

MIDTOWN EAST / UNITED NATIONS OFFICE CONDOMINIUMS FOR SALE



250 EAST 49TH STREET
NEW YORK, NY

SOUTHWEST CORNER OF SECOND AVENUE



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SOUTHWEST CORNER OF SECOND AVENUE

Available	Size	Price	Tenant	Lease Expiration	Current Rent
Unit 1	5,198 RSF	\$5,443,095	Non-profit	July 2021 (can be delivered vacant)	\$57/RSF
Unit 2	3,158 RSF	\$3,306,905	Dentist	November 2027	\$57/RSF
Entire 2nd Floor	8,356 RSF	\$8,750,000			

Asking Price: \$1,047/RSF

Annual Common Charges: \$1.40/RSF

Annual Real Estate Taxes: \$18.19/RSF

WWW.RUDDERPG.COM/250E49

Property Highlights:

- Dedicated street level entrance and elevator, located on Second Avenue
- Large signage opportunities
- Located in The Alexander Condominium (built in 2006) at the SW corner of East 49th Street and Second Avenue
- Soaring 15'4" ceiling heights with a continuous band of floor-to-ceiling windows
- User/investor opportunity
- Units can potentially be sold separately
- Prime Midtown East location with convenient access to the 4, 5, 6, 7, S, E, and M subway lines, and Grand Central Terminal

Michael Rudder

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

Michael Heller

Office: (212) 966-3622
Mobile: (917) 439-2198
mheller@rudderpg.com

Sarah Sakura

Office: (212) 966-5638
Mobile: (314) 807-4425
ssakura@rudderpg.com





UNITED NATIONS
PLAZA DENTAL
MANHATTAN DENTAL
IMPLANT INSTITUTE



Emergencies Welcome
212-949-6105

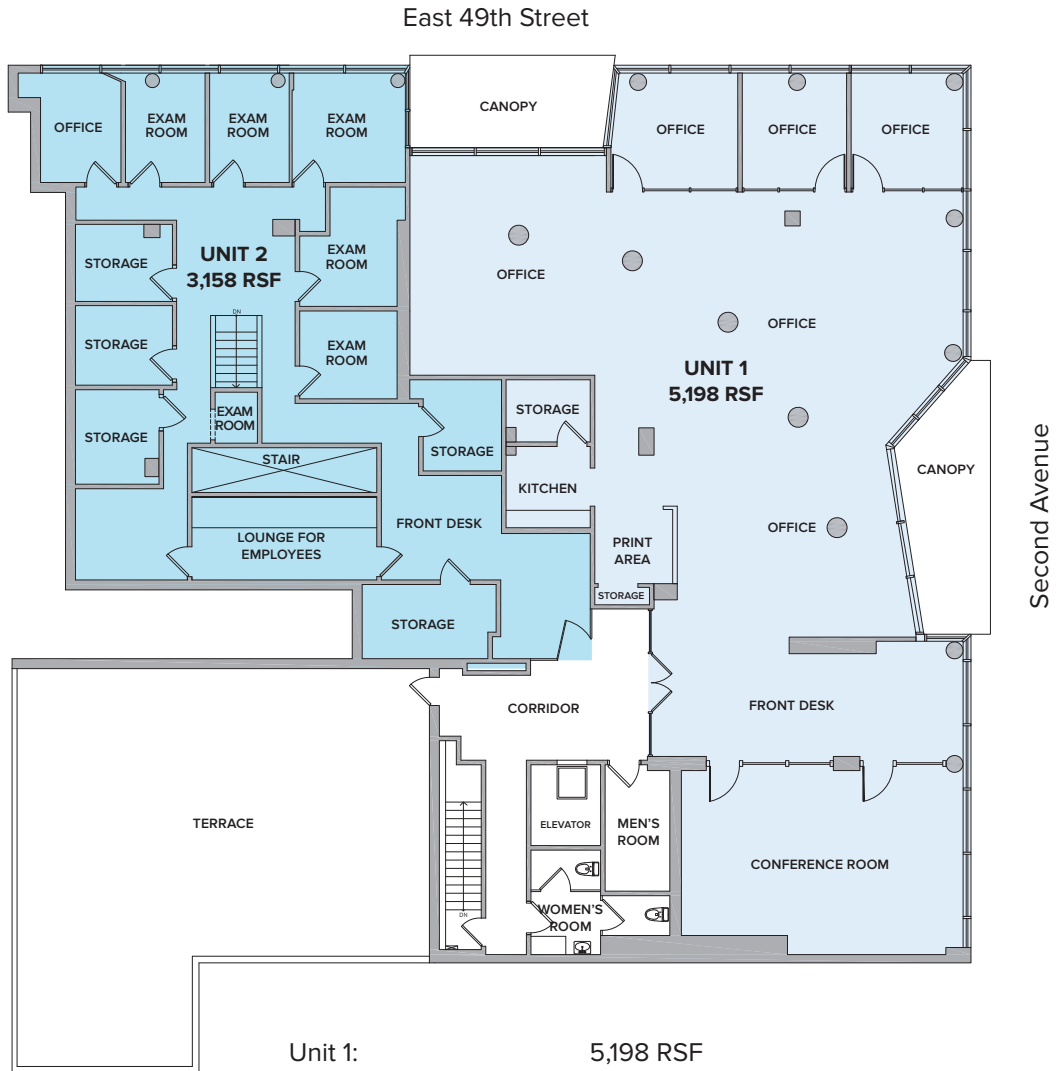
All Specialties, Cosmetics,
Implant Reconstruction

- Dr. Nolan Krimick, DDS
- Dr. Roxana Cuculescu, DDS
- Dr. Yatu Bhagat, DDS
- Dr. Sangita Koya, DDS
- Dr. John Lampico, DDS
- Dr. Asha Gulati, DDS
- Dr. Scott Schechter, DDS
- Dr. Ryan Lynn, DDS
- Maria Popa, RDH
- Ying Fengli, RDH





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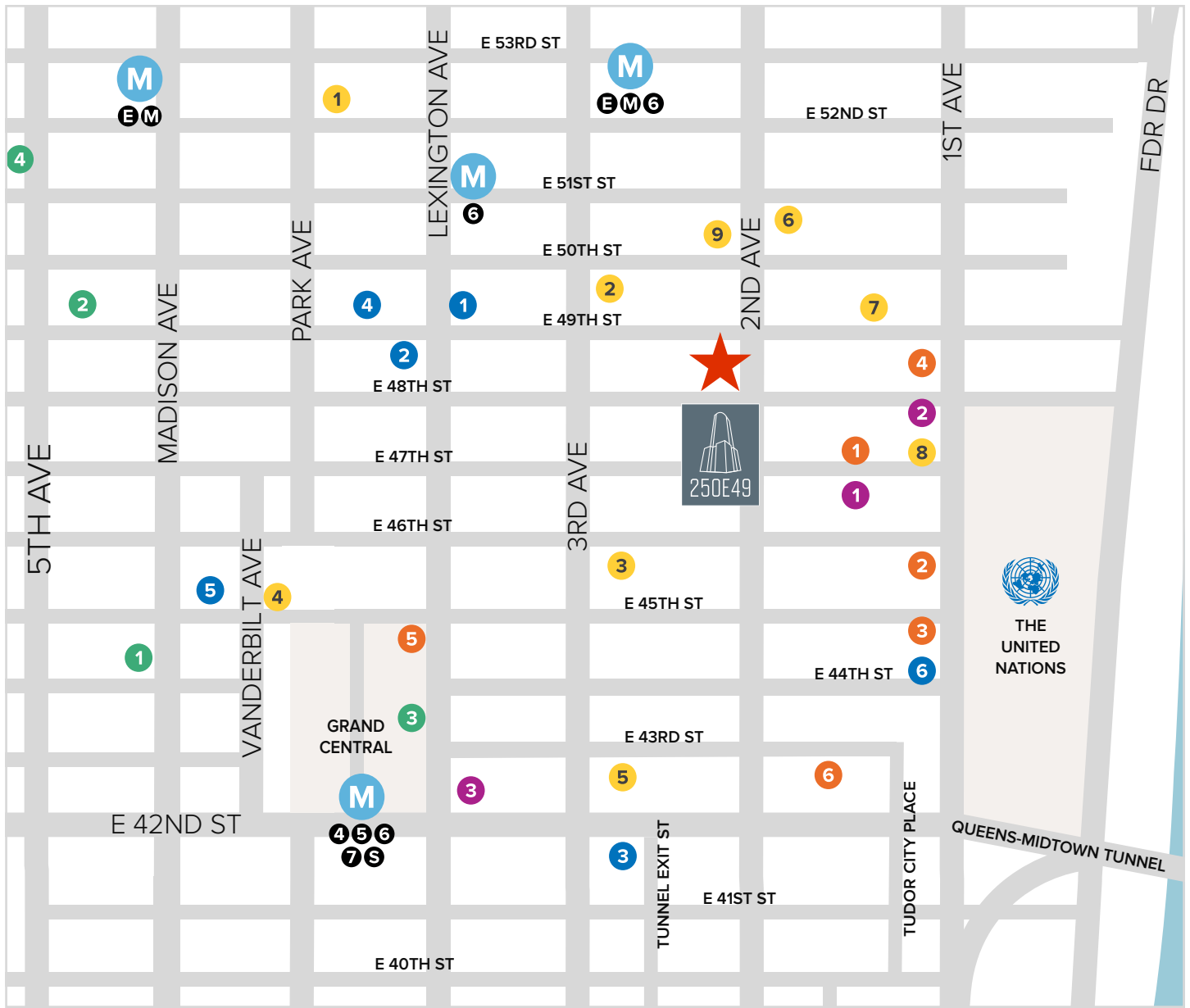
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, 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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Food / Dining

- 1 The Pool / The Lobster Club
- 2 Smith & Wollensky
- 3 Sparks Steak House
- 4 Urbanspace Vanderbilt
- 5 Sushi Yasuda
- 6 The Smith
- 7 Il Postino
- 8 Megu Modern Japanese
- 9 Starbucks

Shopping

- 1 Brooks Brothers
- 2 Saks Fifth Avenue
- 3 Apple Store
- 4 Nike NYC

Hotels

- 1 W New York
- 2 InterContinental New York
- 3 The Westin New York
- 4 Waldorf Astoria Hotel
- 5 The Roosevelt Hotel
- 6 Millennium ONE UN New York

Organizations

- 1 Japan Society
- 2 Turkish Center
- 3 U.S. Foreign Missions
- 4 Germany House
- 5 U.S. Post Office
- 6 Ford Foundation

Landmarks

- 1 Dag Hammarskjold Plaza
- 2 The Trump World Tower
- 3 The Chrysler Building

M MTA Subway Station

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