

# INTERNATIONAL GEM TOWER

50 West 47th Street, New York, NY between Fifth and Sixth Avenues



## PRE-BUILT OFFICE CONDOMINIUM FOR SALE

### Available:

Partial 18th Floor - 8,584 RSF

Asking Price: \$11,150,000

Annual Common Charges: \$13.40/RSF

Annual Real Estate Taxes: \$18.00/RSF\*

\*2016 Real Estate Taxes will be reduced due to the start of an abatement

### Unit Highlights:

- Extremely high-end pre-built installation
- The prime corner with unobstructed south/west views
- Brilliantly designed layout
- Last remaining large unit on a high floor
- The only pre-built unit for sale

### Building Highlights

- State-of-the-art Vault Facility
- Secure Valet Parking
- Modern Infrastructure For Jewelry Manufacturing
- Private Health and Fitness Center
- On-site Restaurant
- Registered For LEED Certification

For more information visit [www.rudderpg.com/IGT](http://www.rudderpg.com/IGT), or contact the exclusive sales agents:

### Michael Rudder

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### Michael Heller

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### Rudder Property Group

866 United Nations Plaza

Suite 207

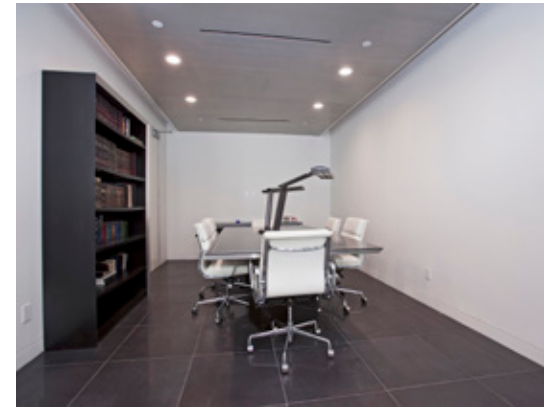
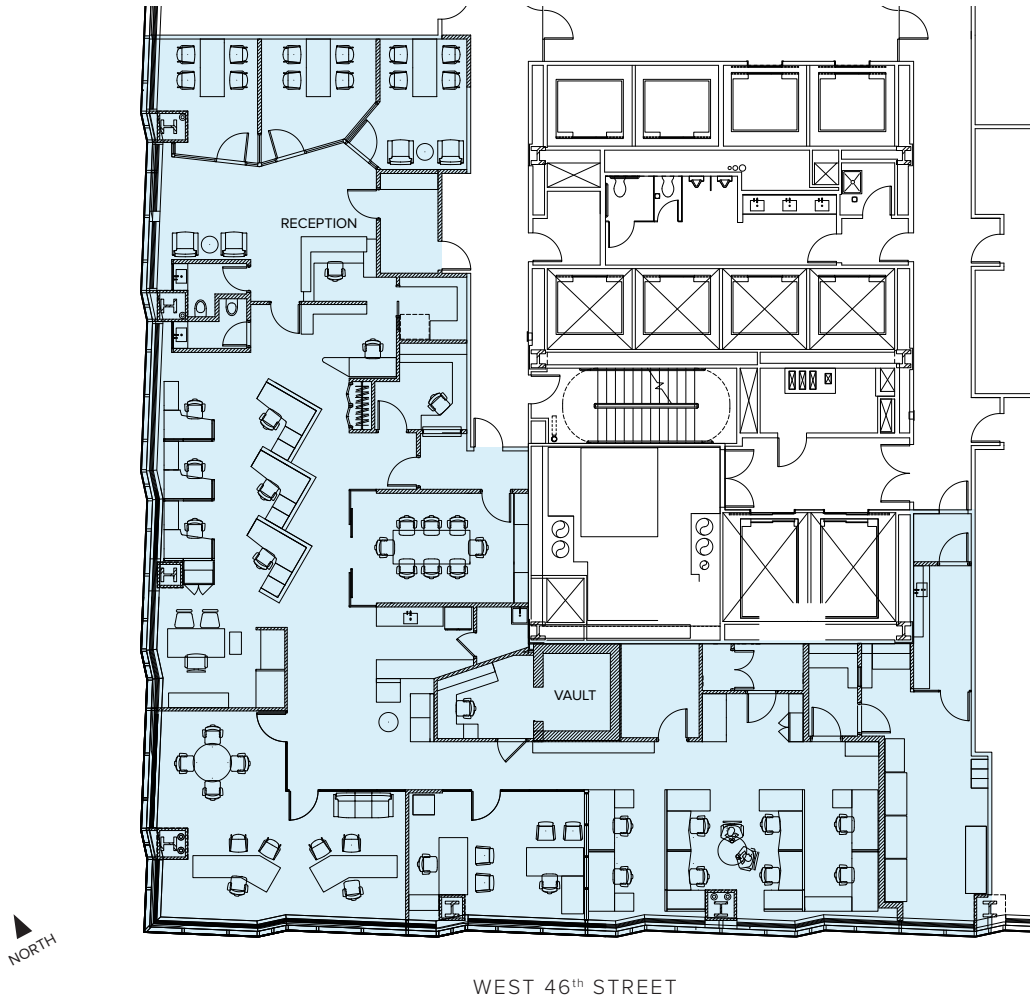
New York, NY 10017

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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. Any square footage dimensions set forth are estimates based on approximate rentable measurements. Usable square footage measurements are set forth in the Offering Plan.

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