

OFFICE COOPERATIVE FOR SALE

49 W 24

NEW YORK, NY

BETWEEN FIFTH AND SIXTH AVENUES



OFFICE COOPERATIVE FOR SALE

49W24

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Available:

Entire 3rd Floor

Size:

4,850 RSF

Asking Price:

\$3,395,000 (\$700/RSF)

Annual Maintenance Charges

(inclusive of Real Estate Taxes):
\$93,600 (\$19.29/RSF)

Possession:

Immediate

Unit Highlights

- Full floor presence featuring loft-like ceilings
- Former law firm layout with oversized windows
- Low maintenance charges
- Immediate possession
- Qualified purchasers are eligible for up to 90% financing

Building Highlights:

- Located in the heart of the thriving Chelsea submarket and less than one block from Madison Square Park
- Close proximity to seven subway lines and the PATH train
- Separate freight entrance and elevator

WWW.RUDDERPG.COM/49W24TH

Michael Rudder

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Rudder Property Group

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





VIRTUAL RENDERING

OVERSIZED WINDOWS



VIRTUAL RENDERING

POTENTIAL OPEN FLOORPLAN



VIRTUAL RENDERING

RECEPTION AREA



VIRTUAL RENDERING

POTENTIAL OPEN FLOORPLAN



West 24th Street



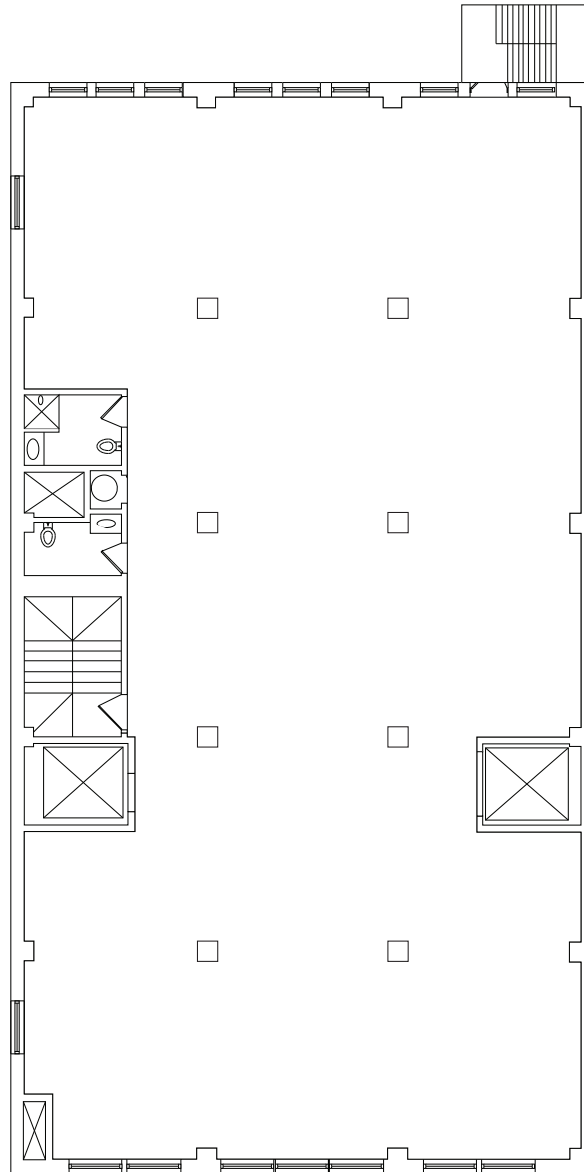
Building lobby

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West 24th Street

Core Plan

Entire 3rd Floor: 4,850 RSF

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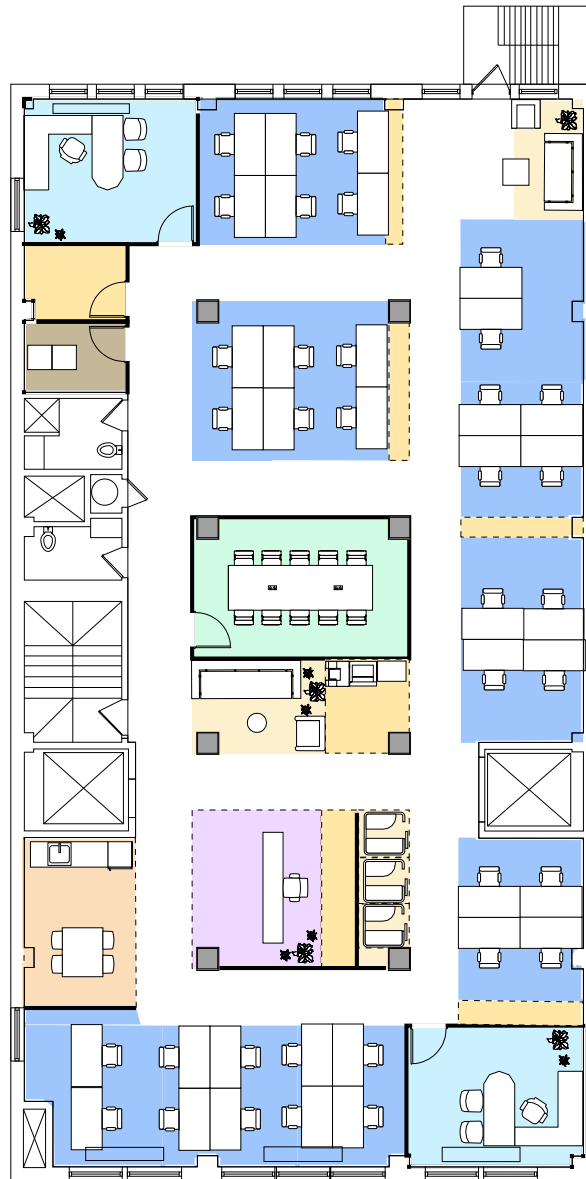


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NORTH

West 24th Street

Test Fit

Entire 3rd Floor: 4,850 RSF

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

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