



**4
3
8** WEST
37TH
STREET

HUDSON YARDS LOFT CONDOMINIUM FOR SALE

Ideal for Showrooms, Creative Firms, Production, Distribution. High Ceilings, Natural Light, Full Floors, Large Freight Elevators. Heart of Hudson Yards Ownership Opportunity For Sale.

between Ninth & Tenth Avenues New York, NY

Available:

2nd Floor	14,384 RSF	\$6,472,800 (\$450/RSF)
3rd Floor	14,384 RSF	\$6,472,800 (\$450/RSF)
Total	28,768 RSF	\$12,945,600 (\$450/RSF)

Annual Common Charges: \$123,814 (\$4.30/RSF)

Annual Real Estate Taxes: \$176,730 (\$6.14/RSF)

Possession: Immediate

WWW.RUDDERPG.COM/438W37

Highlights:

- Ideal loft building featuring soaring 13'4" ceilings and large north and south facing windows
- Unique larger floor plates and two-floor contiguous block
- Very low carrying costs
- Newly renovated lobby and building improvements
- Up to 90% financing available for qualified buyers
- Next to the Baryshnikov Arts Center, Chef's Table at Brooklyn Fare, Uncle Jack's Steakhouse, Walt Frazier's, Legacy Records and Peloton's corporate headquarters
- Across the street from Brooklyn Fare gourmet store which offers high quality convenient lunch options

Michael Rudder

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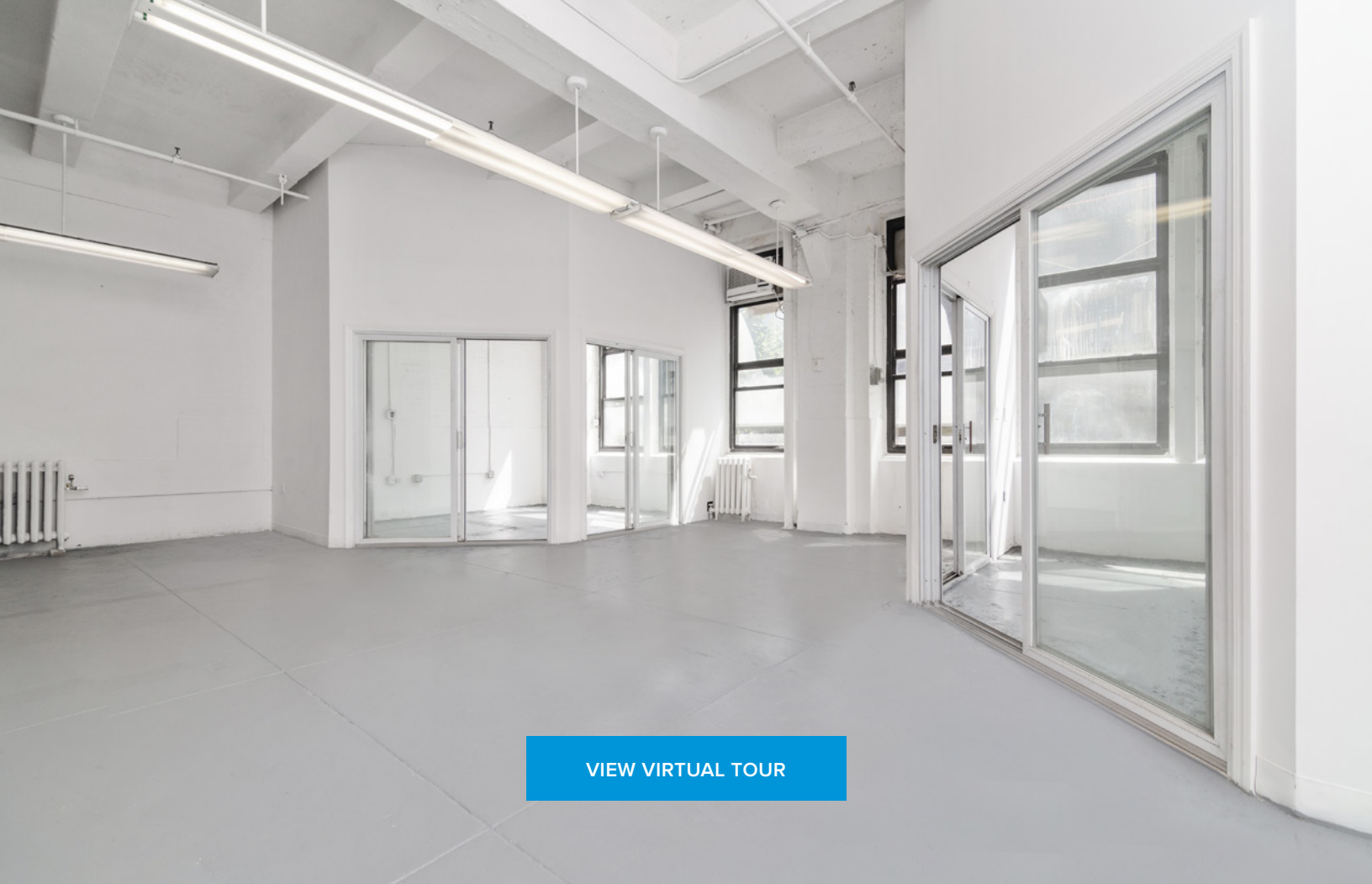
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Rudder Property Group

36 West 44th Street
New York, NY 10036
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Ideal loft space



Hudson River Park and Hudson Yards



Edge Observation Deck at Hudson Yards



Peloton Headquarters at 441 Ninth Avenue



Chef's Table at Brooklyn Fare

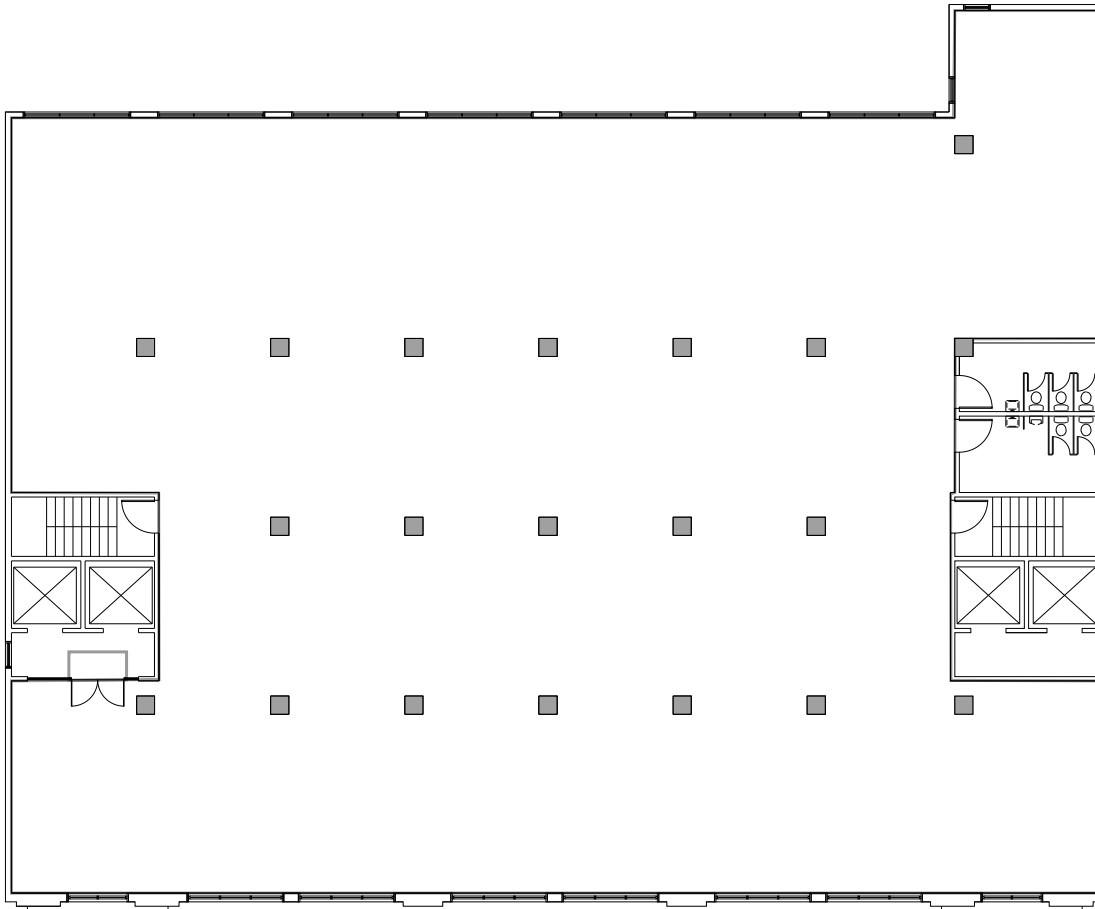
8034
WEST
37TH
STREET

HUDSON YARDS



Bella Abzug Park

**4
838** WEST
37TH
STREET



West 37th Street

OPEN PLAN

Entire 3rd Floor: 14,384 RSF
Entire 2nd Floor: 14,384 RSF
Total: 28,768 RSF

* Floors can be sold separately

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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.

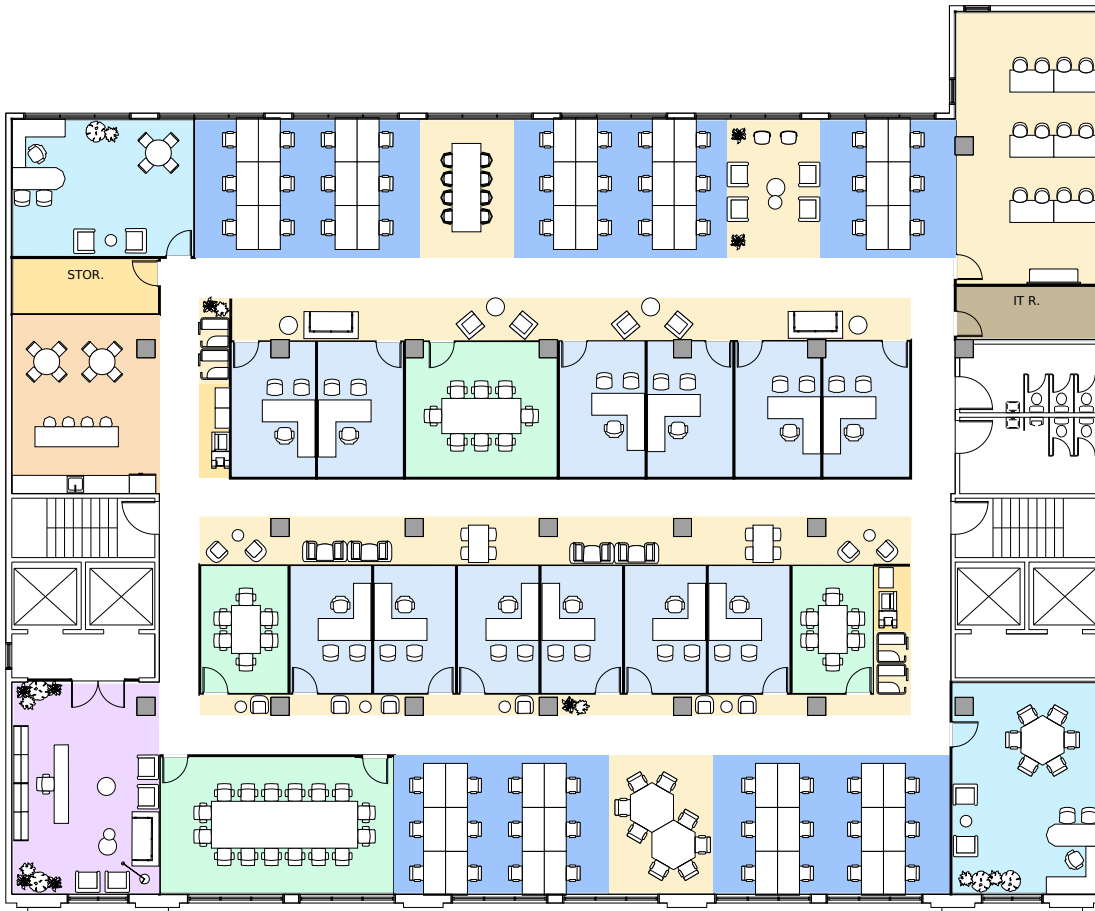
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West 37th Street

TEST FIT

Entire 3rd Floor: 14,384 RSF
 Entire 2nd Floor: 14,384 RSF
 Total: 28,768 RSF

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- Office
- Reception
- Pantry
- Executive Office
- Conf Room
- IT Room
- Open Space
- Amenities

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Computer rendering

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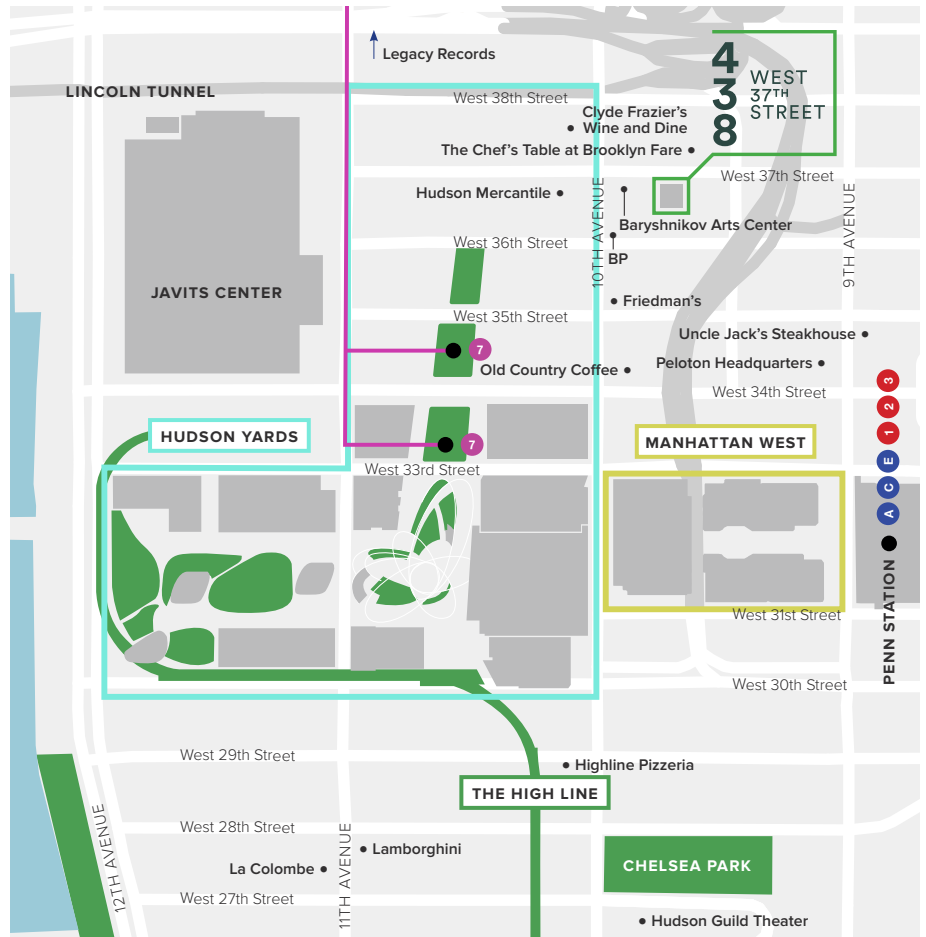
NOTABLE NEIGHBORS

HUDSON YARDS

- | | |
|--------------------------------------|------------------------------|
| COACH kate spade STUART WEITZMAN | SAP |
| VAYNERMEDIA | HBO |
| TimeWarner | ox ford
AN OWNERS COMPANY |
| CNN | W |
| BLACKROCK | Cooley |
| Milbank | BSF
BANK OF AMERICA |
| Neiman Marcus | Omomofuku |
| THOMAS KELLER | M
MICHAEL LOMONACO |
| rhubarb | Milos |

MANHATTAN WEST

- | | |
|---------|------------|
| Skadden | EY |
| NFL | amazon.com |



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