

**LOWER MANHATTAN
OFFICE CONDOMINIUM
FOR SALE**

40

RECTOR STREET



Available:

Partial 11th Floor: 25,717 RSF

Asking Price:

\$8,950,000 (\$348/RSF)

Annual Common Charges:

\$214,225 (\$8.33/RSF)

Annual Real Estate Taxes:

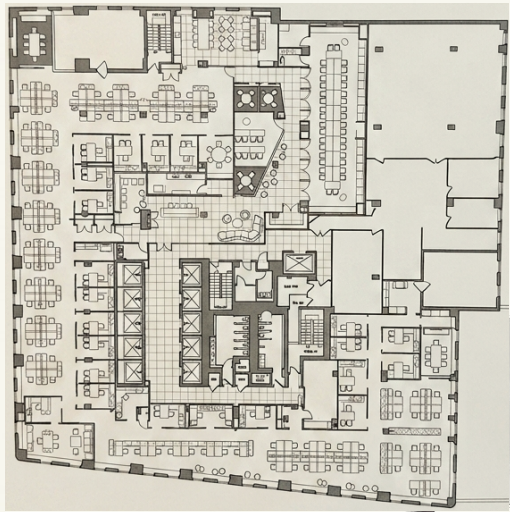
\$132,558 (\$5.15/RSF)

Possession:

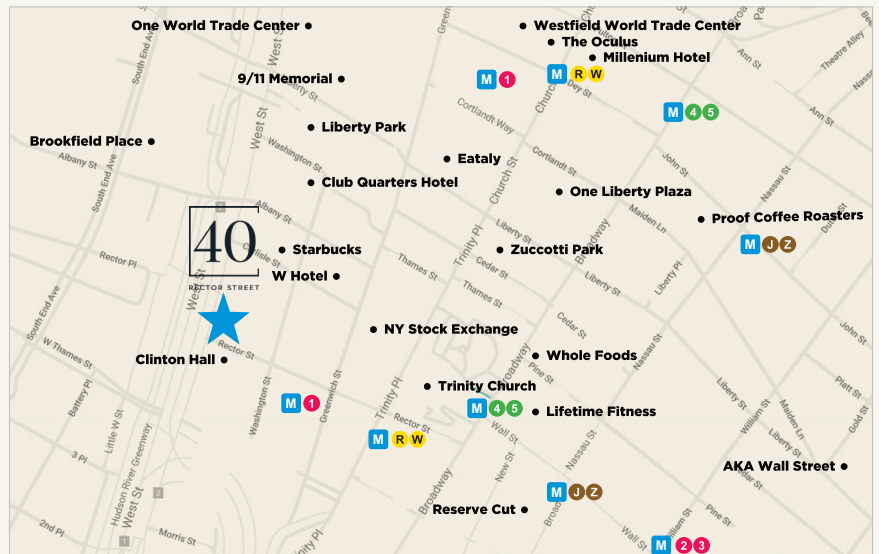
Immediate

Key Features:

- Switzer designed plug and play open-plan with interior offices and conference rooms
- Herman Miller Furniture and flexible multi-purpose space for up to 100 people
- Vacant possession at closing
- Potential to acquire full floor
- Hudson River views
- Tax exempt for nonprofit owners
- Historically below market pricing
- Dedicated private bathroom
- Low common charges (\$8.33/SF)
- Access to 1,R,W,4,6,J,Z,2,3



RECTOR STREET Furniture Plan - Representation only, not to scale*



Michael Rudder

O: (212) 966-3611

M: (646) 483-2203

mrudder@rudderpg.com

Justin Harris

O: (212) 966-5638

M: (914) 582-9227

jharris@rudderpg.com



Stephen Powers

O: (212) 537-7705

M: (248) 894-7763

Stephen@openregroup.com

Alex Smith

O: (212) 537-7694

M: (845) 803-2249

asmith@openregroup.com

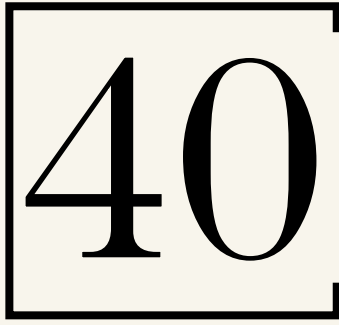
Jacob Pantoja

O: (212) 537-1872

M: (201) 232-5375

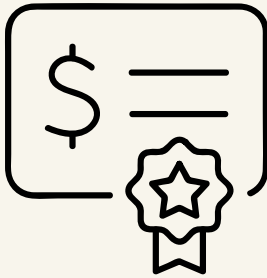
jpantoja@openregroup.com

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 and computer renderings, 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.



RECTOR STREET

BENEFITS & PERKS FOR NONPROFITS



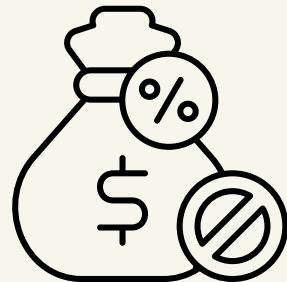
Tax-Exempt Bond Financing

- Ability to finance over 100% of acquisition price
- ~22% savings compared to traditional financing vehicles
- Fixed payment schedule for long-term certainty and eventually lower indirect expenses (positively impacting fundraising ability)



Capital Grant Opportunities

- Can be available for acquisitions and renovations



Real Estate Tax Exemptions

- Qualifying 501(c)(3) organizations
- Typically 20-25% savings on overall occupancy expense

Michael Rudder

O: (212) 966-3611
M: (646) 483-2203
mrudder@rudderpg.com

Justin Harris

O: (212) 966-5638
M: (914) 582-9227
jharris@rudderpg.com

Stephen Powers

O: (212) 537-7705
M: (248) 894-7763
Stephen@openregroup.com

Alex Smith

O: (212) 537-7694
M: (845) 803-2249
asmith@openregroup.com

Jacob Pantoja

O: (212) 537-1872
M: (201) 232-5375
jpantoja@openregroup.com

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 and computer renderings, 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.

