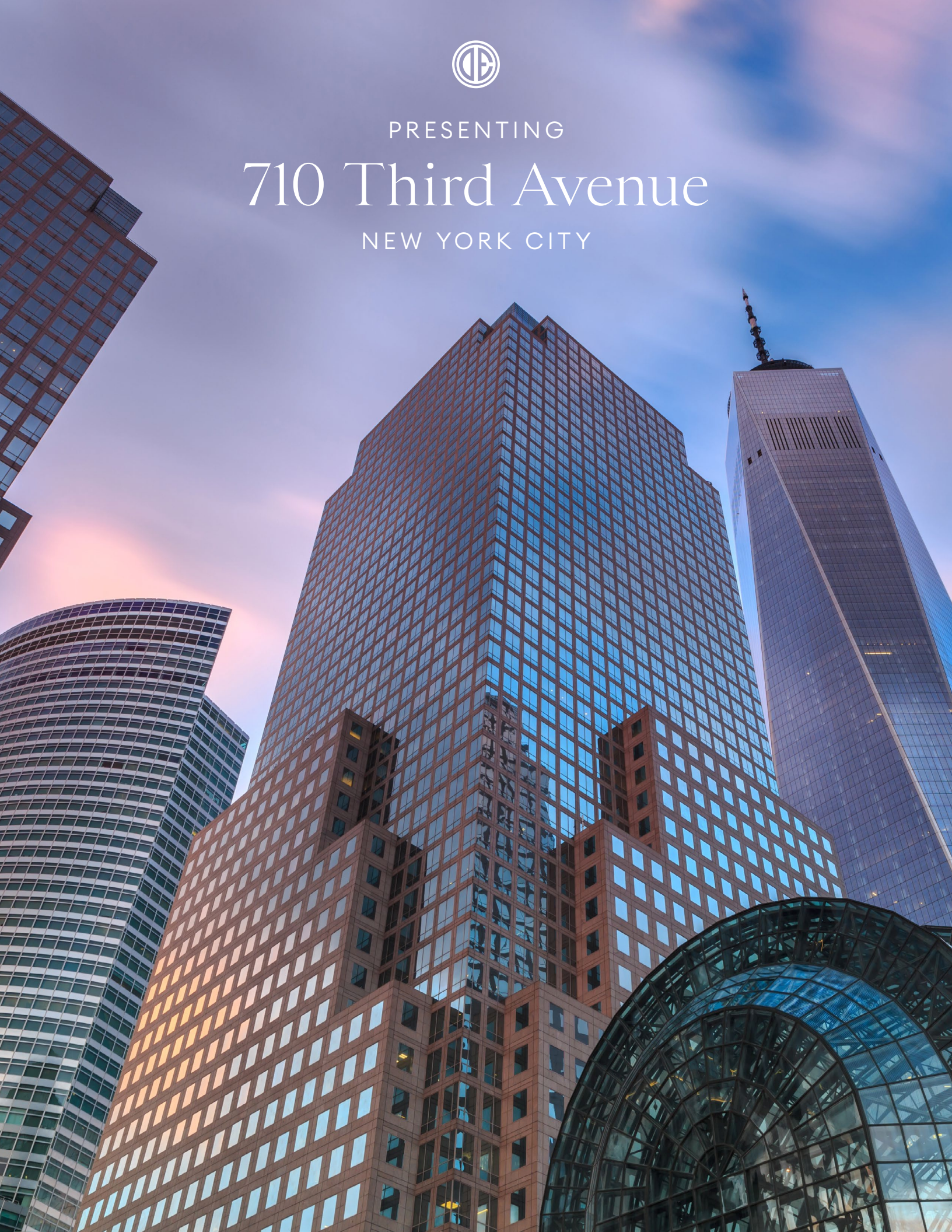




PRESENTING

710 Third Avenue

NEW YORK CITY



710 THIRD AVENUE A SIGNATURE BUILDING

Unlock the potential of this prime piece of land, perfectly situated in Midtown Manhattan, the largest commercial and business district in the world. Ideal for either a condo, hotel, office space or transient housing. This versatile parcel offers endless possibilities for developers and investors. A few short blocks to JP Morgan Chase's new headquarters which opens next year. Grand Central station is just moments away.

Midtown Manhattan is the largest commercial and business district in the world, and ranks among the city's most sought-after commercial real estate. 710 Third Avenue is placed at the center of this storied company.





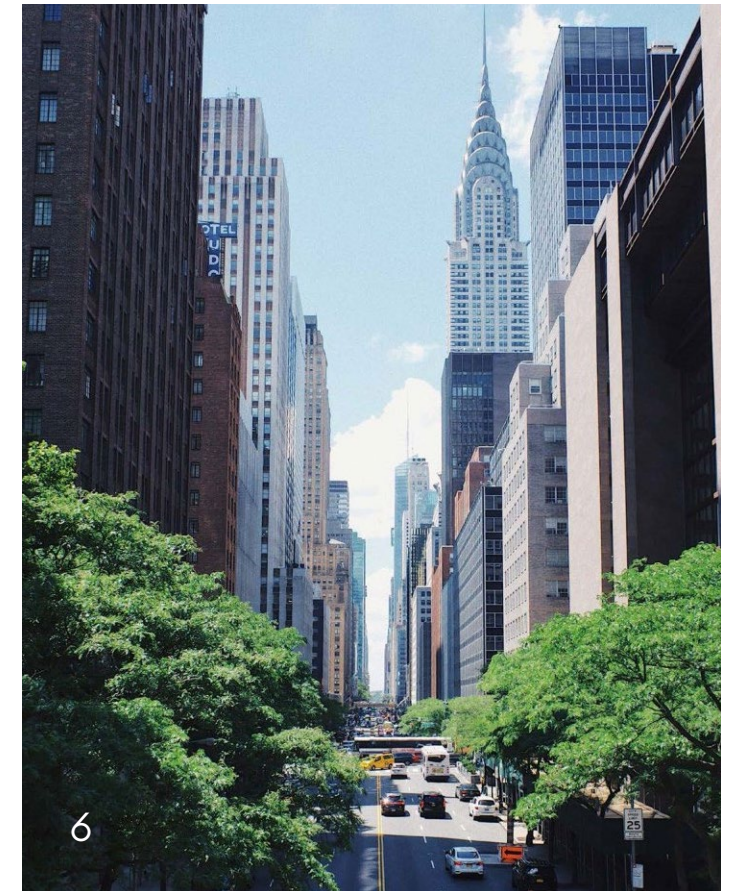
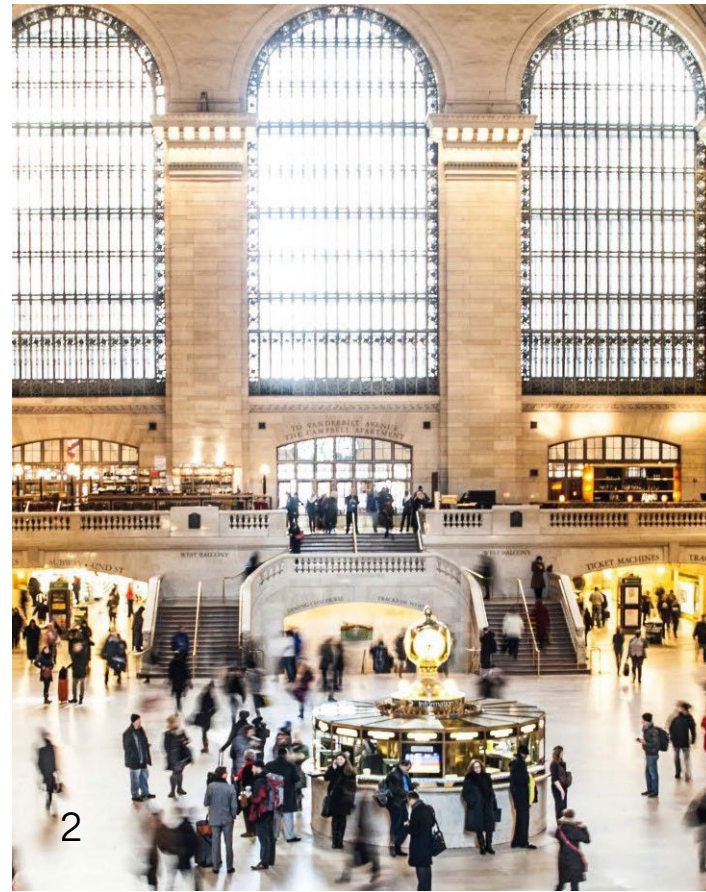
MIDTOWN MANHATTAN

The neighborhood of 710 Third Ave. is home to some of the city's most iconic buildings, including the Empire State Building, the Chrysler Building, and the United Nations. It also boasts world-renowned Rockefeller Center, Broadway, and Times Square.

Midtown Manhattan's landmarks are legendary, and at literal footsteps from 710 Third Avenue: St. Patrick's Cathedral, the New York Public Library, and the Waldorf-Astoria are a sample of the historic buildings nearby. Tourists and locals alike know Midtown as the home of the tallest skyscrapers. The area hosts commuters and residents working in its offices, hotels, and retail establishments and is populated by many business people, tourists, visiting residents, and students.

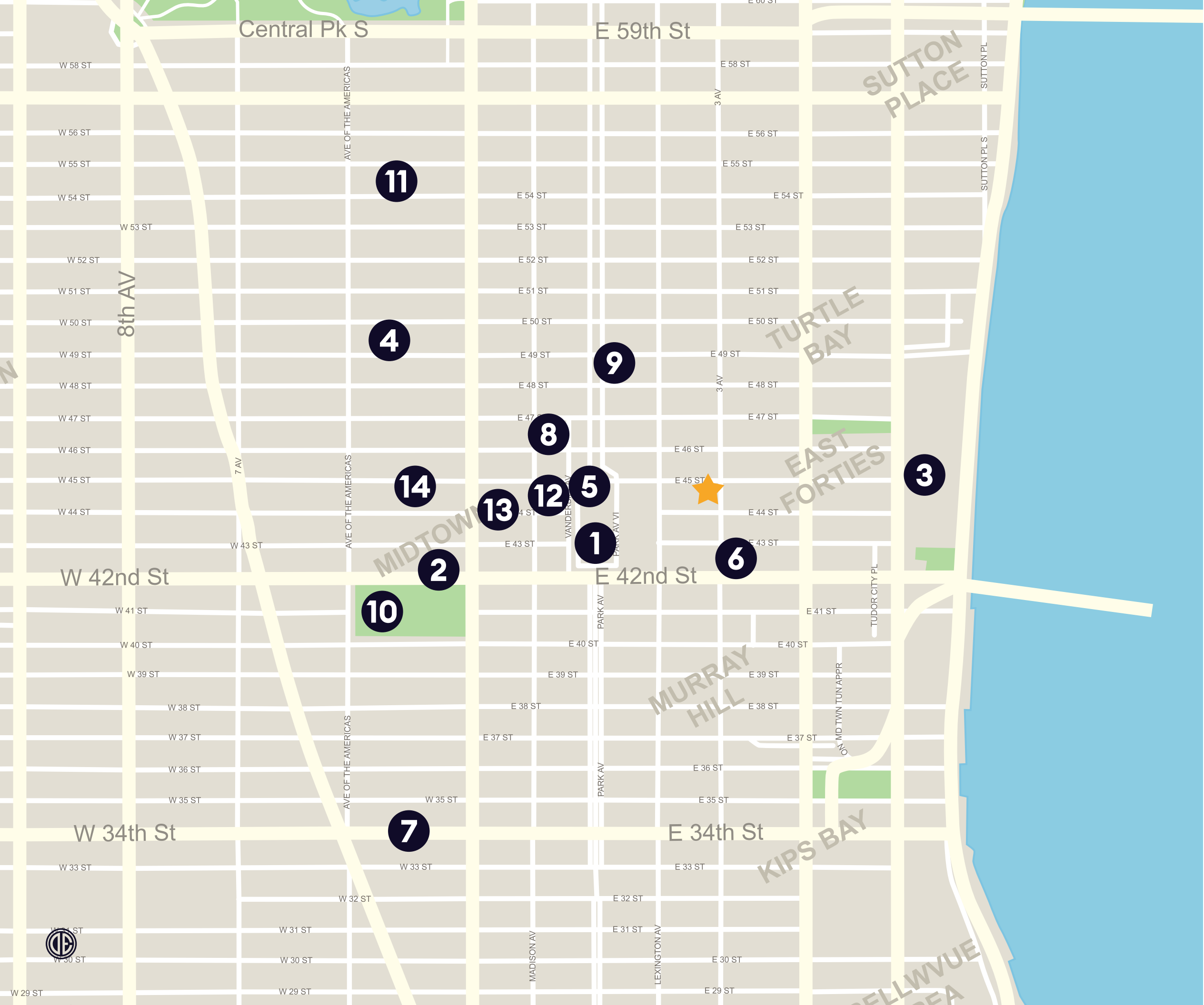
Grand Central Station is steps away from 710 Third Ave., offering commuters connection to anywhere in the city and its surroundings.





1. Grand Central Station Exterior, 2. Grand Central Station Interior, 3. United Nations, 4. MetLife Building

5. Chrysler Building, 6. Park Avenue, 7. Times Square, 8. Empire State Building



MIDTOWN, NYC

- 1. Grand Central Station**
89 East 42nd Street
 - 2. NY Public Library**
476 Fifth Avenue
 - 3. United Nations**
405 East 45th Street
 - 4. Rockefeller Center**
30 Rockefeller Plaza
 - 5. MetLife Building**
200 Park Avenue
 - 6. Chrysler Building**
405 Lexington Avenue
 - 7. Empire State Building**
20 West 34th Street
 - 8. JP Morgan Building**
383 Madison Avenue
 - 9. Waldorf Astoria**
301 Park Avenue
 - 10. Bryant Park**
40th & 42nd & 5th & 6th
 - 11. MoMa**
11 West 53rd Street
 - 12. Yale Club**
50 Vanderbilt Avenue
 - 13. Cornell Club**
6 East 44th Street
 - 14. Harvard Club**
35 West 44th Street
- ★ **710 Third Avenue**

ENDLESS POSSIBILITIES

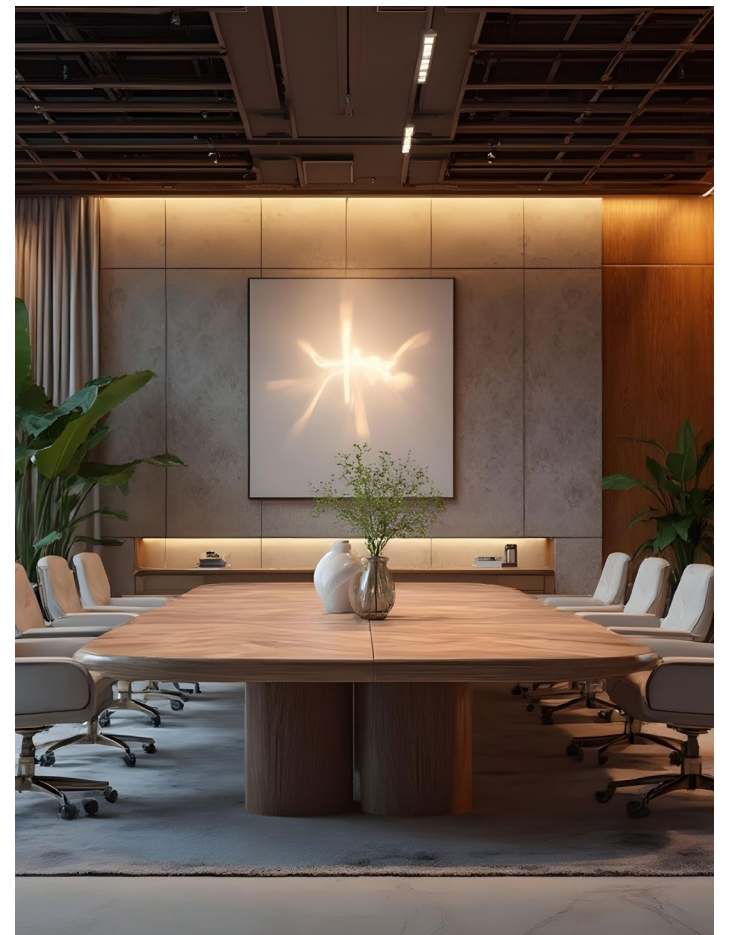
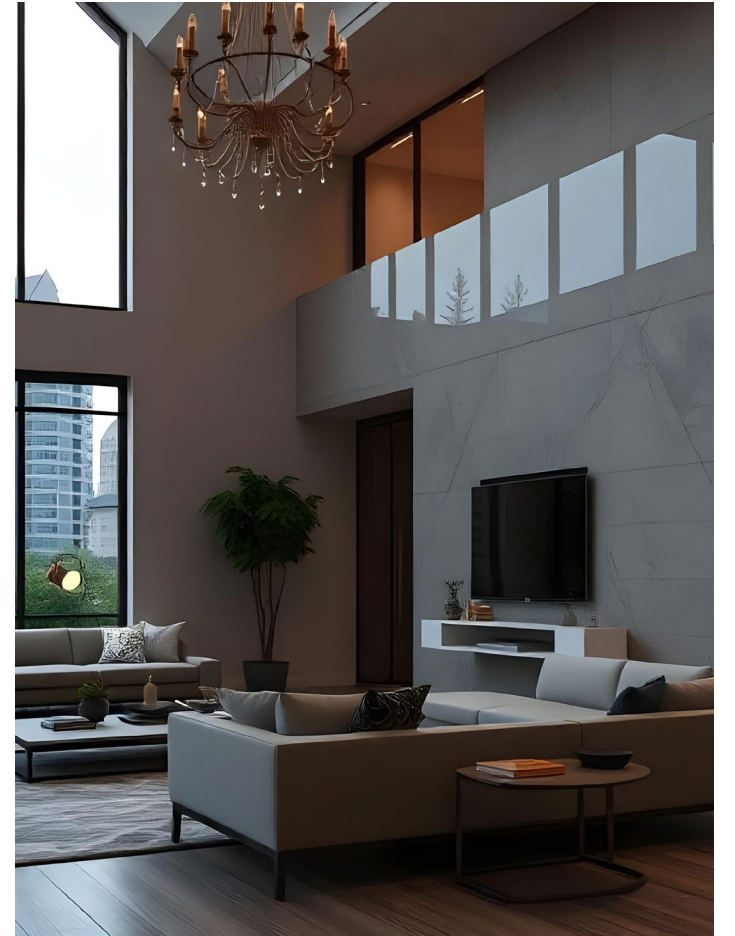
Office

Hotel

Condo

Rental Building

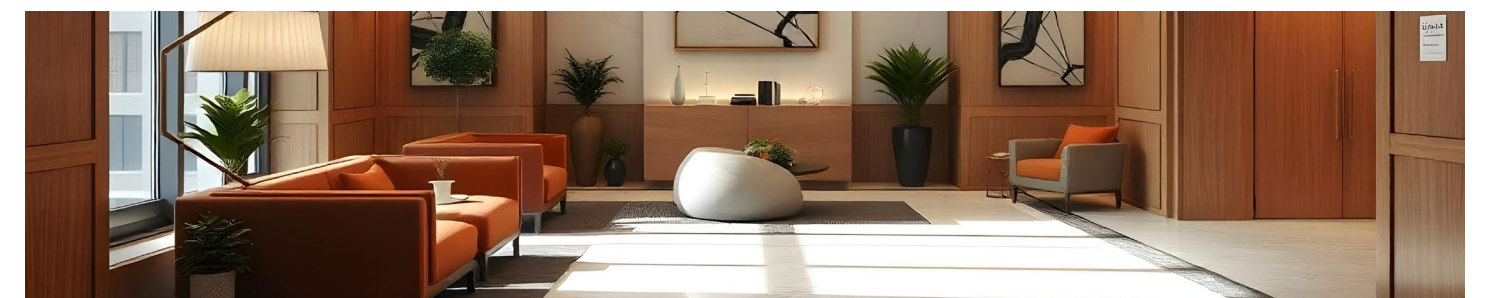
Transient Housing



710 THIRD AVENUE RENT ROLL

Lot Size		2,375	
		PGSF	PNSF
Land	\$12,500,000	\$315.46	\$419.11
Hard Cost	\$19,812,500	\$500.00	\$664.29
Soft Cost	\$4,000,000	\$100.95	\$134.12
Financing Cost	\$2,440,200	\$61.58	\$81.82
	\$38,752,700.00	\$977.99	\$1,299.34
Gross Income	\$2,613,375.00	\$65.95	\$87.62
Expenses	35% \$914,681.25	\$23.09	\$30.67
NOI	\$1,698,693.75	\$42.87	\$56.96
CAP	4.38%		

Floor	Gross SF	Loss Factor	Net SF	USE	PPSF	Gross	Projected Sale Price	PPSF
19	1,850	450	1,400	Rental	\$110	\$154,000	\$3,150,000	\$2,250
18	1,850	450	1,400	Rental	\$110	\$154,000	\$3,150,000	\$2,250
17	1,850	450	1,400	Rental	\$110	\$140,000	\$3,080,000	\$2,200
16	1,850	450	1,400	Rental	\$110	\$140,000	\$2,940,000	\$2,100
15	1,850	450	1,400	Rental	\$90	\$126,000	\$2,800,000	\$2,000
14	1,850	450	1,400	Rental	\$90	\$126,000	\$2,800,000	\$2,000
13	1,850	450	1,400	Rental	\$90	\$126,000	\$2,800,000	\$2,000
12	1,850	450	1,400	Rental	\$90	\$126,000	\$2,660,000	\$1,900
11	1,850	450	1,400	Rental	\$90	\$126,000	\$2,660,000	\$1,900
10	1,850	450	1,400	Rental	\$90	\$126,000	\$2,520,000	\$1,800
9	1,850	450	1,400	Rental	\$90	\$126,000	\$2,520,000	\$1,800
8	1,850	450	1,400	Rental	\$90	\$126,000	\$2,380,000	\$1,700
7	1,850	450	1,400	Rental	\$90	\$126,000	\$2,310,000	\$1,650
6	1,850	450	1,400	Rental	\$85	\$119,000	\$2,240,000	\$1,600
5	1,850	450	1,400	Rental	\$80	\$112,000	\$2,240,000	\$1,600
4	2,375	450	1,925	Rental	\$75	\$144,375	\$2,887,500	\$1,500
3	2,375	450	1,925	Rental	\$70	\$134,750	\$2,887,500	\$1,500
2	2,375	450	1,925	Retail	\$75	\$144,375	\$962,500	\$500
1	2,375	1,250	1,125	Retail	\$125	\$140,625	\$562,500	\$500
C	2,375	450	1,925	Retail	\$50	\$96,250	\$192,500	\$100
	39,625	9,800	29,825			\$2,613,375	\$47,742,500	



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