

# Midtown Office Condominiums For Sale

10

WEST  
46TH  
STREET

BETWEEN FIFTH AND SIXTH AVENUES, NEW YORK, NY



**Rudder**  
Property Group

## Midtown Office Condominiums For Sale

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**Available:**

Entire 11th Floor - 4,658 RSF

**Asking Price:**

\$4,600,000 (\$988/RSF)

**Annual Common Charges:**

\$9.09/RSF

**Annual Real Estate Taxes:**

\$12.97/RSF

**Highlights:**

- Bright floor with a continuous band of floor-to-ceiling windows
- Efficient floor plate with unit owner-controlled HVAC
- Attended lobby with new elevators
- Additional floors can be made available for sale
- Convenient transportation nearby: 1, 2, 3, 4, 5, 6, 7, B, D, F, M, N, Q, R, and W subway lines and Grand Central Terminal

[WWW.RUDDERPG.COM/10W46](http://WWW.RUDDERPG.COM/10W46)

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**Rudder Property Group**

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





Northern Views



Attended Lobby With New Elevators



Grand Central Station

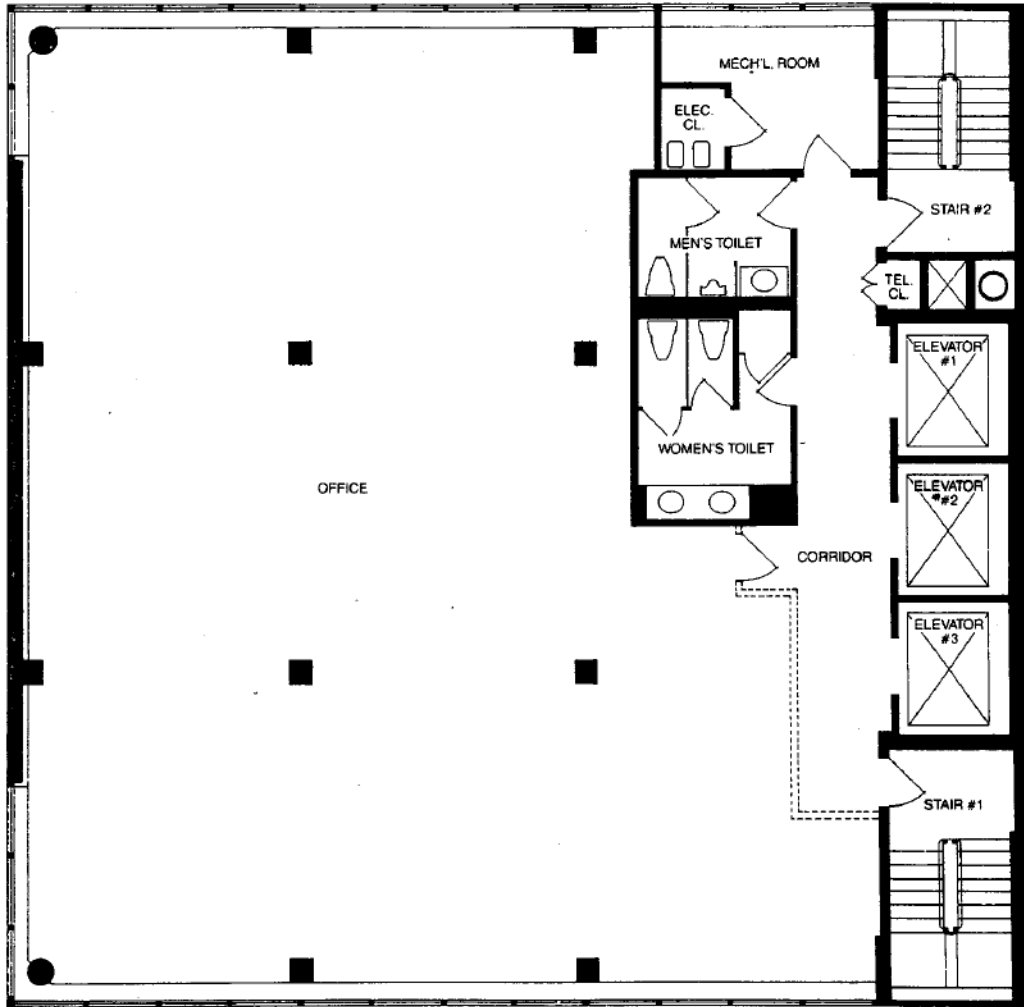


Rockefeller Center

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BETWEEN FIFTH AND SIXTH AVENUES, NEW YORK, NY



West 46th Street



**Entire 11th Floor - 4,658 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, 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.

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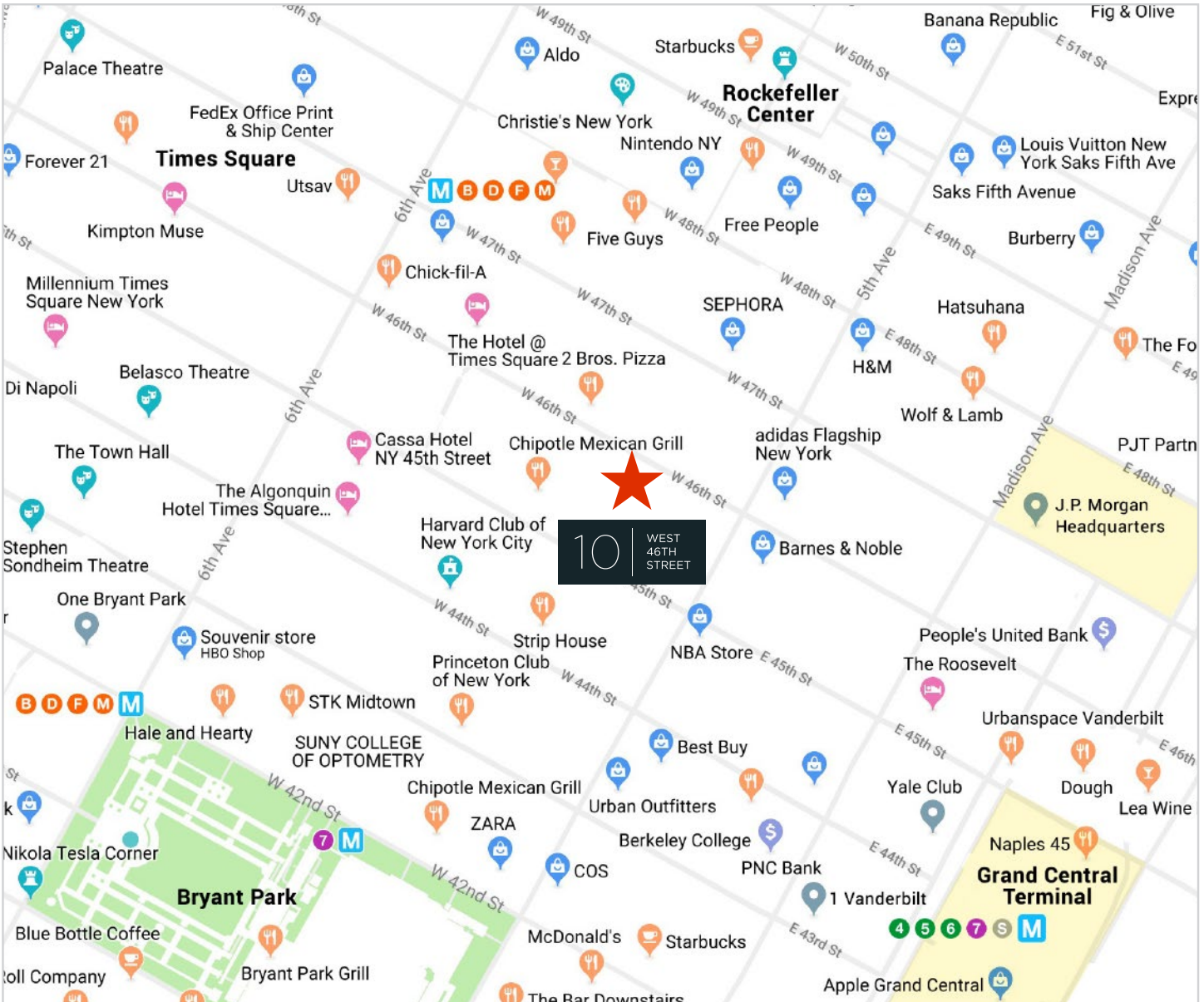
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