

BEST VALUE
NYC OFFICE CONDOMINIUM
FOR SALE

545 WEST
45TH
STREET

BETWEEN TENTH AND ELEVENTH AVENUES
NEW YORK, NY

PRICE REDUCTION



Rudder
Property Group

BEST VALUE
NYC OFFICE CONDOMINIUM
FOR SALE

545 WEST
45TH
STREET

BETWEEN TENTH AND ELEVENTH AVENUES
NEW YORK, NY

Available:

Entire 9th Floor: 11,252 RSF
Entire 8th Floor: 11,252 RSF

Total: 22,504 RSF

*Floors can be sold separately

Entire 9th Floor: 11,252 RSF

Reduced Price:

~~\$8,157,700 (\$725/RSF)~~ **\$6,188,600 (\$550/RSF)**

Common Charges: \$68,666 (\$6.11/RSF)
Real Estate Taxes: \$93,662 (\$8.32/RSF)
Possession: December 2024

Entire 8th Floor: 11,252 RSF

Reduced Price:

~~\$8,439,000 (\$750/RSF)~~ **\$6,188,600 (\$550/RSF)**

Common Charges: \$68,666 (\$6.11/RSF)
Real Estate Taxes: \$93,662 (\$8.32/RSF)
Possession: Immediate

*Large private terrace included

Highlights:

- Private terrace on the 8th floor
- Epicenter of Manhattan's Westside transformation
- Quintessential loft-like space with 12' ceilings, large windows and efficient column spacing
- Attended lobby, recently renovated passenger elevators and two freight elevators with an interior loading dock
- Across from Gotham West Market, Ivan Ramen, Ample Hills Creamery, Seamore's and Broken Coconut

WWW.RUDDERPG.COM/545W45

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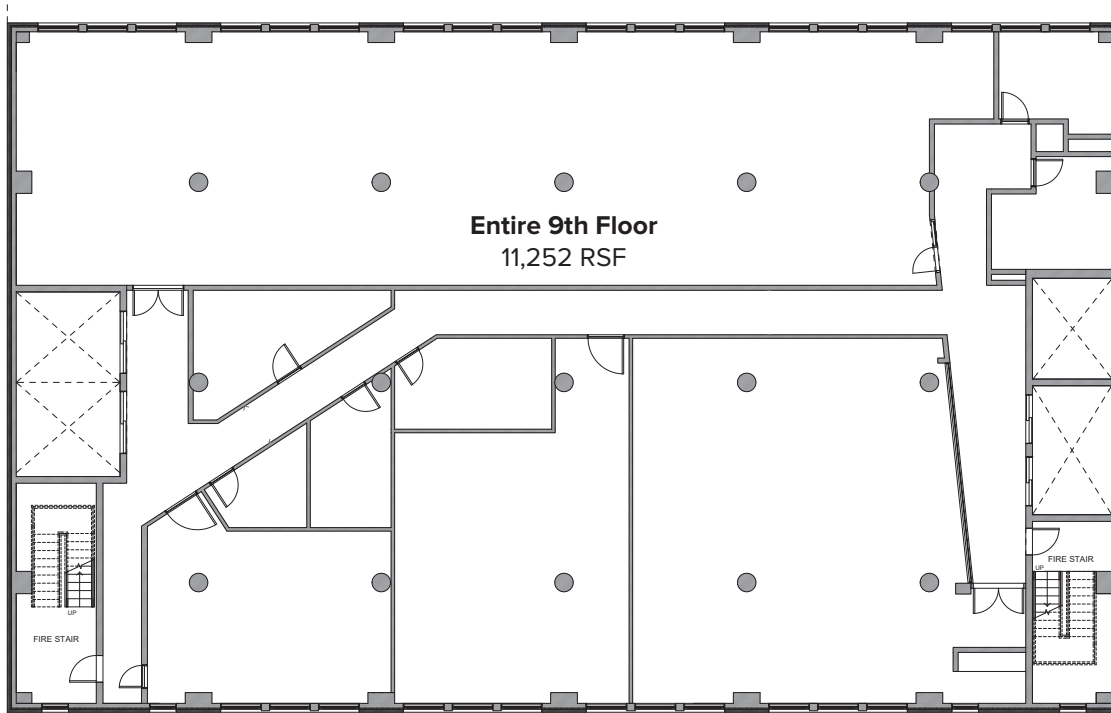


Efficient floor plates

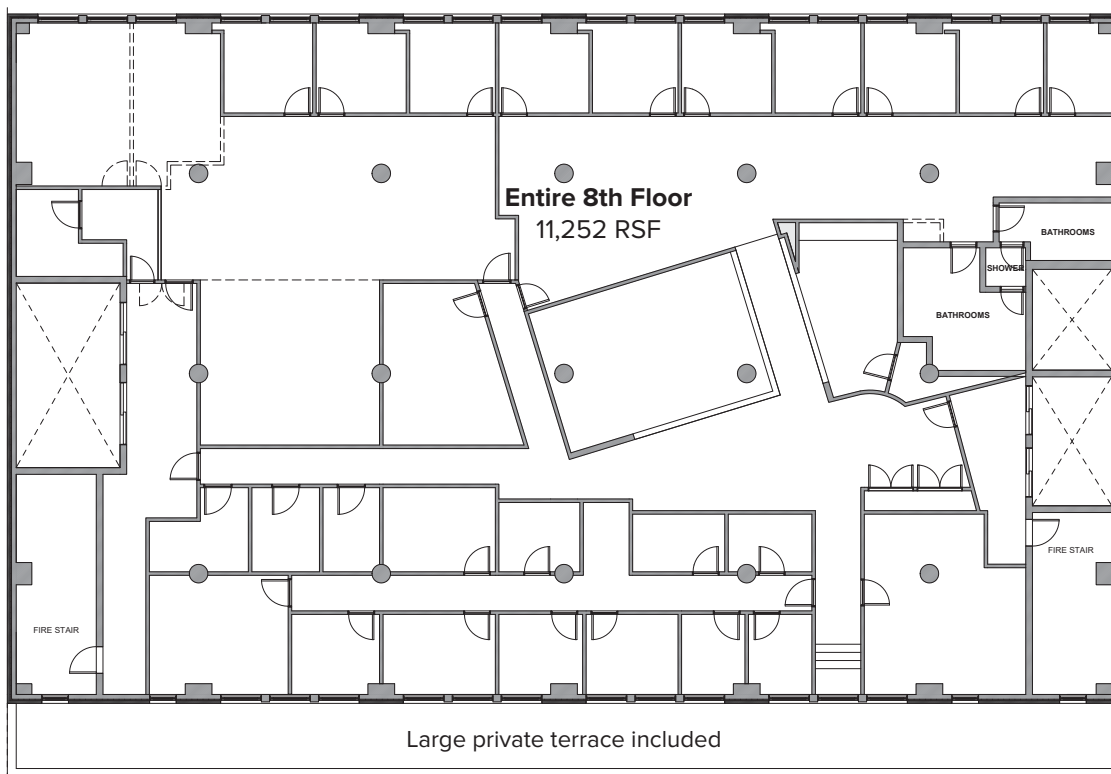


The floors are flooded with light





WEST 45TH STREET



WEST 45TH STREET

Total: 22,504 RSF

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.

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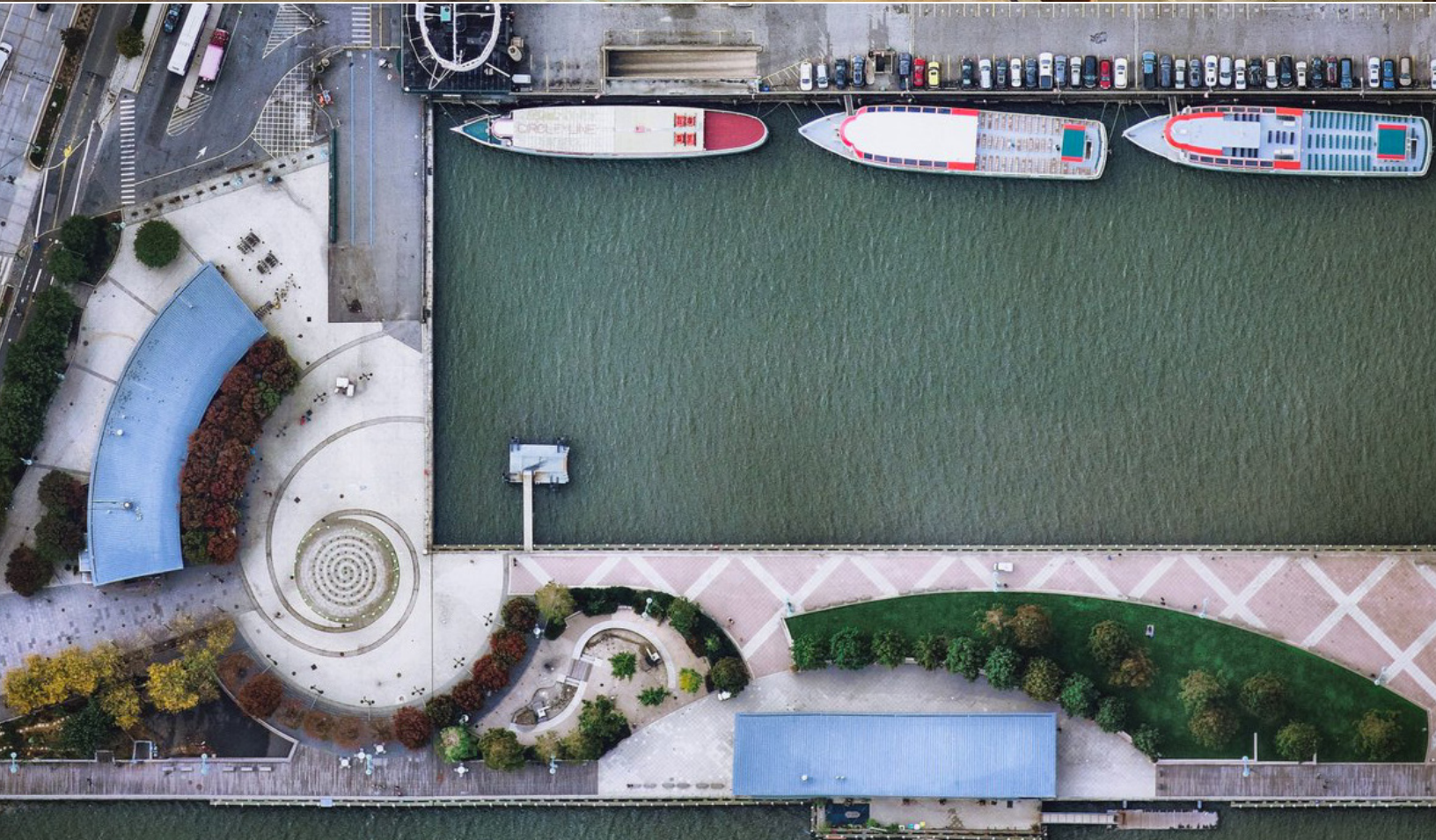


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Gotham West Market, Ivan Ramen, Ample Hills Creamery, Seamore's and Broken Coconut





The Midtown West submarket is a hub for creative firms like Mother Advertising and Olgivy



Vessel at Hudson Yards

New York's Reinvented Westside:

With the emergence of the Hudson Yards, the West Side has transformed into one of the most active and vibrant parts of NYC. From 31st Street to 50th Street, the Midtown West submarket has experienced over 20 million square feet of residential and commercial construction. The area is now a thriving mix of restaurants, retail, entertainment and creative office users.



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