OFFICE CONDOMINIUM FOR SALE

THE BAR BUILDING

36 WEST 44TH STREET

NEW YORK, NY

between Fifth and Sixth Avenues





Available: Partial 6th Floor: 3,973 RSF

Asking Price: \$4,370,000 (\$1,100/RSF)

Estimated Annual Common Charges: \$6.72/RSF

Estimated Annual Real Estate Taxes: \$9.15/RSF

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Building Highlights:

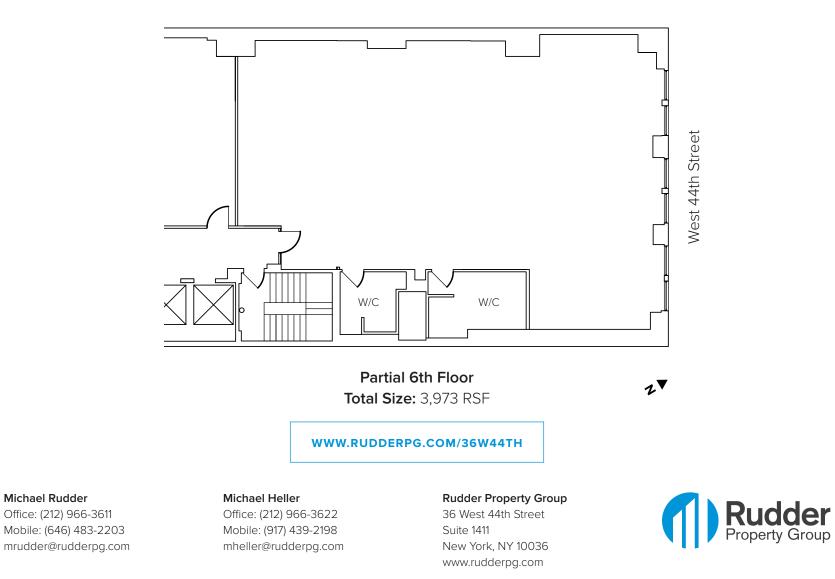
- High ceilings and efficient column-free layout
- Prominent presence off the elevators
- Situated on Midtown's most prestigious block
- Neighborhood amenities include the Harvard, Penn, Yale and Princeton clubs, the NY Yacht Club, and the Royalton, Algonquin, Sofitel, Mansfield and Club Quarters hotels
- Two blocks from Grand Central Terminal, Bryant Park and Times Square, with convenient access to 15 subway lines, the Metro-North Railroad and the Port Authority Bus Terminal
- Recently modernized elevators and 24/7 attended lobby





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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.

Michael Rudder