

OFFICE CONDOMINIUM FOR SALE

THE BAR BUILDING

36 WEST 44TH STREET

NEW YORK, NY

between Fifth and Sixth Avenues



Computer Rendering

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

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

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

Rudder Property Group

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

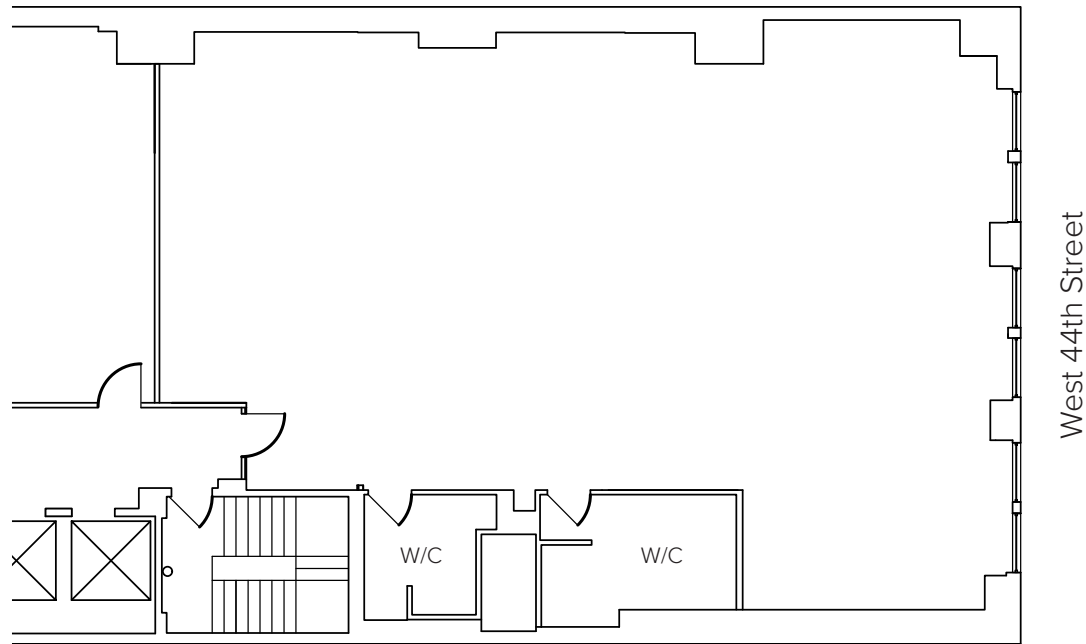






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