BUILDING-WITHIN-A-BUILDING COMMERCIAL CONDOMINIUM

66 EAST 55TH STREET

BETWEEN PARK & MADISON AVENUES
MIDTOWN MANHATTAN









Rudder Property Group

BKREA

BUILDING-WITHIN-A-BUILDING
COMMERCIAL CONDOMINIUM

66 EAST 55TH STREET

BETWEEN PARK & MADISON AVENUES, MIDTOWN MANHATTAN

Overview

66 East 55th Street offers a building-within-a-building commercial condominium in an unmatched Midtown Manhattan location. Situated between Park and Madison Avenues, the property is set within a modern luxury building designed by Kohn Pedersen Fox, providing a prestigious presence in Manhattan's Plaza District.

The commercial condo portion features an exceptional, turnkey buildout with premium finishes, open layouts, and specialty amenity spaces.

Formerly operated as a luxury wellness and hospitality venue, the building is ideally suited for owner-users, private membership clubs, medical/wellness groups, or flagship retailers.

Available: 34,436 RSF

Asking Price: $40,000,000

Annual Real Estate Taxes: $862,075

Annual Common Charges: $158,136

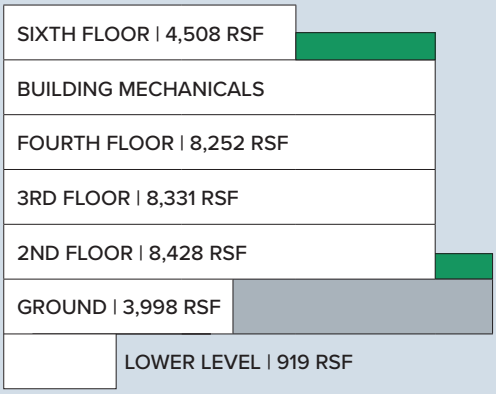


FULL RESTAURANT, BAR AND LOUNGE



Property Highlights

- Unbelievable location between Park & Madison Avenues in the heart of Midtown, surrounded by leading office towers, hotels, and retail
- Located in a modern, luxury commercial condominium building
- Approximately 35,000 SF across six floors, each offering high ceilings and elegant finishes
- Full-building opportunity with private entrance, multiple outdoor terraces, spa and wellness facilities, screening room, and a restaurant-grade kitchen
- Delivered vacant which is ideal for owner-users, private clubs, medical/wellness groups, or flagship retail
- Significant branding potential in the heart of Midtown Manhattan



TOTAL: 34,436 RSF



DINING ROOM



PRIVATE SCREENING ROOM



FITNESS AND WELLNESS CENTER



TREATMENT ROOMS



LIBRARY



SPA ENTRANCE



FULL COMMERCIAL KITCHEN



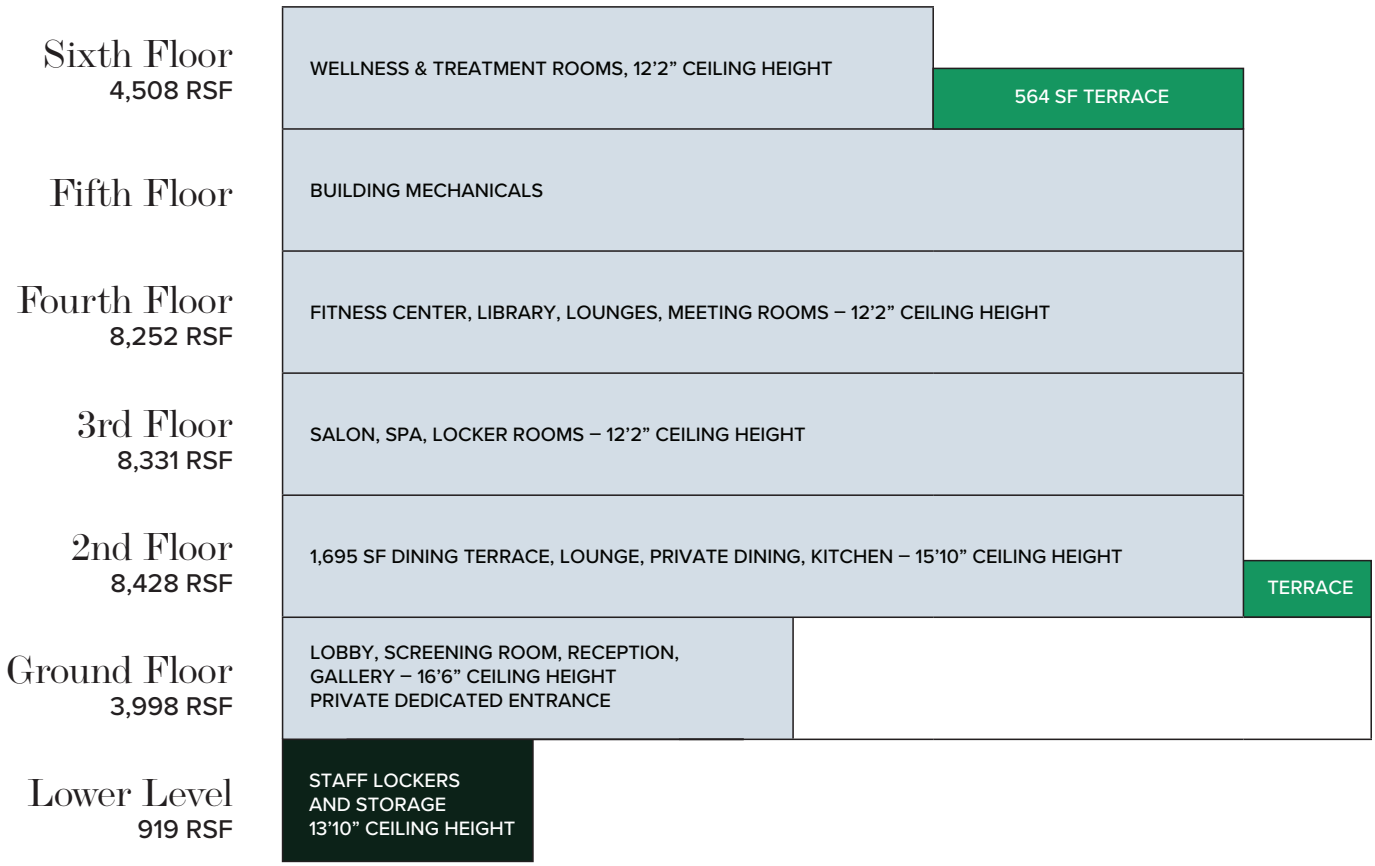
DEDICATED ENTRANCE ON 55TH STREET

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66 EAST 55TH STREET

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Stacking Plan



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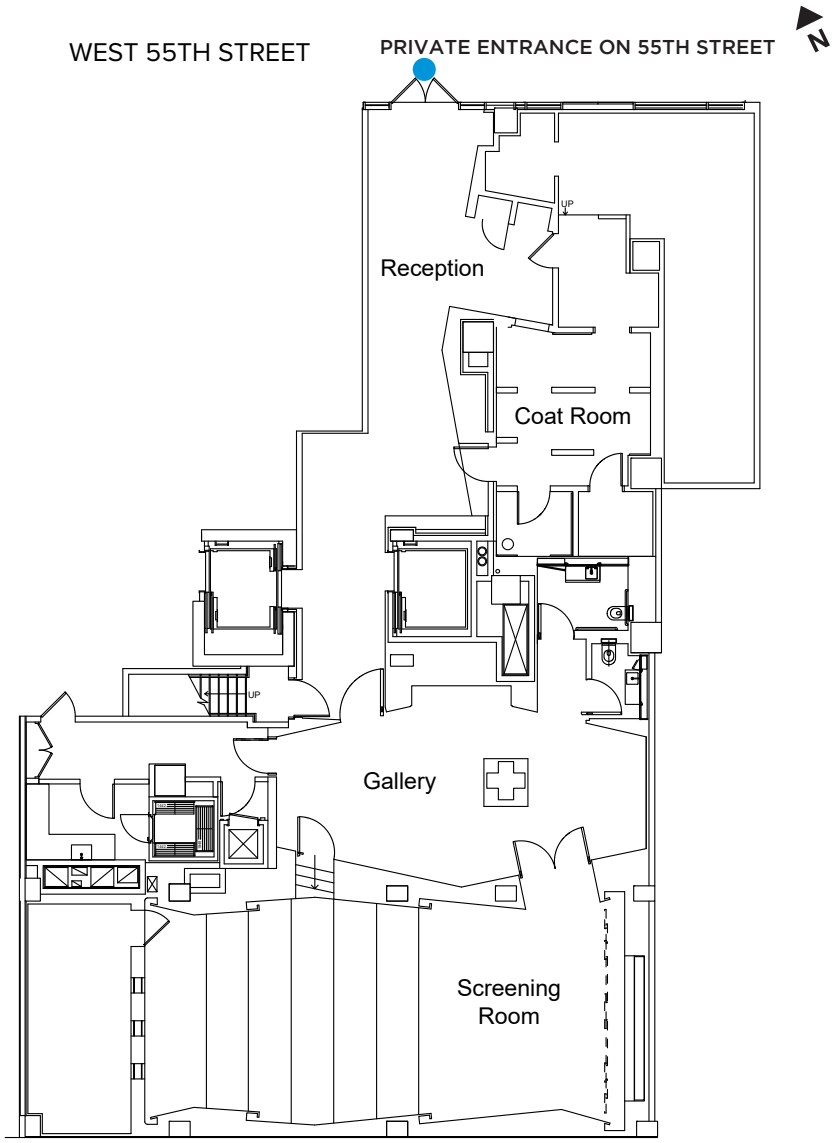
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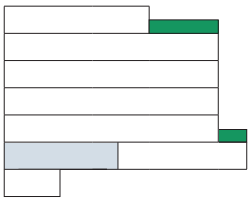
BUILDING-WITHIN-A-BUILDING
COMMERCIAL CONDOMINIUM

66 EAST 55TH STREET

BETWEEN PARK & MADISON AVENUES
MIDTOWN MANHATTAN



Ground Floor
3,998 SF



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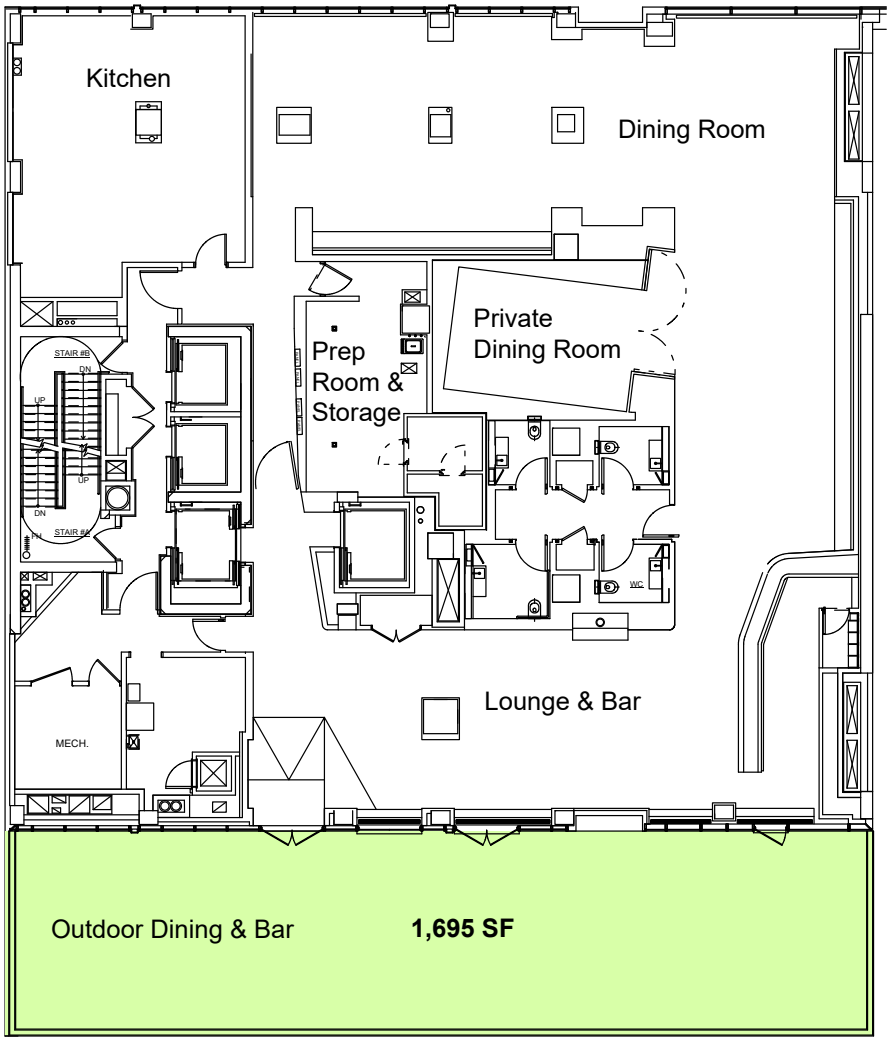
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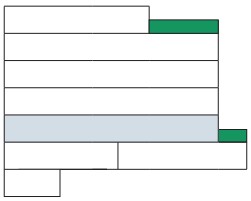
66 EAST 55TH STREET

BETWEEN PARK & MADISON AVENUES
MIDTOWN MANHATTAN

WEST 55TH STREET



Second Floor
8,428 SF



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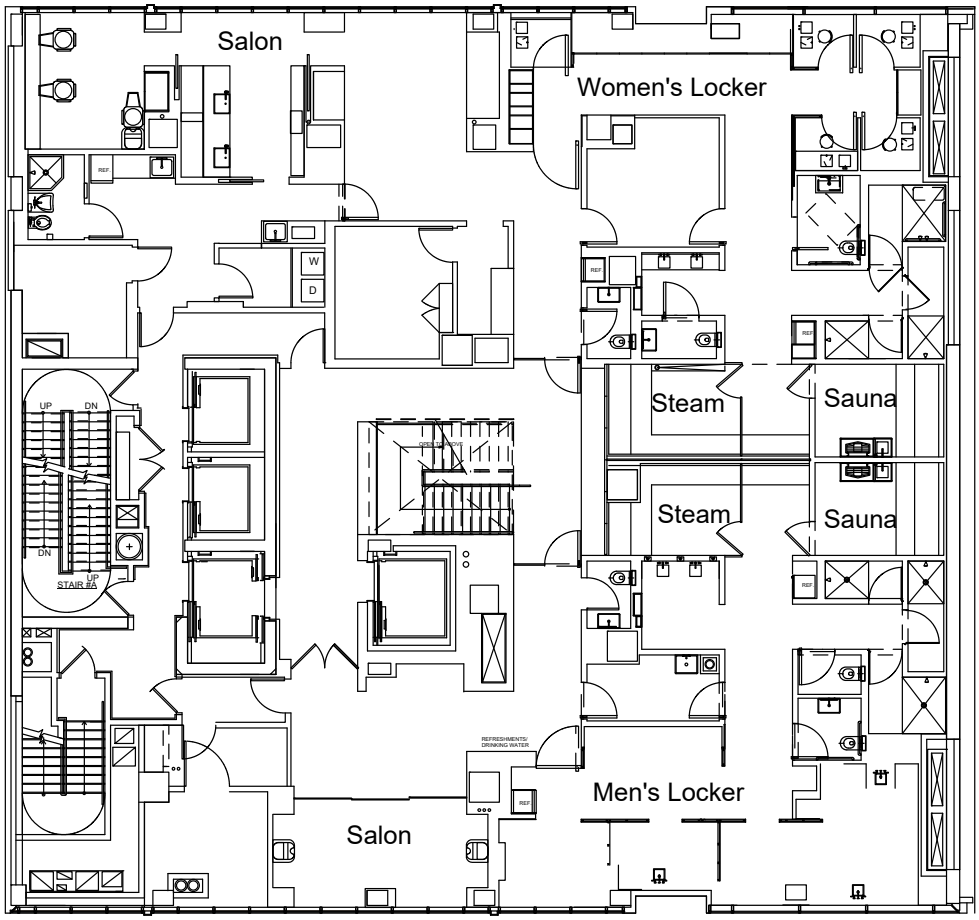
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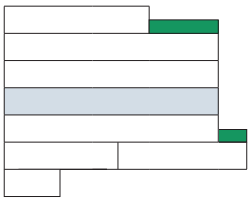
66 EAST 55TH STREET

BETWEEN PARK & MADISON AVENUES
MIDTOWN MANHATTAN

WEST 55TH STREET



Third Floor
8,331 SF



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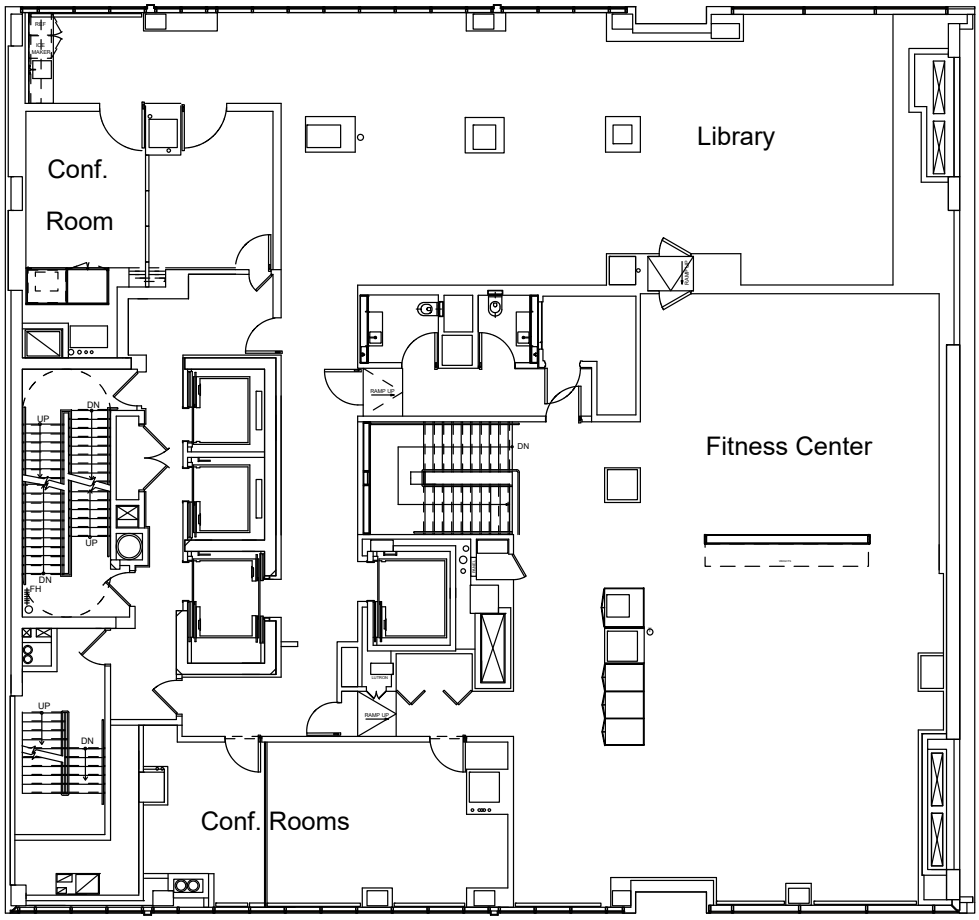
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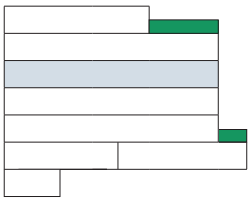
66 EAST 55TH STREET

BETWEEN PARK & MADISON AVENUES
MIDTOWN MANHATTAN

WEST 55TH STREET



Fourth Floor
8,253 SF



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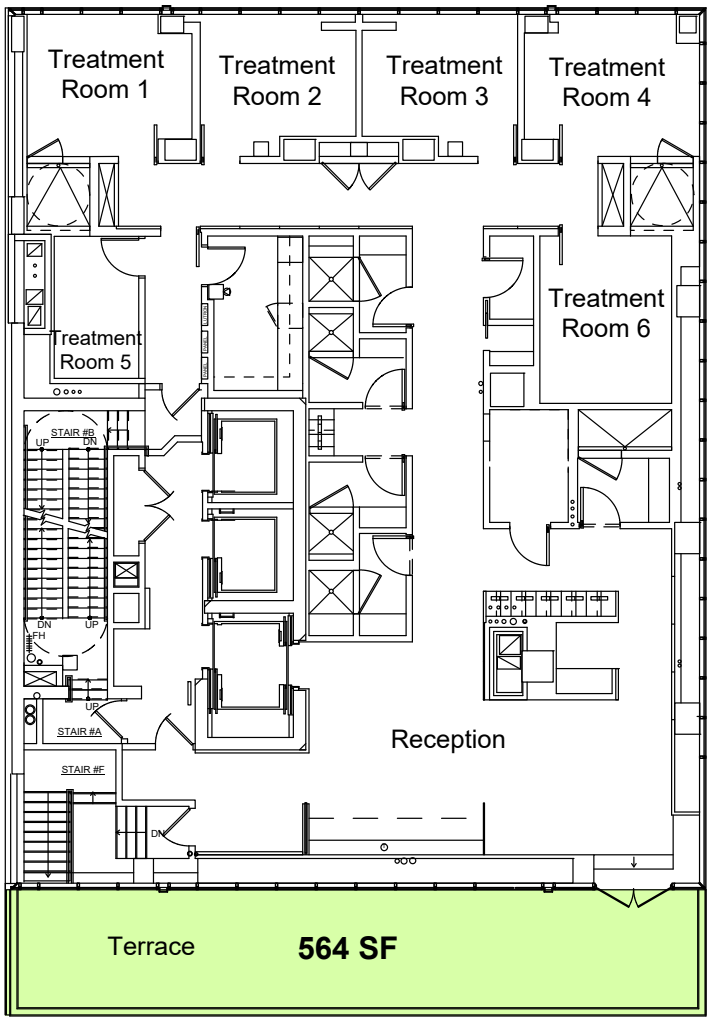
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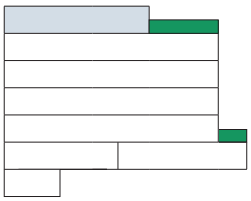
66 EAST 55TH STREET

BETWEEN PARK & MADISON AVENUES
MIDTOWN MANHATTAN

WEST 55TH STREET



Sixth Floor
4,509 SF



Rudder Property Group

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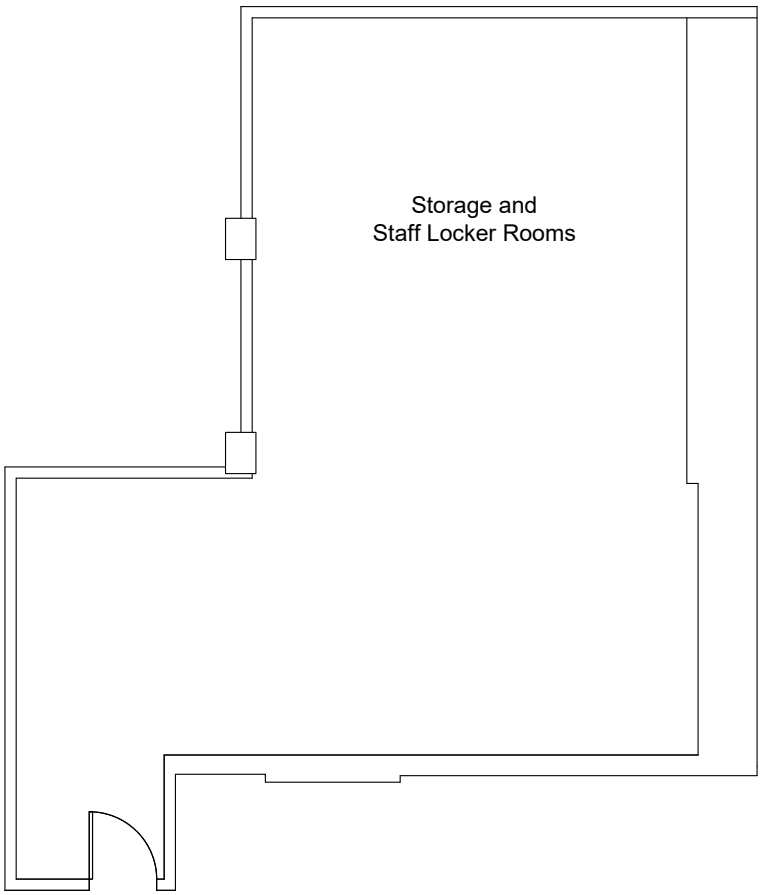
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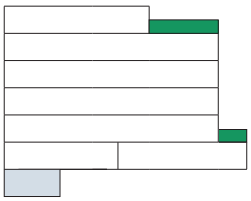
BETWEEN PARK & MADISON AVENUES
MIDTOWN MANHATTAN

WEST 55TH STREET

N



Lower Level
919 SF



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Your Stage
NYC
Alma Allen
Not Yet Tried, 2022


E 55 St
PASSENGER CARS ONLY
ONE WAY
Ferrari
Ferrari

Location Advantage

Positioned in the core of Midtown Manhattan, 66 East 55th Street offers unmatched access to:

- Major subway lines E M F 4 5 6 N R W
- Grand Central Terminal
- World-class hotels including the St. Regis and The Peninsula
- Michelin-starred dining and flagship retail







APPLE STORE ON FIFTH AVENUE



MUSEUM OF MODERN ART



ST. REGIS HOTEL

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MIDTOWN MANHATTAN

Contact

Rudder Property Group is a commercial real estate services firm that specializes exclusively in office condominiums in the New York metropolitan area. With 20 years of experience in this niche market, the principals of Rudder Property Group have sold over two million square feet of office condominiums with a dollar value in excess of $1 billion. In the small, highly specialized field of office condominium sales, Rudder Property Group is the market leader.

Founded by Bob Knakal, **BKREA** is a forward-thinking New York City brokerage focusing on investment sales, debt, and equity where technology meets tradition. The company is dedicated to providing capital markets transaction and consulting services, specializing in representing property sellers. BKREA prides itself on its commitment to technology and innovation, aiming to maximize commercial property owners' sales prices and fundamentally transform the NYC real estate market through unmatched expertise and client service.

WWW.RUDDERPG.COM/66E55



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