

**THE GREENWICH VILLAGE  
OFFICE CONDOMINIUM AT**



**EAST 12<sup>TH</sup> ST**

**BETWEEN BROADWAY AND UNIVERSITY PLACE**



**Rudder**  
Property Group





Originally built in 1896, the second floor, first floor and lower level of 37 East 12th Street has been meticulously restored to create a prestigious building-within-a-building office opportunity. Located in the thriving Greenwich Village/Union Square office submarket, 37 East 12th Street offers businesses and organizations the opportunity to own an architecturally distinct masterpiece headquarters property.

The 8,063 RSF office space features a dedicated street level entrance, soaring 13.5' to 16' ceilings, two outdoor areas and beautifully modernized building with state-of-the-art finishes and infrastructure.

**Available:**

Second Floor: 4,240 RSF  
First Floor: 3,014 RSF  
Lower Level: 1,032 RSF

**Total: 8,286 RSF**

**Asking Price:**

\$12,750,000

**Annual Common Charges:**

\$149,567 per annum

**Annual Real Estate Taxes:**

\$88,970 per annum

**Highlights:**

- Dedicated street-level entrance creates a unique “building-within-a-building” opportunity
- Two outdoor spaces: Planted front entryway and private rear garden totaling 400 square feet
- Original, restored barrel-vaulted ceiling with heights of 16 feet on the first floor and 13.5 feet on the second floor
- High-end finishes, including walnut chevron flooring, white oak cabinetry, hand-cut mosaic tile from Morocco and reclaimed marble from the original Museum of Modern Art
- State-of-the-art HVAC with humidification system ensuring preservation of artwork, furnishings and architectural finishes
- 24-hour doorman concierge white glove service
- Amenities include on-site fitness center, storage unit and auxiliary generator
- Potential for residential or commercial use
- Meticulously redeveloped by Edward J. Minskoff Equities, the visionary developer behind the groundbreaking office building 51 Astor Place

[WWW.RUDDERPG.COM/37E12](http://WWW.RUDDERPG.COM/37E12)

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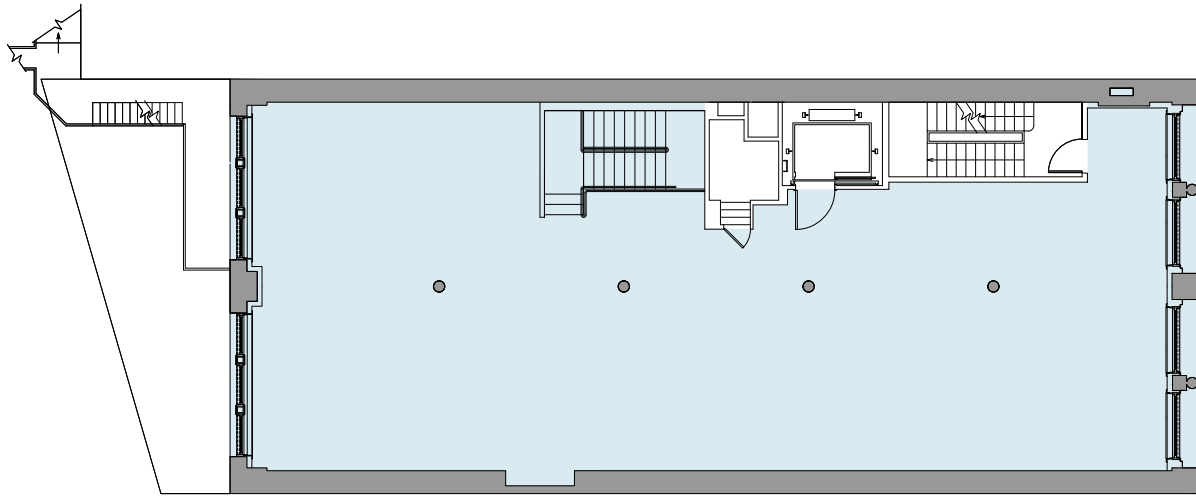


Dedicated street-level entrance creates a unique “building-within-a-building” opportunity

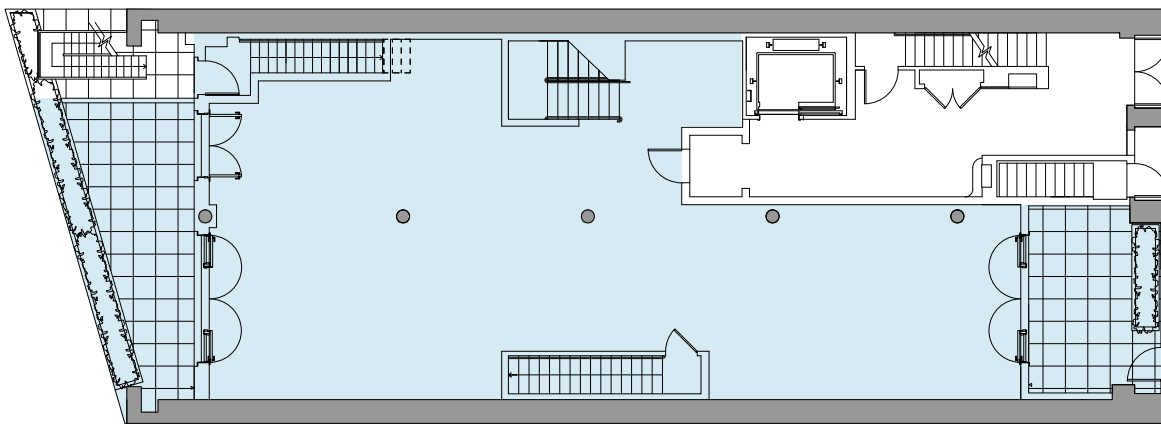






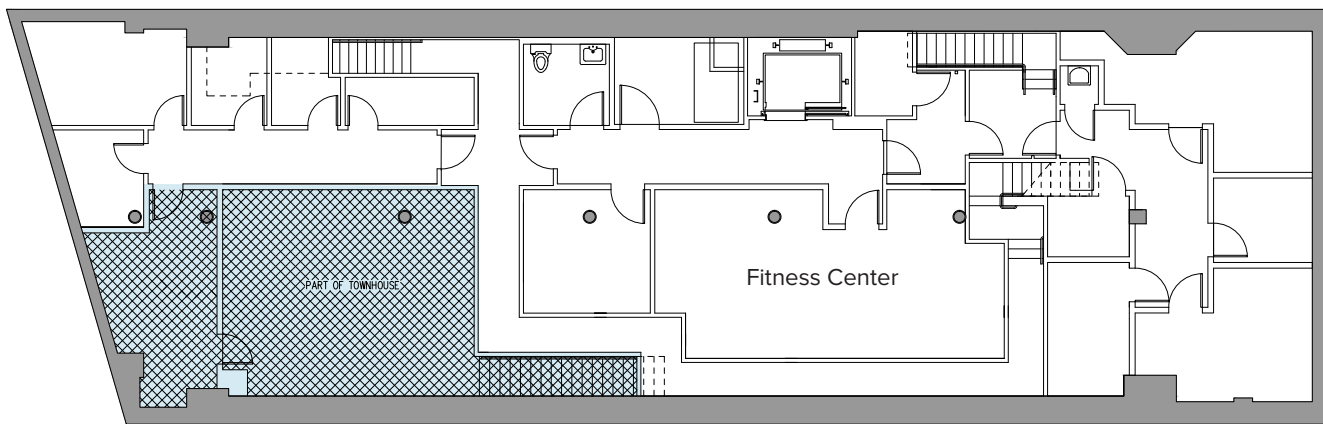


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First Floor: 3,014 RSF

East 12th Street



Lower Level: 1,032 RSF

**Total: 8,286 RSF**

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from lease or sale, and to any listing conditions, including the prices. Any square footage dimensions set forth are estimates based on approximate customary New York City rentable measurements. The complete offering terms, including the actual usable square footage, are in an offering plan available from the Sponsor. FILE NO. CD-14-0171 Sponsor: 37 EAST 12TH STREET CONDOMINIUMS LLC C/O EDWARD J. MINSKOFF EQUITIES, INC. 1325 AVENUE OF THE AMERICAS, 23RD FLOOR, NEW YORK, NEW YORK 10019.

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The Public Theater



Washington Square Park





51 Astor Place, developed by Edward J Minskoff Equities



Union Square

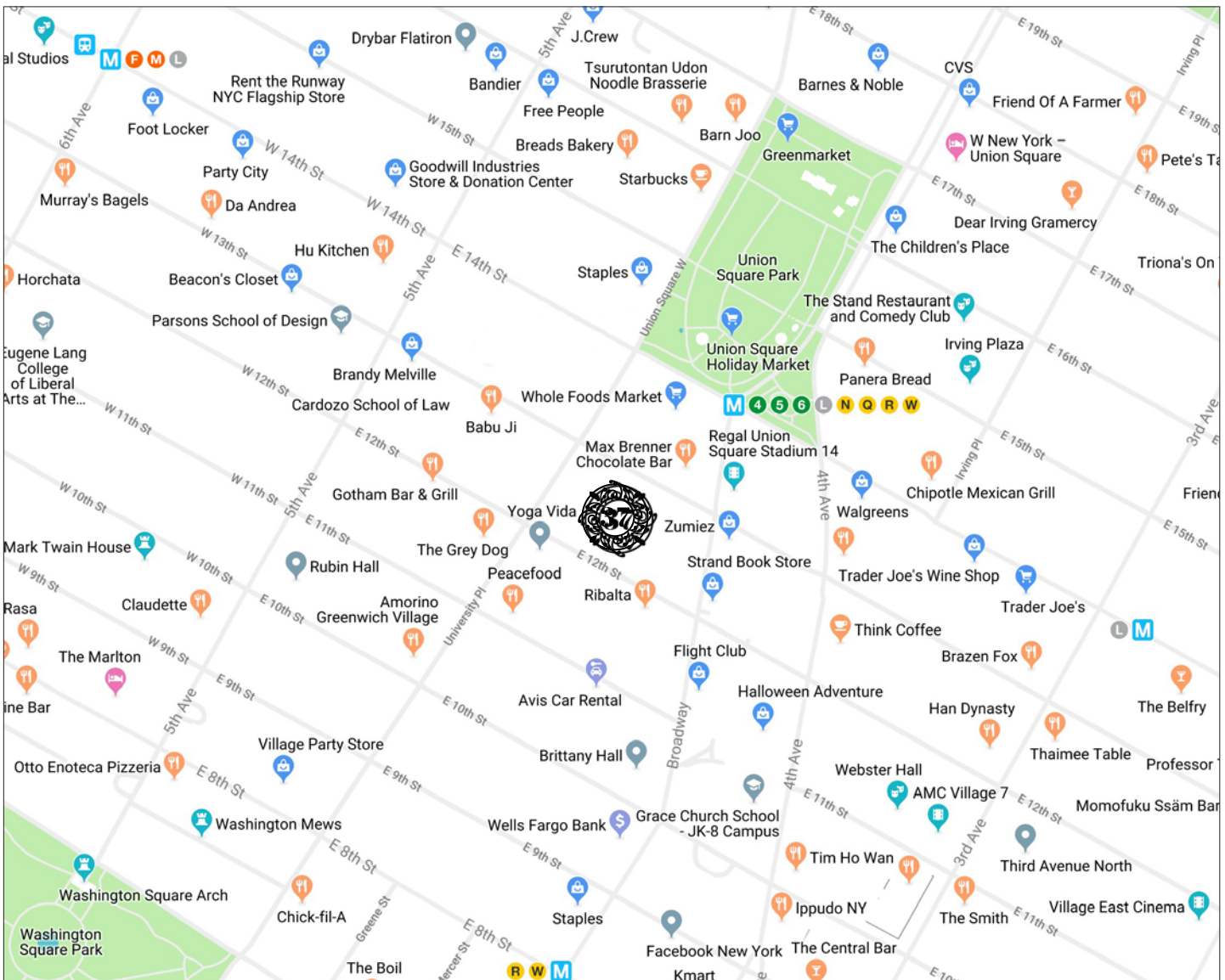


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## EAST 12<sup>TH</sup> ST

### BETWEEN BROADWAY AND UNIVERSITY PLACE



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