

PRICE REDUCED

FLATIRON
OFFICE COOPERATIVE
FOR SALE

**WEST
19TH
STREET**

NEW YORK, NY

BETWEEN FIFTH AND
SIXTH AVENUES



Rudder
Property Group

FLATIRON OFFICE COOPERATIVE FOR SALE

**WEST
19TH
STREET**
NEW YORK, NY



AVAILABLE FOR SALE

Entire 6th Floor:

7,200 RSF

Reduced Price:

~~\$5,400,000 (\$750/RSF)~~

\$4,250,000 (\$590/RSF)

Annual Maintenance Charges

(inclusive of real estate taxes):

\$112,163 (\$15.58/RSF)

Possession:

Immediate

Features:

- Located in the heart of Flatiron in the vibrant neighborhoods between Madison Square Park and Union Square
- Unique floorplate with high ceilings, hardwood floors and three sides of windows bringing an abundance of natural light
- Attractive financing options readily available for qualified owner occupiers
- Excellent transportation options with the Union Square transit hub, featuring 10 different subway lines and the PATH train, nearby

WWW.RUDDERPG.COM/5W19TH

Michael Rudder

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Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com



Great natural light with views of West 19th Street





Efficient floorplate with high ceilings and hardwood floors



Lobby

**5 WEST
19TH
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NEW YORK, NY



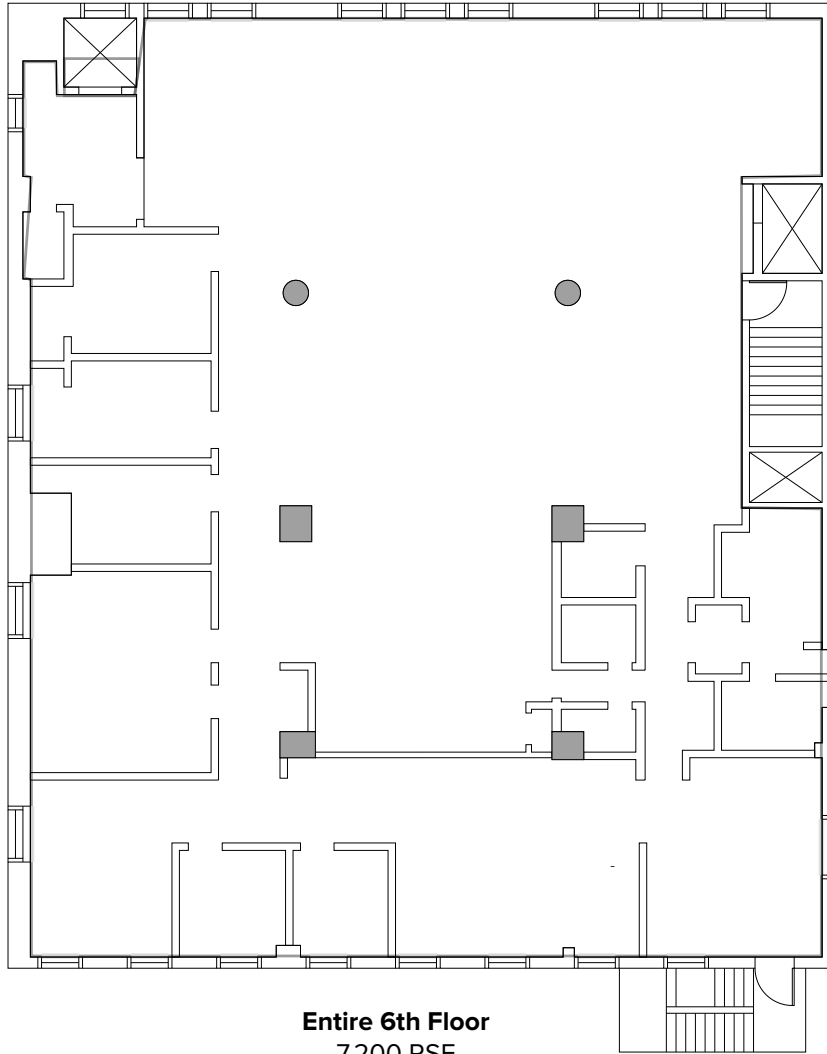
FIFTH AVENUE

FLATIRON OFFICE COOPERATIVE FOR SALE

**5 WEST
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NEW YORK, NY

CORE PLAN

WEST 19TH STREET



Entire 6th Floor
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TEST FIT

WEST 19TH STREET



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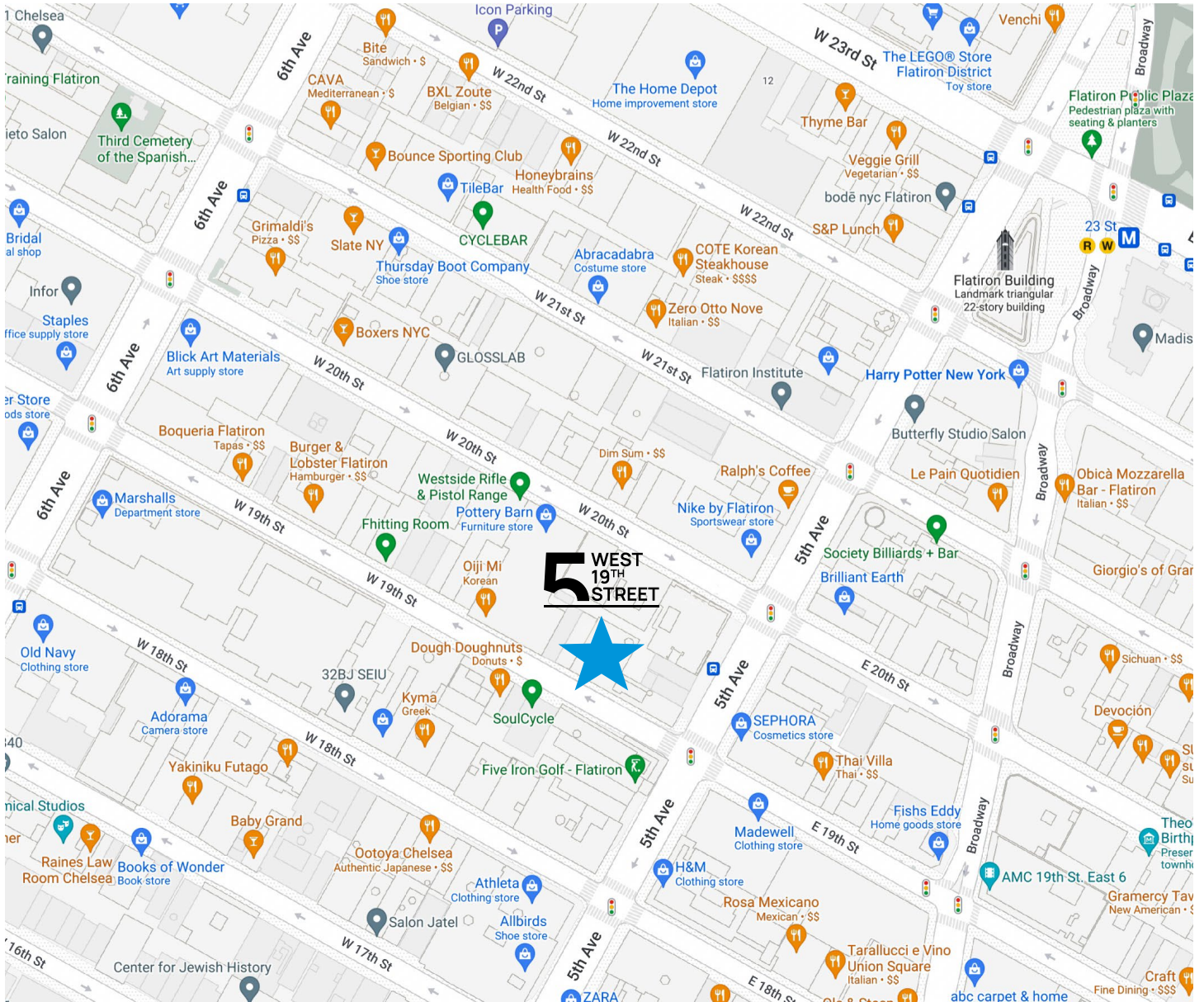


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