

OWN IN THE
CENTER OF IT ALL

THE BAR
BUILDING

36 WEST 44TH STREET

NEW YORK, NY

PENN STATION

TIMES SQUARE

BRYANT PARK

GRAND CENTRAL





OFFICE CONDOMINIUM FOR SALE

THE BAR BUILDING

36 WEST 44TH STREET

NEW YORK, NY

between Fifth and Sixth Avenues

Available:

Partial 6th Floor: 2,300 RSF

Estimated Annual Common Charges:

\$6.79/RSF

Asking Price:

\$2,242,500 (\$975/RSF)

Estimated Annual Real Estate Taxes:

\$8.69/RSF

Building Highlights:

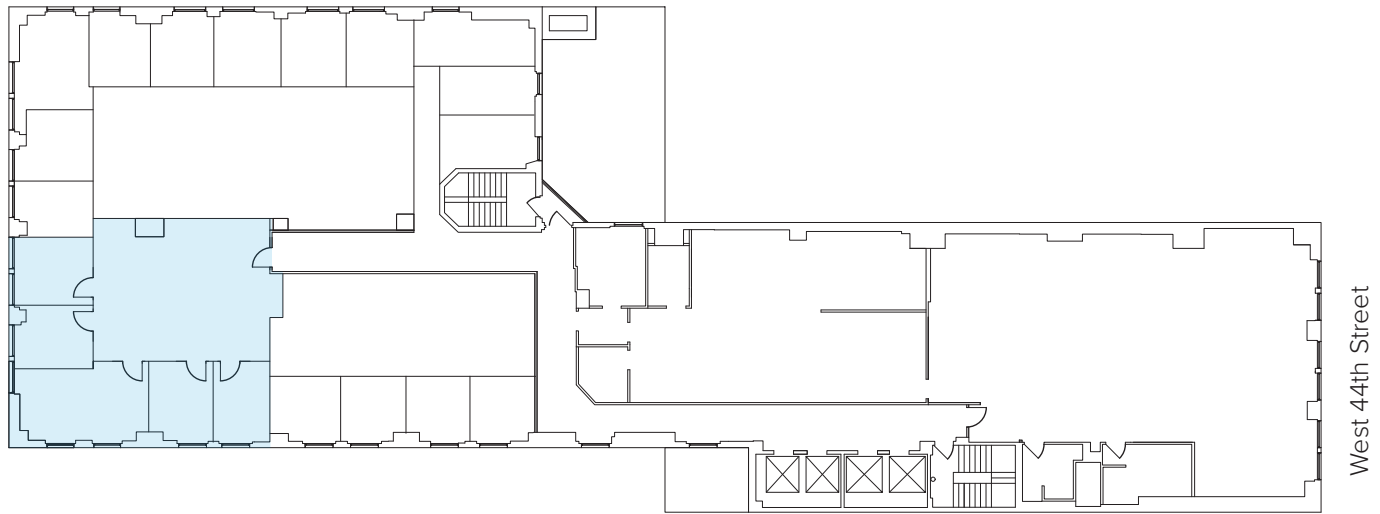
- Situated on Midtown's most prestigious block
- Neighborhood amenities include the Harvard, Penn, Yale and Princeton clubs, the NY Yacht Club, and the Royalton, Algonquin, Sofitel, Mansfield and Club Quarters hotels
- Two blocks from Grand Central Terminal, Bryant Park, the New York Public Library, all parts of Midtown and Times Square
- Recently modernized elevators and 24/7 attended lobby
- Corner unit with eight large windows



EXISTING LAYOUT



CORNER UNIT



Partial 6th Floor
2,300 RSF



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NEW YORK YACHT CLUB



GRAND CENTRAL TERMINAL



BRYANT PARK



THE BAR BUILDING