

SOHO FULL FLOOR
OFFICE CONDOMINIUM
FOR SALE

599 BROADWAY

CORNER OF HOUSTON STREET



Rudder
Property Group



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Available:

Entire 7th Floor:

Size:

11,000 RSF

Asking Price:

\$9,850,000 (\$895/RSF)

Annual Common Charges:

\$68,854 (\$6.26/RSF)

Annual Real Estate Taxes:

\$103,453 (\$9.40/RSF)

**Annual Proportionate Share of
Houston Street Billboard Income:**

\$61,440

Highlights:

- Rare opportunity to own a full floor at the entrance to SoHo
- Natural light on three sides with a huge wall of windows facing Broadway, Houston and Mercer Street
- Column free space and high ceilings
- The property benefits from the billboard revenue on Houston Street, effectively covering most of the annual common charges
- Attended lobby
- 2 passengers elevators and 2 freight elevators
- Convenient access to the B, D, F, M, N, Q, R, W, 4, 5, 6, A, C, E trains

WWW.RUDDERPG.COM/599BROADWAY

Michael Rudder

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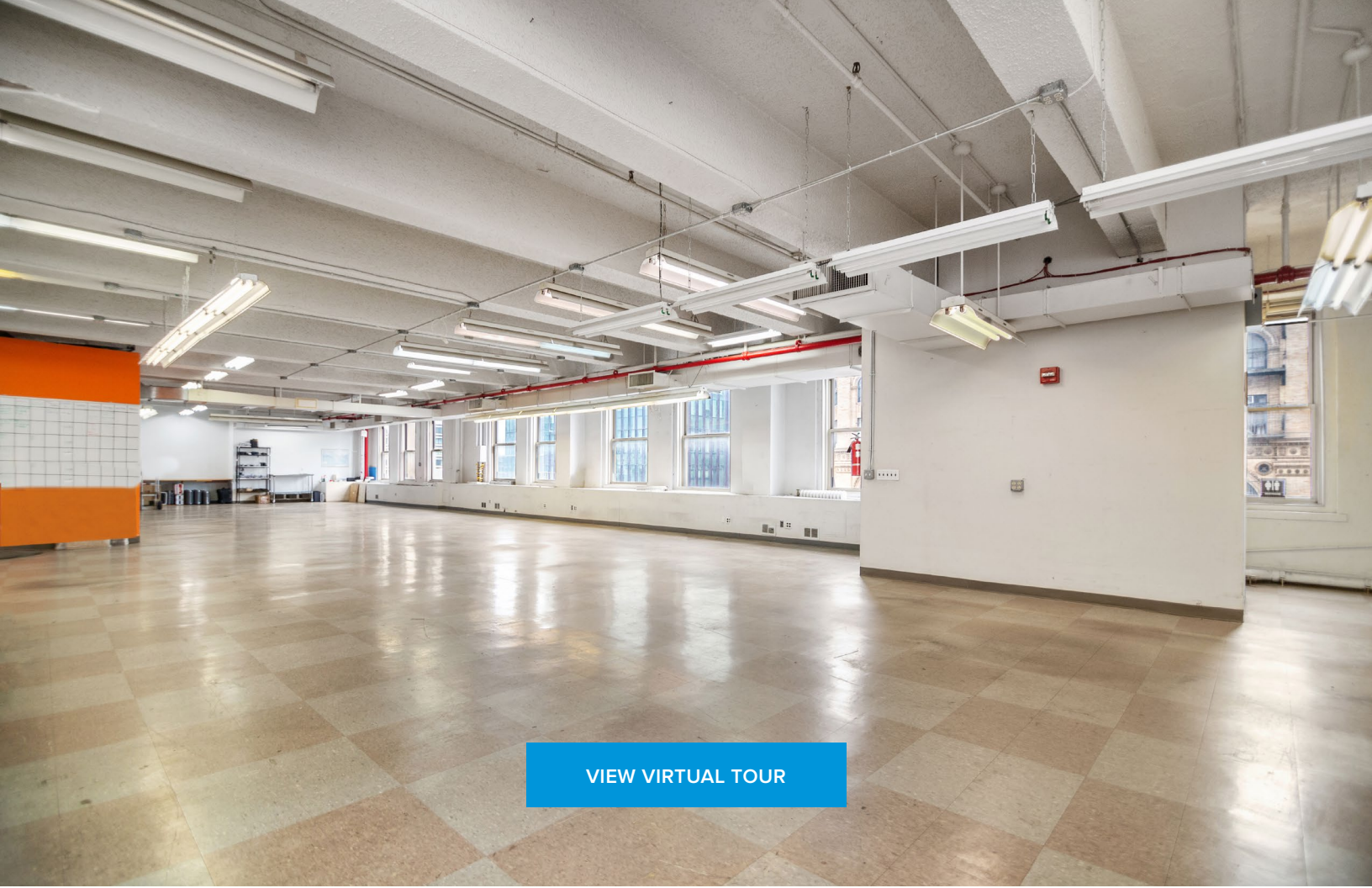
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Building Lobby



BROADWAY

HOUSTON STREET

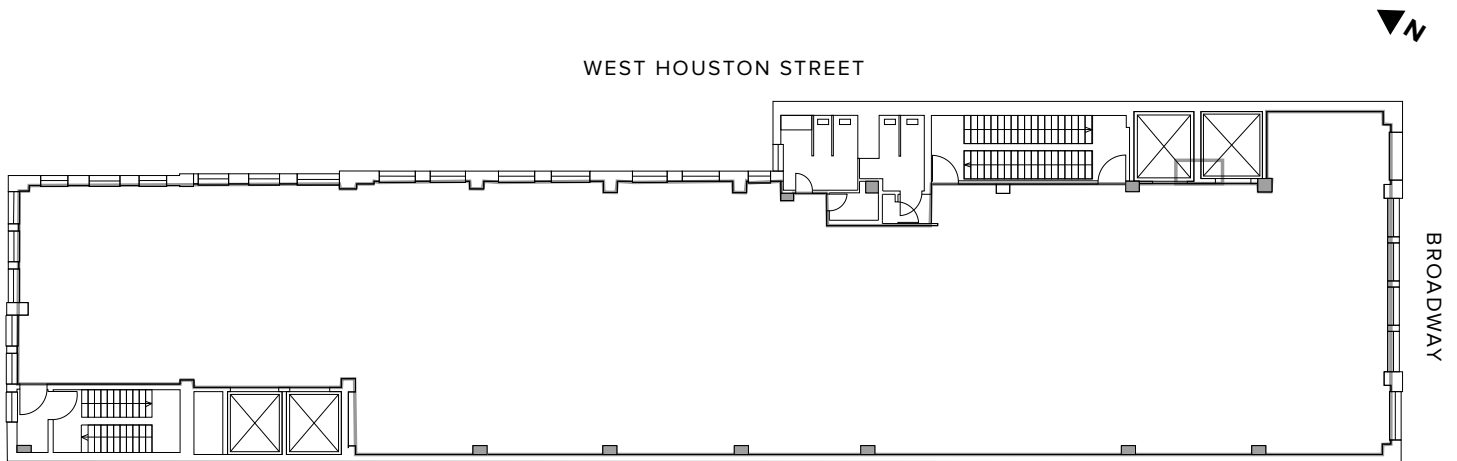


Northwest views over the newly developed NYU Greenwich Village campus

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CORE PLAN

Entire 7th Floor:
11,000 RSF

[VIEW VIRTUAL TOUR](#)

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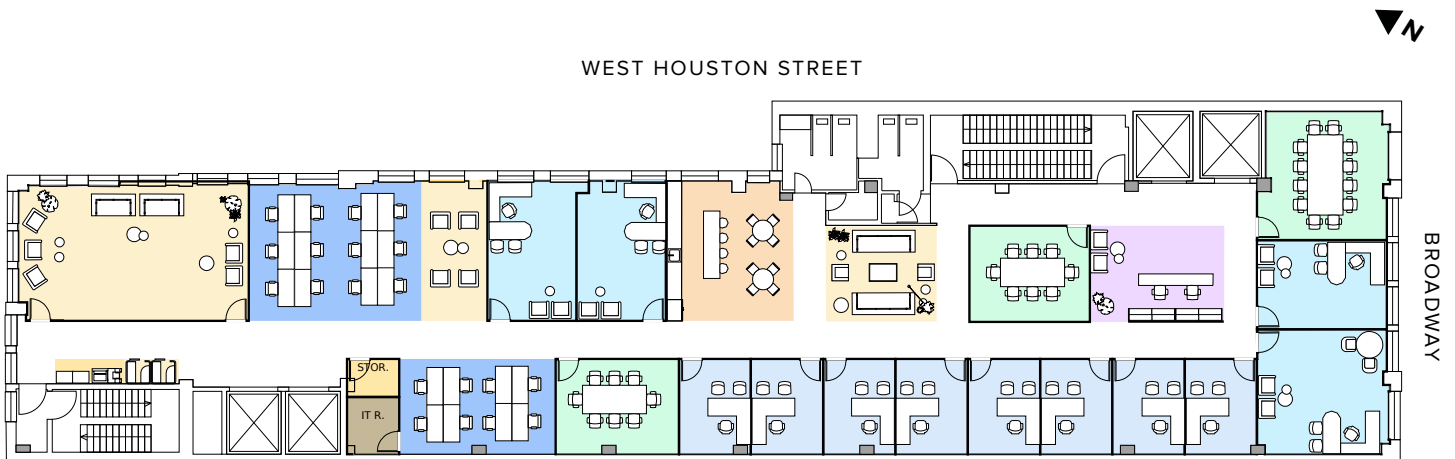
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TEST FIT

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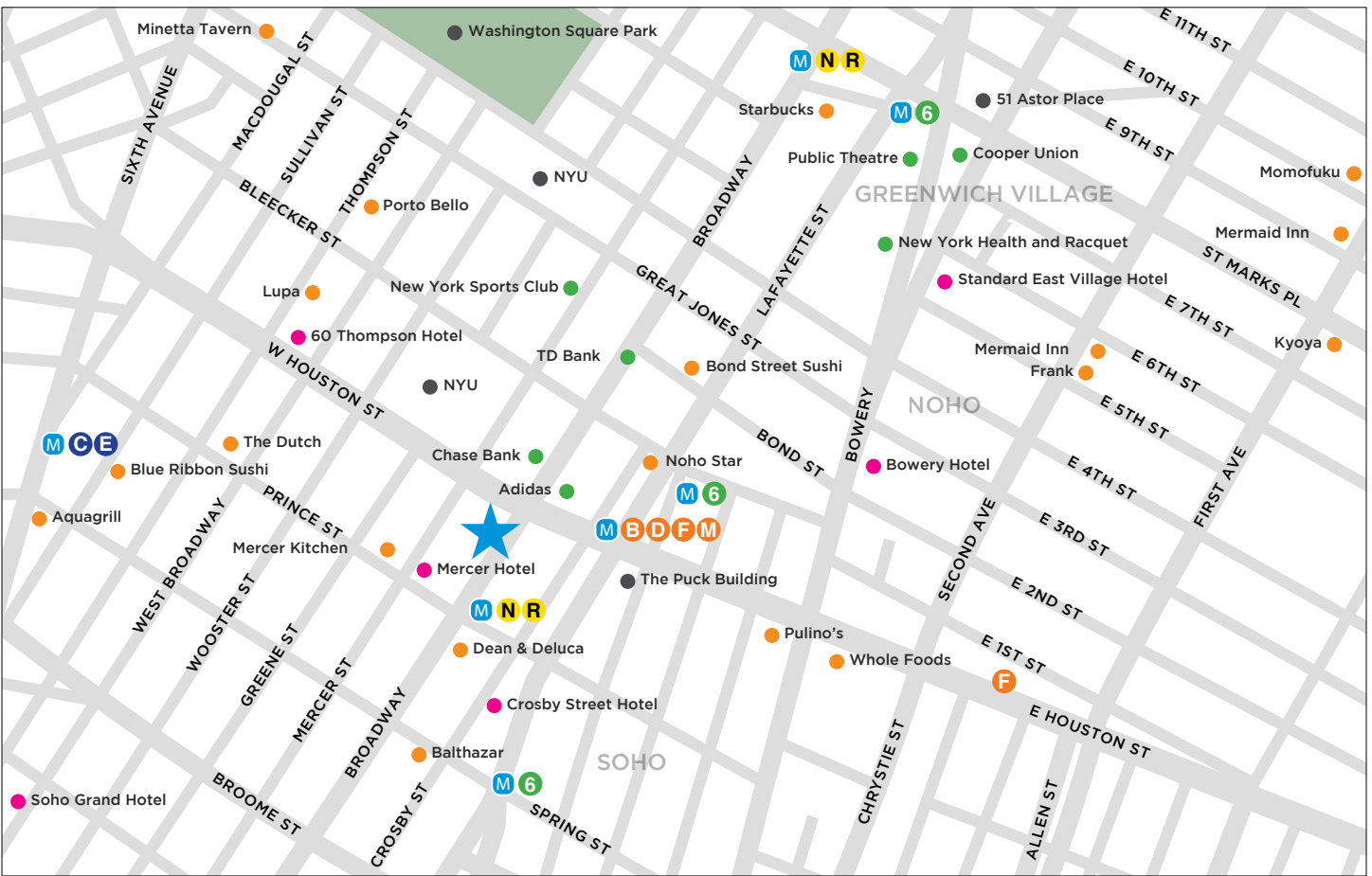
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