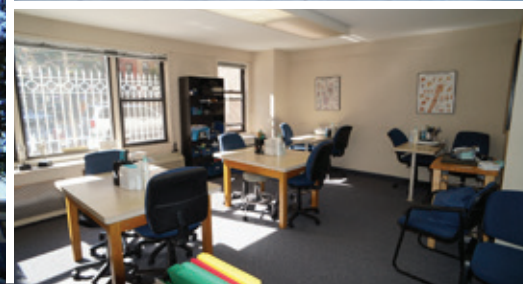


Office/Medical Condominium For Sale

The Devon Condominium – 333 East 34th Street

Between First and Second Avenues, New York, NY



Unit: Suite 1L (Ground Floor)

Size: Approximately 1,185 Square Feet (SF)

Price: \$1,395,000

Estimated Common Charges:
\$863.30 Per Month (\$8.76/SF)

Estimated Real Estate Taxes:
\$1,079.42 Per Month (\$10.93/SF)

Unit Highlights:

- Ground floor professional office space
- Highly efficient unit with two sides of windows
- Great exposure with windows on 34th Street and tremendous natural light
- Clean existing installation with two bathrooms and a wet pantry

Building Highlights:

- Located one block from NYU Langone Medical Center and nearby Bellevue Hospital Center
- Full-service building with a 24/7 attended lobby and on-site superintendent
- Roof garden and on-site garage
- Nearby transportation including the #6 subway line, the M15 and M34 bus lines, and across the street from the East 34th Street Ferry Landing



For more information please visit
www.rudderpg.com/333e34th
or contact:

Michael Rudder

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

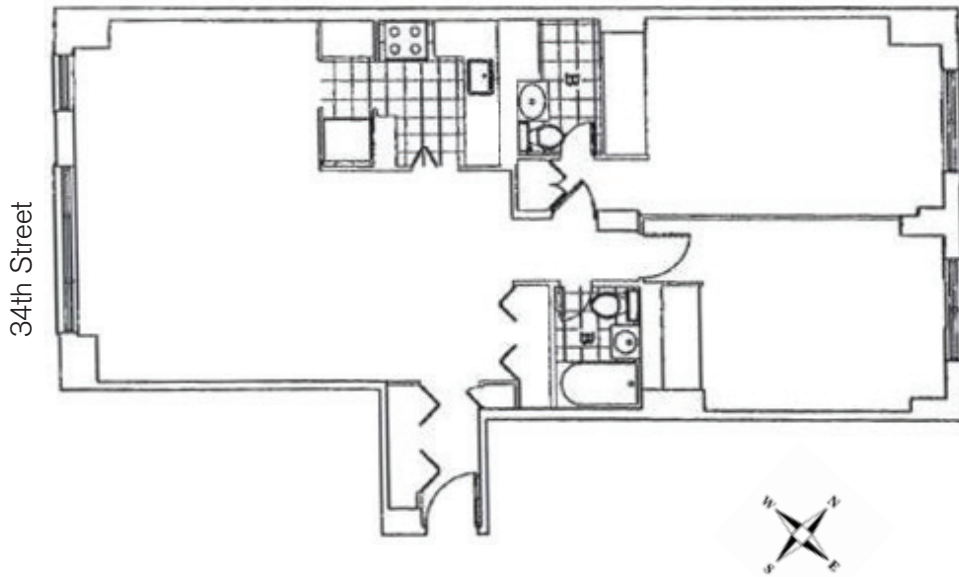
Michael Heller

Director of Office Leasing & Sales
Office: (212) 966-3622
Mobile: (917) 439-2198
mheller@rudderpg.com

Office Condominium For Sale

The Devon Condominium – 333 East 34th Street

Between First and Second Avenue, New York, NY



The complete terms are in an Offering Plan available from the Sponsor. 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. Any square footage dimensions set forth are estimates based on approximate rentable measurements. Usable square footage (SF) measurements are set forth in the Offering Plan.



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