

OWN YOUR BUILDING IN THE SKY

40 RECTOR STREET

20,000 - 50,000 RSF TWO FLOOR PENTHOUSE
OFFICE CONDOMINIUM WITH NEW DEDICATED ROOF DECK
FOR SALE

OWN YOUR BUILDING IN THE SKY

40 RECTOR STREET

20,000 - 50,000 RSF TWO FLOOR PENTHOUSE
OFFICE CONDOMINIUM WITH NEW DEDICATED ROOF DECK
FOR SALE

Unit	Size (RSF)	Asking Price	Price/RSF
E. 18th Floor	30,000	\$23,250,000	\$775
E. 19th Floor	20,000	\$15,500,000	\$775
E. 18th & 19th Floors	50,000	\$38,750,000	\$775

Annual Common Charges: \$8.75/RSF

Annual Real Estate Taxes: \$5.73/RSF

Possession: Immediate

WWW.RUDDERPG.COM/40RECTOR

Features:

- 50,000 RSF two floor building-within-a-building opportunity.
- The floors are comprised of 30,000 RSF on the 18th floor and 20,000 RSF on the 19th floor.
- This unique offering is the only lower Manhattan office condominium opportunity with an outdoor amenity space
- Large dedicated landscaped roof deck and indoor amenity space.
- Recent upgrades include white-box condition of the floors, renovated dedicated elevators, common corridors, an interconnecting staircase between the two floors, as well as new bathrooms and high-quality finishes.
- High ceilings and four sides of windows providing tremendous light and air with Hudson River and Statue of Liberty Views
- Prominent other unit owners include NAACP, Doctors without Borders, Orthodox Union, Metropolitan College of NY, Big Brothers Big Sisters of NYC.
- Close proximity to the newly redeveloped World Trade Center site and Brookfield Place with access to many subways, the PATH train and several ferry lines.
- A variety of financing options exist to make owning an office condominium more affordable for businesses and non-profit organizations.
- Non-profits and government entities can benefit from being exempt from paying real estate taxes.

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

Rudder Property Group

36 West 44th Street

Suite 1411

New York, NY 10036





Private Roof Deck (Computer Rendering)



Private Roof Deck (Computer Rendering)



Elevator lobby with signage opportunity



Building Lobby



Amenity Space (Computer Rendering)



New Common Bathrooms (Computer Rendering)



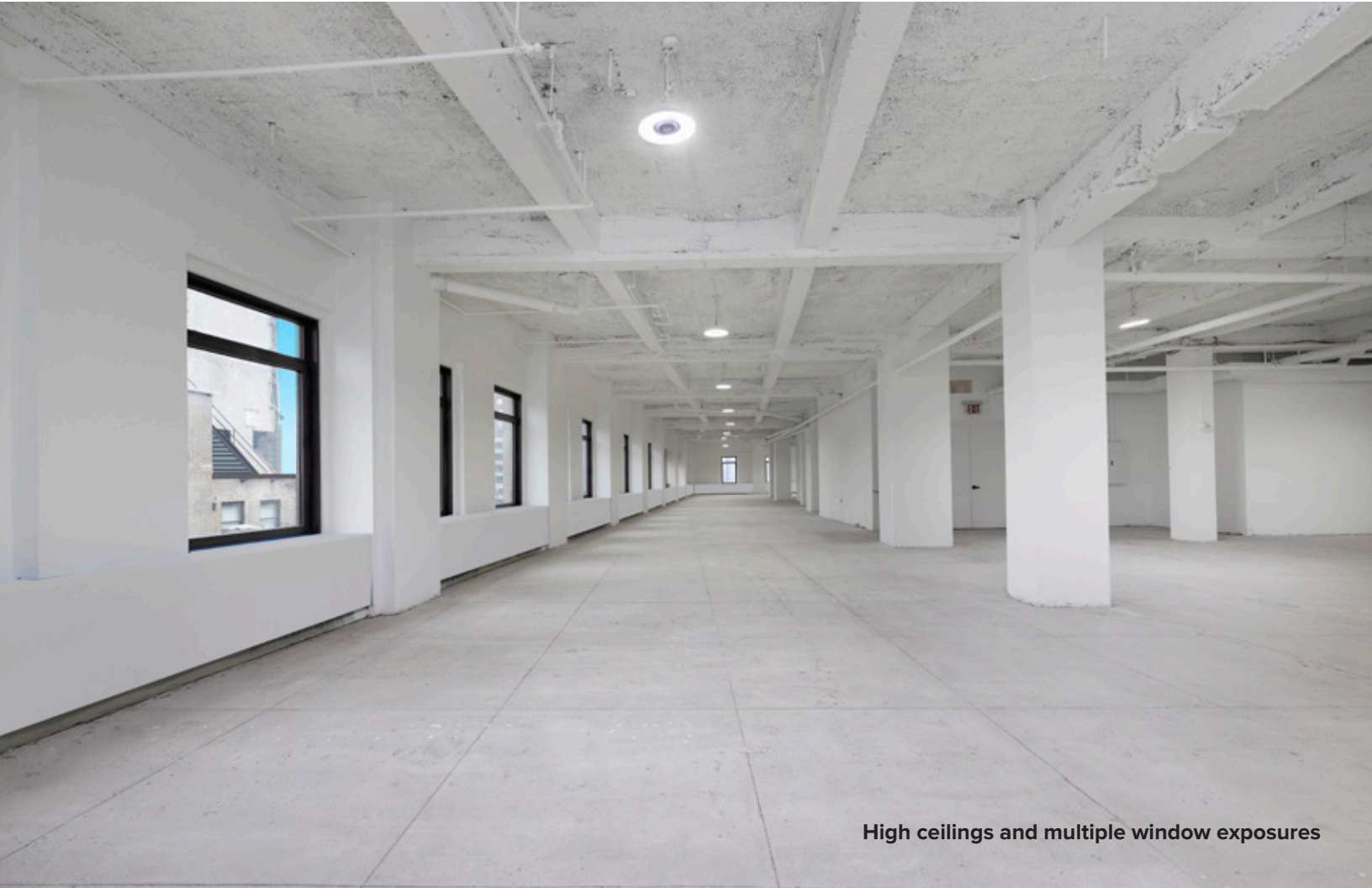
Stairwell (Computer Rendering)



Stairwell (Computer Rendering)



Floors are in white-box condition



High ceilings and multiple window exposures

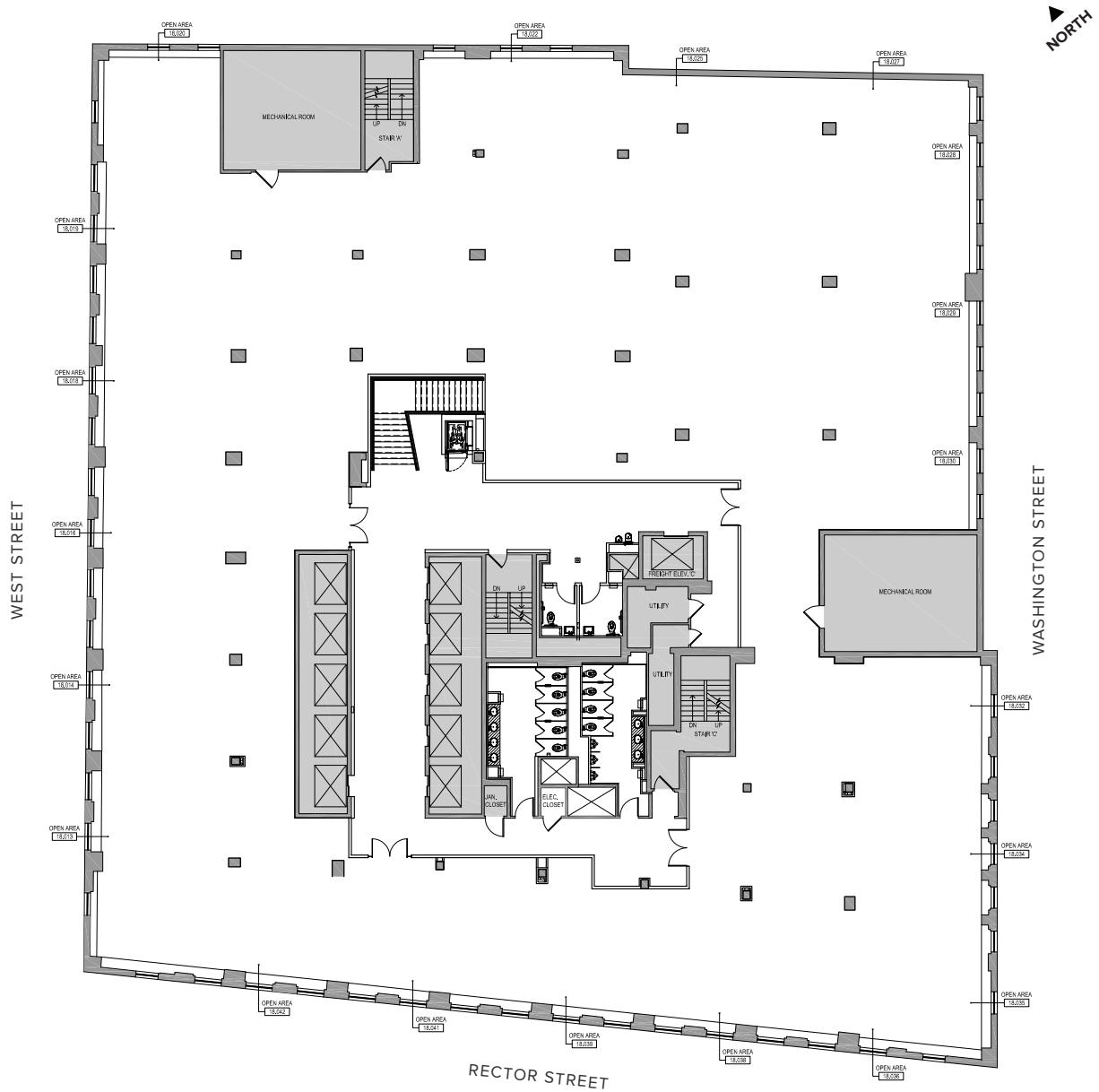


Western View of the Hudson River



Southern View

40 RECTOR STREET



Entire 18th Floor:
30,000 RSF

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 and computer renderings, 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

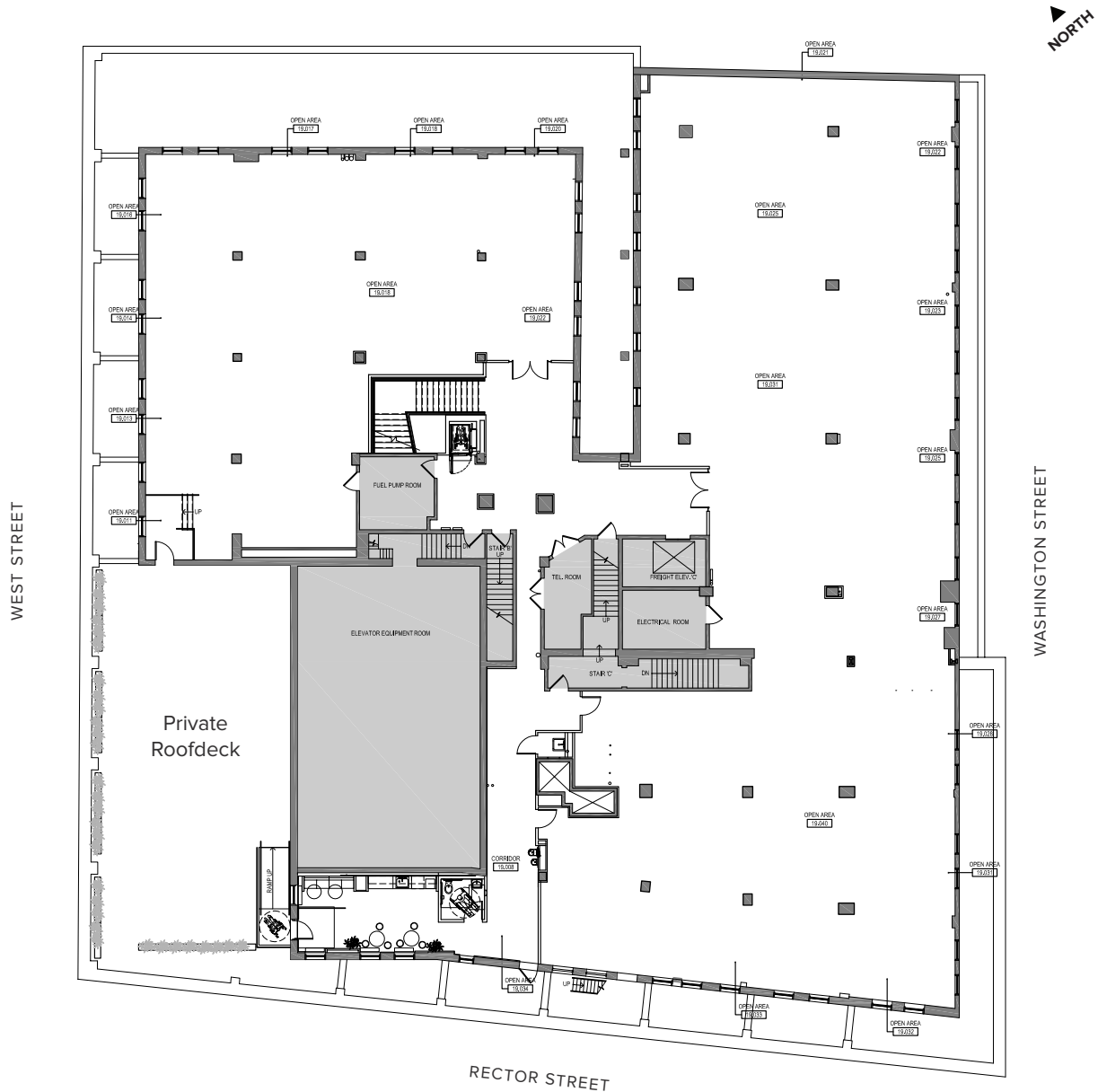
Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com

Rudder Property Group

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



40 RECTOR STREET



Entire 19th Floor:
20,000 RSF

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 and computer renderings, 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

Rudder Property Group

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





World Trade Center Campus



Battery Park City Esplanade



Brookfield Place



Robert Douglas Pedestrian Bridge Over the West Side Highway



Subway Entrance at Rector and Greenwich Streets

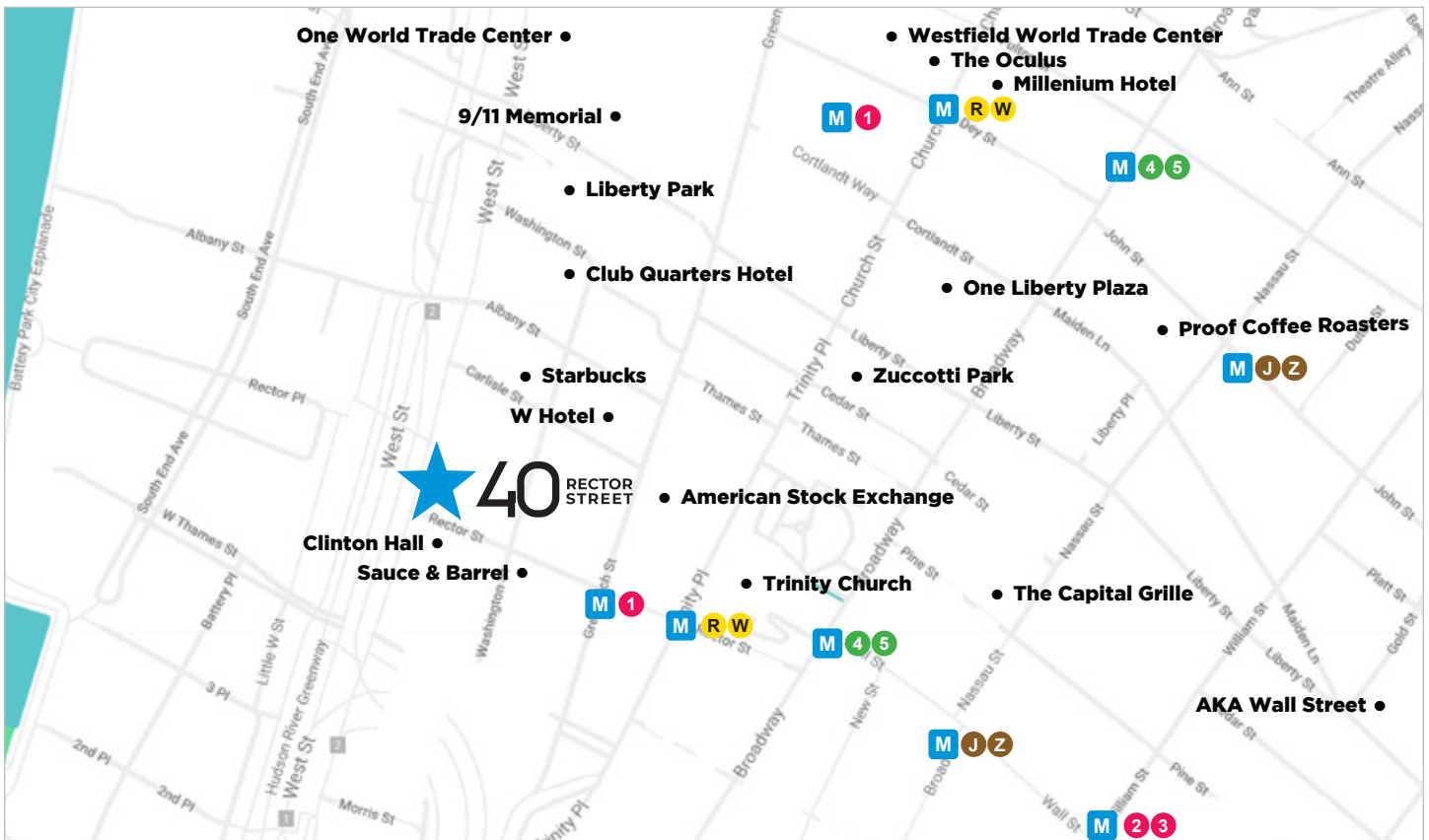


Aerial View of Lower Manhattan and the Hudson River

OWN YOUR BUILDING IN THE SKY

40 RECTOR STREET

20,000 - 50,000 RSF TWO FLOOR PENTHOUSE
OFFICE CONDOMINIUM WITH NEW DEDICATED ROOF DECK
FOR SALE



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 and computer renderings, 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

Rudder Property Group

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

