

GRAND CENTRAL / UNITED NATIONS
OFFICE CONDOMINIUM FOR SALE

800 SECOND AVENUE

NEW YORK, NY

Northeast corner of 42nd Street



Rudder
Property Group

800 SECOND AVENUE

NEW YORK, NY



Available: 9th Floor: 10,750 RSF - 21,000 RSF

Price: \$950/RSF

Estimated Common Charges: \$8.05/RSF per annum

Estimated Real Estate Taxes: \$8.55/RSF per annum

Unit Highlights:

- High-end existing medical installation
- Four sides of excellent light and views
- Continuous band of large, operable windows
- Prominent presence off of the elevators

Building Highlights:

- Ideal Midtown East location, straddling the Grand Central and United Nations submarkets
- Close proximity to Grand Central Station, New York's largest transit hub
- Lobby is attended 24/7
- Elevators recently renovated
- Ideal for doctors, businesses, United Nations organizations and companies who are looking to reap the long term benefits of office ownership



Food / Dining

- 1 The Four Seasons
- 2 Smith & Wollensky
- 3 Sparks Steak House
- 4 CalicoJack's / McFadden's
- 5 Deux Amis
- 6 Sushi Yasuda
- 7 The Smith
- 8 Il Postino
- 9 Megu Modern Japanese
- 10 Starbucks

Attractions

- 1 Museum of Modern Art
- 2 New York Public Library
- 3 St. Patrick's Cathedral

Hotels

- 1 The Hilton Grand
- 2 W New York
- 3 InterContinental New York
- 4 The Westin New York
- 5 Waldorf Astoria Hotel
- 6 The Roosevelt Hotel
- 7 Millennium ONE UN New York

Shopping

- 1 Brooks Brothers
- 2 Macy's
- 3 Manhattan Mall
- 4 Saks Fifth Avenue
- 5 Apple Store

Organizations

- 1 Japan Society
- 2 Turkish Center
- 3 U.S. Foreign Missions
- 4 Germany House
- 5 U.S. Post Office
- 6 Ford Foundation

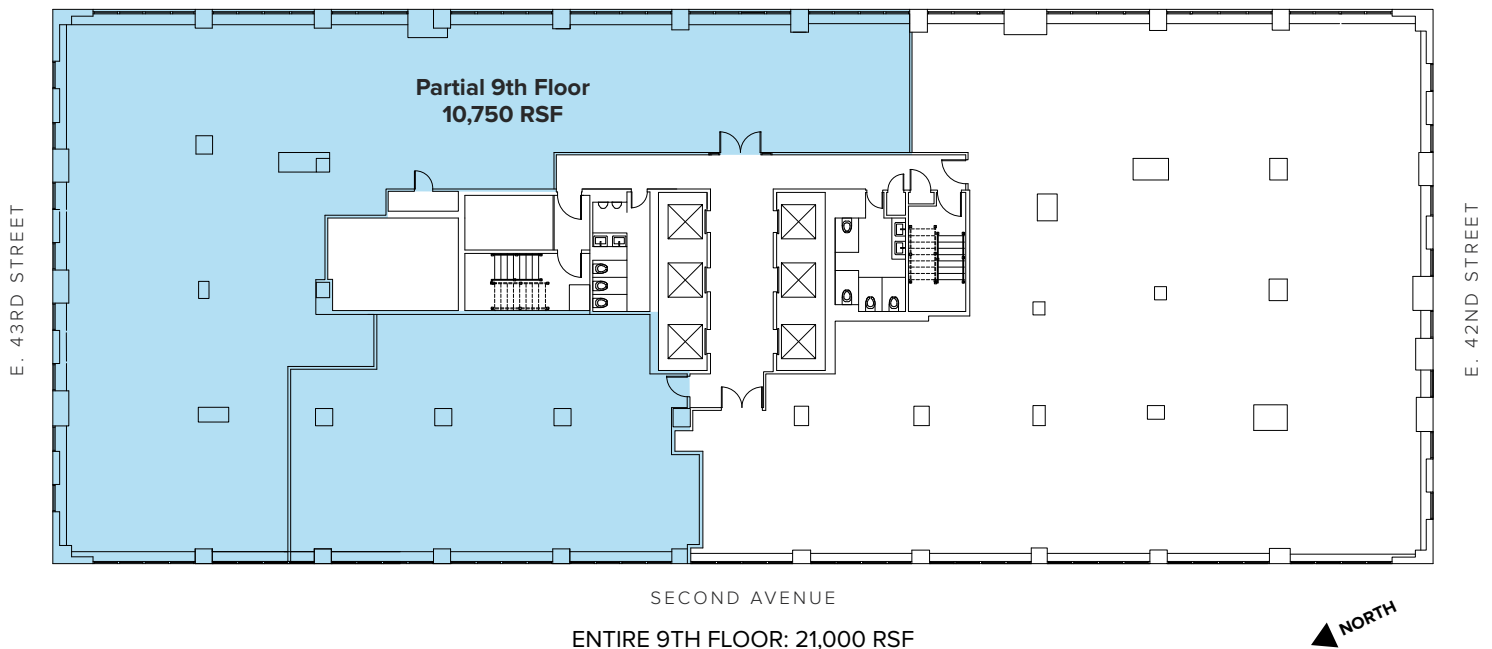
Landmarks

- 1 Dag Hammarskjold Plaza
- 2 The Trump World Tower
- 3 Empire State Building
- 4 The Chrysler Building
- 5 Rockefeller Center

- M MTA Subway Station

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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.

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**

36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com