

MIDTOWN EAST
OFFICE CONDOMINIUM
FOR SALE



820
SECOND AVENUE

SOUTHEAST CORNER OF
EAST 44TH STREET

PRICE REDUCTION



Rudder
Property Group



MIDTOWN EAST
OFFICE CONDOMINIUM FOR SALE



820
SECOND AVENUE

SOUTHEAST CORNER OF EAST 44TH STREET

Available:

Partial 6th Floor: 3,146 RSF

Reduced Price:

~~\$2,359,500 (\$750/RSF)~~

\$1,966,250 (\$625/RSF)

Annual Common Charges:

\$26,458 (\$8.41/RSF)

Annual Real Estate Taxes:

\$34,071 (\$10.83/RSF)

Possession:

Immediate

Features:

- Nicely built corner unit with tremendous light
- Ideal for UN governments and medical professionals
- Beautifully renovated lobby that is attended 24/7
- Located one block from the United Nations and two blocks from Grand Central Station
- Major capital improvements have been completed in recent years

WWW.RUDDERPG.COM/820SECOND

Michael Rudder

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NEWLY RENOVATED 6TH FLOOR CORRIDOR



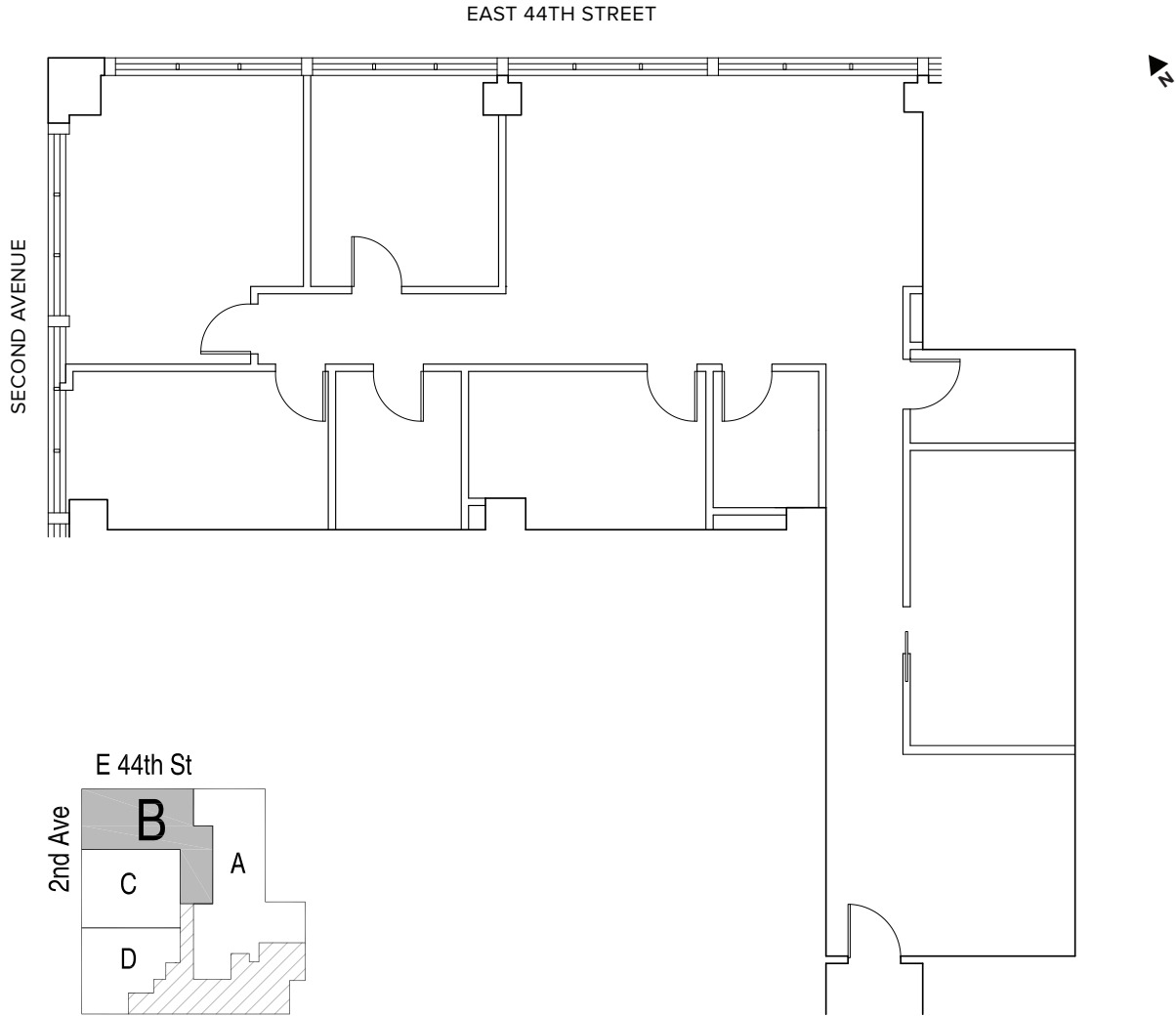
24/7 ATTENDED LOBBY



UNITED NATIONS



GRAND CENTRAL STATION



Partial 6th Floor
3,146 RSF

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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.

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Food / Dining

- 1 The Pool / The Lobster Club
- 2 Smith & Wollensky
- 3 Sparks Steak House
- 4 Urbanspace Vanderbilt
- 5 Sushi Yasuda
- 6 The Smith
- 7 Il Postino
- 8 Megu Modern Japanese
- 9 Starbucks

Shopping

- 1 Brooks Brothers
- 2 Saks Fifth Avenue
- 3 Apple Store
- 4 Nike NYC

Hotels

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

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 The Chrysler Building

M MTA Subway Station

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