

800 SECOND AVENUE New York, NY

Northeast Corner of 42nd Street



UNITED NATIONS/GRAND CENTRAL SUBMARKET **OFFICE CONDOMINIUM FOR SALE**

Rudder Property Group is pleased to offer the partial third floor office condominium unit for sale at 800 Second Avenue. Unit 303 totals 1,881 RSF and is a highly efficient unit with no columns and many windows. The 286,000 RSF, Class A office condominium building is located on the east side of Second Avenue between 42nd and 43rd Streets, in the United Nations submarket and steps from Grand Central Station. The building features an efficient center core with four passenger elevators and two freight elevators. The institutional quality lobby is attended 24/7. 800 Second Avenue offers businesses and organizations the rare opportunity to reap the long term benefits of office condo ownership.

Partial 3rd Floor, Unit 303: 1,881 RSF

Purchase Price: \$1,150,000

Estimated Common Charges: \$5.57 per RSF

Estimated Real Estate Taxes: \$6.88 per RSF

FEATURES

- Prime location near the UN Headquarters and Grand Central Station
- Efficient, column-free unit
- Ideal for medical use and small businesses

For more information please visit
www.rudderpg.com/800Second or contact:

Michael Rudder

Principal
Office: (212) 966-3611
Mobile: (646) 483-2203
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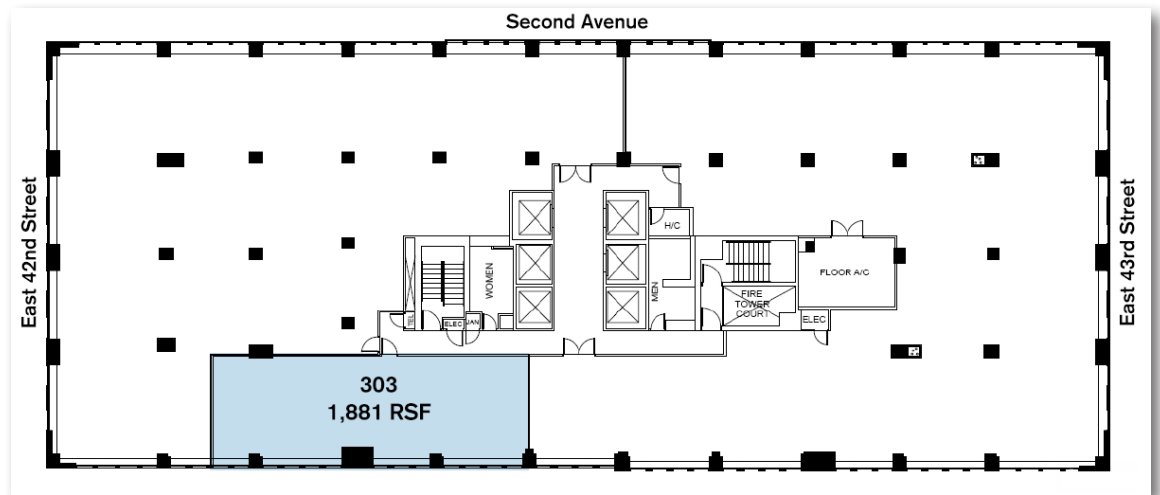
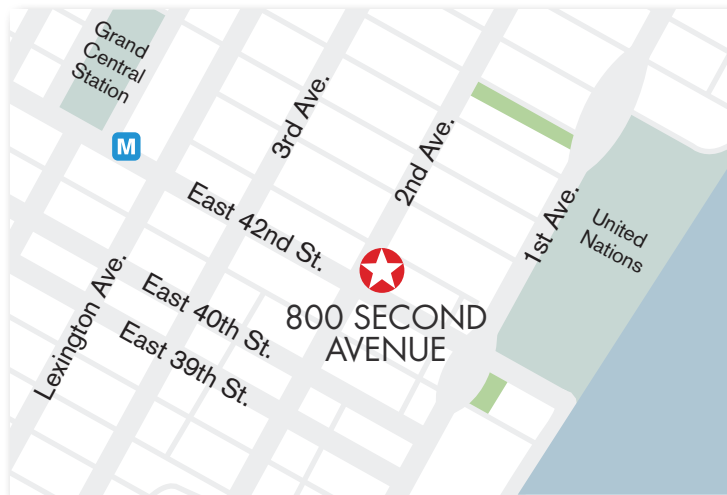
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