



CLASS A, TURN-KEY OFFICE CONDOMINIUM FOR SALE  
INTERNATIONAL GEM TOWER  
50 WEST 47<sup>TH</sup> STREET

BETWEEN FIFTH AND SIXTH AVENUES, NEWYPRY, NY

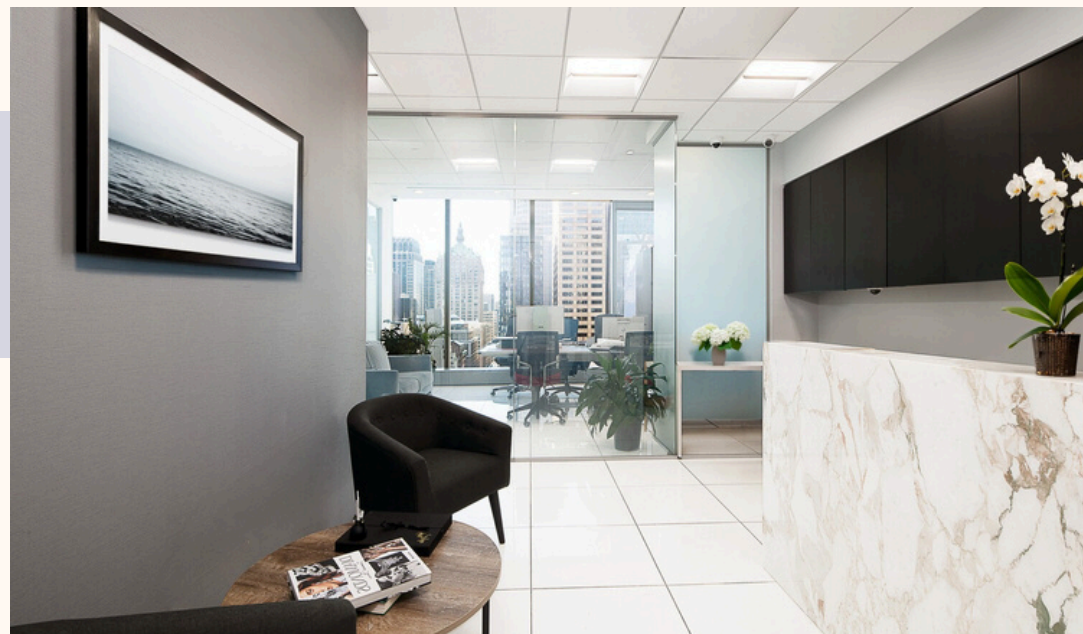
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## PROPERTY DESCRIPTION

SITUATED IN THE HEART OF MANHATTAN'S RENOWNED DIAMOND DISTRICT, THE OFFICE CONDOMINIUM AT THE **INTERNATIONAL GEM TOWER**, 50 WEST 47TH STREET, OFFERS A PREMIER **CLASS A OFFICE ENVIRONMENT** DESIGNED TO MEET THE HIGHEST STANDARDS OF MODERN BUSINESS.

DEVELOPED BY **EXTELL DEVELOPMENT COMPANY** AND DESIGNED BY **SKIDMORE, OWINGS & MERRILL**, THIS STATE-OF-THE-ART TOWER FEATURES A SLEEK GLASS FAÇADE, ADVANCED SECURITY INFRASTRUCTURE, AND PREMIUM BUILDING AMENITIES THAT REFLECT THE BUILDING'S SOPHISTICATION AND PRESTIGE.

EACH OFFICE SUITE IS THOUGHTFULLY DESIGNED WITH OPEN, VERSATILE LAYOUTS AND FLOOR-TO-CEILING WINDOWS, PROVIDING ABUNDANT NATURAL LIGHT AND EXCEPTIONAL VIEWS OF THE NEW YORK CITY SKYLINE. THE BUILDING'S PRIME MIDTOWN LOCATION OFFERS IMMEDIATE ACCESS TO WORLD-CLASS DINING, RETAIL, AND TRANSPORTATION, MAKING IT AN IDEAL CHOICE FOR A WIDE RANGE OF BUSINESSES SEEKING LUXURY, EFFICIENCY, AND LONG-TERM VALUE.



### MAJOR TENANT INFORMATION

GEMOLOGICAL INSTITUTE OF AMERICA, INC  
CHRISTOPHER DESIGNS  
SARINE NORTH AMERICA INC  
DESIGNS BY KAMNI  
LALI JEWELRY, INC.

**PROPERTY FACTS**

TOTAL BUILDING SIZE: 488,019 SF

FLOORS: 36

PROPERTY TYPE: OFFICE

TYPICAL FLOOR SIZE : 11,028 SF

PROPERTY SUBTYPE : OFFICE/RESIDENTIAL

YEAR BUILT : 2012

BUILDING CLASS: A

LOT SIZE: 0.56 AC

ZONING : C5-3 & C6-4.5 - COMMERCIAL OFFICE



**AMENITIES & FEATURES**

- 24 HOUR ACCESS
- ATRIUM
- BANKING
- BUS LINE
- CONTROLLED ACCESS
- FITNESS CENTER
- METRO/SUBWAY
- RESTAURANT
- SECURITY SYSTEM
- ENERGY STAR LABELED
- CENTRAL HEATING
- NATURAL LIGHT
- AIR CONDITIONING

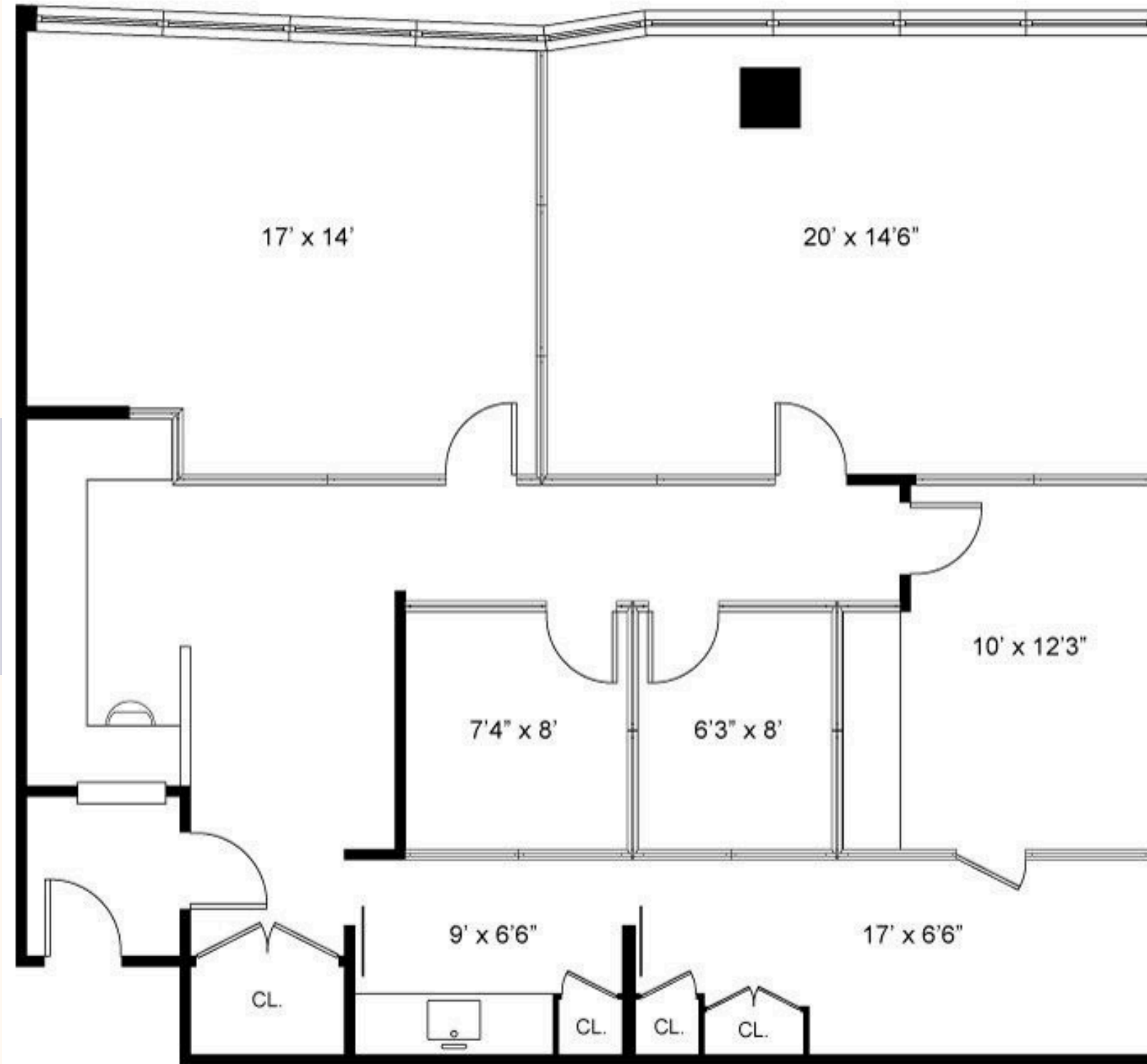


## PROPERTY DETAILS

- OFFICE CONDOMINIUM
- CLASS A BUILDING
- FLOOR-TO-CEILING WINDOWS
- FLEXIBLE, OPEN LAYOUT
- ABUNDANT NATURAL LIGHT
- PRESTIGIOUS MIDTOWN LOCATION
- APPROX. 2,823 SF
- FURNISHED
- MONTHLY COMMON CHARGES: \$3,075
- ANNUAL REAL ESTATE TAXES: \$24,000

**ASKING PRICE: \$4,375,000**





FLOOR PLAN: 2,823 SF  
UNIT: 2007



INTERNATIONAL GEM TOWER  
50 WEST 47<sup>TH</sup> STREET

HEART OF MANHATTAN'S MIDTOWN DIAMOND DISTRICT

## CONTACT INFORMATION

MONA FOROUTANI  
MOBILE: (845)772-1386  
MONA.FOROUTANI@ELLIMAN.COM



(212)891-7000

575 MADISON AVE NEW YORK, NY 10022