

Bryant Park
Office Condominiums at

32w39

NEW YORK, NY

Adjacent to Amazon's
Fifth Avenue Headquarters



Rudder
Property Group



Reception area on the 5th Floor

Overview

Bryant Park Office Condominiums

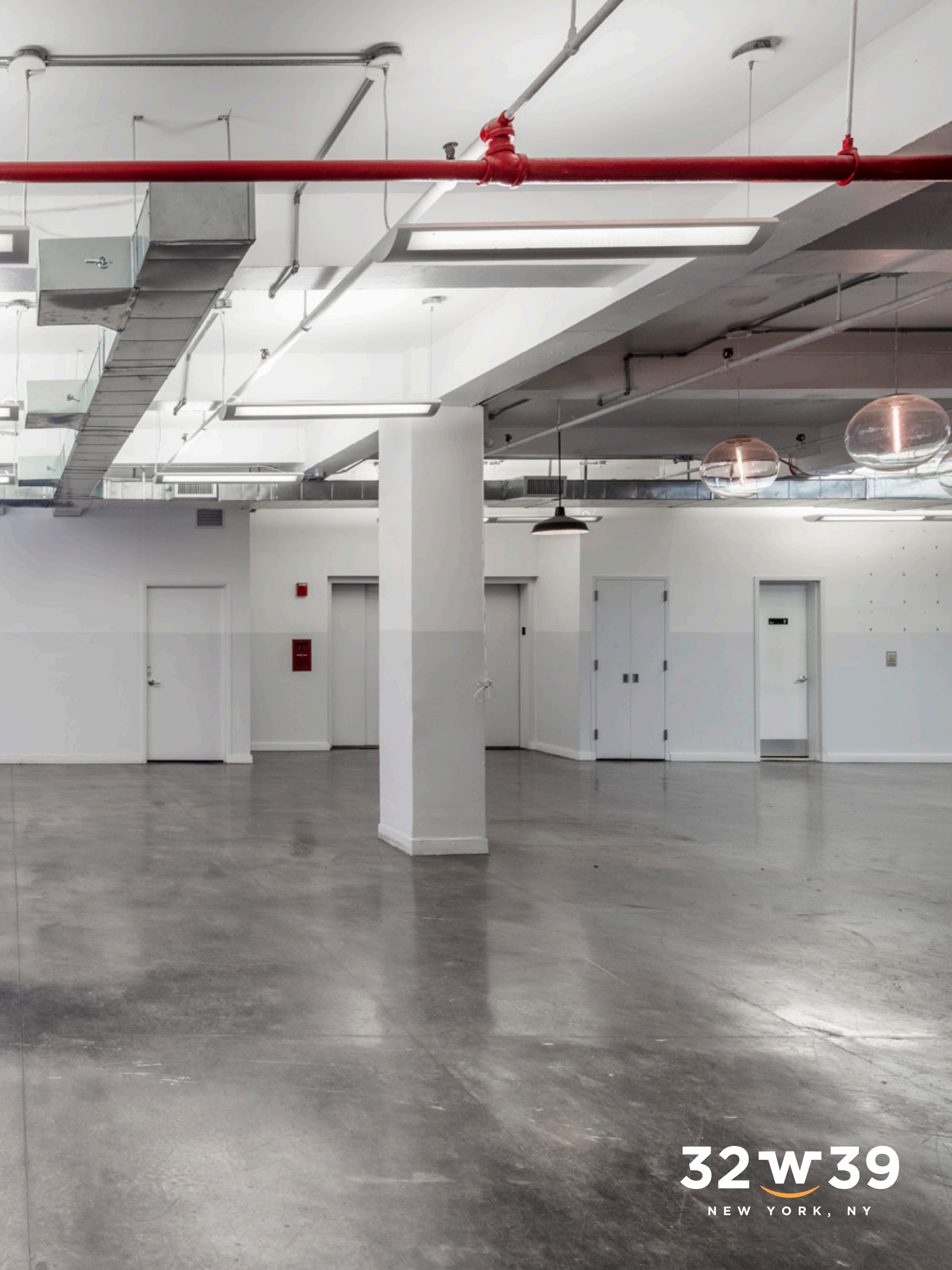
The office condominiums at 32 West 39th Street are in a unique office building in the Bryant Park submarket adjacent to Amazon's Fifth Avenue Headquarters. Located between Fifth and Sixth Avenues, the 16-story office building sits in-between Grand Central and Penn station.

Building highlights include:

- The 87,072-square-foot building offers full floors from 3,970 RSF to 8,371 RSF and large contiguous blocks of up to 50,000 RSF
- High ceilings and three sides of large windows, offering bright natural light
- Unique building features including potential roof deck on the 5th floor
- Well-maintained, high-quality building with recently restored façade, redesigned lobby and elevator upgrades

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Accessibility and Location

Sitting between Grand Central and Penn Station, 32 West 39th Street provides ample connections to Metro North, Amtrak, LIRR and New Jersey Transit. Additionally, 10+ different subway lines including the – **B D F M N Q R W** and **4 5 6**.







Dramatic view of the Midtown skyline from 32 West 39th Street



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Team

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32 W 39TH STREET SOLE MEMBER LLC

The principal of 32 W 39th Street Sole Member LLC is associated with R&B Realty Group, a family-owned real estate investment, management and development firm that has grown from one 40,000-square-foot warehouse in New Jersey to, today, a portfolio of more than 1 million square feet of office, retail, industrial and mixed-use developments along the eastern seaboard. The firm specializes in repositioning well-located commercial assets in transitioning neighborhoods in major US markets.



EXCLUSIVE MARKETING AGENT

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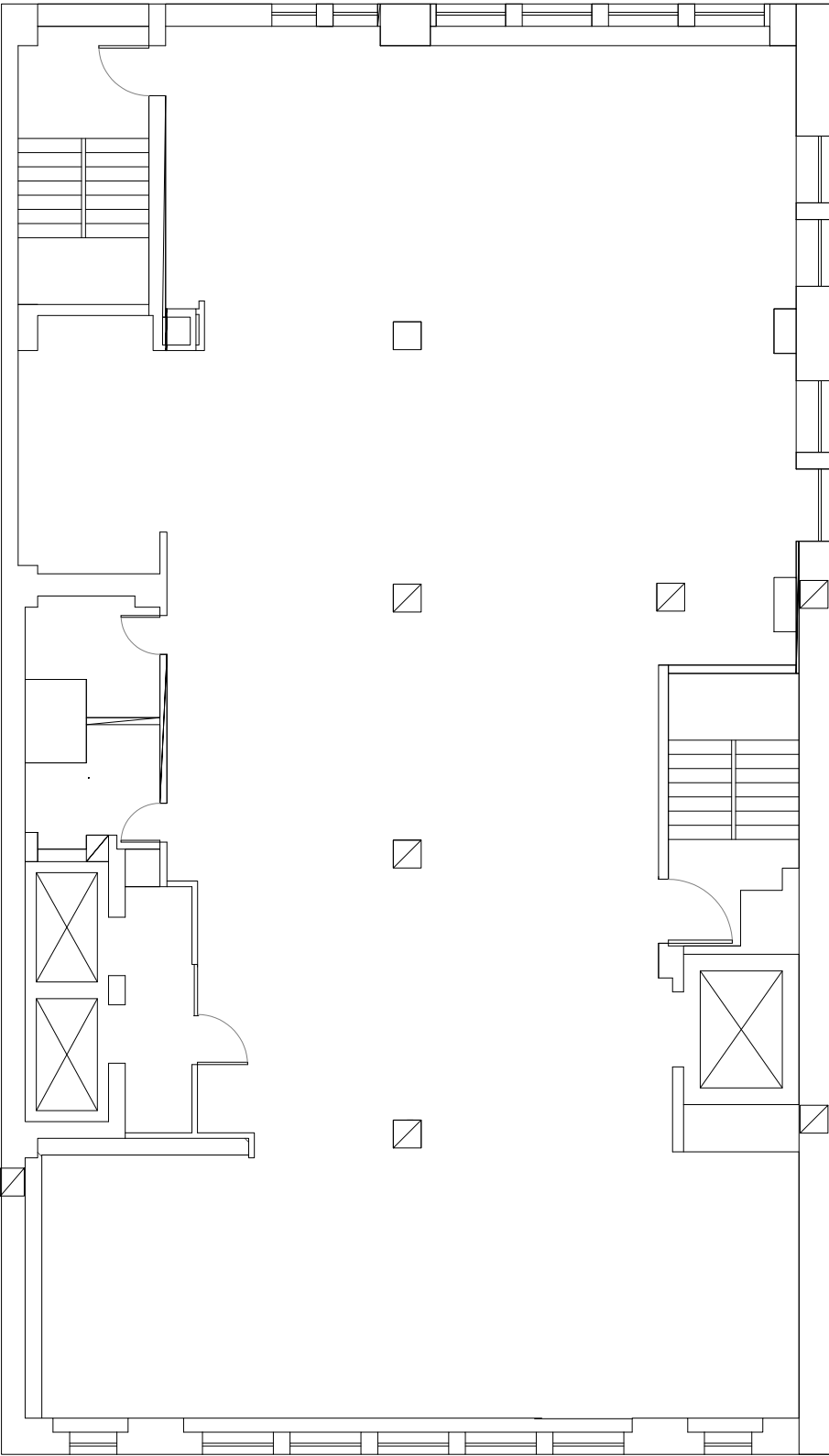
Rudder Property Group is a commercial real estate services firm that specializes exclusively in the sale of office condominiums in the New York metropolitan area. With 20 years of experience in this niche market, the principals of Rudder Property Group have sold over two million square feet of office condominiums with a dollar value in excess of \$1 billion. In the small, highly specialized field of office condominium sales, Rudder Property Group is the market leader.





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Typical Floorplan



Stacking Plan

Floor 16	3,970 RSF
Floor 15	4,105 RSF
Floor 14	4,527 RSF
Floor 12	4,690 RSF
Floor 11	4,949 RSF
Floor 10	4,949 RSF
Floor 9	5,207 RSF
Floor 8	5,207 RSF
Floor 7	5,515 RSF
Floor 6	5,515 RSF
Floor 5	8,359 RSF
Floor 4	8,355 RSF
Floor 3	8,371 RSF
Ground/Floor 2	Retail

32 W 39

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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

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