

PRIME MIDTOWN COMMERCIAL CONDOMINIUMS FOR SALE

825/

SEVENTH
AVENUE

Corner of 53rd Street and
Seventh Avenue

HEART OF MIDTOWN
OWNERSHIP OPPORTUNITY
WITH PRIVATE OUTDOOR SPACE



Rudder
Property Group

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Unit	Size (RSF)	Asking Price	Est. Annual Common Charges	Est. Annual Real Estate Taxes
7th Floor	19,229	\$9,133,775 (\$475/RSF)	\$302,857 (\$15.75/RSF)	\$280,053 (\$14.56/RSF)
8th Floor	19,229	\$8,653,050 (\$450/RSF)	\$302,857 (\$15.75/RSF)	\$280,053 (\$14.56/RSF)
7th & 8th Floors	38,458	\$17,786,825 (\$462/RSF)	\$605,714 (\$15.75/RSF)	\$560,106 (\$14.56/RSF)

Possession: Immediate

825 Seventh Avenue, a joint venture between **Edward J. Minskoff Equities** and **Vornado Realty Trust**, offers the opportunity for an owner/occupier or investor to own two full floors in the highly trafficked 53rd Street corridor in prime Midtown Manhattan.

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Highlights:

- White-boxed and pre-built 7th floor includes a built pantry and two large private terraces
- Recently renovated lobby with new elevators and updated building infrastructure
- Recent upgrades include new restrooms, HVAC and operable windows
- Uniquely situated between Times Square and Central Park with proximity to Columbus Circle
- Convenient access to 10 different subway lines at 53rd Street, 50th Street, and 57th Street Stations
- High loan-to-value financing readily available for qualified purchasers
- Floors can be sold individually or combined

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Artist Rendering - 7th Floor Interior



Artist Rendering - 7th Floor Terrace



Artist Rendering - 8th Floor Interior



Artist Rendering - 7th Floor Terrace



Recently completed high-end white box installation



Polished concrete floors, high ceilings and large windows



Two outdoor terraces on the 7th floor



Recently upgraded lobby, elevators and building infrastructure



Multiple exposures with column free space



Recently renovated bathrooms



Private 7th floor terrace overlooking Seventh Avenue



Private 7th floor terrace overlooking West 54th Street

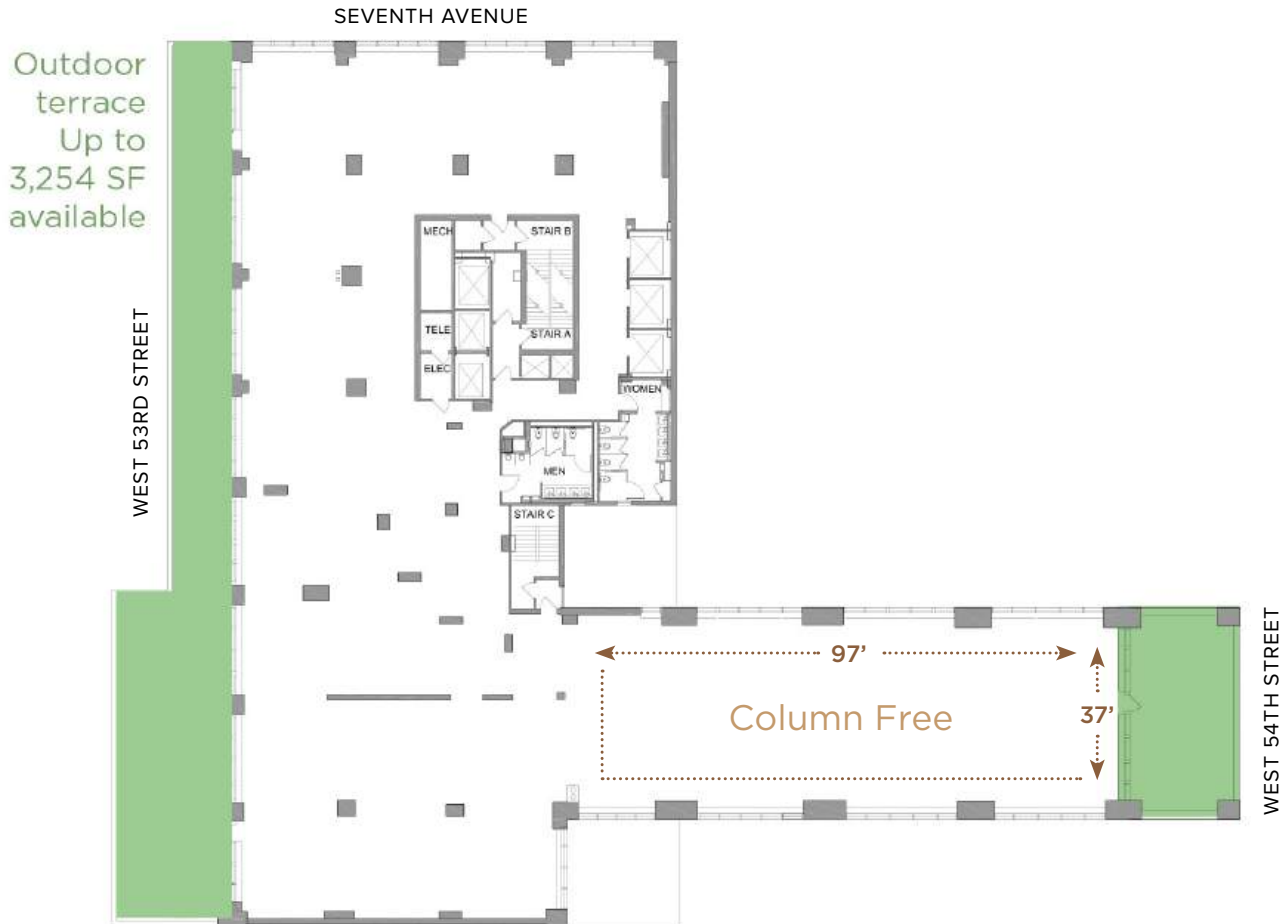




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OPEN PLAN

Entire 7th Floor:

19,229 RSF

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TEST FIT

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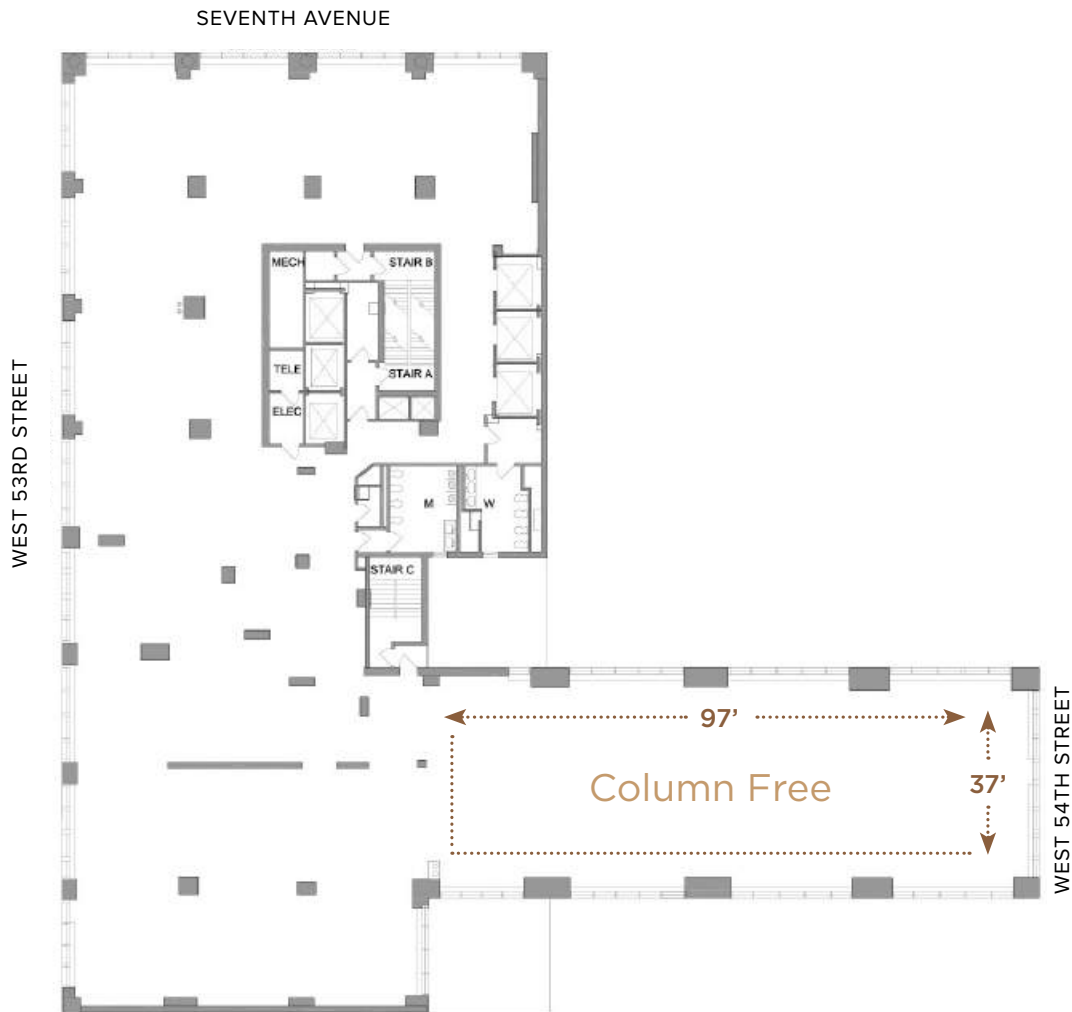
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OPEN PLAN

Entire 8th Floor:

19,229 RSF

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TEST FIT

Entire 8th Floor:

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SPECIFICATIONS

LOCATION

825 Seventh Avenue
(Northeast corner of 53rd Street and Seventh Avenue)

YEAR CONSTRUCTED

1967, Renovated in 2022

ARCHITECT

Russel Boak Architect/Boak and Radd Architect

BUILDING SIZE

174,875 RSF

BUILDING CONSTRUCTION

- The facade of the commercial condominium unit is limestone with a masonry block backup.
- The windows are operable double-glazed. The lot line windows on the annex section extending towards 54th St. have been refurbished.
- Two-story curtain wall that extends to the outside of the 3rd floor on the 53rd St and 7th Ave.
- The foundation for the building are supported on footings to rock.
- There are two setbacks on the 7th floor, one on 53rd Street and the other on 54th Street and a setback on the 9th Floor

CEILING HEIGHTS (Slab-to-Slab)

10'0"

FLOOR LOADS

100 lbs per SF

ELEVATORS

- Three total elevators, includes one swing car for freight.
- Elevator Modernization was completed in 2019.

HEATING/COOLING

The 10th floor and a portion of the 11th floor of the building contain a mechanical equipment room for the office section of the building. The cooling tower is located on the roof of the residential building.

ELECTRIC

Base Building service for the commercial portion of the building has a dedicated Con Edison 460 volt, 1,200amp service switch presently fused at 1,000 amps. This switch services a main switchboard with fusible switches the serve the following floors:

- 400-amp switch fused at 400 amps serving fls 2 and 3
- 400-amp switch fused at 400 amps serving fls 4, 5 and 6
- 400-amp switch fused at 400 amps serving fls 7, 8 and 9

BUILDING SAFETY

- The commercial building is fully sprinklered.
- The commercial office building is equipped with a Class "E" fire alarm system, which was installed in 2018.
- New fire alarm devices are located throughout the space per code to meet ADA, NFPA and local jurisdiction. New strobe panels are provided for floors 2 through 9, the cellar tenant space and ground floor retail space. In general, fire alarm devices include area smoke detectors, warden phone, strobes and speaker strobes.

TELECOM & FIBER

- POE (7th Avenue)
- Fiber providers and carriers: Verizon, Spectrum, AT&T

COMMUTATION, ACCESS & WELLNESS

- WalkScore: 98—Walker's Paradise
- Perfectly positioned at the center of the prominent Midtown District. Popular landmarks such as Rockefeller Center, Central Park, Columbus Circle are just 5 blocks away.
- BikeScore: 88—Biker's Paradise
- Daily errands can be accomplished on a bike.
- Transit Score: 100—Rider's Paradise Excellent connectivity to public transit and parking facilities.
- One block from: E, B, D, N, Q, R, W subway lines

SECURITY/ACCESS

- Security Guard staffed 24 hours a day, 7 days a week.
- QR code readers for visitor management.
- DVR video surveillance and 20 cameras.

ART

The Julie and Edward J. Minskoff Collection includes works by Pablo Picasso, Jean-Michel Basquiat, Roy Lichtenstein, and contemporary figures including Yayoi Kusama, Damien Hirst, Takashi Murakami, Jeff Koons, Kaws, Claes Oldenburg, Coosje Van Bruggen, Harmony Korine and Tom Otterness. Edward Minskoff curates properties with extraordinary artwork, creating a distinct aesthetic for the entire property and further positioning the buildings as leading office destinations.

SUSTAINABILITY

AIR

The building uses Merv 14 Air filters which are changed quarterly. One unit is 100% fresh air intake and the others two are 10% fresh air intake.

BUILDING HEALTH & SAFETY

Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products.

ENERGY

Building is equipped with automated control systems. LED lighting systems are installed throughout building common areas to increase energy efficiency.

RECYCLING

- NYCDOS approved recycling procedure to minimize waste sent to landfills.
- Janitorial staff uses double-barrel waste bins to ensure waste streams remain separated and are trained annually to maintain recycling.

WATER

Existing toilets, urinals, and faucets have been upgraded with low-flow fixtures, performing 20% above code requirements for water conservation.

GREEN CLEANING PROGRAM

- Modern recycling program that addresses all materials: paper, glass, aluminum, plastic, cardboard and electronics.
- Use of green cleaning products.

TENANT PARTNERSHIPS

- Partnered with CodeGreen to pursue an energy analysis through the NYSEDA Commercial Tenant Program which helps to identify energy saving opportunities within tenant spaces.
- Recognition of tenant sustainability practices through the Tenant ENERGY STAR program.

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