



**4
3
8** WEST
37TH
STREET

HUDSON YARDS LOFT CONDOMINIUM FOR SALE

Ideal for Showrooms, Creative Firms, Production, Distribution. High Ceilings, Natural Light, Full Floors, Large Freight Elevators. Heart of Hudson Yards Ownership Opportunity For Sale.

between Ninth & Tenth Avenues New York, NY

Available:

Entire 3rd Floor:	14,384 RSF	\$7,695,440 (\$535/RSF)
Entire 2nd Floor:	14,384 RSF	\$7,695,440 (\$535/RSF)
Total:	28,768 RSF	\$15,390,880 (\$535/RSF)

* Floors can be sold separately

Estimated Annual Common Charges: \$4.09/RSF

Estimated Annual Real Estate Taxes: \$5.81/RSF

Possession: Immediate

WWW.RUDDERPG.COM/438W37

Highlights:

- Ideal loft building featuring soaring 13'4" ceilings and large north and south facing windows
- Unique larger floor plates and two-floor contiguous block
- Very low carrying costs
- Newly renovated lobby and building improvements
- Up to 90% financing available for qualified buyers
- Next to the Baryshnikov Arts Center, Chef's Table at Brooklyn Fare, Uncle Jack's Steakhouse, Walt Frazier's, Legacy Records and Peloton's corporate headquarters
- Across the street from Brooklyn Fare gourmet store which offers high quality convenient lunch options

Michael Rudder

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mrudder@rudderpg.com

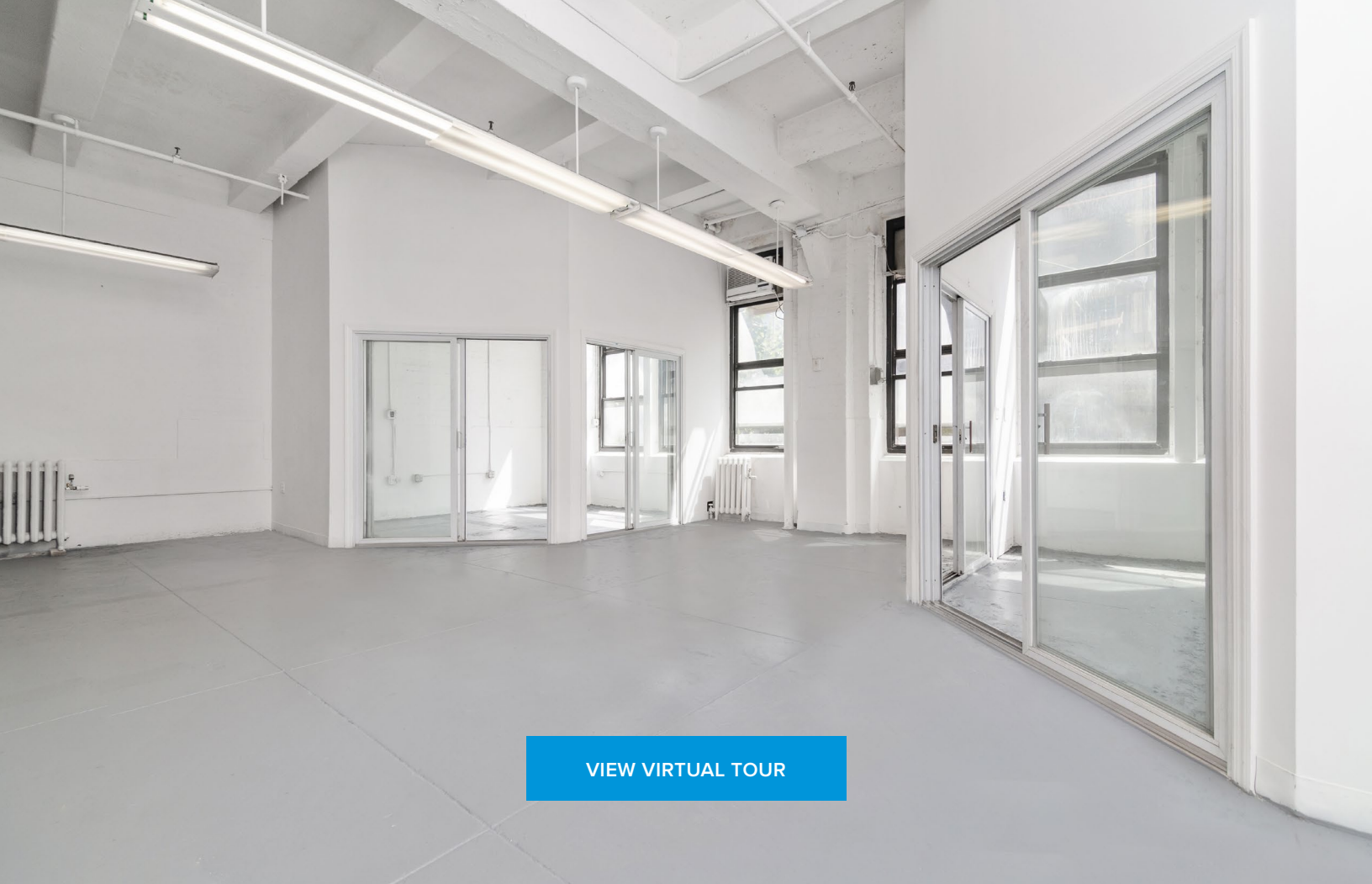
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Rudder Property Group

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New York, NY 10036
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Ideal loft space



Hudson River Park and Hudson Yards



Edge Observation Deck at Hudson Yards



Peloton Headquarters at 441 Ninth Avenue



Chef's Table at Brooklyn Fare

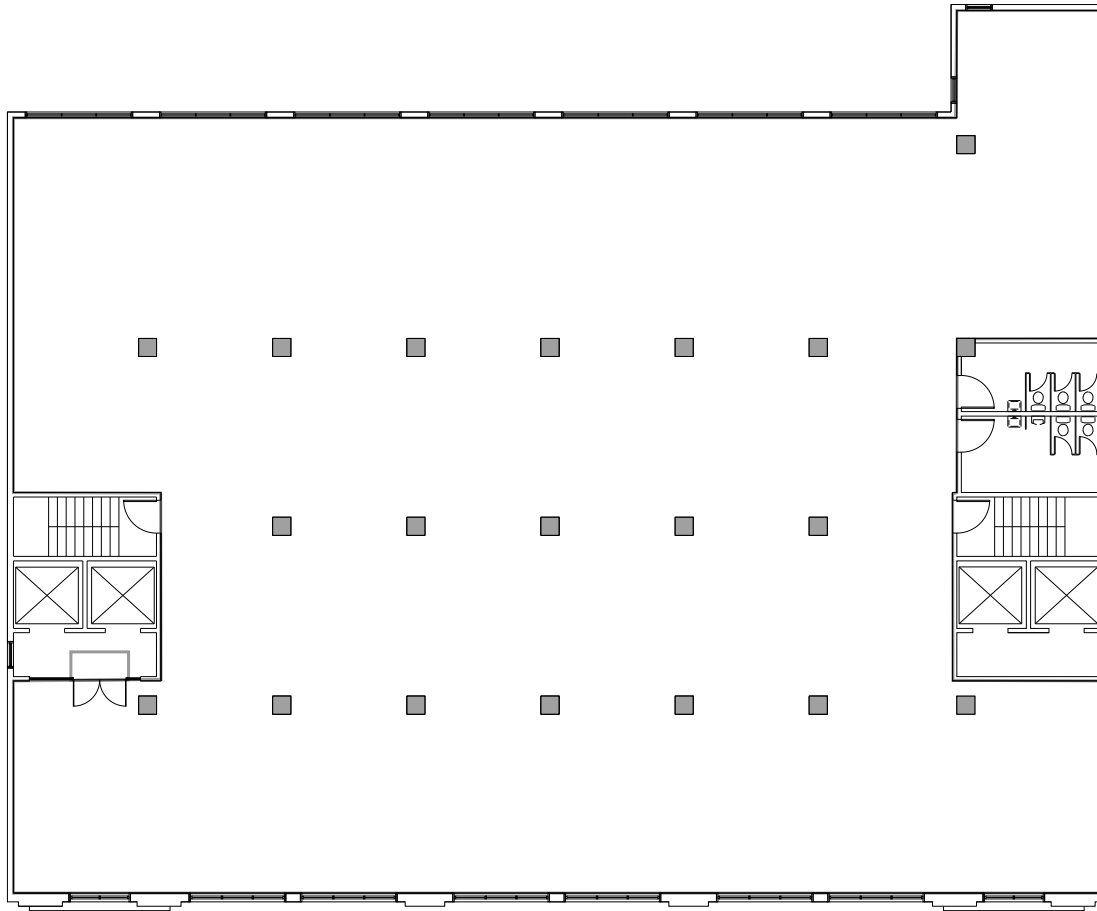
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HUDSON YARDS



Bella Abzug Park

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West 37th Street

OPEN PLAN

Entire 3rd Floor: 14,384 RSF
Entire 2nd Floor: 14,384 RSF
Total: 28,768 RSF

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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.

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4 WEST 37TH STREET



West 37th Street

TEST FIT

Entire 3rd Floor: 14,384 RSF
 Entire 2nd Floor: 14,384 RSF
 Total: 28,768 RSF

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

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Computer rendering

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834 WEST 37TH STREET

NOTABLE NEIGHBORS

HUDSON YARDS

COACH | kate spade | STUART WEITZMAN



VAYNERMEDIA



TimeWarner



BLACKROCK

Cooley

Milbank

BSF

Neiman Marcus

Omomofuku

THOMAS KELLER

M
MICHAEL LOMONACO

rhubarb

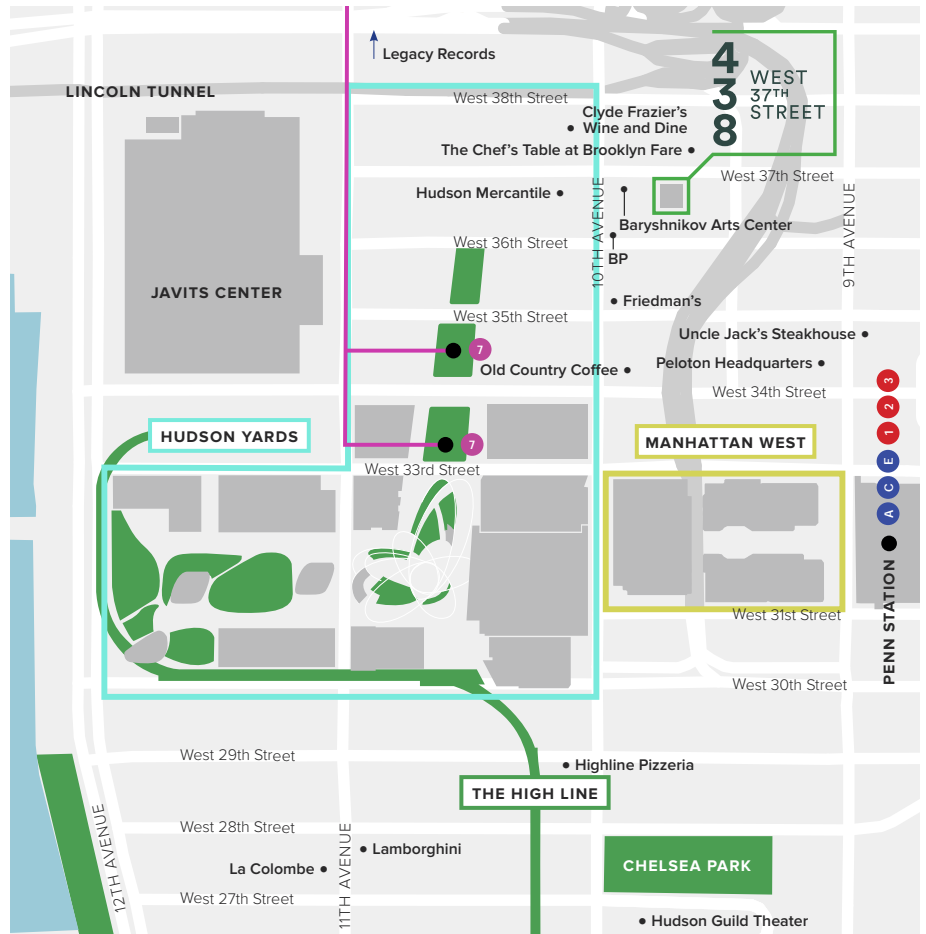


MANHATTAN WEST

Skadden



amazon.com



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