

PRICE REDUCTION

**TRIBECA OFFICE CONDOMINIUM
FOR SALE**



HUDSON STREET

**SOUTHWEST CORNER OF HUDSON
AND FRANKLIN STREETS
NEW YORK, NY**



Rudder
Property Group

TRIBECA OFFICE CONDOMINIUM FOR SALE



HUDSON STREET



AVAILABLE:

Partial 12th Floor:
9,816 RSF

Reduced Price:
~~\$10,750,000 (\$1,095/RSF)~~
\$8,500,000 (\$866/RSF)

Annual Common Charges:
\$72,000 (\$7.33/RSF)

Annual Real Estate Taxes:
\$99,307 (\$10.12/RSF)

Availability:
Immediate

Highlights:

- The only first-class office condominium building in Tribeca
- Spectacular unobstructed views, including views of the Hudson River
- Highly efficient layout with three sides of windows
- High ceilings and large windows provide excellent light and air
- Prestigious roster of owners and tenants, including Olshan Properties, LaSalle Investment Management, Unilever, Museum of Ice Cream, Argo Group and Daily Harvest
- Beautifully renovated lobby and elevators
- Close proximity to the Franklin Street and Chambers Street subway

WWW.RUDDERPG.COM/99HUDSON

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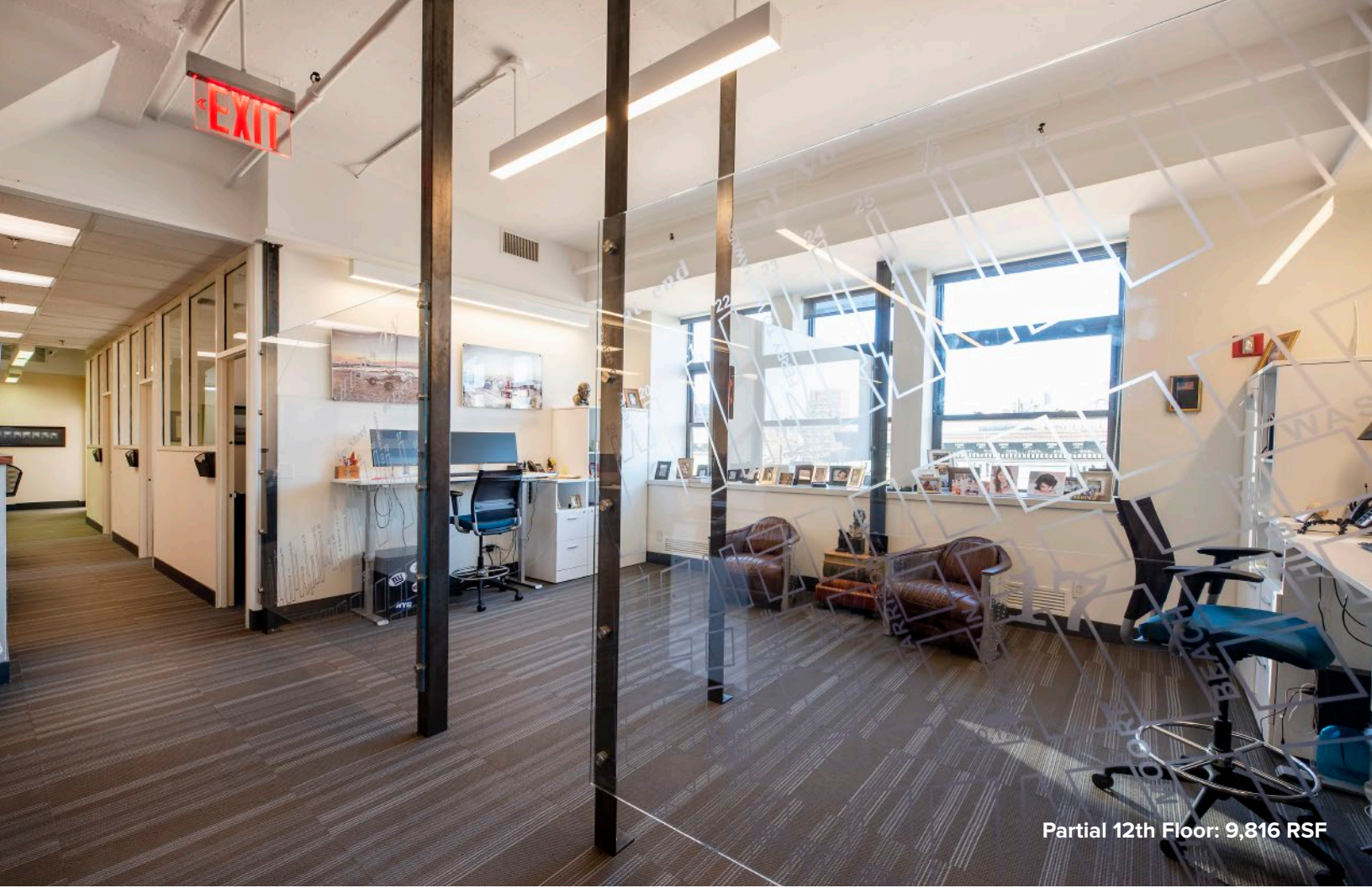
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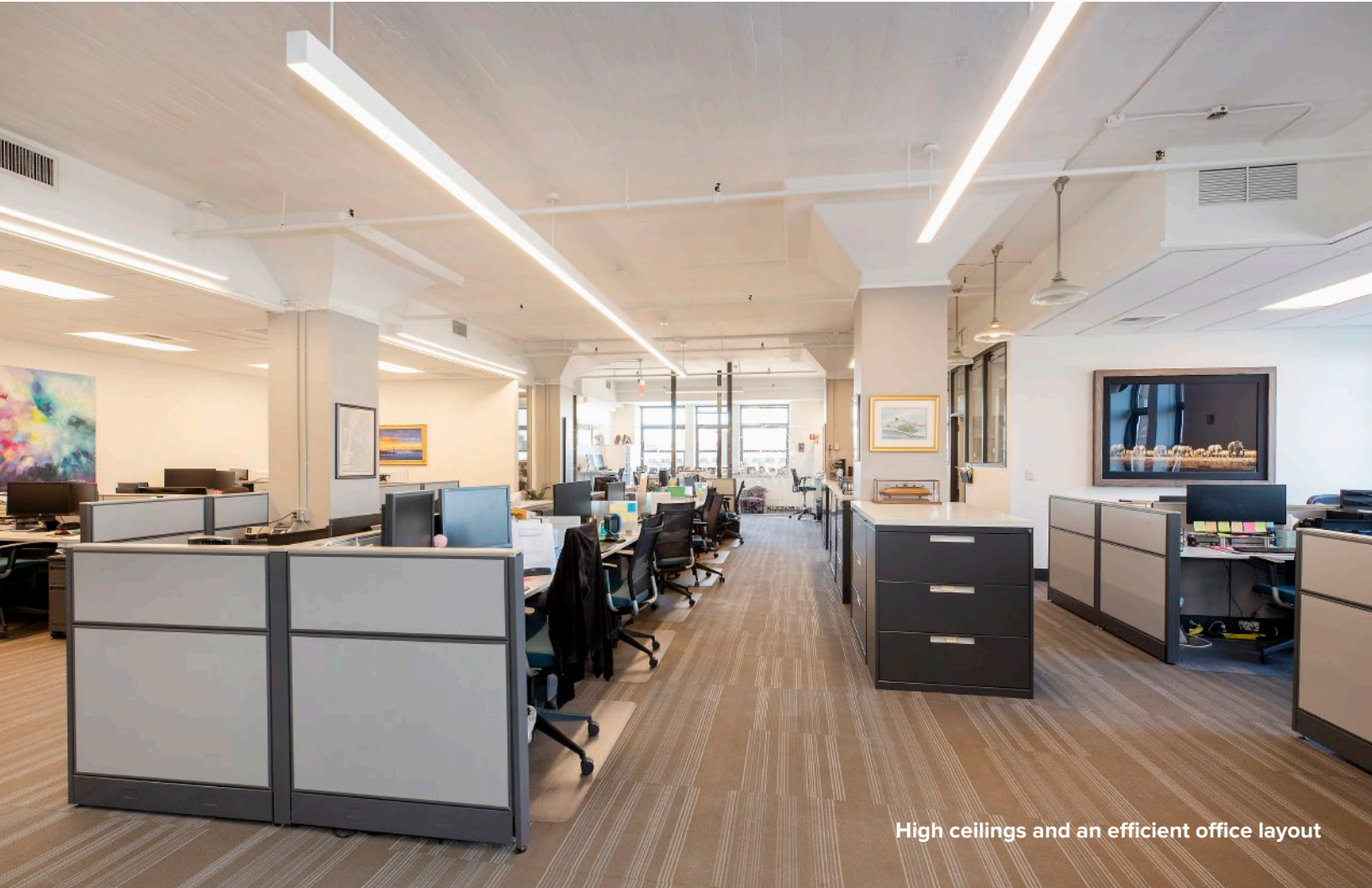




Partial 12th Floor



Partial 12th Floor: 9,816 RSF



High ceilings and an efficient office layout



30 large, operable windows



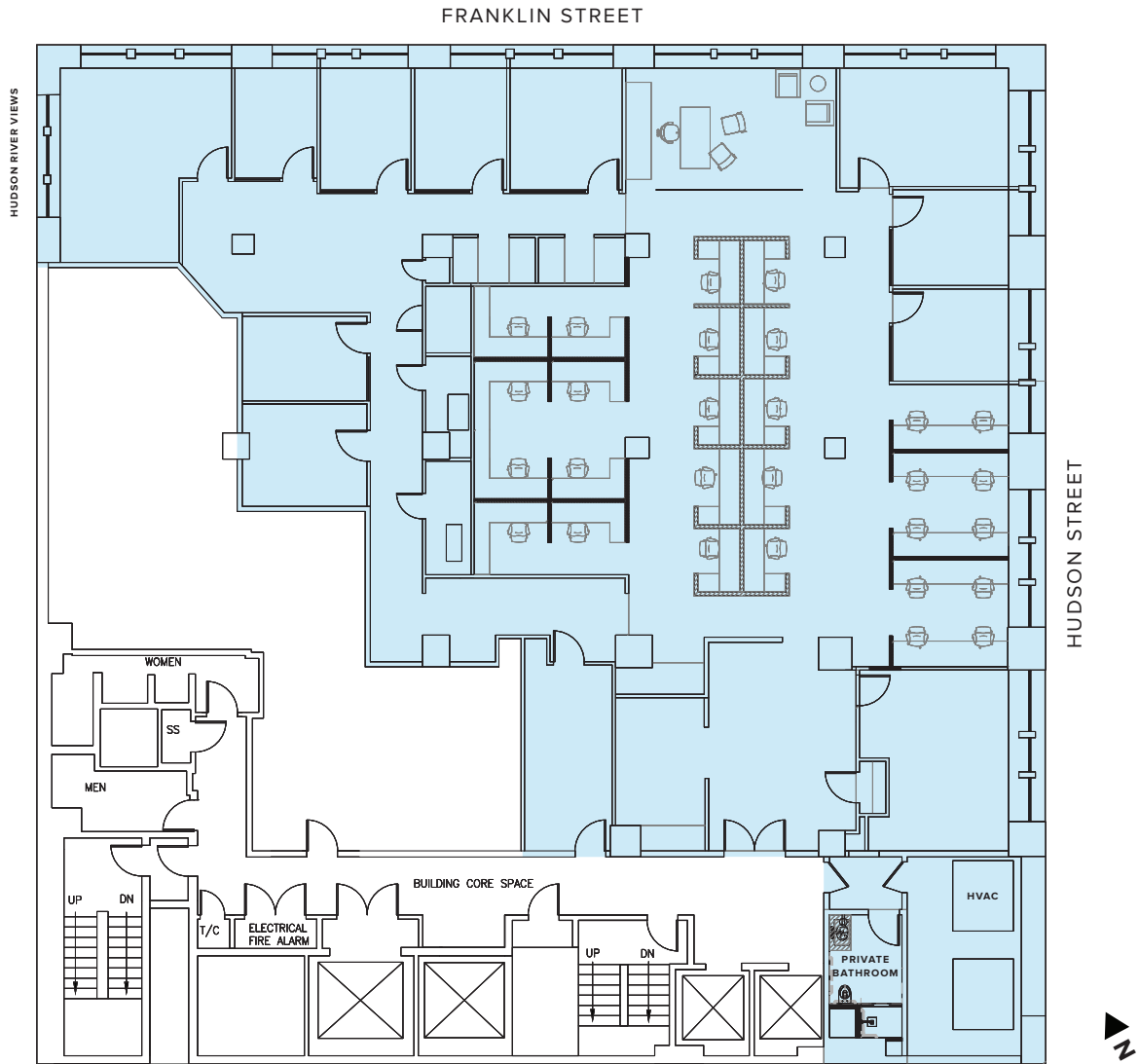
Tremendous cityscape and Hudson River views

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9,816 RSF

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Greenwich Hotel



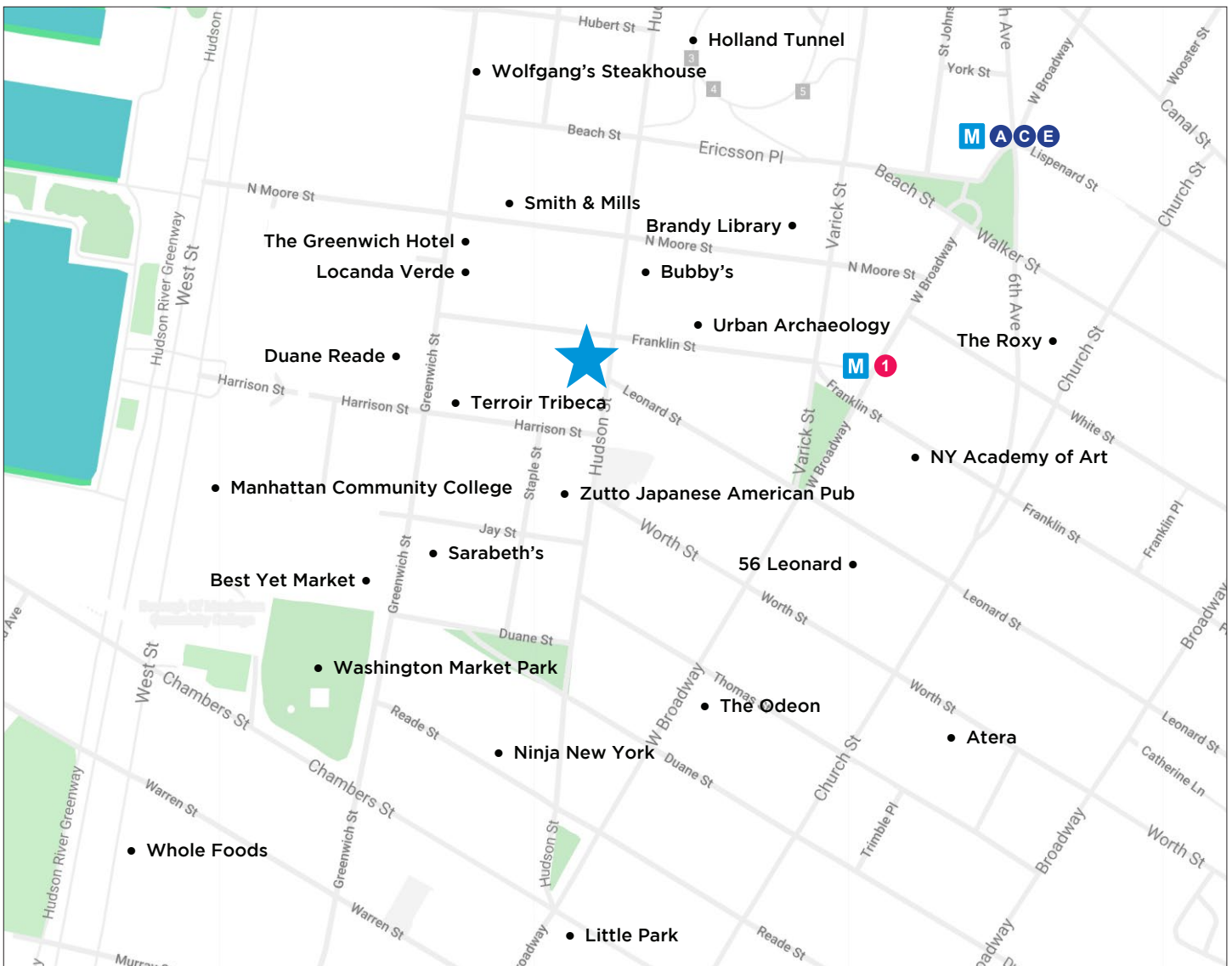
Bobby's

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