

32 W 39

NEW YORK, NY

West 39th Street

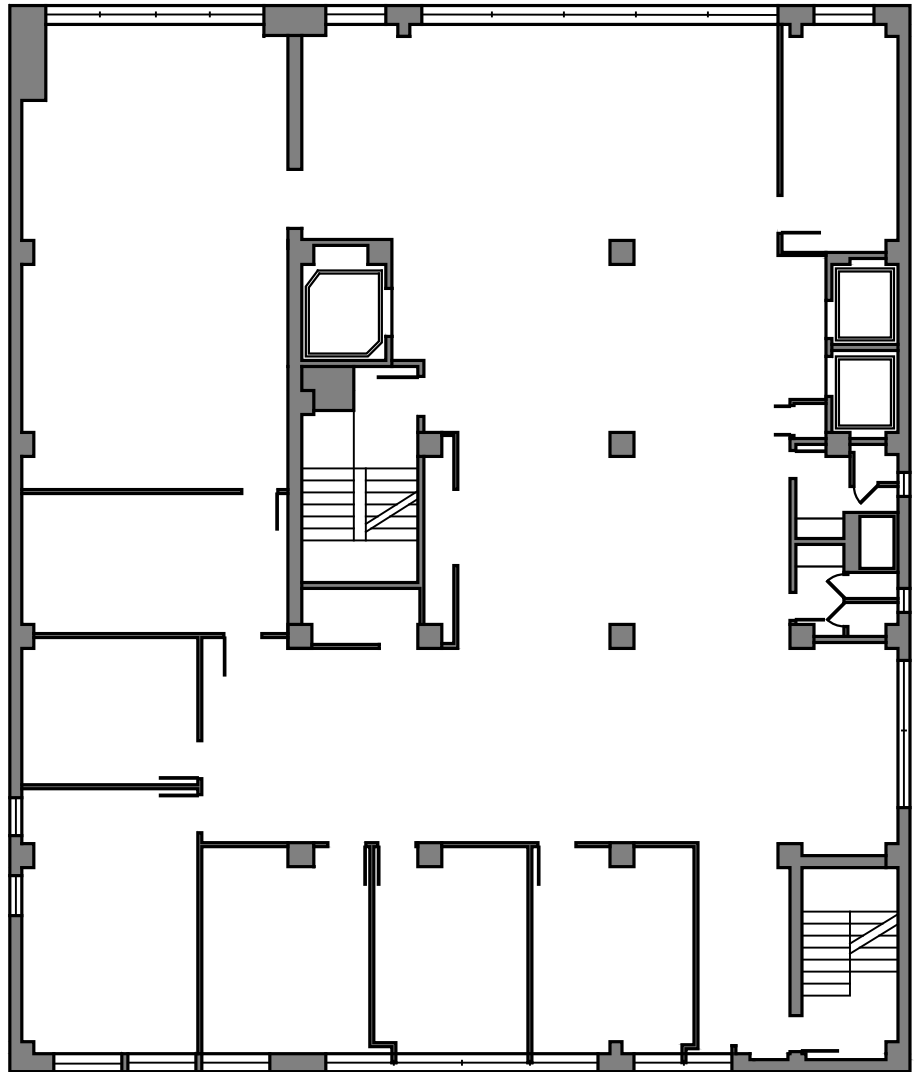
4th Floor

Size:
8,355 RSF

Asking Price:
\$6,684,000 (\$800/RSF)

Estimated Common Charges:
\$9.43/RSF

Estimated Real Estate Taxes:
\$8.26/RSF



WWW.32W39.COM

Michael Rudder

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

Justin Harris

Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com



Rudder Property Group

36 West 44th Street, Suite 1411
New York, NY 10036
www.rudderpg.com

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO. CD22-0122. ARTIST RENDERINGS. THE ARTIST REPRESENTATIONS AND INTERIOR DECORATIONS, FINISHES, APPLIANCES AND FURNISHINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. SPONSOR MAKES NO REPRESENTATIONS OR WARRANTIES EXCEPT AS SET FORTH IN THE OFFERING PLAN. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA. THE USE OF ANY DESIGNATIONS, LABELS OR NOMENCLATURE IS FOR MARKETING PURPOSES ONLY AND DOES NOT OBLIGATE SPONSOR TO DELIVER SUCH AREAS OR ROOMS DESIGNED OR FITTED OUT IN THE MANNER DEPICTED OR IMPLIED IN THIS ADVERTISING. ANY FURNITURE OR LANDSCAPING SHOWN ARE FOR CONCEPT ONLY AND ARE NOT COORDINATED WITH THE BUILDING SYSTEMS. IMAGES ARE ILLUSTRATIONS ONLY AND DO NOT REFLECT ACTUAL VIEWS. NO REPRESENTATION IS MADE REGARDING THE VIEWS FROM ANY WINDOWS IN THE BUILDING AND ALL VIEWS ARE SUBJECT TO CHANGE AT ANY TIME, FOR ANY REASON, AND/OR MAY BECOME OBSTRUCTED. SPONSOR: 32 W 39TH STREET SOLE MEMBER LLC, 28 WEST 36TH STREET, SUITE 301, NEW YORK, NY 10018. EXCLUSIVE SALES AND MARKETING BY RUDDER PROPERTY GROUP, LLC.