



*A GEM
WITHIN
REACH*



THE
DIAMOND SUITES

INTERNATIONAL GEM TOWER
50 WEST 47TH STREET NEW YORK

Office Condominium Suites For Sale
From \$850,000 - \$5,860,000



EXTELL



THE DIAMOND SUITES

INTERNATIONAL GEM TOWER
50 WEST 47TH STREET NEW YORK

Rudder Property Group is pleased to offer office condominium suites for sale at the International Gem Tower, 50 West 47th Street

OFFICE CONDOMINIUM SUITES FOR SALE

From \$850,000 to \$5,860,000

| | | |
|---------------------|-----------|-------------|
| Unit 15CDEF: | 5,324 RSF | \$5,856,400 |
| Unit 10A: | 2,251 RSF | \$2,476,100 |
| Unit 10U: | 766 RSF | \$842,600 |

Current Estimated Annual Common Charges: \$14.30/RSF
Current Estimated Annual Real Estate Taxes: \$11.68/RSF

Amenities include:

- ◆ Experience all of the benefits of owning in the International Gem Tower starting under \$1 million
- ◆ Modern infrastructure for all industries
- ◆ High-end fitness center
- ◆ Floor-to-ceiling windows, efficient layouts, and first class common areas

Michael Rudder

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

Michael Heller

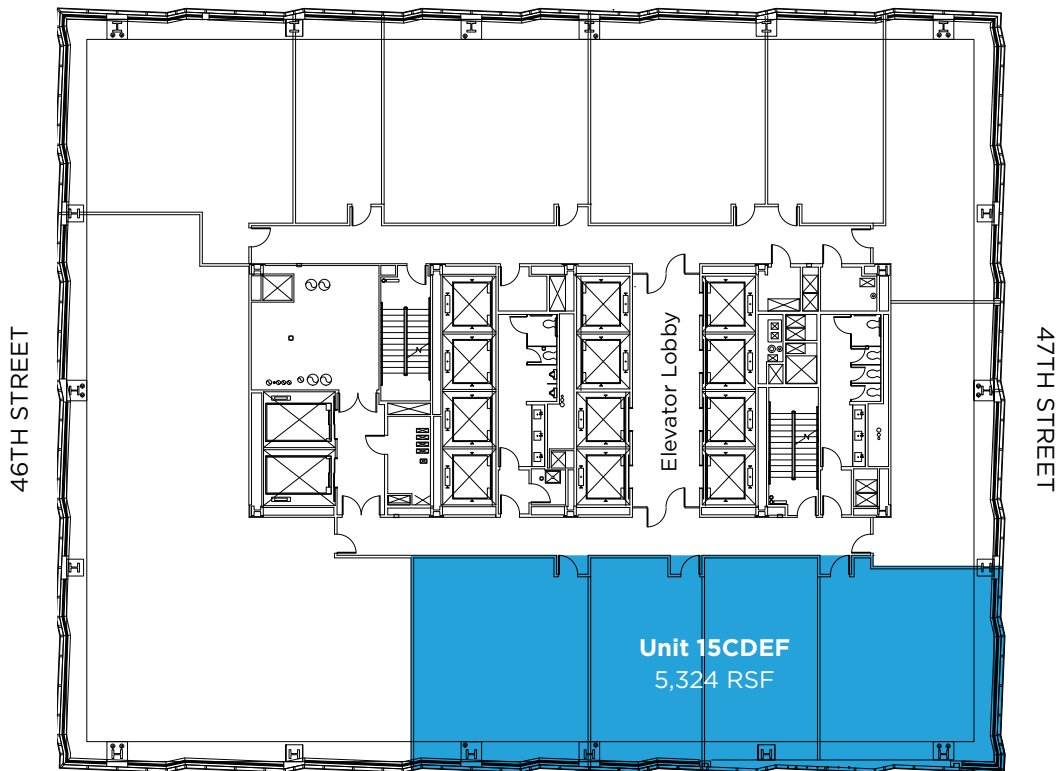
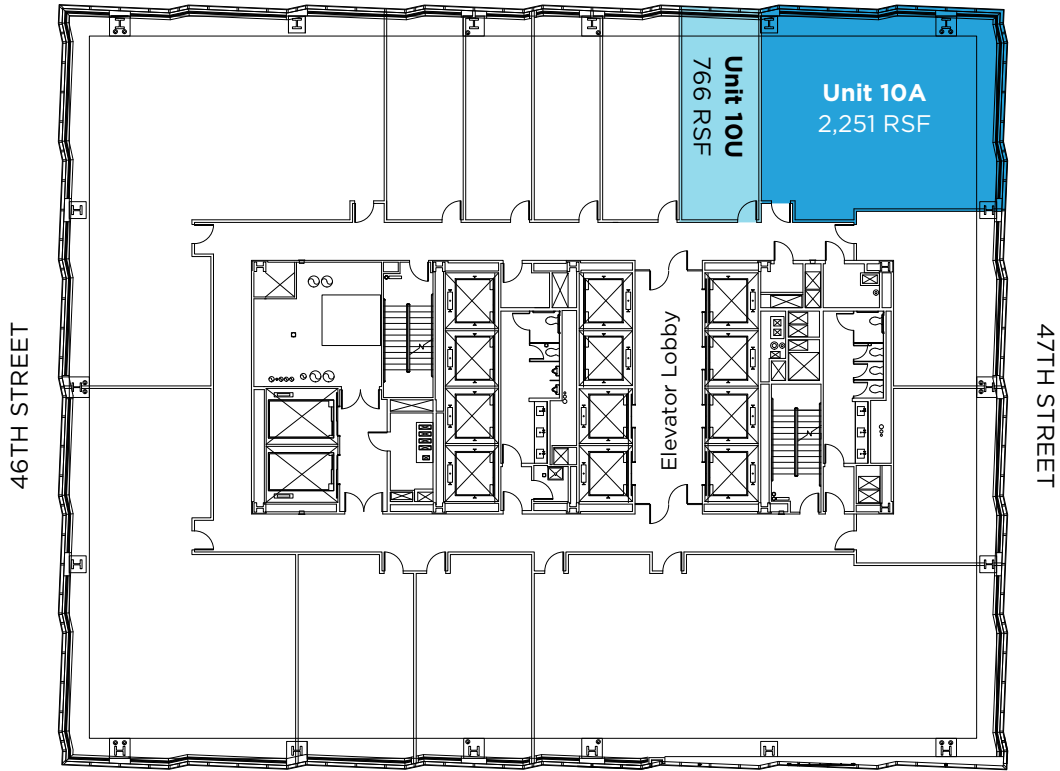
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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. This floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, 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. The complete offering terms are in an offering plan available from sponsor. File No CD-09-0025. Sponsor: Extell GT LLC c/o Extell Development Company, 805 Third Avenue, Seventh Floor, New York 10022

West Views



East Views

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