

**NOHO / GREENWICH VILLAGE
OFFICE CONDOMINIUM FOR SALE**

14
E 4

14 EAST
4TH STREET

between Broadway and Lafayette Street, New York, NY

PRICE REDUCTION



Rudder
Property Group



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NOHO / GREENWICH VILLAGE OFFICE CONDOMINIUM FOR SALE

14 EAST 4TH STREET

BETWEEN BROADWAY AND LAFAYETTE STREET, NEW YORK, NY



Available: Partial 4th Floor: 7,000 RSF
Reduced Price: \$8,225,000 (~~\$1,175/RSF~~) **\$6,860,000 (\$980/RSF)**
Annual Common Charges: \$35,344 (\$5.05/RSF)
Annual Real Estate Taxes: \$50,648 (\$7.24/RSF)
Possession: Immediate

Highlights:

- Newly constructed creative office buildout
- Corner unit with two sides of 16 oversized windows
- Gorgeous marble lobby which is attended 24/7
- Ideally located in the heart of Greenwich Village and Noho
- Close proximity to the 6, N, R, B, D, F & M trains
- Prestigious unit owners and occupants including NYU, Vornado, SoulCycle and Blink Gym
- Steps from Lafayette Restaurant, La Colombe, Broken Coconut, Washington Square Park and the Bowery and Standard Hotels

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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com

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36 West 44th Street
Suite 1411
New York, NY 10036





Reception Area



High, exposed ceilings and two sides of large, operable windows



Conference Room



Kitchen Area

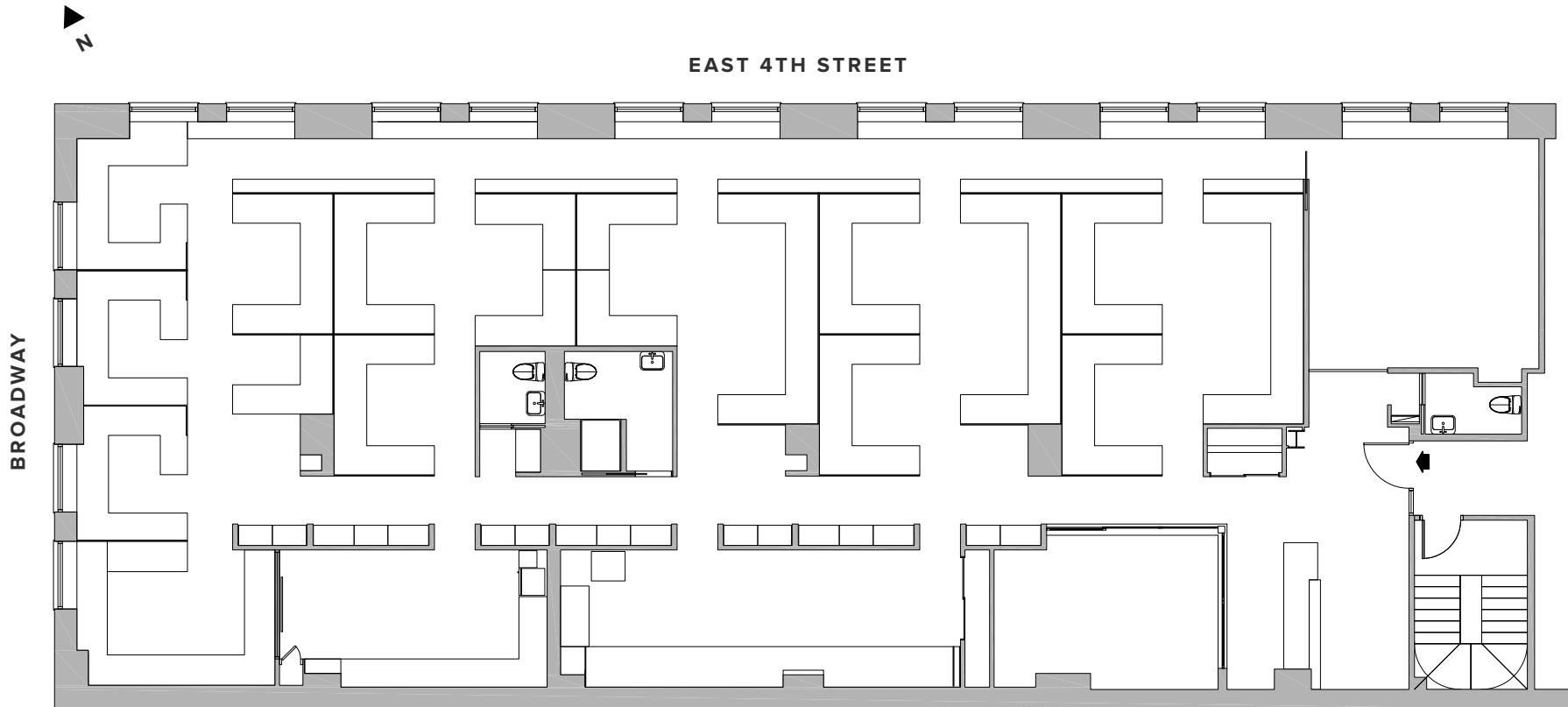
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Washington Square Park







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