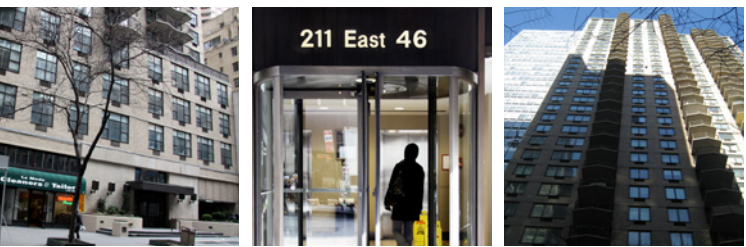


# Office Condominiums For Sale

## 211 East 46th Street, New York, NY

PRICE  
REDUCTION



Rudder Property Group is pleased to offer office condominiums for sale at 211 East 46th Street, New York, NY (between Second and Third Avenues)

### Availability:

Third Floor	9,866 RSF
Fourth Floor	9,860 RSF
Fifth Floor	9,822 RSF
<b>Total</b>	<b>29,548 RSF</b>

### Pricing

**Reduced Price: \$475 per RSF**

**Common Charges:** \$6.90/RSF per annum\*

**Real Estate Taxes:** \$5.28/RSF per annum\*

\*estimated

### Features

- Rare opportunity to purchase a 29,548 RSF office condominium on three floors
- Private entrance with two private passenger elevators
- Ideally located within close proximity to the United Nations Headquarters and Grand Central Station
- Building signage and identity potential
- Tremendous light and views
- Highly efficient layout



For more information please visit  
[www.rudderpg.com/211e46th](http://www.rudderpg.com/211e46th) or contact:

#### Michael Rudder

Principal

Office: (646) 415-6168

Mobile: (646) 483-2203

[mrudder@rudderpg.com](mailto:mrudder@rudderpg.com)

#### Michael Heller

Director of Office Leasing & Sales

Office: (646) 415-6188

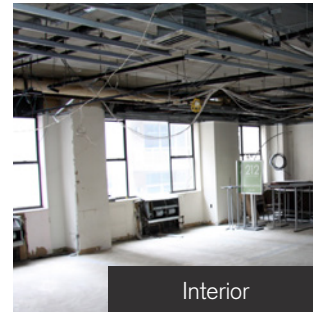
Mobile: (917) 439-2198

[mheller@rudderpg.com](mailto:mheller@rudderpg.com)



# Office Condominiums For Sale

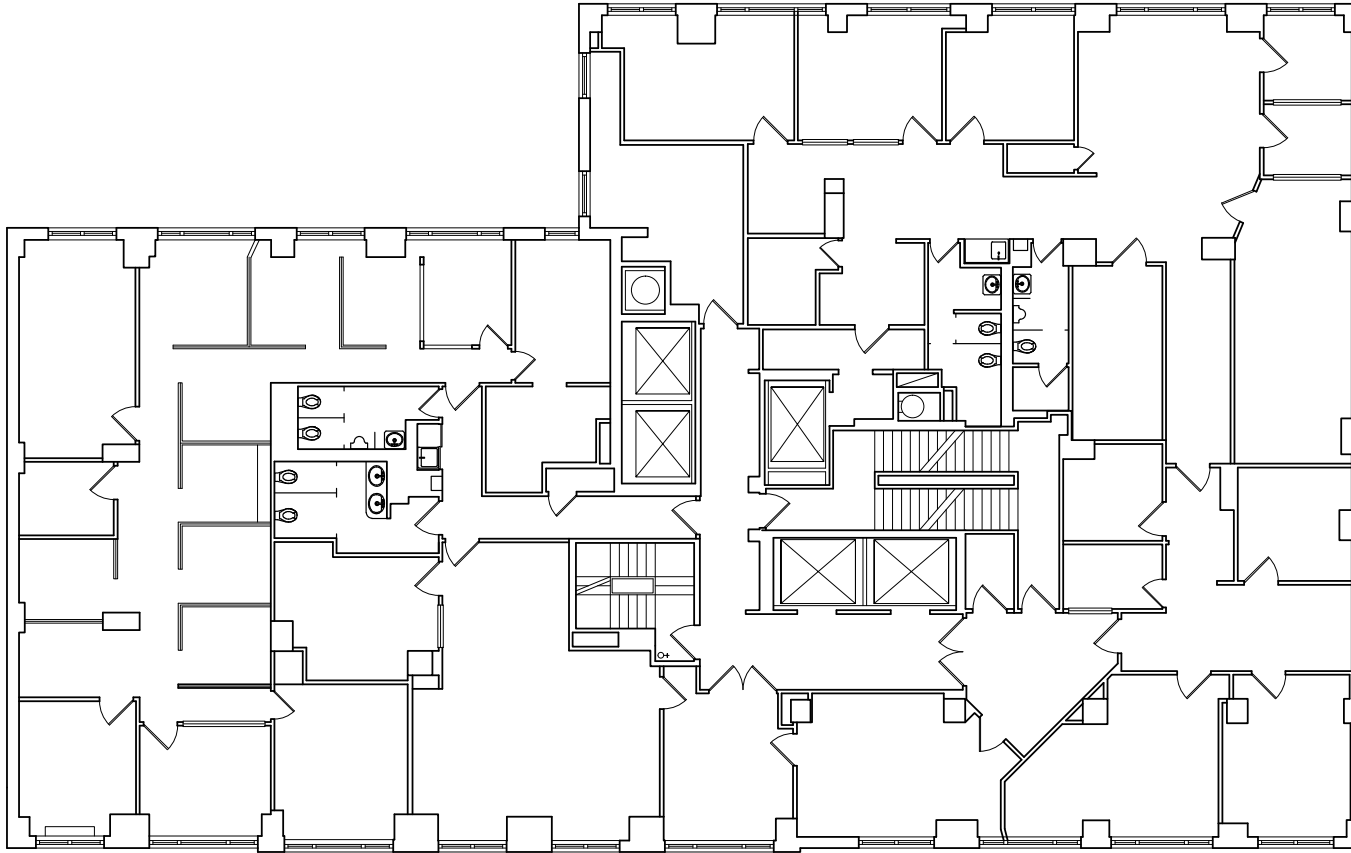
## 211 East 46th Street, New York, NY



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.

# Office Condominiums For Sale

## 211 East 46th Street, New York, NY



**Third Floor**  
9,866 RSF

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**Rudder Property Group**

483 Broadway, 5th Floor

New York, NY 10013

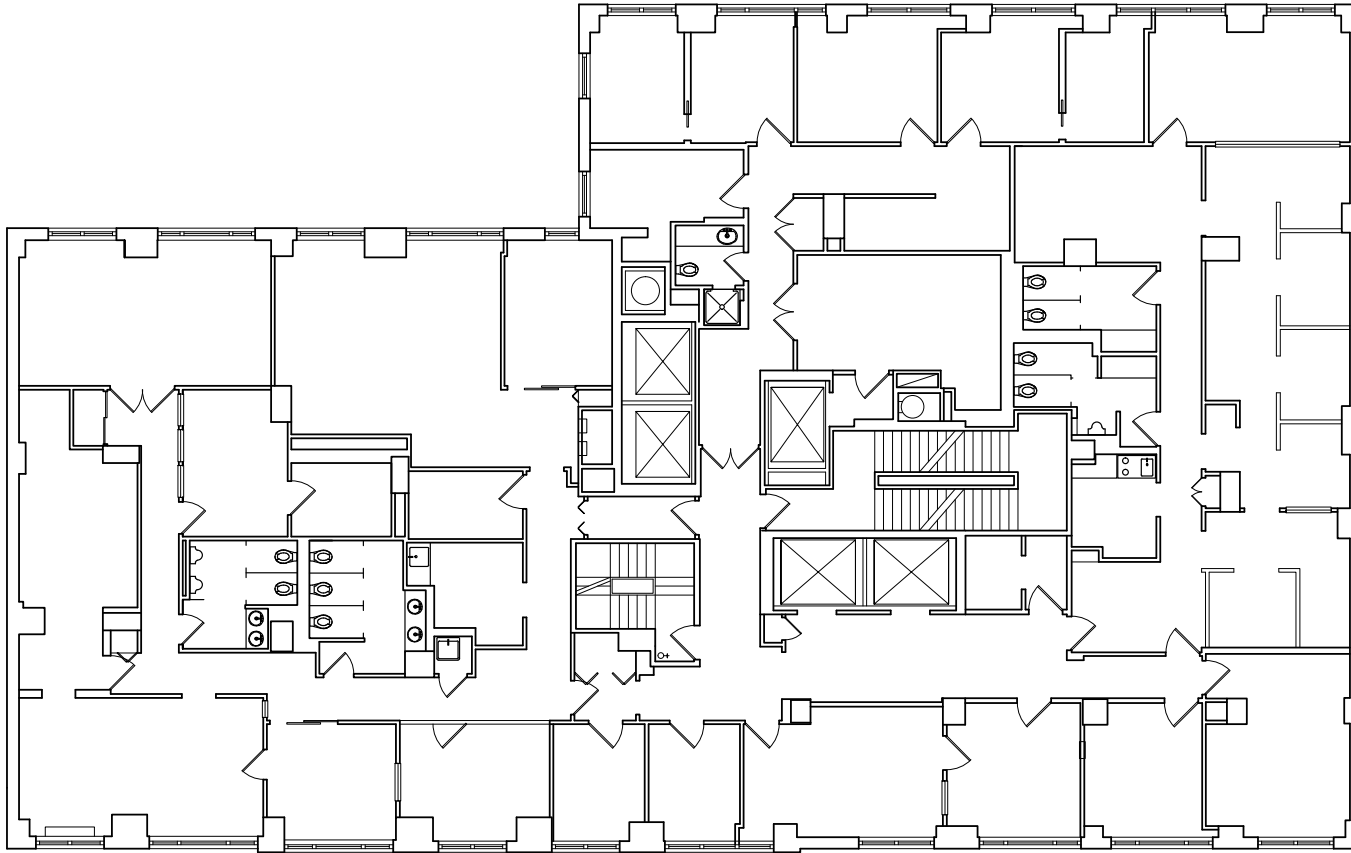
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# Office Condominiums For Sale

## 211 East 46th Street, New York, NY



**Fourth Floor**  
9,860 RSF

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**Rudder Property Group**

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New York, NY 10013

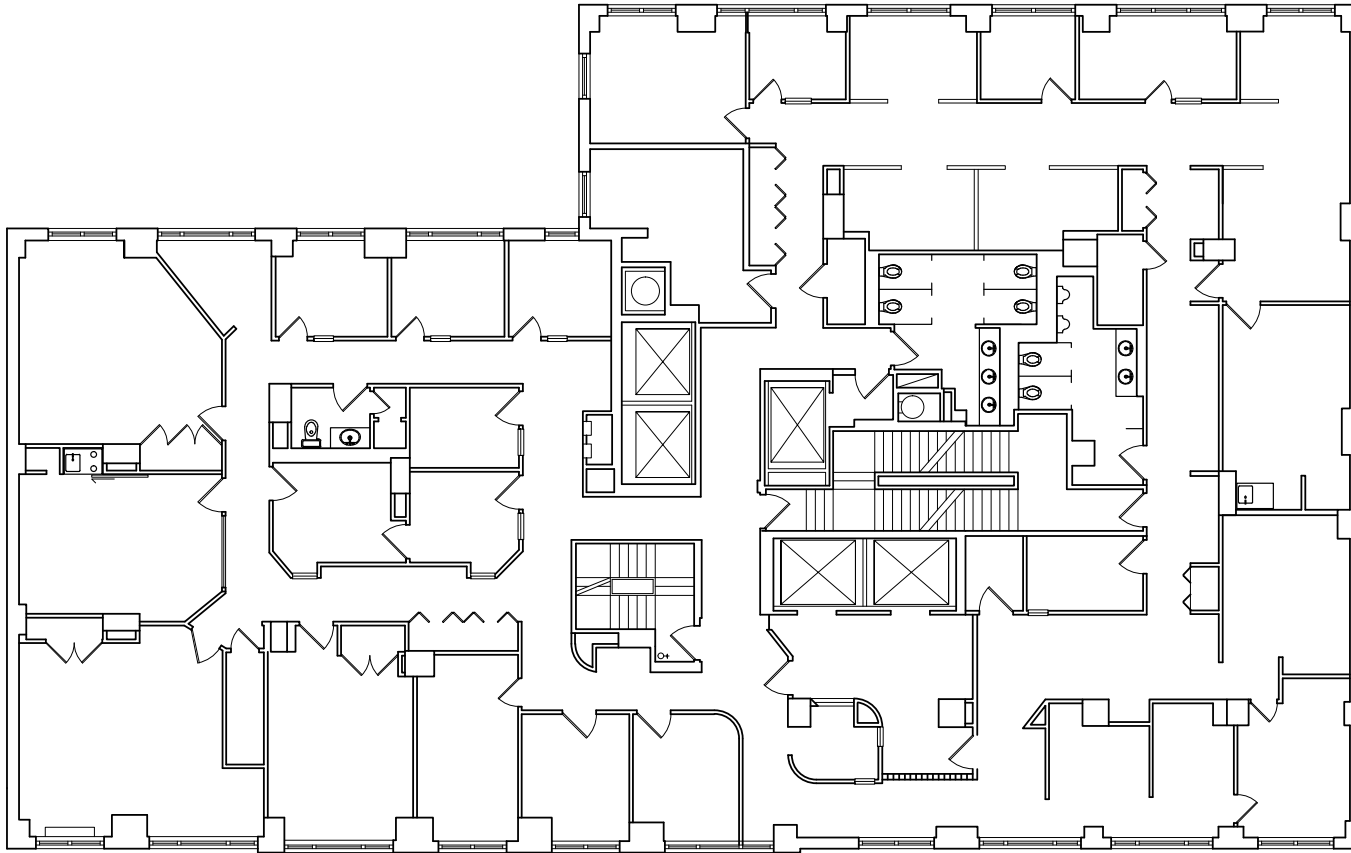
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# Office Condominiums For Sale

## 211 East 46th Street, New York, NY



**Fifth Floor**  
9,822 RSF

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