

PRICE REDUCED

FULL FLOOR OWNER
USER/INVESTOR OFFICE
CONDOMINIUM FOR SALE

125
Maiden
Lane

NORTHWEST CORNER OF MAIDEN LANE AND WATER STREET



Rudder
Property Group

FULL FLOOR OWNER USER/INVESTOR OFFICE CONDOMINIUM FOR SALE

125
Maiden
Lane

AVAILABLE

Entire 14th Floor:
18,201 RSF

Reduced Price:
~~\$9,100,500 (\$500/RSF)~~
\$6,370,350 (\$350/RSF)

**Estimated Annual
Common Charges:**
\$239,407 (\$13.15/RSF)

**Estimated Annual
Real Estate Taxes:**
\$135,128 (\$7.42/RSF)

Possession:
To be determined

Situated in the heart of Lower Manhattan, the building is just steps away from the re-imagined Seaport District, 10+ subway lines, the New Jersey PATH, and the Staten Island. Its convenient location is only surpassed by a superb collection of amenities for employees to enjoy - 125 Maiden Lane features a beautiful roof deck and courtyard with river views, a fully equipped exercise room with lockers and showers, and a full-service 24/7 lobby with on-site management, security and staff.

Features:

- The floor is currently divided into two separate units with two tenants:
 - Unit A/B is currently leased until March 2027. The fully escalated annual gross rent is approximately \$368,567 (\$34/RSF).
 - Unit C/D is currently leased until October 2026. The fully escalated annual gross rent is approximately \$248,249 (\$34/RSF).
- Both tenants have high-end existing office installations with concrete floors and large windows
- First-class, full-service office building
- Complimentary gym with showers and lockers
- Landscaped rooftop deck
- Prime location in close proximity to Fulton Street Center and the Wall Street Transit Stop
- Rotating lobby art installation
- 24/7 attended lobby with on-site management

Michael Rudder
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Rudder Property Group
36 West 44th Street
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Great natural light





Building lobby



Roof deck

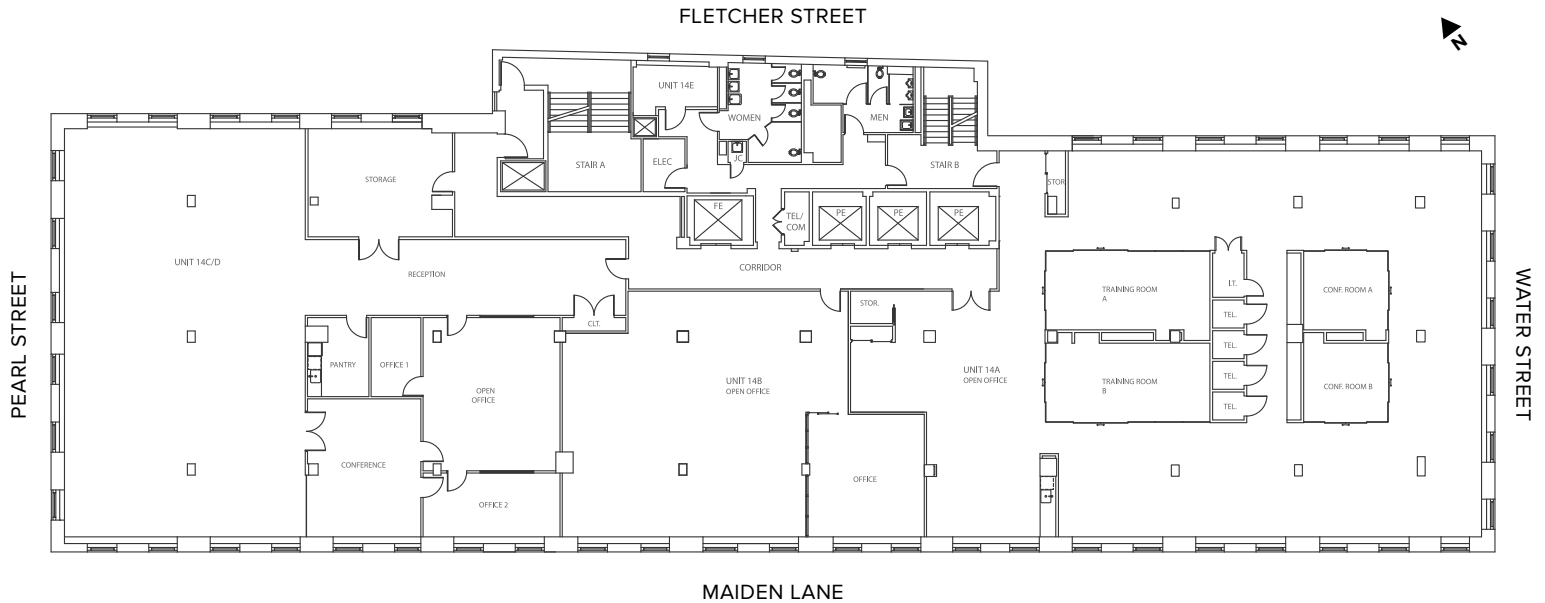


New South Street Seaport

FULL FLOOR OWNER USER/INVESTOR OFFICE CONDOMINIUM FOR SALE

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AS-BUILT PLAN



Entire 14th Floor
18,201 RSF

WWW.RUDDERPG.COM/125MAIDEN

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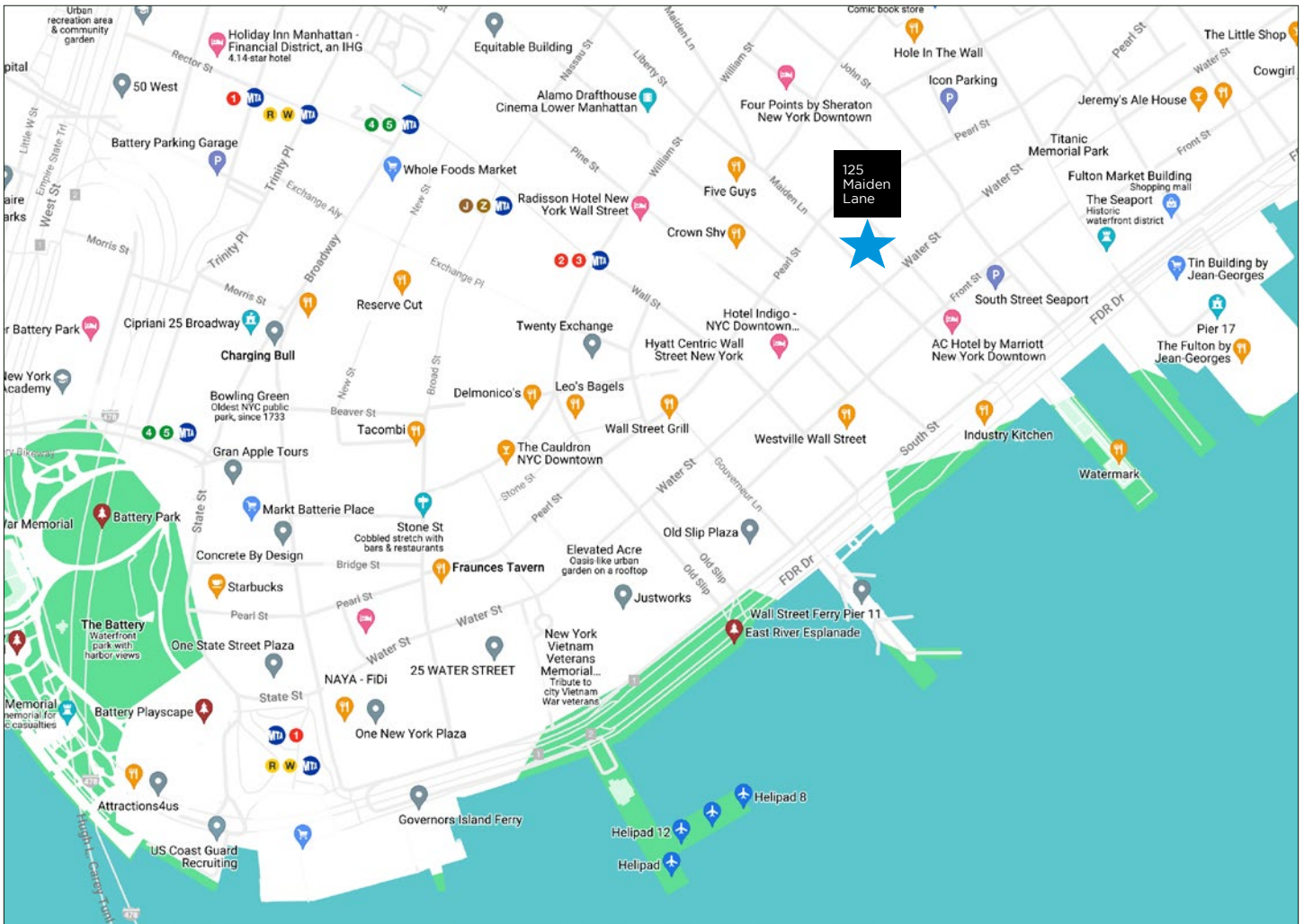


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