

USER AND INVESTMENT  
OFFICE CONDOMINIUM FOR SALE

# 425 FIFTH AVENUE

*Northeast corner of East 38th Street, New York, NY*





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## Premises:

Unit 601:	5,549 RSF
Unit 602/603:	4,200 RSF

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**Entire 6th Floor: 9,749 RSF**

## Price:

\$10,900,000 (\$1,118/RSF)

## Estimated Annual Common Charges:

\$5.29/RSF

## Estimated Annual Real Estate Taxes:

\$13.22/RSF

## Rental Income:

Unit 601:	Delivered vacant
Unit 602/603:	Leased through 4/30/25
Annual Base Rent:	\$187,143 (\$44.68/RSF)
Utilities:	\$14,180 (\$3.38/RSF)
Escalations:	3% annual escalations. Tenant pays increases in RE Taxes above a 2015/16 base year.

## Highlights:

- Premier Fifth Avenue address
- Class A office portion of a luxury residential tower
- Built in 2003 by RFR Holdings and renowned architect Michael Graves
- Dedicated lobby and elevator for the four office floors
- Rare opportunity to occupy half of the floor and earn rental income on the remainder
- The tenant is a creditworthy, renowned medical facility with offices in six states



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**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**

866 United Nations Plaza  
Suite 207  
New York, NY 10017  
www.rudderpg.com

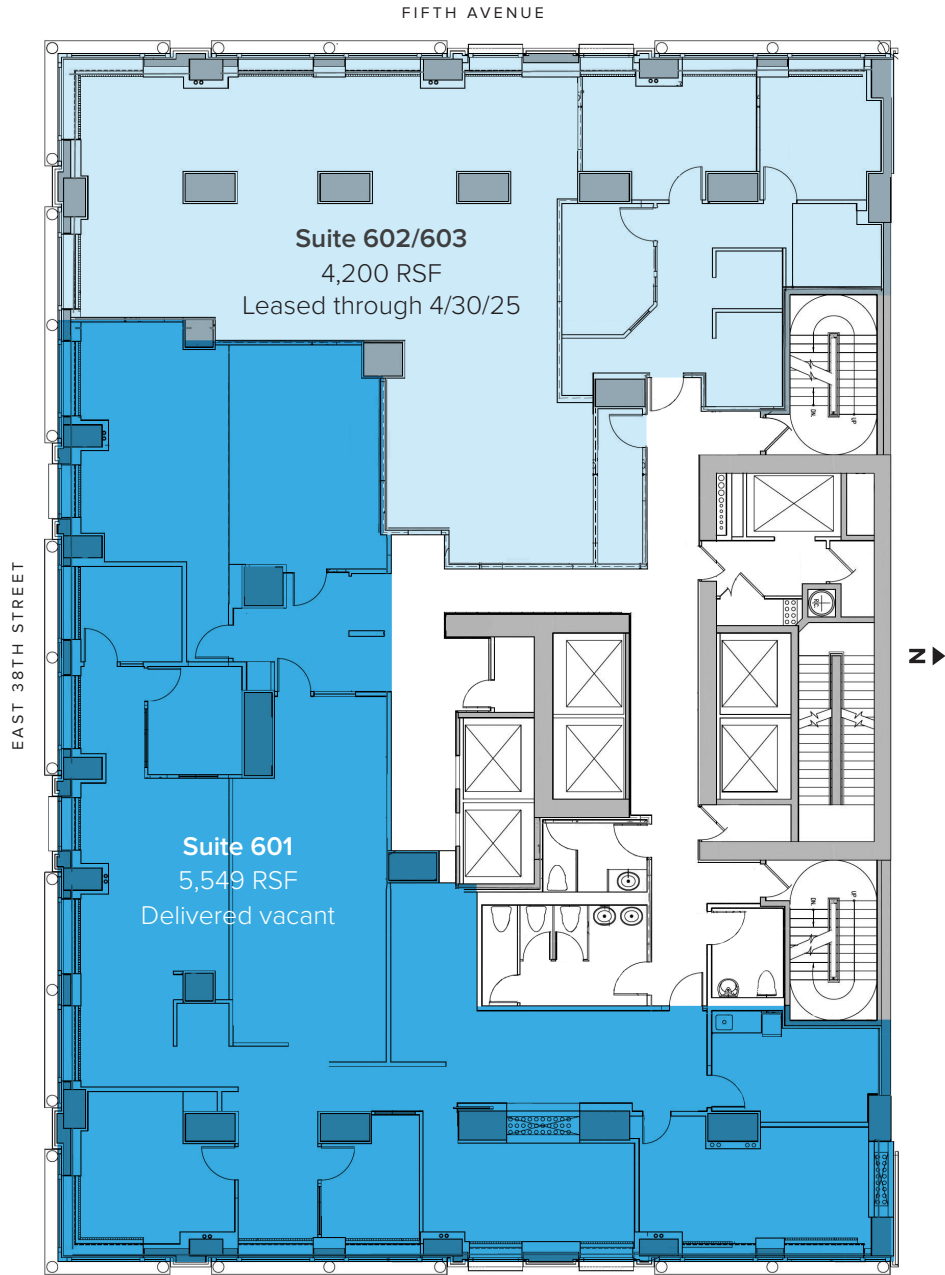


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