

CLASS A, TURN-KEY OFFICE CONDOMINIUM FOR SALE

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50 WEST 47<sup>TH</sup> STREET  
INTERNATIONAL GEM TOWER

BETWEEN FIFTH AND SIXTH AVENUES, NEW YORK, NY

**PRICE IMPROVEMENT**



50 W 47<sup>TH</sup> ST



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**Available:**

Partial 18th Floor: 8,584 RSF

**Asking Price:**

~~\$7,500,000 (\$874/RSF)~~

**\$5,300,000 (\$617/RSF)**

**Annual Common Charges:**

\$14.79/RSF

**Annual Real Estate Taxes:**

\$19.63/RSF

[WWW.RUDDERPG.COM/50W47](http://WWW.RUDDERPG.COM/50W47)

**Unit Highlights:**

- Extremely high-end, turn-key installation with furniture included
- Efficient column-free layout with floor-to-ceiling windows and 12' ceilings
- Prime corner with unobstructed south/west views and tremendous natural light

**Building Highlights:**

- Rare new construction office condominium building with modern infrastructure and LEED certification, designed by world-renowned architectural firm Skidmore, Owings & Merrill
- Dramatic two-story lobby with state-of-the-art security that is attended 24/7 by uniformed guards
- First-class professional management by Cushman & Wakefield
- High-end renovations to the common corridors and restrooms
- Prime Midtown location with convenient access to the B, D, F, M, N, R, W, 1, C and E subway lines, and close proximity to Grand Central Terminal and the Port Authority

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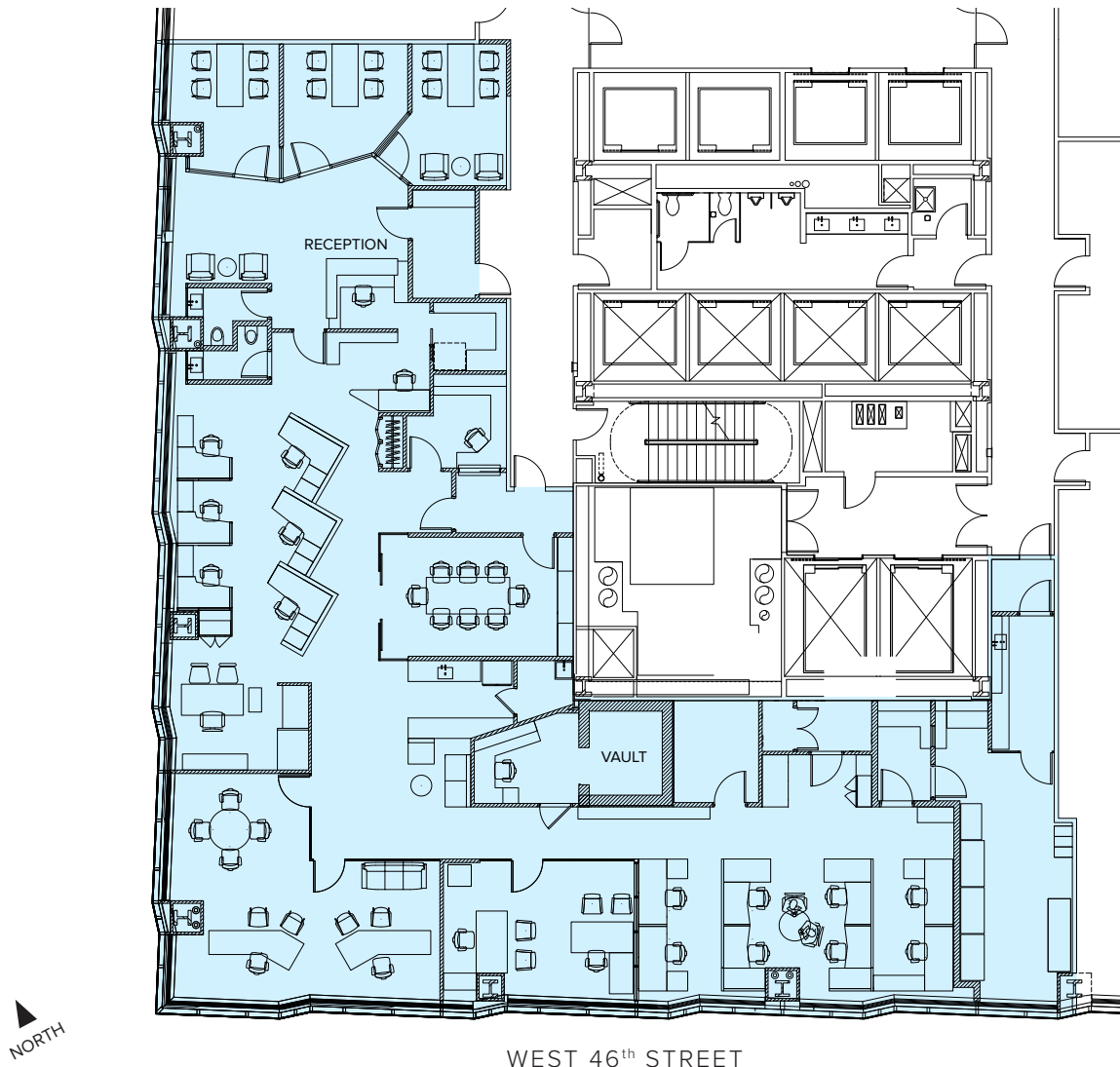




Attended Lobby



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