

**FULL FLOOR OWNER  
USER/INVESTOR OFFICE  
CONDOMINIUM FOR SALE**

**125  
Maiden  
Lane**

**NORTHWEST CORNER OF MAIDEN LANE AND WATER STREET**



**Rudder**  
Property Group

# FULL FLOOR OWNER USER/INVESTOR OFFICE CONDOMINIUM FOR SALE

125  
Maiden  
Lane

## AVAILABLE

**Entire 14th Floor:**  
18,201 RSF

**Asking Price:**  
\$9,100,500 (\$500/RSF)

**Estimated Annual  
Common Charges:**  
\$239,407 (\$13.15/RSF)

**Estimated Annual  
Real Estate Taxes:**  
\$135,128 (\$7.42/RSF)

**Possession:**  
To be determined

Situated in the heart of Lower Manhattan, the building is just steps away from the re-imagined Seaport District, 10+ subway lines, the New Jersey PATH, and the Staten Island. Its convenient location is only surpassed by a superb collection of amenities for employees to enjoy - 125 Maiden Lane features a beautiful roof deck and courtyard with river views, a fully equipped exercise room with lockers and showers, and a full-service 24/7 lobby with on-site management, security and staff.

## Features:

- The floor is currently divided into two separate units with two tenants:
  - Unit A/B is currently leased until March 2027. The fully escalated annual gross rent is approximately \$368,567 (\$34/RSF).
  - Unit C/D is currently leased until October 2026. The fully escalated annual gross rent is approximately \$248,249 (\$34/RSF).
- Both tenants have high-end existing office installations with concrete floors and large windows
- First-class, full-service office building
- Complimentary gym with showers and lockers
- Landscaped rooftop deck
- Prime location in close proximity to Fulton Street Center and the Wall Street Transit Stop
- Rotating lobby art installation
- 24/7 attended lobby with on-site management

**Michael Rudder**  
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Building lobby



Roof deck

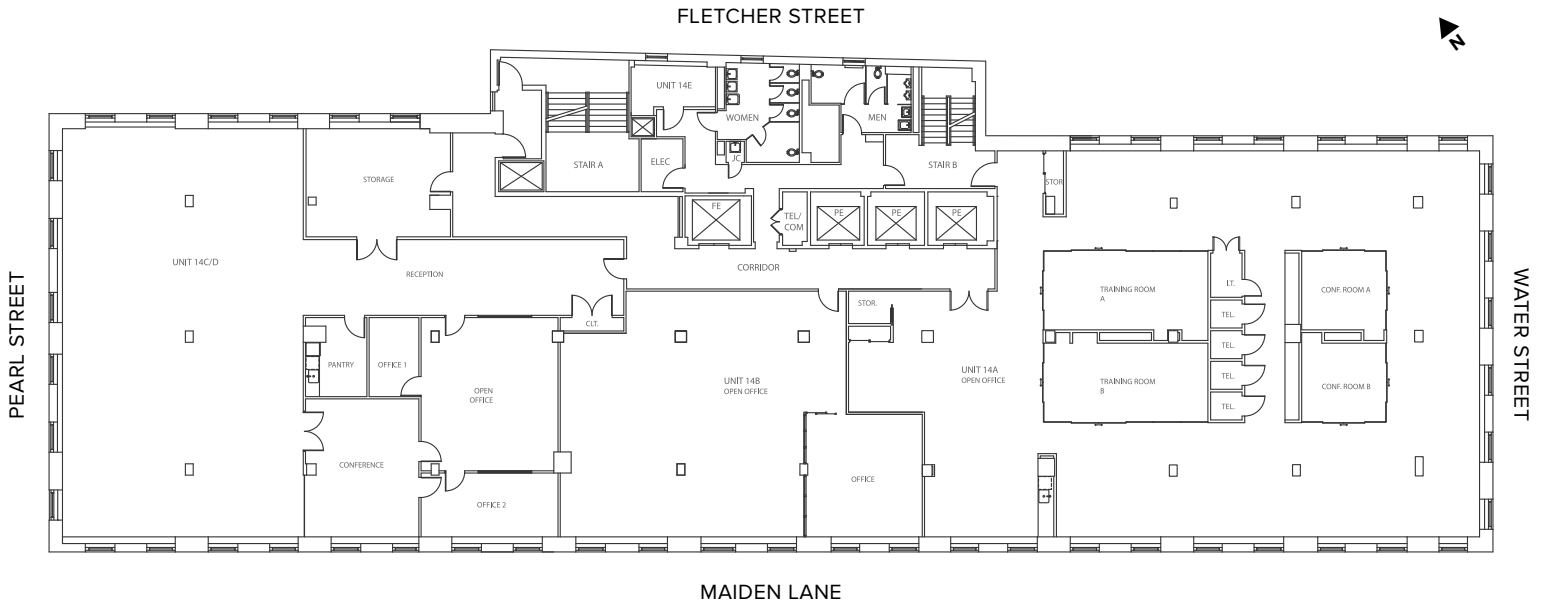


New South Street Seaport

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## AS-BUILT PLAN



Entire 14th Floor  
18,201 RSF

[WWW.RUDDERPG.COM/125MAIDEN](http://WWW.RUDDERPG.COM/125MAIDEN)

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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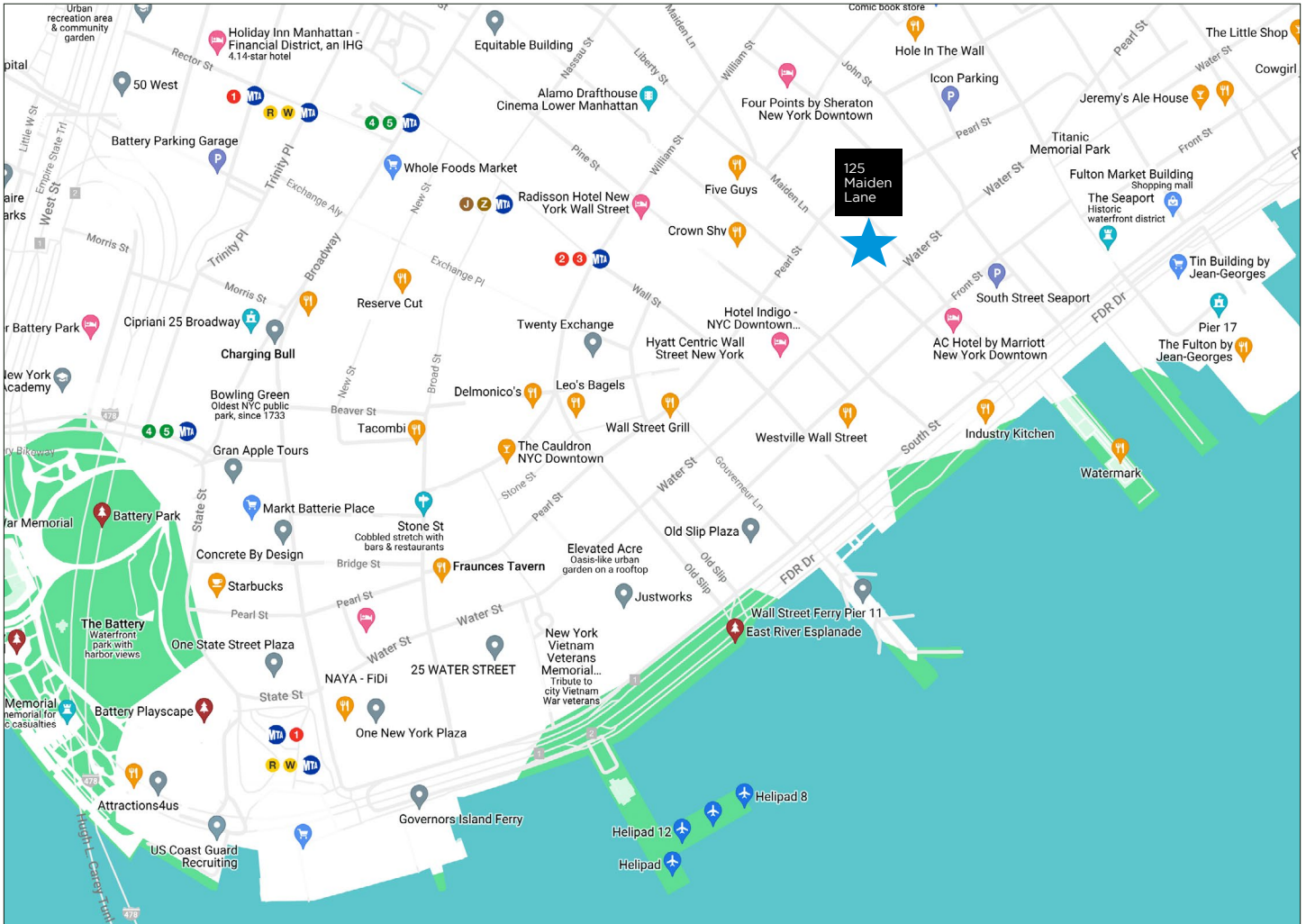


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