8A, C2-5

Lot Size: 75 FT x 98.75 FT (7,406 SF)

Sprinklered: Yes

Retail June 2026

Possession

Lease Upon Request

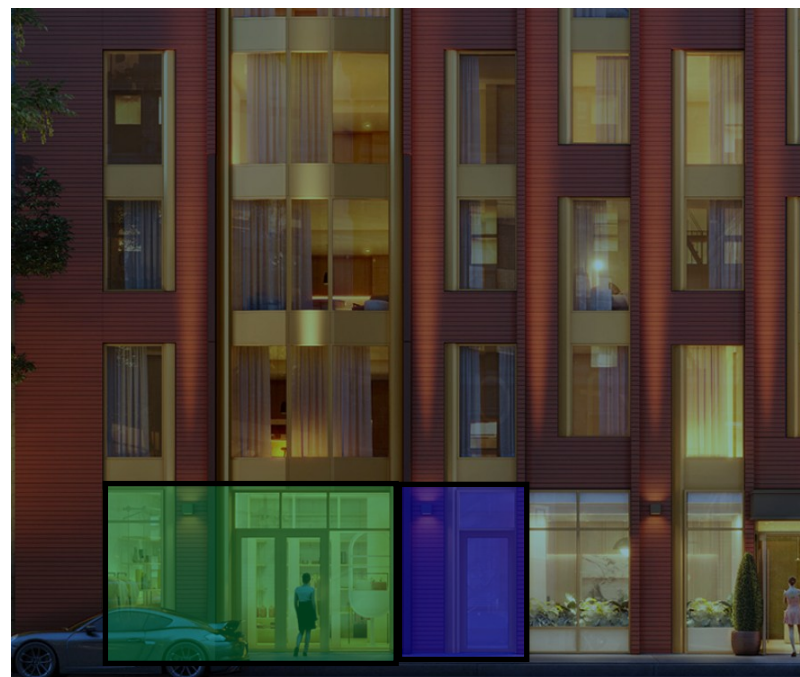
- Highlight:**
- Brand-new luxury condominium development in Hudson Yards. Two commercial spaces available — ground floor retail and cellar community facility.
 - Prime ground-floor retail fronting West 36th Street in the heart of Hudson Yards. Shell condition — ready for tenant build-out. CO: Retail (Use Group 6)
 - Cellar-level community facility unit with private street-front entry, dedicated lobby, and a private hydraulic elevator already installed. CO: Community Facility (Use Group 4).
 - Around 23 FT ground floor frontage for retail
 - Around 8 FT street frontage for community facility

Available Retail Size:

Ground Floor Gross Area:4,031 SF

Available Community facility Size:

Cellar Community Facility :2,954 SF



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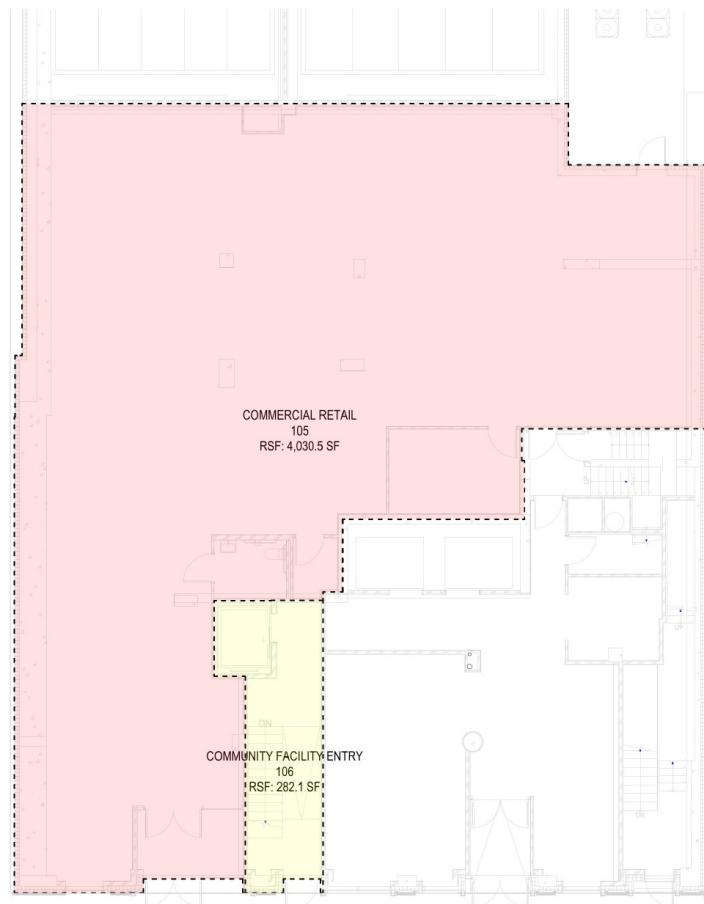
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Ground Floor Retail Unit



2 RSF CALCULATION - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

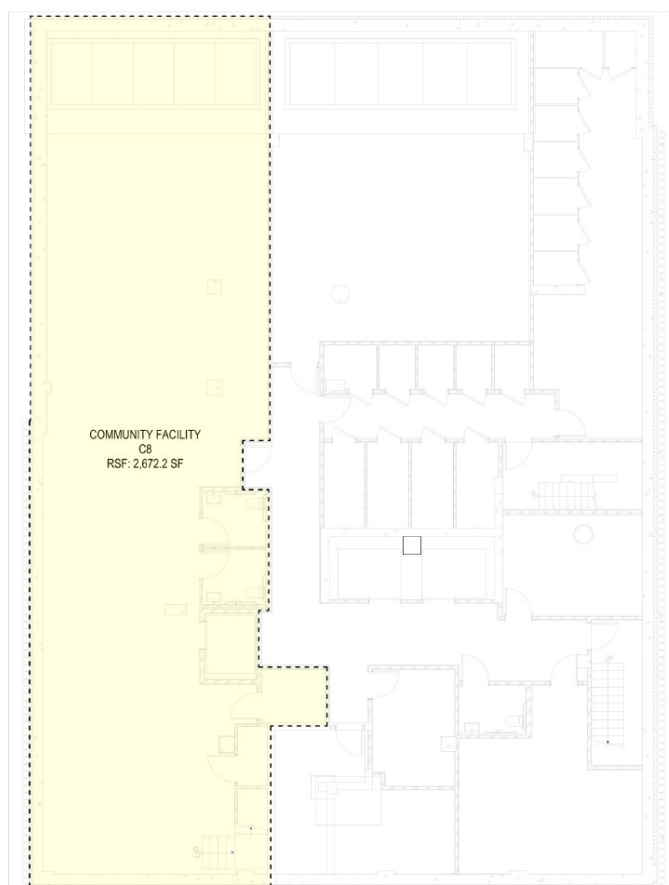
Rentable Area (RSF)	4,031 SF
Street Frontage	23' on W 36th Street
Ceiling Height	11'-8" slab-to-slab
Certificate of Occupancy	Retail (Use Group 6)
HVAC	12-Ton Outdoor Condenser Installed
Electric	Separate Meter
Water	Common (Billed by Board)
Condition	Shell — Ready for Tenant Build-Out
Asking Rent	Upon Request
Monthly Common Charge	\$1,056.59
Tax	Tenant pays RE tax increases over base year 2026/2027
Availability / TCO	June 2026

Note on SF: 4,031 SF is Rentable Square Footage (RSF) per architectural calculation. Gross SF per Offering Plan Schedule A is approximately 3,904 SF interior. Tenant pays real estate tax increases above base year 2026/2027 plus CAM.

Ideal Uses: General Retail · Restaurant · Deli · Market · Daycare / Childcare · Medical / Urgent Care · Physical Therapy · Fitness Studio / Gym

CO Note: Sponsor will cooperate with prospective tenants seeking CO amendments for permitted uses, subject to applicable law and agency approval.

Cellar Community Facility Unit



1 RSF CALCULATION - CELLAR PLAN
SCALE: 1/8" = 1'-0"

Rentable Area (RSF)	2,954 SF
Street Frontage	8' on W 36th Street
Ceiling Height	10'-6" slab-to-slab
Certificate of Occupancy	Community Facility (Use Group 4)
Elevator	Private Hydraulic (PE-3) — Installed
Lobby / Entry	Private Street-Front Lobby
HVAC	8-Ton Outdoor Condenser Installed
Electric	Separate Meter
Water	Common (Billed by Board)
Asking Rent	Upon Request
Monthly Common Charge	\$615.42
Tax	Tenant pays RE tax increases over base year 2026/2027
Availability / TCO	June 2026

Note: Tenant pays real estate tax increases above base year 2026/2027 plus CAM.

Ideal Uses: Daycare / Childcare · Medical / Dental · Physical Therapy · Fitness Studio · Educational Center · Non-Profit Office · Art Gallery

CO Note: Sponsor will cooperate with prospective tenants seeking CO amendments for permitted uses, subject to applicable law and agency approval.

Location Highlight:

Prime Location

- Located in Hudson Yards, Manhattan's newest and fastest-growing mixed-use district on the West Side
- A premier destination for luxury residential, Class A office, retail, hospitality, and cultural attractions
- Rapidly transforming neighborhood driven by large-scale development and infrastructure investment

Commercial & Office Hub

- Home to major global companies including Meta Platforms, BlackRock, and Warner Bros. Discovery
- Millions of square feet of newly developed Class A office space supporting a strong daytime workforce
- Growing demand for retail, food, and service-oriented businesses

Retail & Lifestyle Destination

- Steps from The Shops at Hudson Yards, a luxury retail and dining center featuring global brands and restaurants
- Surrounded by upscale restaurants, boutique fitness studios, and lifestyle amenities
- Strong consumer base driven by office workers, residents, and visitors



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Tourism & Attractions

- Adjacent to Vessel and the world-famous The High Line, attracting millions of visitors annually
- Close to Jacob K. Javits Convention Center, which hosts major international conventions and trade shows

Residential Growth

- Surrounded by newly built luxury residential towers with a rapidly increasing local population
- Strong neighborhood density supporting daily retail and service businesses

Transportation Access

- Direct access to the 7 Subway Line at 34th Street–Hudson Yards Station
- Convenient proximity to Penn Station, providing regional rail, subway, and Amtrak connections

Future Growth

- Continued development along Manhattan's West Side including new residential, office, and hospitality projects
- Increasing pedestrian traffic driven by tourism, office population, and neighborhood expansion



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LOCATION

Hudson Yards, Manhattan

439 West 36th Street sits at the heart of Hudson Yards — steps from major transit, dining, and the city's newest mixed-use district.

5 min

HUDSON YARDS

7 Train · Vessel · The Shed
Javits Center nearby

7 min

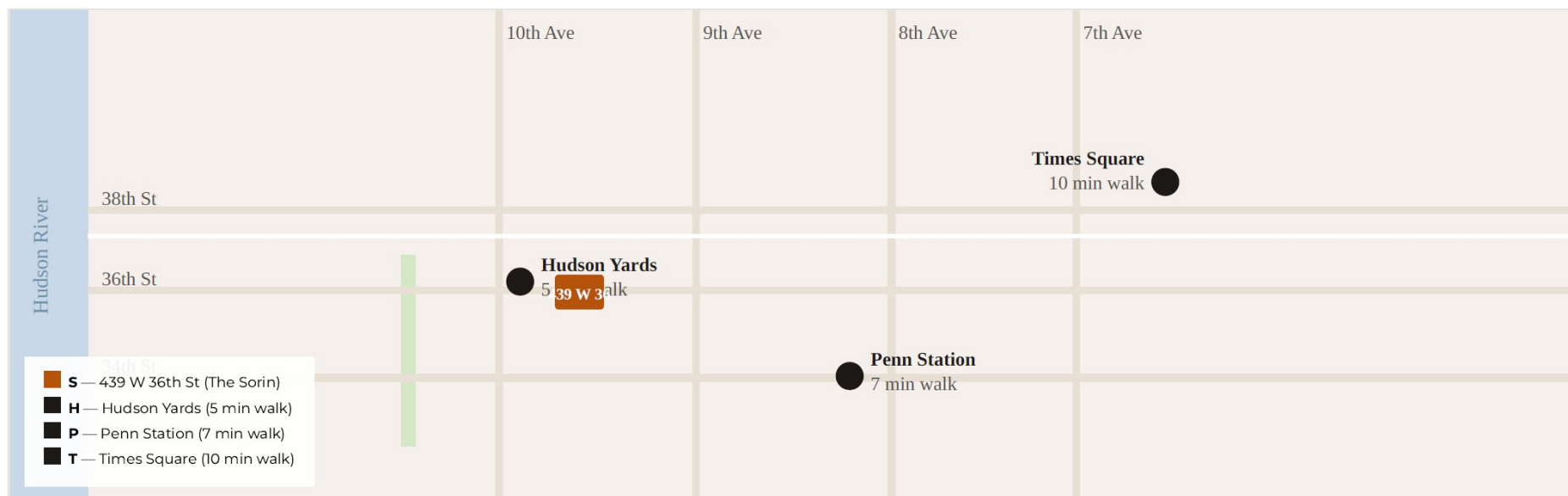
PENN STATION

A/C/E · 1/2/3 · LIRR
NJ Transit · Amtrak

10 min

TIMES SQUARE

N/Q/R/W · 1/2/3 · 7 · S
Major retail & dining hub



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DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

Age

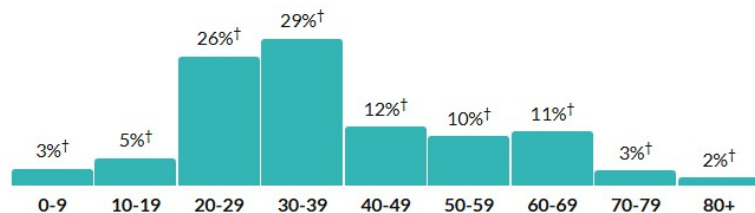
33.6

Median age

about 80 percent of the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 39.5

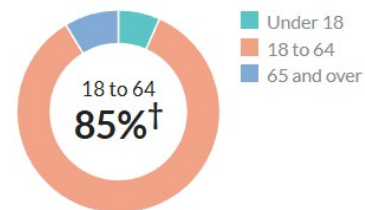
about 80 percent of the figure in New York: 39.8

Population by age range



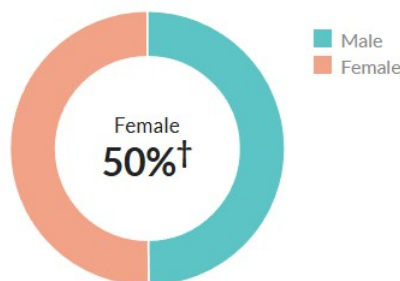
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Population by age category



[Show data / Embed](#)

Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

Income

\$130,904

Per capita income

more than double the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$55,691

more than double the amount in New York: \$50,712

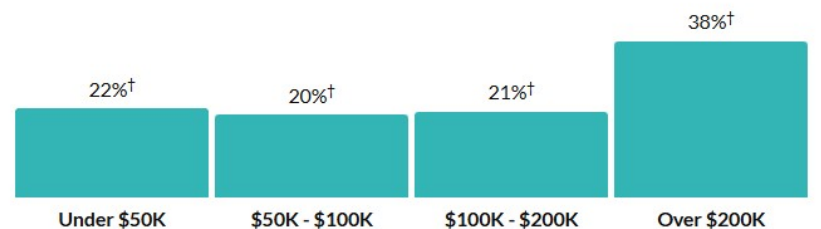
\$145,958

Median household income

about 1.5 times the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$99,155

more than 1.5 times the amount in New York: \$85,974

Household income



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Transportation to work

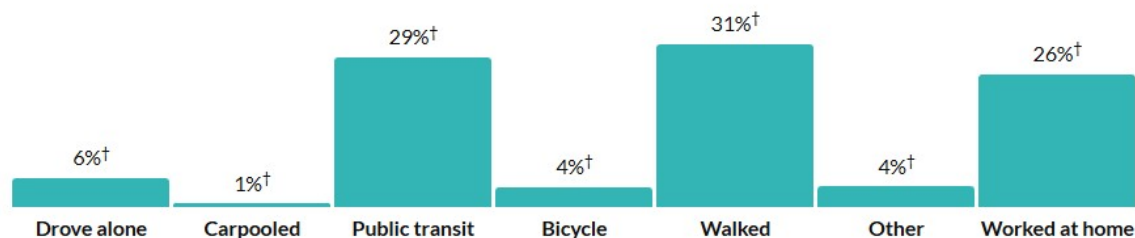
26.5 minutes

Mean travel time to work

about three-quarters of the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 35.6

about 80 percent of the figure in New York: 32.6

Means of transportation to work



* Universe: Workers 16 years and over

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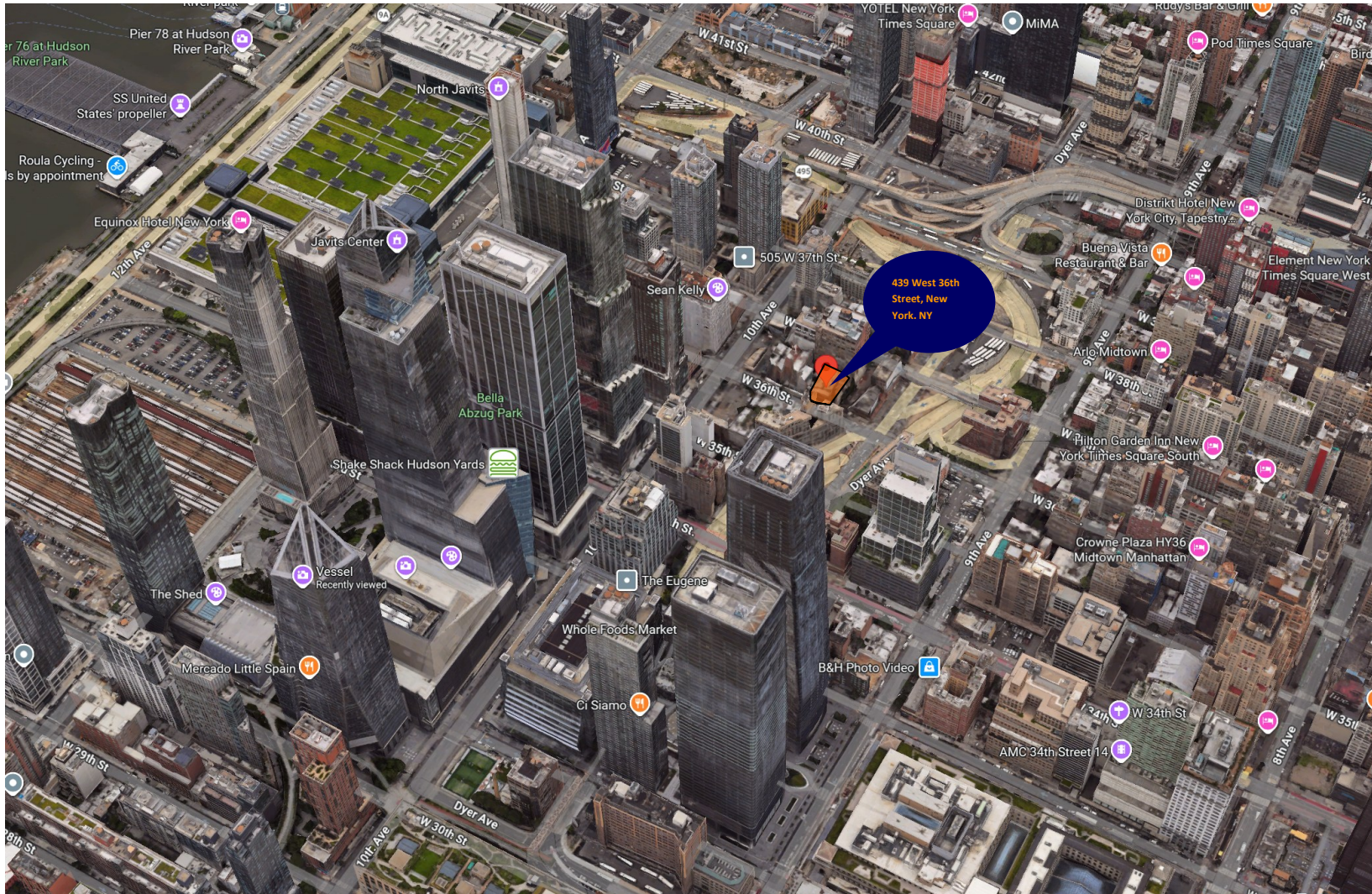
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AERIAL MAP

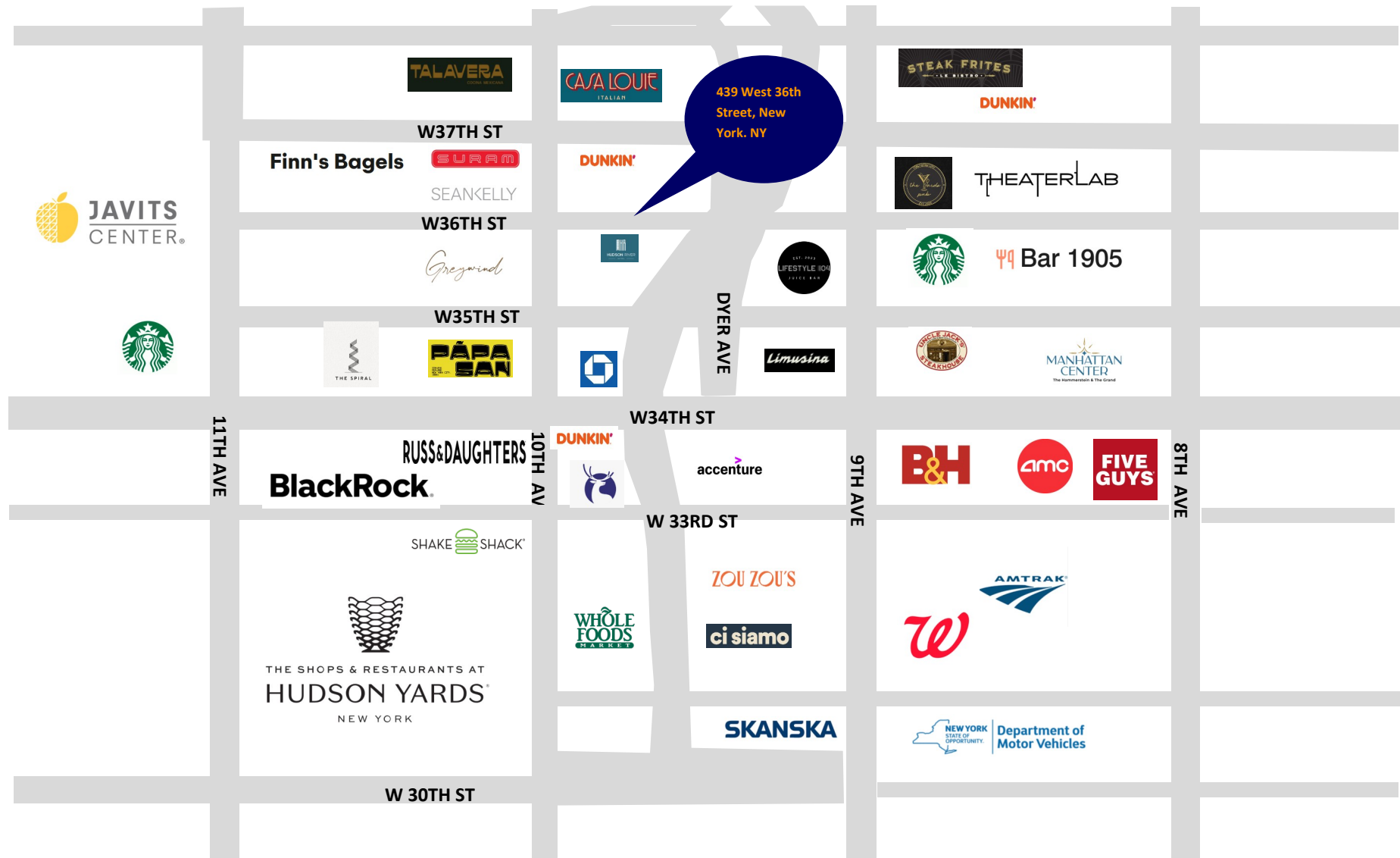


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LOCAL BUSINESS



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