

EMPOWER YOUR BRAND PURCHASE YOUR SOHO CREATIVE CONDOMINIUM

Ideal for Showrooms, Creative Firms,
Production, Distribution. High Ceilings,
Natural Light, Full Floor, Column-Free,
Large Freight Elevators. Heart of SoHo
Ownership Opportunity.

599 BROADWAY

CORNER OF HOUSTON STREET

PRICE REDUCTION





SOHO
CREATIVE CONDOMINIUM
FOR SALE

599 BROADWAY

CORNER OF HOUSTON STREET

Available:

Entire 7th Floor:

Size:

11,000 RSF

Reduced Price:

~~\$9,850,000 (\$895/RSF)~~

\$7,975,000 (\$725/RSF)

Annual Common Charges:

\$68,854 (\$6.26/RSF)

Annual Real Estate Taxes:

\$103,453 (\$9.40/RSF)

**Annual Proportionate Share of
Houston Street Billboard Income:**

\$61,440

Highlights:

- Ideal for showrooms, creative, production and distribution firms
- Natural light on three sides with a huge wall of windows facing Broadway, Houston and Mercer Street
- Column free space and high ceilings
- The property benefits from the billboard revenue on Houston Street, effectively covering most of the annual common charges
- Attended lobby
- 2 passenger elevators and 2 freight elevators
- Convenient access to the B, D, F, M, N, Q, R, W, 4, 5, 6, A, C, E trains

WWW.RUDDERPG.COM/599BROADWAY

Michael Rudder

Office: (212) 966-3611

Mobile: (646) 483-2203

mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638

Mobile: (914) 582-9227

jharris@rudderpg.com

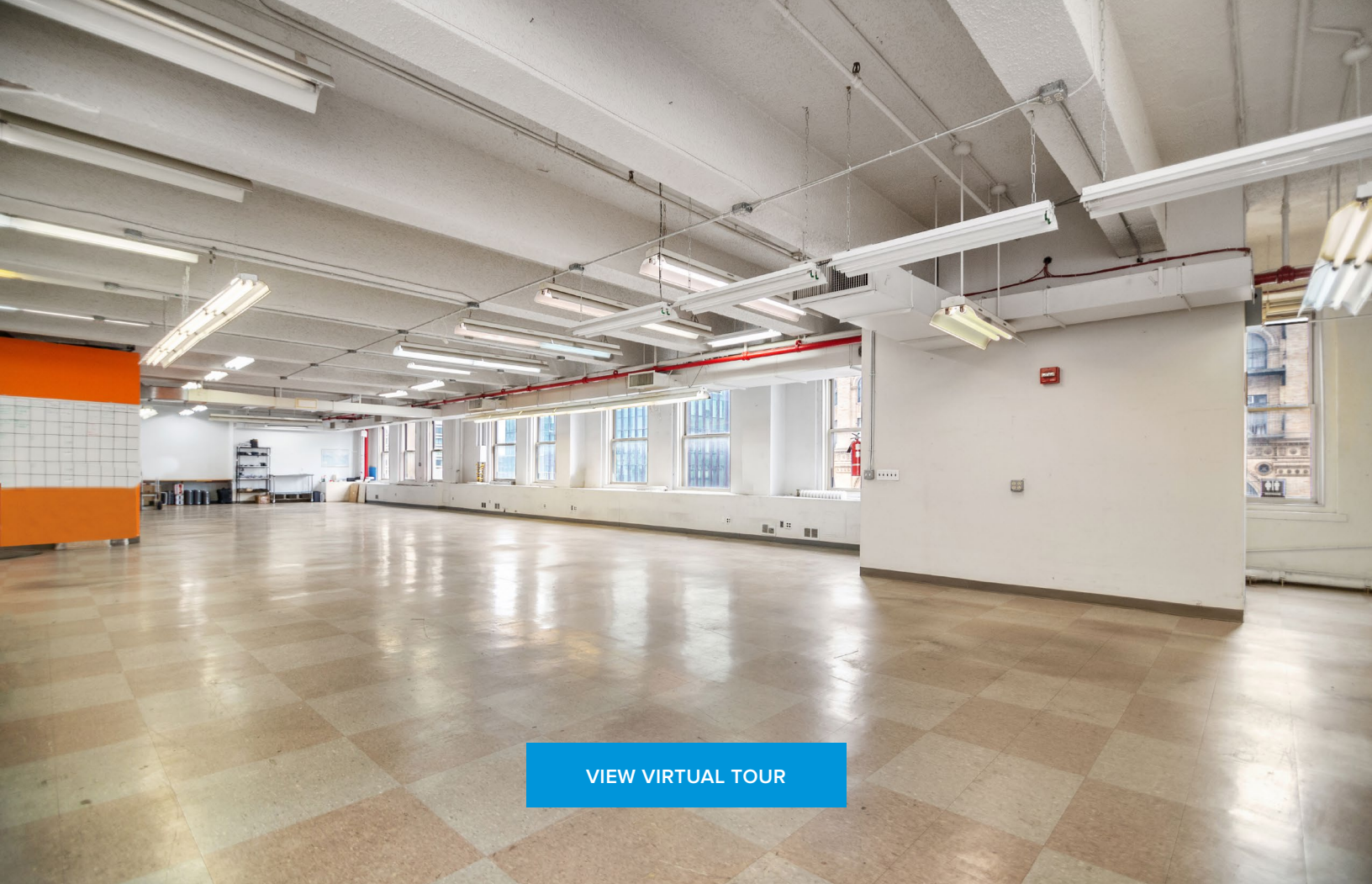


Rudder Property Group

36 West 44th Street

New York, NY 10036

www.rudderpg.com



[VIEW VIRTUAL TOUR](#)



Building Lobby



BROADWAY

HOUSTON STREET

AMERICAN PAGE FOLDERS

IT'S HOT TO BE REAL

ACTIVEWEAR FOR REAL LIFE.

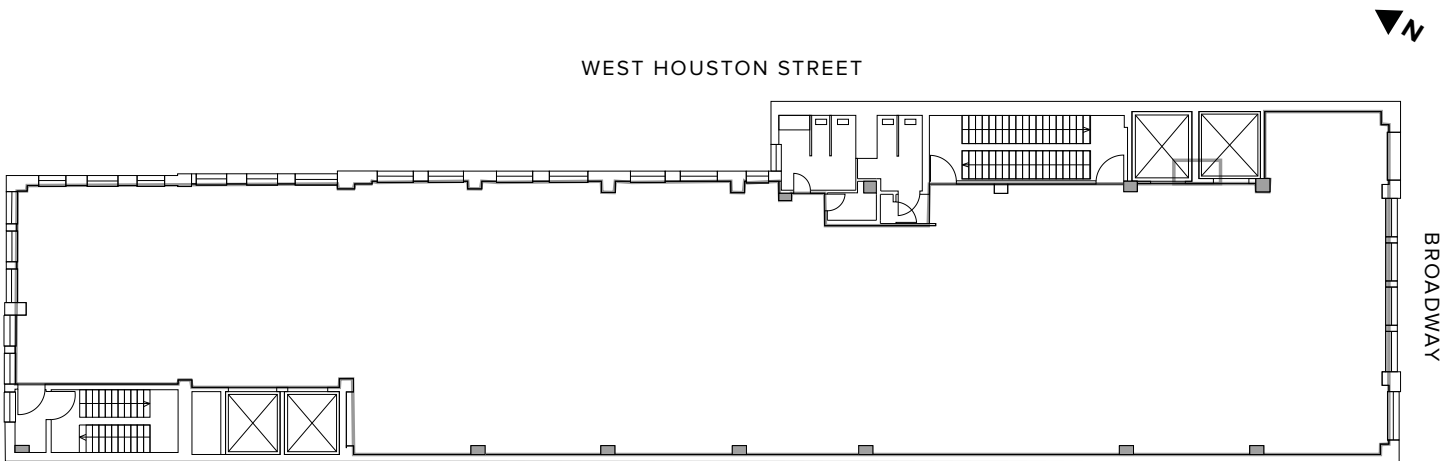


Northwest views over the newly developed NYU Greenwich Village campus

SOHO
CREATIVE CONDOMINIUM
FOR SALE

599 BROADWAY

CORNER OF HOUSTON STREET



CORE PLAN

Entire 7th Floor:
11,000 RSF

[VIEW VIRTUAL TOUR](#)

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.

Michael Rudder
Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris
Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com

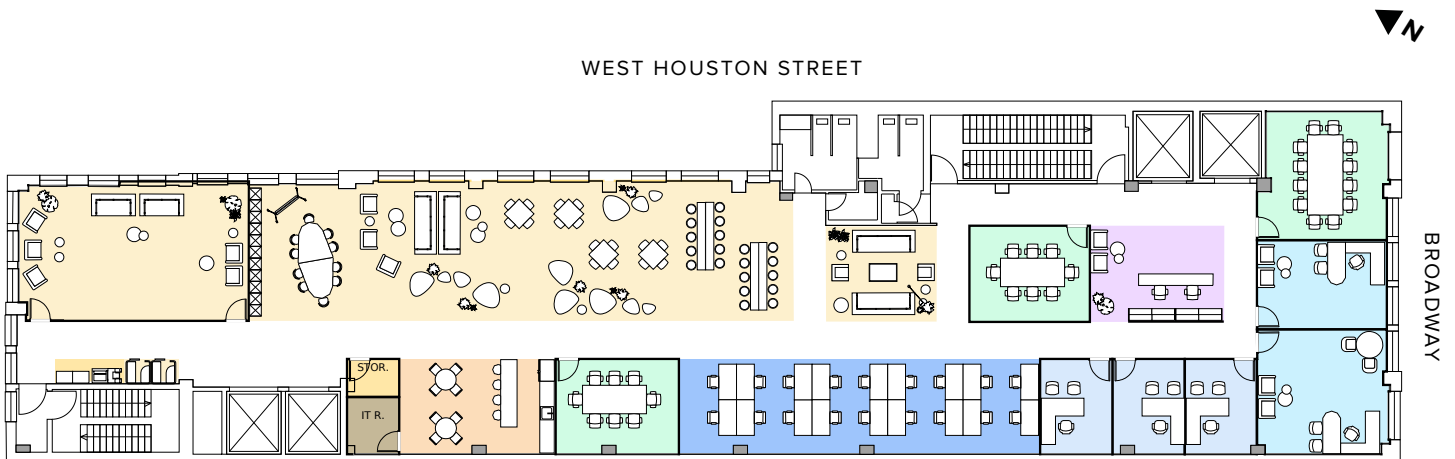


Rudder Property Group
36 West 44th Street
New York, NY 10036
www.rudderpg.com

SOHO
CREATIVE CONDOMINIUM
FOR SALE

599 BROADWAY

CORNER OF HOUSTON STREET



TEST FIT

Entire 7th Floor:
11,000 RSF

[VIEW VIRTUAL TOUR](#)

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.

Michael Rudder
Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

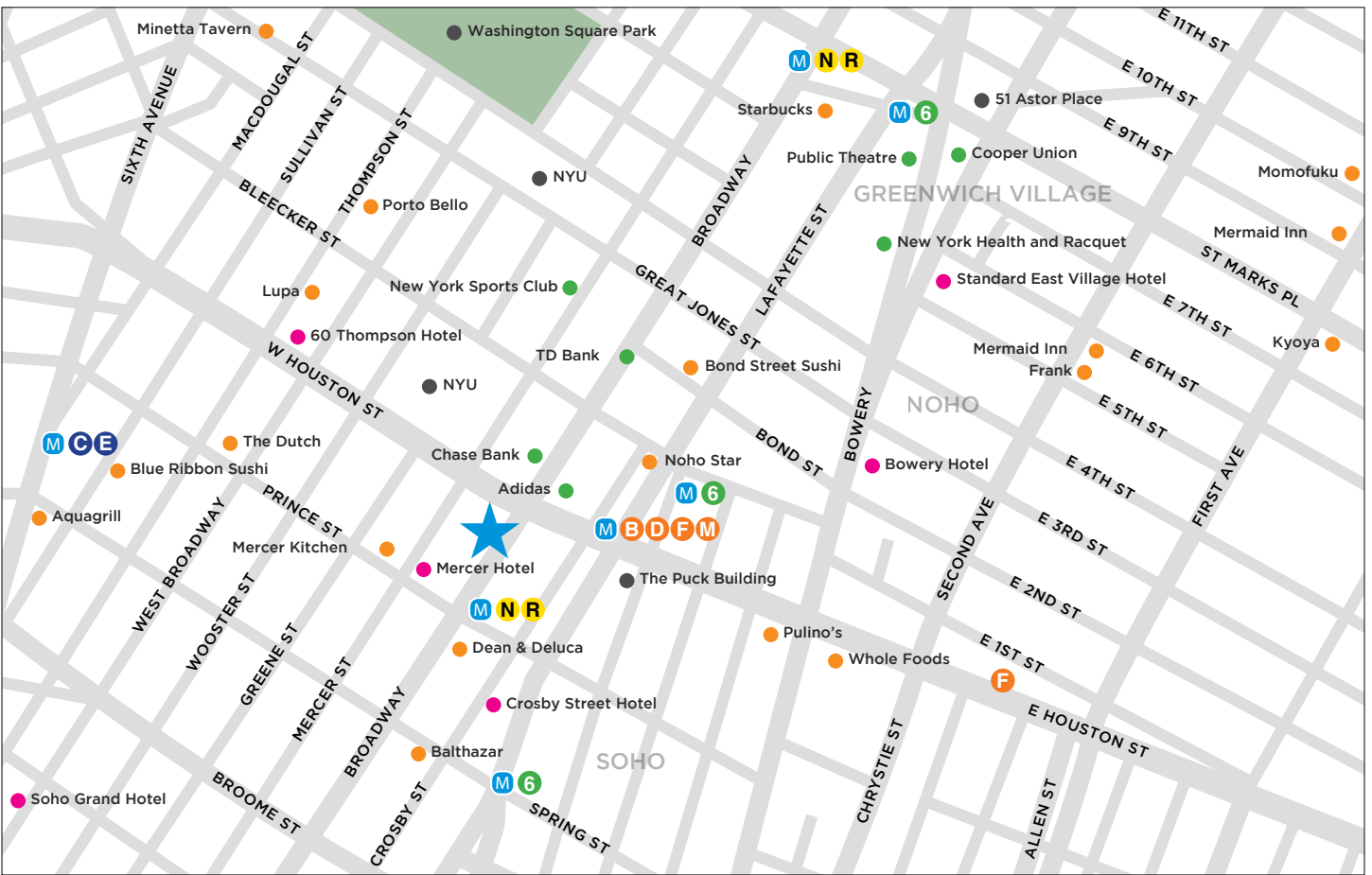
Justin Harris
Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com



Rudder Property Group
36 West 44th Street
New York, NY 10036
www.rudderpg.com



Actual views looking East along Houston Street



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.

Michael Rudder
 Office: (212) 966-3611
 Mobile: (646) 483-2203
 mrudder@rudderpg.com

Justin Harris
 Office: (212) 966-5638
 Mobile: (914) 582-9227
 jharris@rudderpg.com



Rudder Property Group
 36 West 44th Street
 New York, NY 10036
 www.rudderpg.com