


NEW CONSTRUCTION IN LOWER MANHATTAN
OFFICE CONDOMINIUMS FOR SALE

185
Broadway

BETWEEN DEY & CORTLANDT STREETS, NEW YORK, NY



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| Unit | Size | Asking Price |
|---------------|--------|---------------------|
| Entire Third | 9,416 | inquire for details |
| Entire Fourth | 9,416 | inquire for details |
| Entire Fifth | 9,871 | inquire for details |
| Total | 28,703 | inquire for details |

Possession: Immediate

WWW.RUDDERPG.COM/185BROADWAY

OFFERING OVERVIEW

Rudder Property Group is pleased to present a rare, boutique full-floor office ownership opportunity in a new construction building at 185 Broadway, New York, NY.

185 Broadway is located in the heart of Lower Manhattan, surrounded by iconic landmarks such as the One World Trade Center, the 9/11 Memorial, and the Brooklyn Bridge. The neighborhood is also home to a variety of luxury hotels, fine dining restaurants, bustling food halls, and high-end retailers.

185 Broadway is built above the Fulton Street Transit Center, which provides direct access to 14 subway lines, including the 1, 2, 3, 4, 5, A, C, E, J, Z, M, N, R, and W trains, serving 300,000 daily customers. The station also offers connections to NJ PATH trains and the Staten Island Ferry. This makes 185 Broadway an ideal location for commuters and those who want to be close to all that New York City has to offer.

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Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036





FEATURES

- Three white-boxed floors at the base of a newly constructed residential building
- Potential for contiguous block of up to 28,000+ RSF
- 13' ceilings on the third and fourth floors, 18' ceilings on the fifth floor
- Low carrying costs due to the fresh 35-Year 421a tax abatement benefit enuring to the benefit of the office condo owners
- Dedicated semi-private attended office lobby entrance on Dey Street with two elevators

BUILDING SPECIFICATIONS

- New construction built in 2022 and designed by FXCollaborative
- Side core construction
- 100 LBS/SF floor load
- Virtually column-free floors
- Two passenger elevators that are served by the dedicated office entrance
- Third/Fourth floors are supplied by a 17.5-ton owner-controlled HVAC unit
- Fifth floor is supplied by a 25-ton owner-controlled HVAC unit
- Electric: One 4,000 AMP, 208/120-volt electrical services and service switchboards
- Fully sprinklered with fire alarm system
- Security: access control system for lobby and CCTV system for entrances and common areas
- Telecom/Cable: Voice/data horizontal cable pathways on each floor with pathways back to the main equipment room



BENEFITS OF OWNERSHIP



Cost advantage

Office ownership typically costs less than leasing on an annual basis, as lease rates often exceed the carrying costs of office condominiums. Non-profit and government organizations can also enjoy tax exemptions when owning office condos.



Stability and Predictability

Office owners have stable and predictable occupancy costs, allowing for accurate budgeting, while tenants face market volatility and unpredictable landlords.



Investment protection

Owning office space avoids losing the investment in design and buildout costs. Unlike leasing where fit outs and fixtures are owned by landlords and subject to potential loss, ownership allows you to retain the value and customization of your office space.



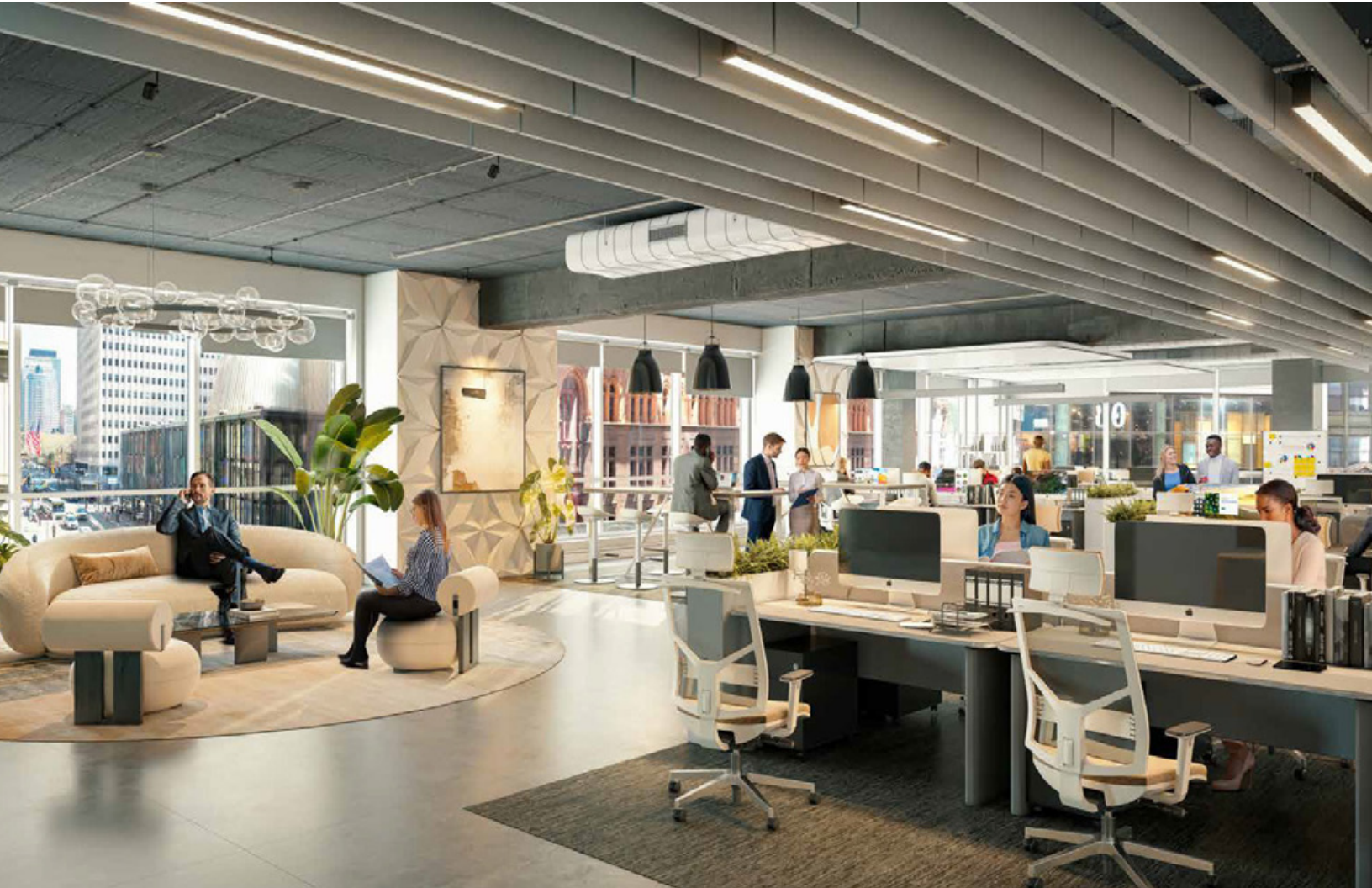
Affordable financing

Various financing options, including large loan amounts and SBA loans, make office condominium ownership more accessible.



Value Appreciation

Office condos in NYC have historically experienced value growth over a 10-year period, offering equity growth opportunities for owners.











Dedicated semi-private attended lobby



Fulton Center Entrance on Dey Street



High exposed ceilings



Concrete floors



White-box condition

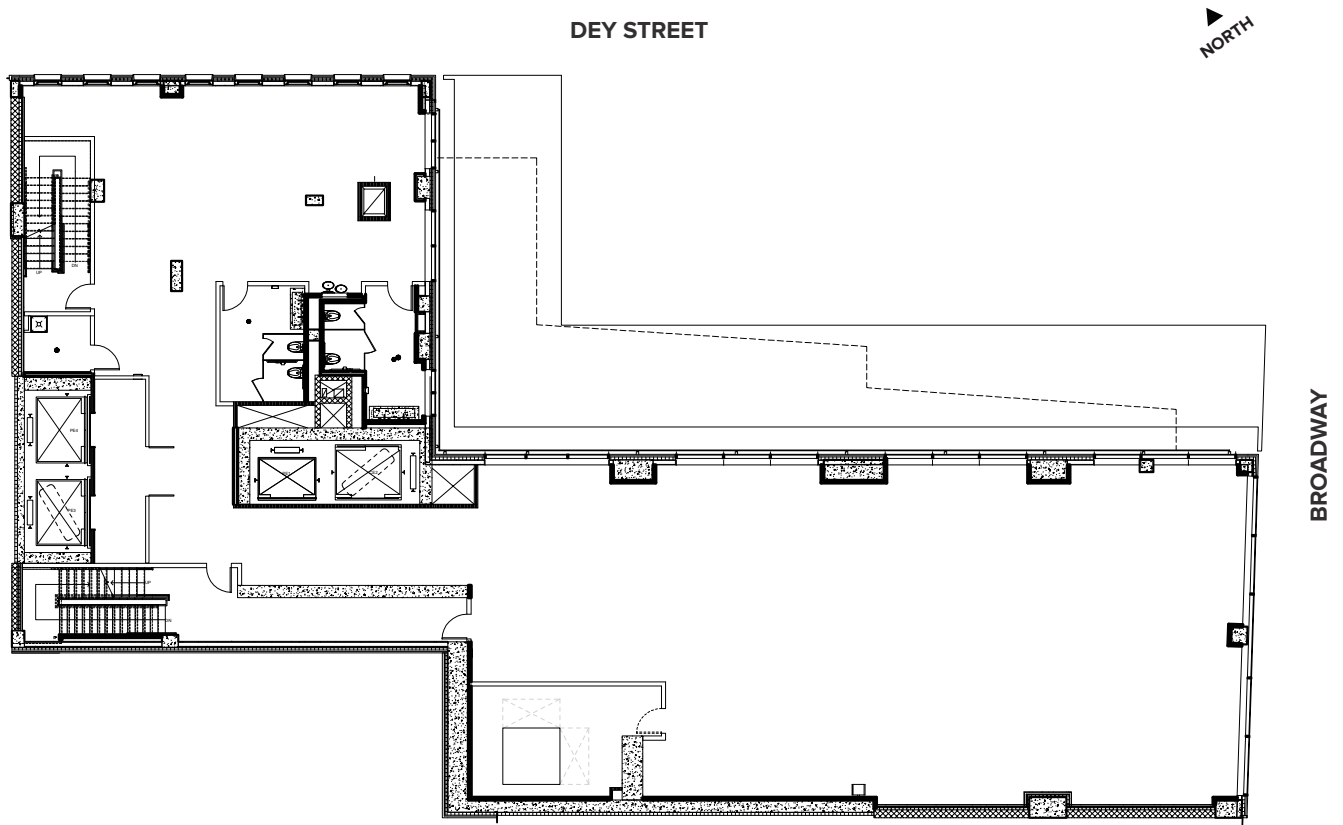


Large windows overlooking Broadway

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CORE PLAN

Entire 3rd Floor

9,416 RSF

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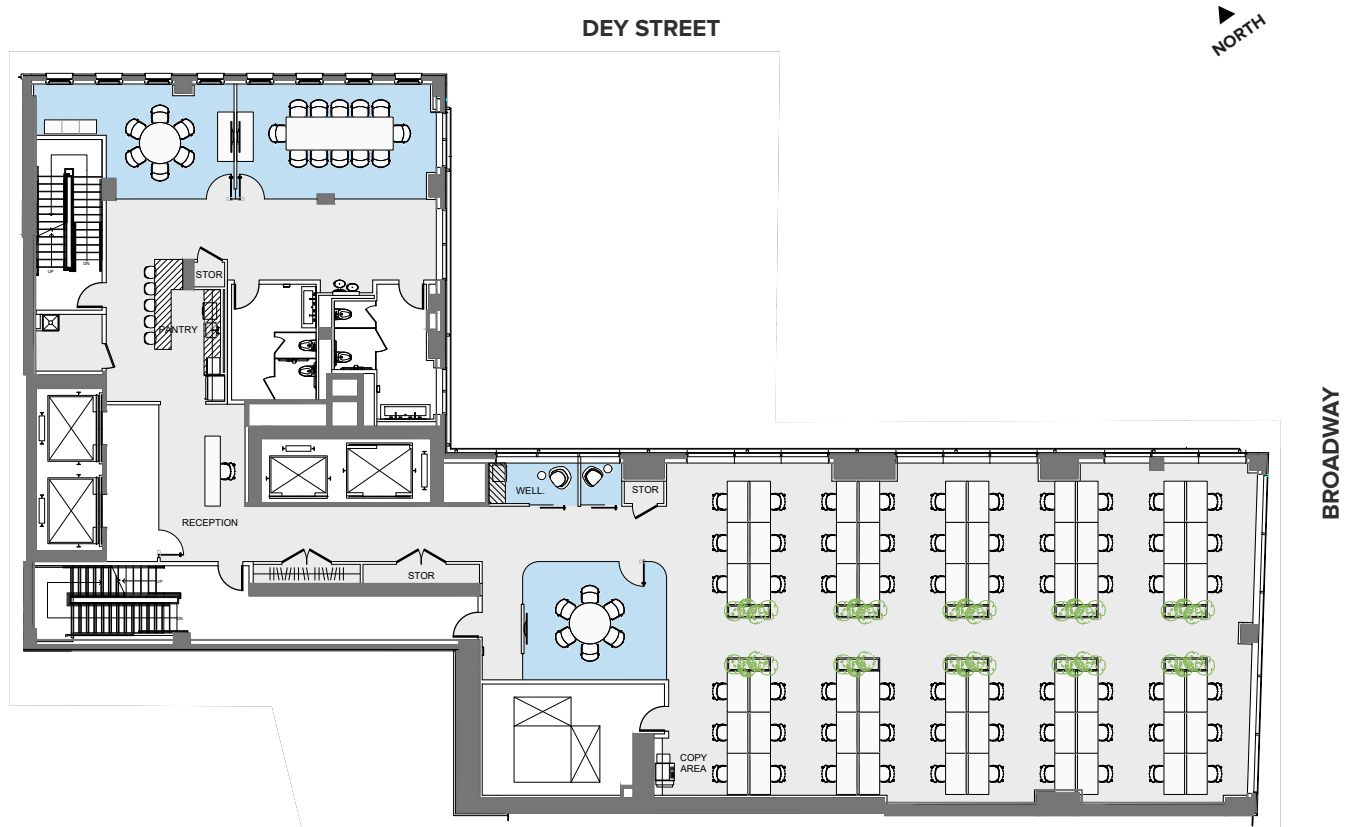
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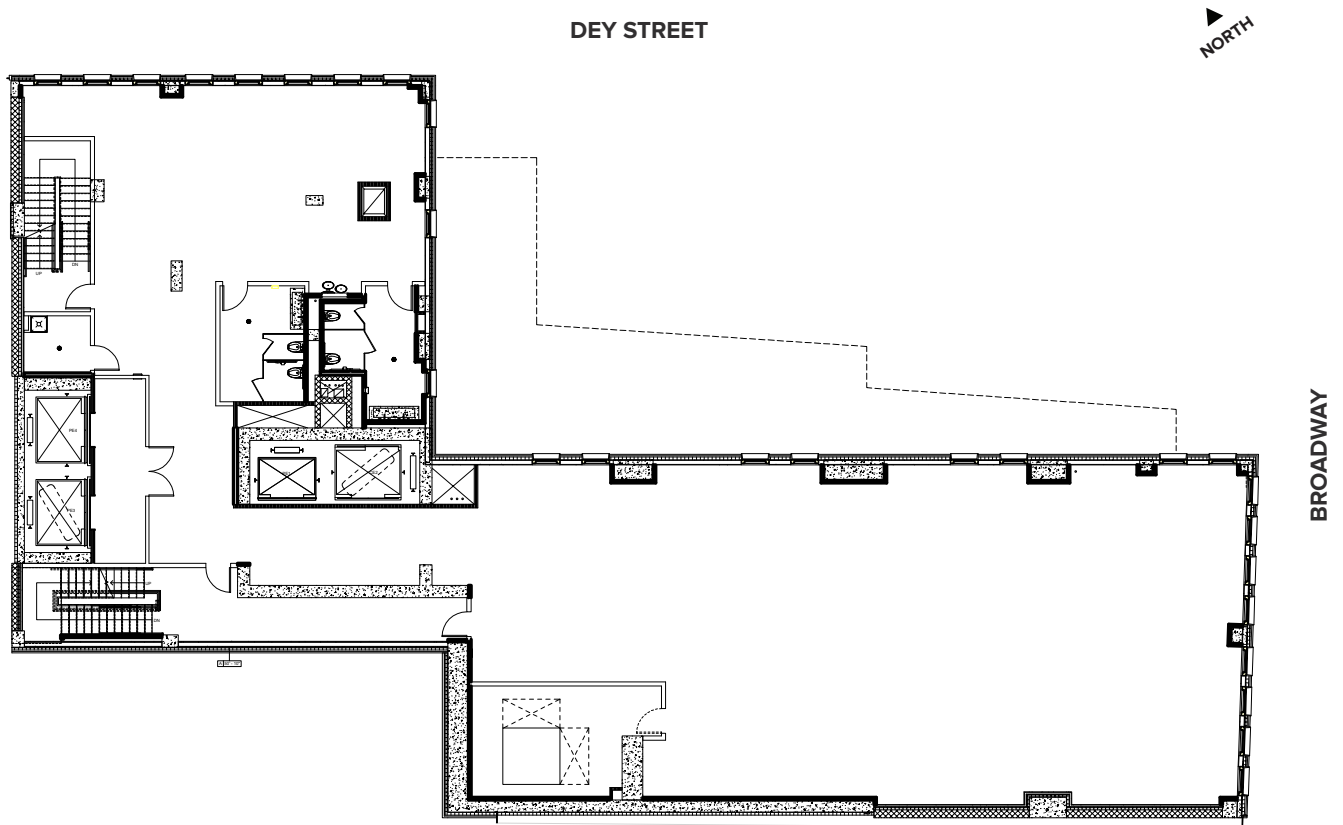
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CORE PLAN

Entire 4th Floor

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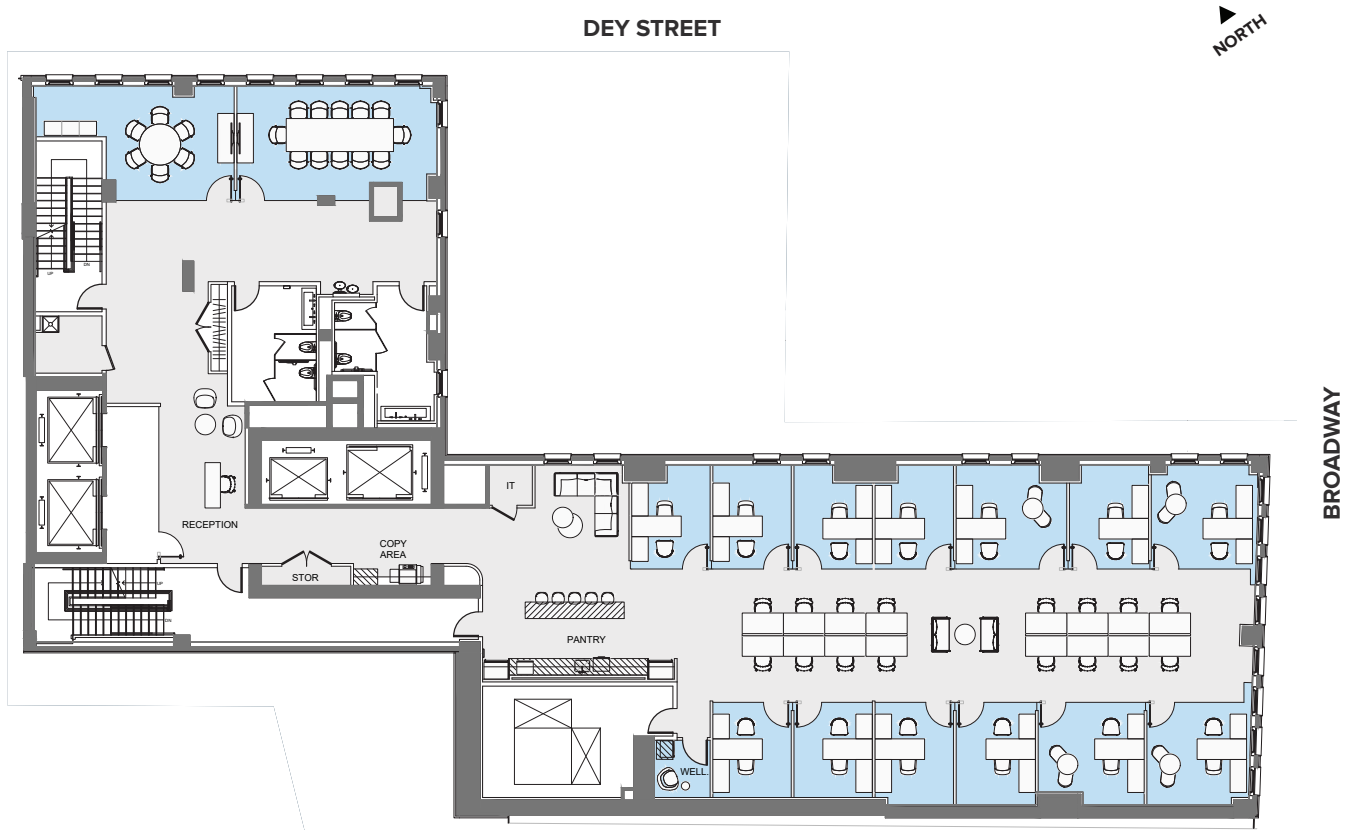
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TEST FIT

Entire 4th Floor

9,416 RSF

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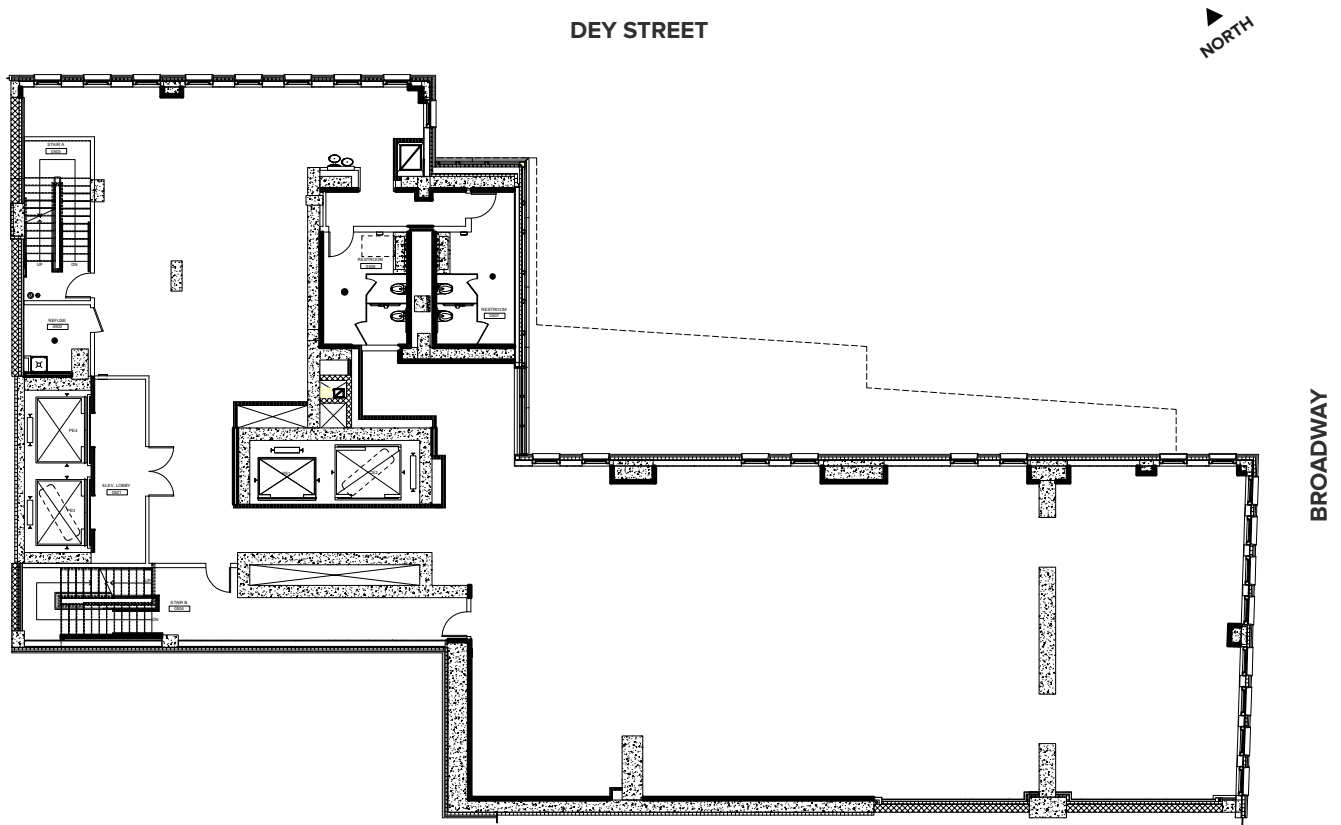
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CORE PLAN

Entire 5th Floor
9,871 RSF

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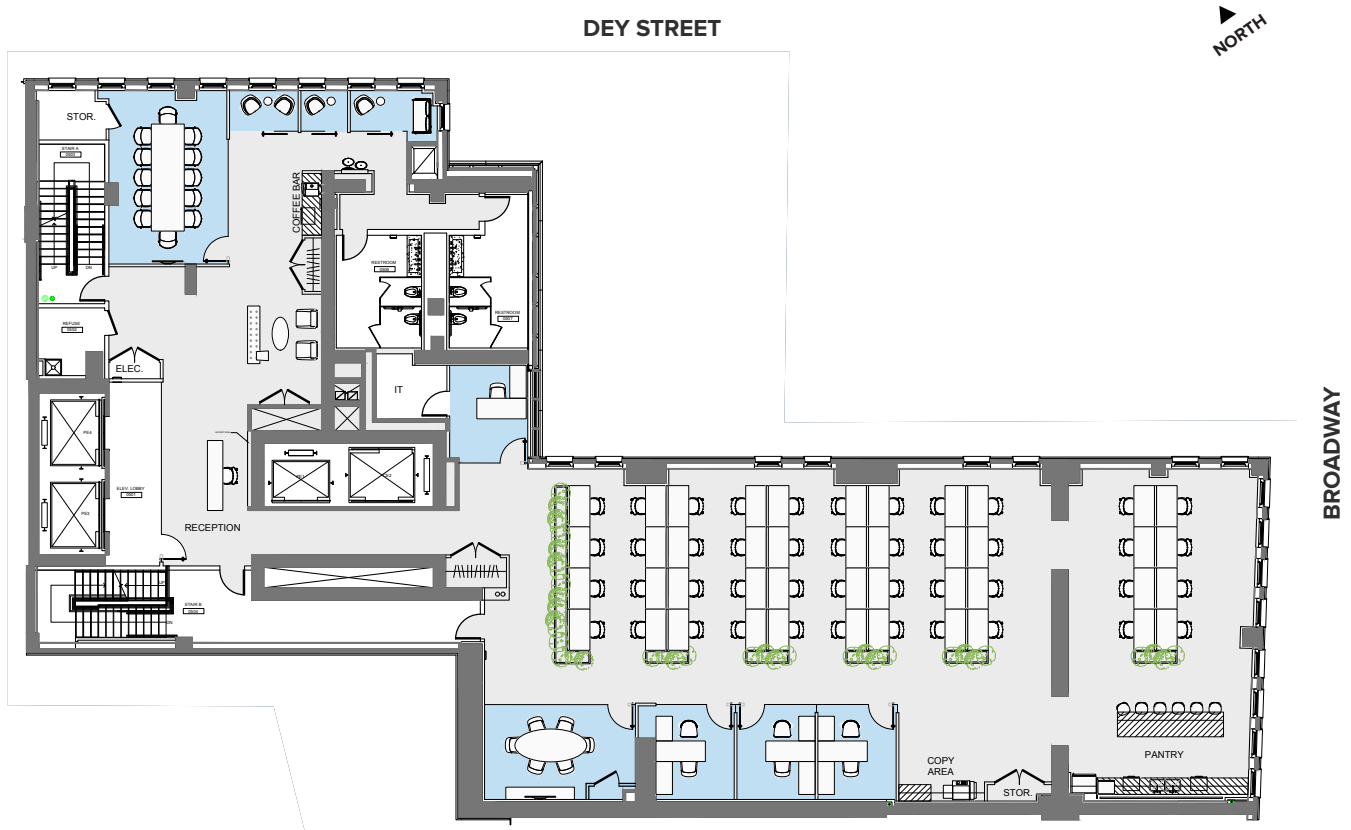
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TEST FIT

Entire 5th Floor

9,871 RSF

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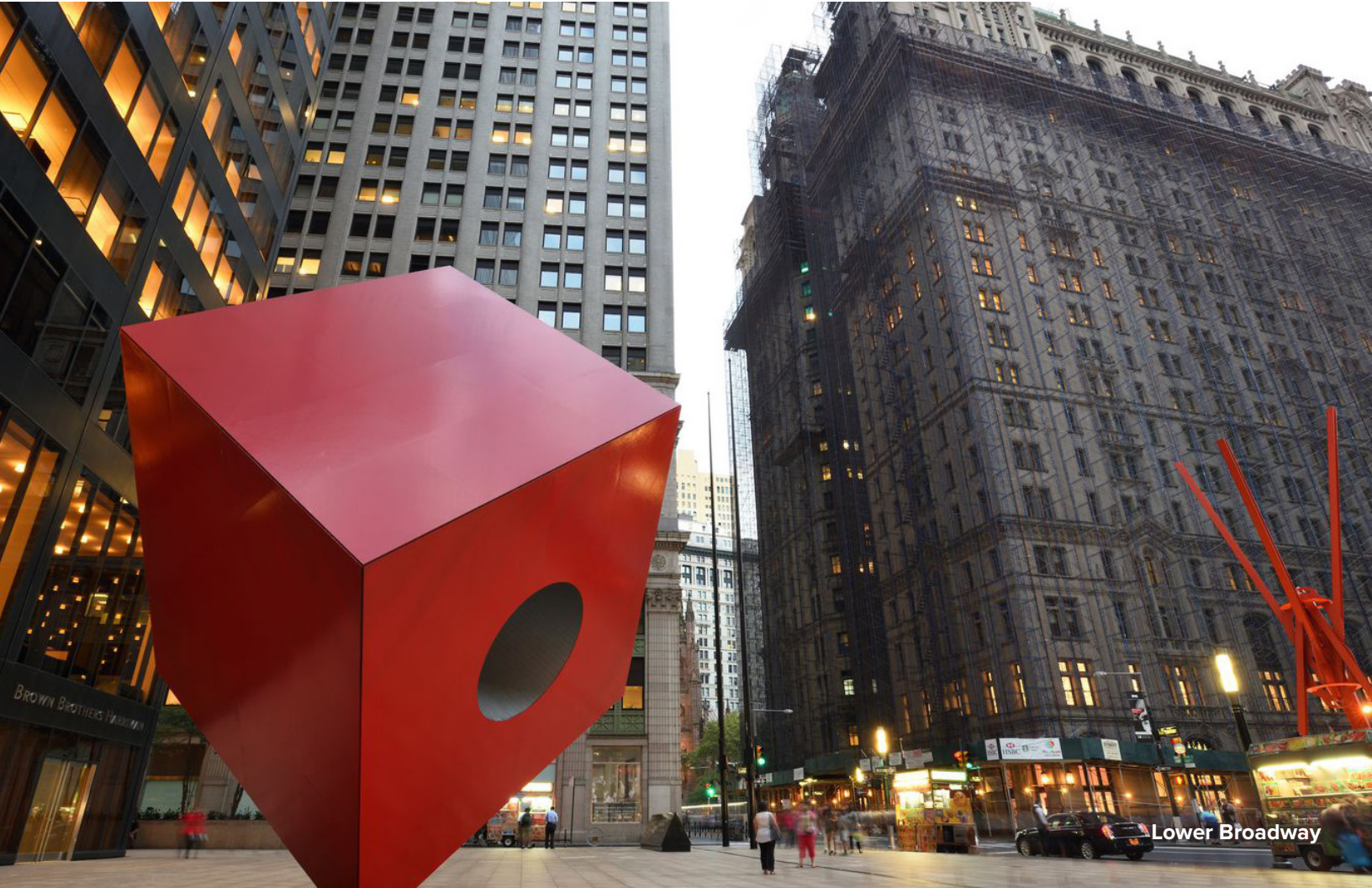
World Trade Center Campus



City Hall Park



Fulton Center



Lower Broadway

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