

A UNIQUE OFFICE
CONDOMINIUM OPPORTUNITY
IN THE HEART OF LOWER
MANHATTAN



BETWEEN ANN AND BEEKMAN STREETS
NEW YORK, NY

12,600 RSF WITH A DEDICATED
ELEVATOR LOBBY



Rudder Property Group is pleased to offer an office condominium for sale in a prime location in the Financial District at 156 William Street, New York, NY (between Ann and Beekman Streets).

AVAILABLE:

Partial Third Floor: 12,600 RSF

Price:

\$750/RSF

Estimated Annual Common Charges:

\$8.57/RSF

Estimated Annual Real Estate Taxes:

\$4.37/RSF

UNIT HIGHLIGHTS:

- Rare office ownership opportunity in Lower Manhattan
- Newly constructed private elevator lobby
- Across from New York Presbyterian's Lower Manhattan location, Weill Cornell Medical College and NYU Langone
- Adjacent to the Fulton Center **N Q R J Z 1 2 3 4 5 6 PATH**
- Underground access from the Fulton Center to the World Trade Center Oculus

Michael Rudder

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

Michael Heller

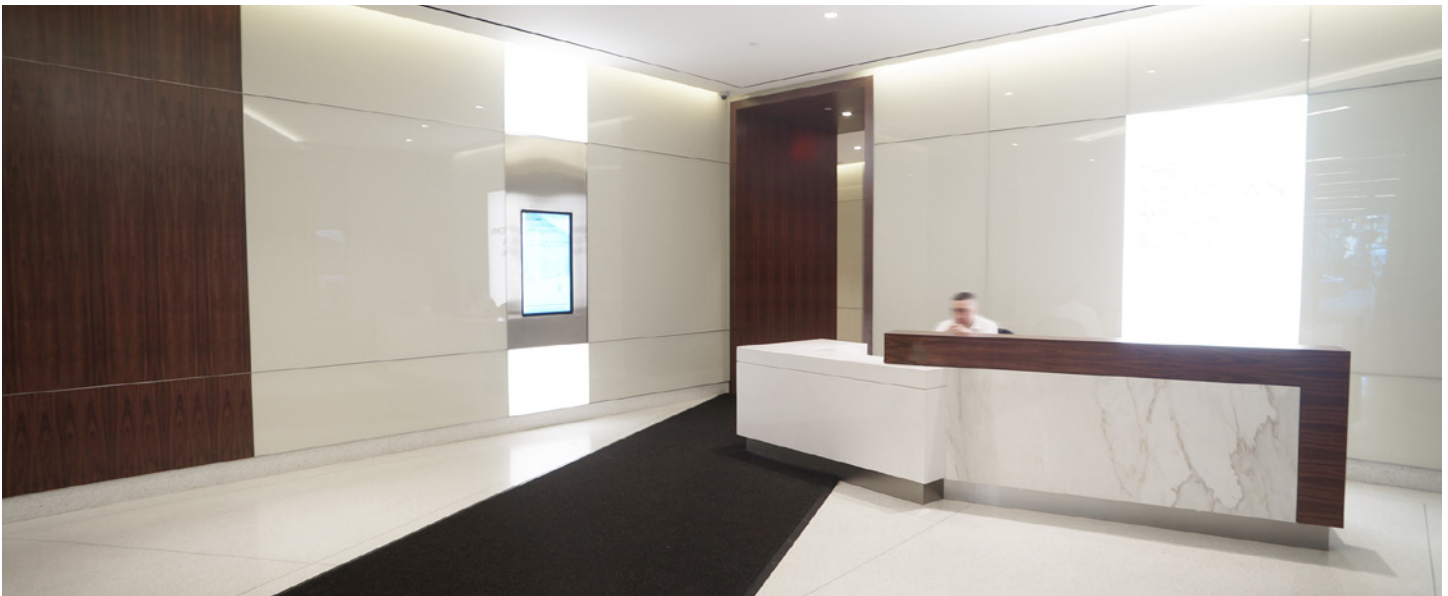
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Rudder Property Group

866 United Nations Plaza
Suite 207
New York, NY 10017
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The complete terms are in an offering plan available from the sponsor. 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.



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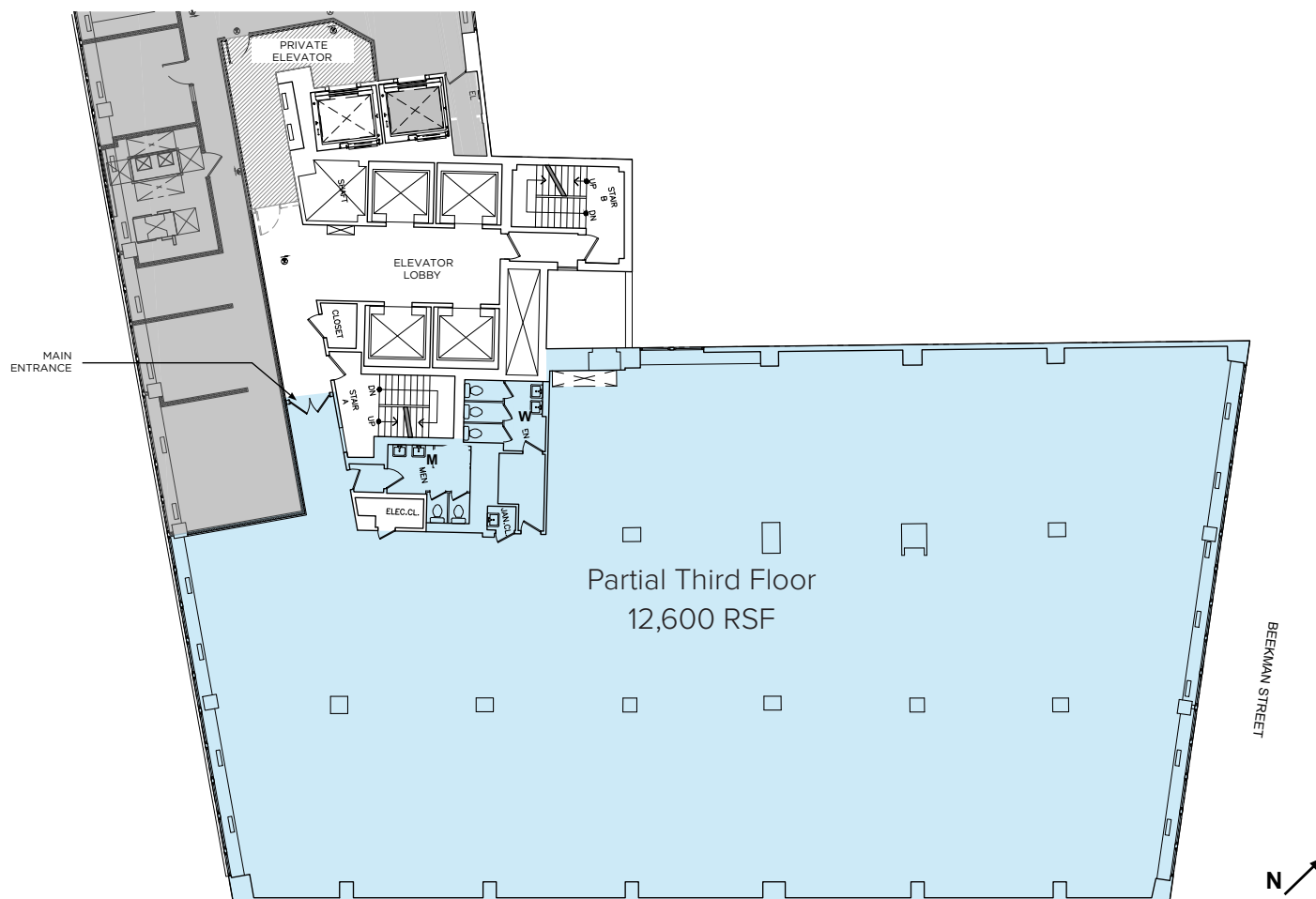
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