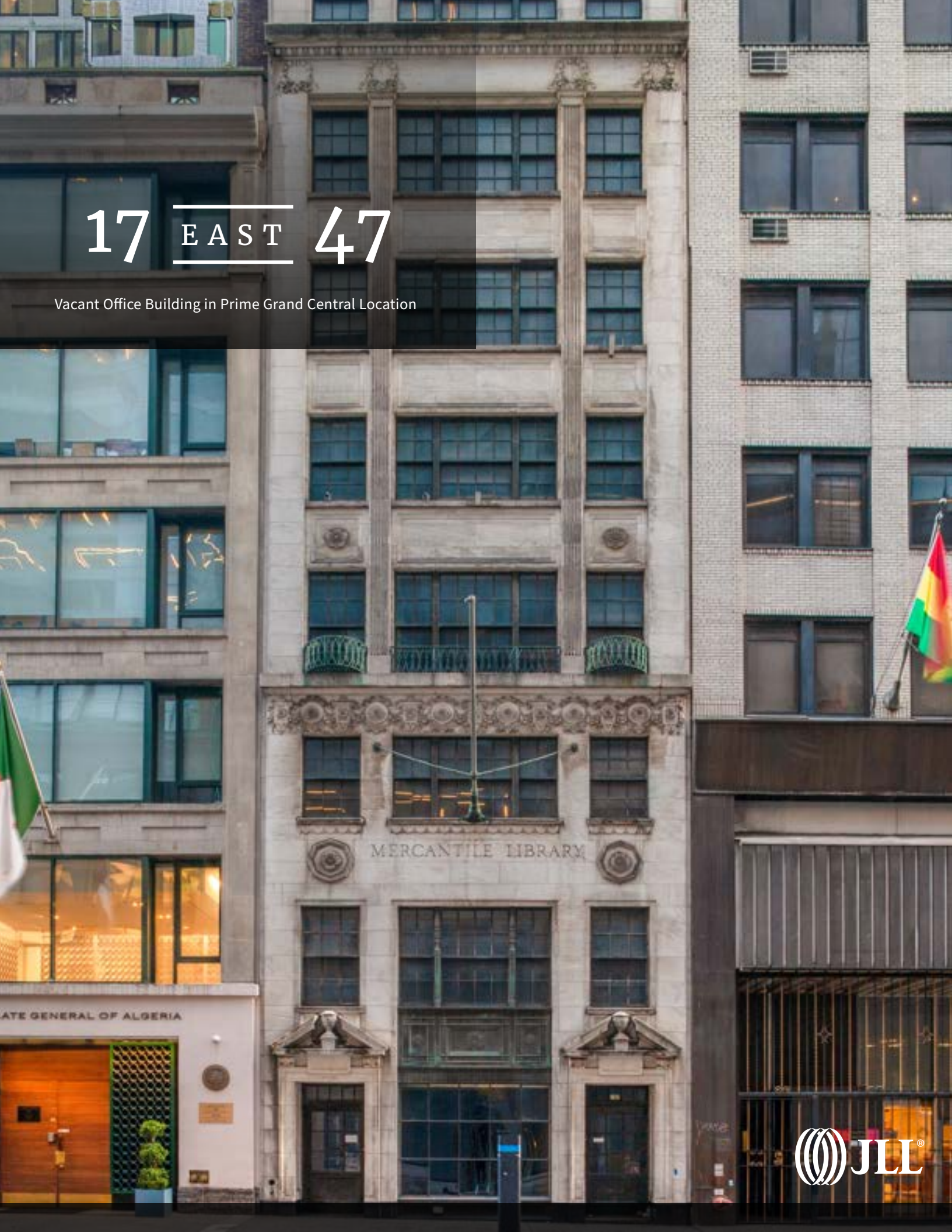


17 EAST 47

Vacant Office Building in Prime Grand Central Location



ATE GENERAL OF ALGERIA

MERCANTILE LIBRARY



PROPERTY OVERVIEW



PROPERTY OVERVIEW

Address	17 East 47th Street
Location	North side of East 47th Street between Fifth Avenue & Madison Avenue
Block / Lot	1283 / 13
Lot Dimensions	25.25' x 100.42'
Stories	8
Lot Square Footage	2,536
Gross Sf	17,549
Rentable Sf	19,666
BUILDING DIMENSIONS	
Floor 1:	25.25' x 100'
Floors 2-8:	25.25' x 85'
Zoning	C5-3
Far (Commercial/Residential)	15.0 / 10.0
Maximum Zfa:	38,034
Less Existing Sf:	17,549
Unused Air Rights:	20,485
Assessment (23/24)	\$2,773,710
Tax Class	4
Taxes (23/24)	\$295,289

JLL has been retained on an exclusive basis to arrange the sale of 17 East 47th Street, a vacant, 8-story commercial property in Midtown. Located between Fifth & Madison Avenues, the property is surrounded by Rockefeller Center, Grand Central Station, Bryant Park, the Midtown Office Core and luxury retailers along Fifth & Madison Avenues.

The building will be delivered vacant and is a perfect opportunity for user groups, value-add investors and commercial developers alike. With ~19,666 rentable square feet, in one of Manhattan's most desirable office locations, 17 East 47th Street could serve as the ideal home to non-profit and cultural institutions. The proximity to the United Nations and original building facade makes this an especially attractive option for consulates, missions and embassies.

The generous zoning (FAR of 15.0) and excess air rights (~20,485) also presents a significant boutique office redevelopment opportunity. In total, there are over 38,000 buildable square feet available to any institution or investor looking to plant their flag in the heart of Midtown Manhattan.




ASKING PRICE: \$10,950,000 (reduced)

PROPERTY HIGHLIGHTS

 **~19,666 RENTABLE SF**
Ideal office size for regional, mid-sized or non-for-profit businesses

 **DELIVERED VACANT**
Vacant delivery allows for immediate occupancy and/or renovations

 **~20,485 SF OF AVAILABLE AIR RIGHTS**
The building offers great development potential with over 38,000 buildable SF

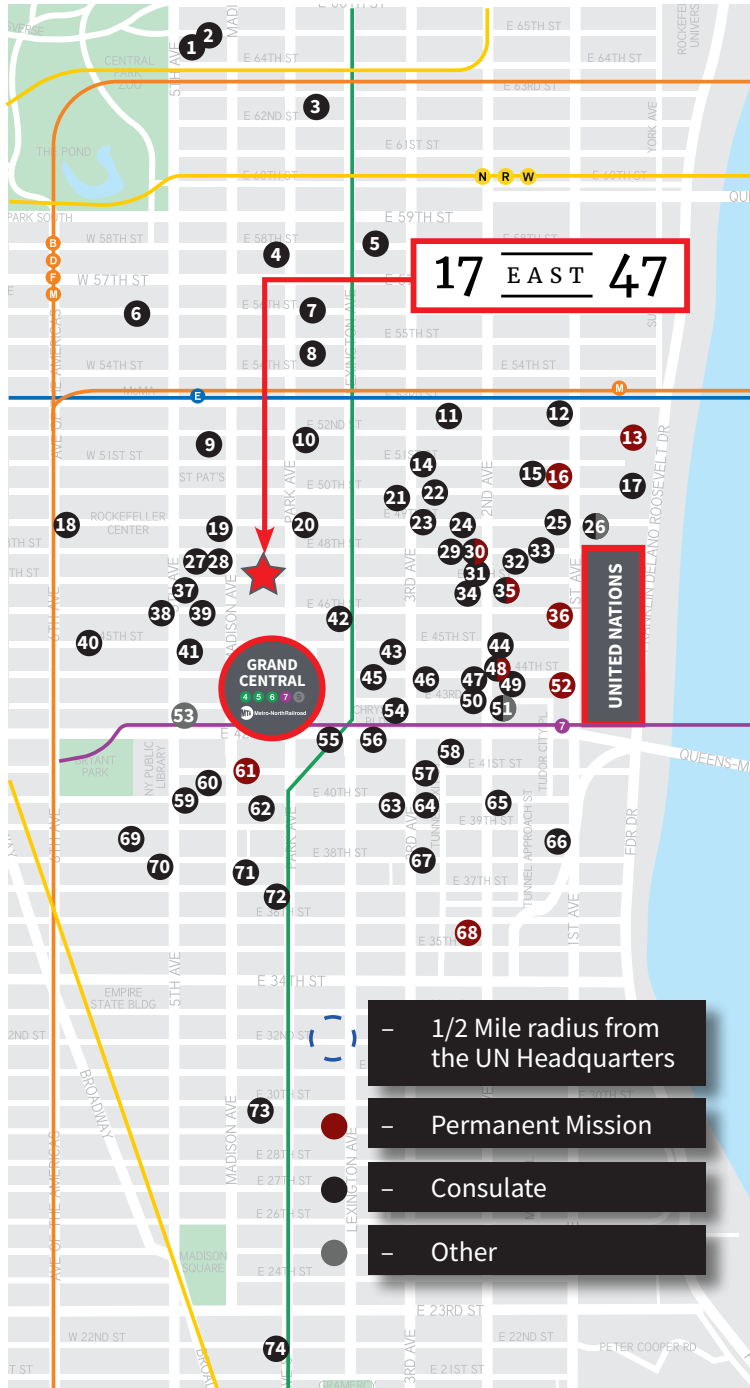
 **PRIME GRAND CENTRAL LOCATION**
Steps from New York's premier transportation hub with access to and from the entire metro area

 **FLEXIBLE ZONING ALLOWS FOR OFFICE, HOTEL OR RESIDENTIAL USES**
The property provides occupants ease of access to the UN, ideal for consulates or government users

WORLD CLASS LOCATION



MAP OF UN CONSULATES MISSIONS, AND EMBASSIES



Map of UN Consulates Missions, and Embassies

- | | |
|--|---|
| 1. India | 41. Kazakhstan United Arab Emirates |
| 2. Pakistan | 42. Canada |
| 3. Bulgaria | 43. Belarus |
| 4. Korea | 44. Nigeria |
| 5. Spain | 45. Georgia |
| 6. Argentina | 46. Grenada |
| 7. Slovenia | 47. Haiti |
| 8. Hong Kong | 48. Barbados Croatia Madagascar Nicaragua Sri Lanka |
| 9. Venezuela | 49. Malaysia |
| 10. Ireland | 50. Kosovo Uzbekistan Montenegro / Paraguay Saint Vincent and the Grenadines Slovakia |
| 11. Hungary | 51. Bolivia Ivory Coast Ecuador Seychelles Dominica Israel Saint Lucia |
| 12. Thailand | 52. Bhutan |
| 13. Tunisia | 53. Taiwan |
| 14. Royal Norwegian Turkey | 54. Netherlands |
| 15. San Marino | 55. Gabon |
| 16. Latvia | 56. Australia |
| 17. Luxembourg | 57. Switzerland |
| 18. Panama | 58. Brazil |
| 19. Uruguay | 59. Morocco |
| 20. Japan | 60. Cyprus |
| 21. Iceland | 61. New Zealand |
| 22. Nepal | 62. Mexico |
| 23. Jamaica Peru | 63. Chile |
| 24. Ukraine | 64. Finland |
| 25. Germany | 65. Central Africa |
| 26. Angola Congo Egypt Kenya Kyrgyzstan Macedonia Vietnam Bosnia and Herzegovina | 66. South Africa |
| 27. Algeria | 67. Romania |
| 28. Ghana | 68. Malta |
| 29. Liberia | 69. Costa Rica |
| 30. Denmark Belgium United Kingdom | 70. Lithuania |
| 31. Sweden | 71. Poland |
| 32. Antigua and Barbuda Estonia | 72. El Salvador |
| 33. Singapore | 73. Moldova |
| 34. Bahamas | 74. Guatemala |
| 35. Ethiopia Bahrain Portugal Saudi Arabia | |
| 36. Qatar | |
| 37. Monaco | |
| 38. Philippines | |
| 39. Columbia | |
| 40. Serbia | |

NEIGHBORHOOD OVERVIEW

Midtown East, stretching from 42nd to 63rd Streets and Fifth Avenue to the East River is characterized by energized and diverse street life day and night, prominent office towers, and easy transportation access. From the prestigious flagship stores on Fifth and Madison Avenues to the Midtown office core on Park and Lexington, the western side of this neighborhood is all about business, tourism, shopping, and recreation. Moving eastward, Third, Second, and First Avenues are predominantly lined with post-war residential towers, with mid-rise elevator and walk-up apartment buildings filling in the side streets. United Nations employees, consulates, and visitors flock to the area for its proximity to the UN on First Avenue and East 43rd Street. In addition, two of the city's most sought after and genteel residential enclaves – Sutton Place and Beekman Place – are located within Midtown East. This mix of office towers, retail flagships, foreign consulates, and desirable residential locations draw a diverse group of shoppers, commuting business men and women, tourists, foreign dignitaries, and young residents to visit, work, and live in Midtown East.



NEIGHBORHOOD OVERVIEW

Business

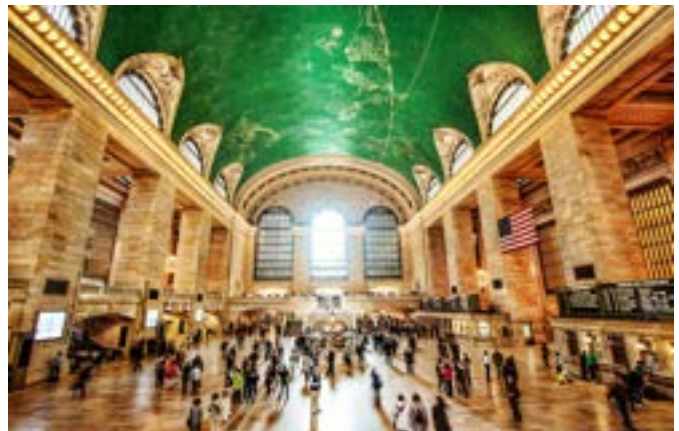
Midtown Manhattan is one of the largest business districts in the United States and is home to some of Manhattan's largest and most prestigious companies, as well as some of the city's premier flagship office buildings. J.P. Morgan, Wachovia, Pricewaterhouse Coopers, CitiGroup, and Guggenheim Partners are some of the world's most influential names in business, and are just a handful of the major employers in the area. The proximity to Grand Central Station makes for an easy commute from Westchester and Fairfield Counties and the abundance of subway lines make it one of the connected corridors in New York City. Historical icons such as The Chrysler Building, the Greybar Building, the Helmsley Building, the Seagram Building, The Lever House, and Met Life Building are located in Midtown East.

Cultural Amenities

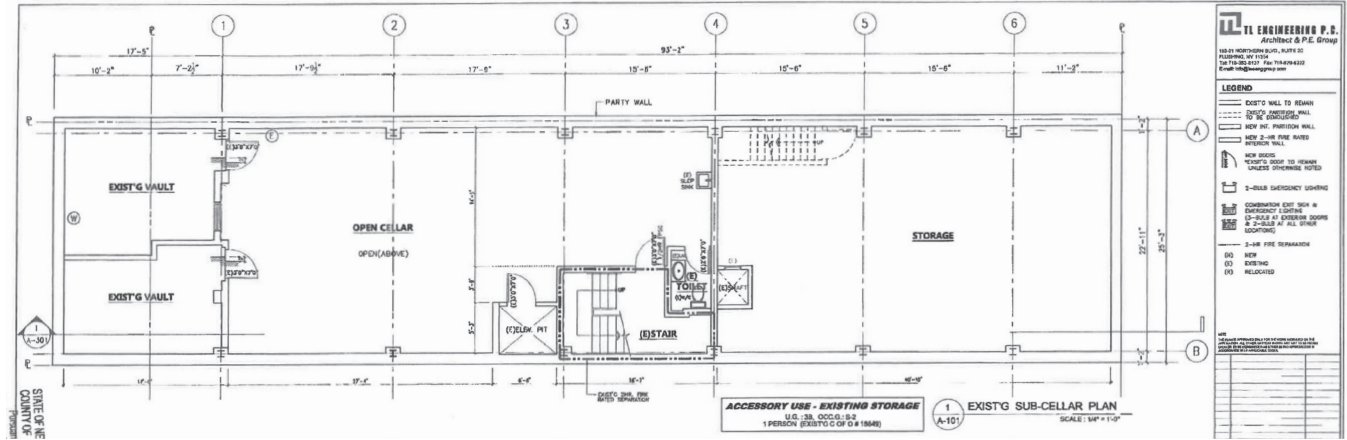
One of the greatest pleasures of Midtown East is the abundance of cultural amenities offered in the neighborhood. The United Nations is located at First Avenue and East 43rd Street and is one of the most famous destinations in all of Manhattan. Many of the employees of the United Nations choose to reside in the Midtown East area. Midtown East is also home to numerous places of worship for people of all religions including Saint Peter's Church at 619 Lexington Avenue, St. Bartholomew's at 109 East 50th Street, St. Michaels at 242 East 53rd Street, Central Synagogue at 123 East 55th Street, Sutton Place Synagogue at 225 East 51st Street and the famous St. Patrick's Cathedral at 50th Street and Fifth Avenue.

Shopping

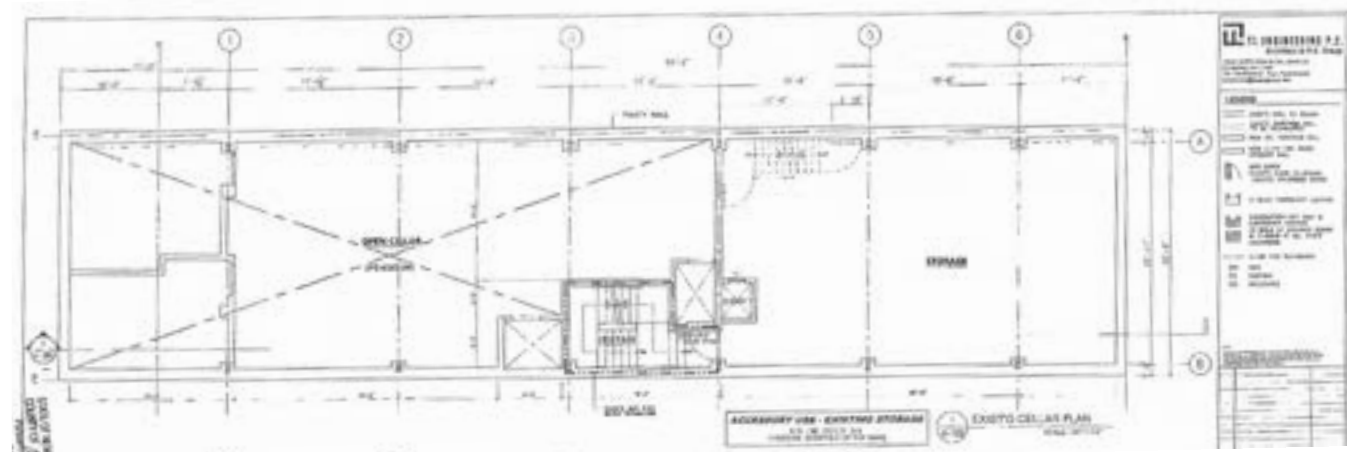
From the big national retailers along Fifth Avenue, to the small boutique stores in Sutton Place, Midtown East has a wide array of shopping available to residents and tourists. Recognized as one of only a handful of truly first-class shopping locations in the world, Lexington, Madison and Fifth Avenues are an impressive display of elite retailing options. Notable flagship stores include Tiffany's, Brooks Brothers, and Saks Fifth Avenue. Other retail giants with presence on Fifth Avenue are Bergdorf Goodman, Louis Vuitton, Giorgio Armani, Cartier, Versace, Jimmy Choo, Cole Haan, Lacoste, Chanel, and Coach. Further to the south is home to other boutique shops including Givenchy, Yves St. Laurent, Prada and the luxury day spa, Georgette Klinger. Bloomingdales, the world famous department store, has a full block on East 59th Street and Lexington and is serviced by the Lexington Avenue subway line in its basement.



FLOORPLANS

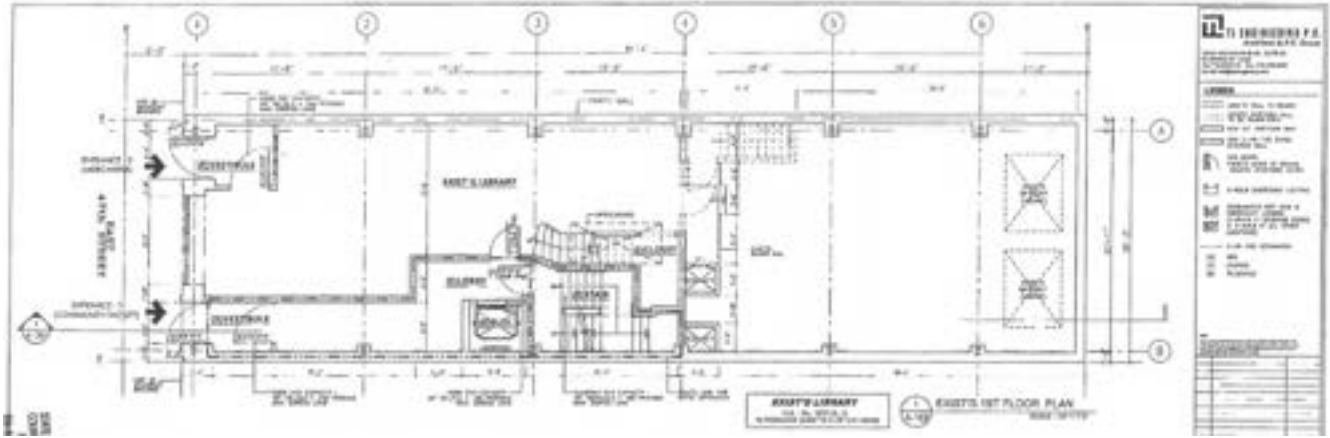


SUB-CELLAR

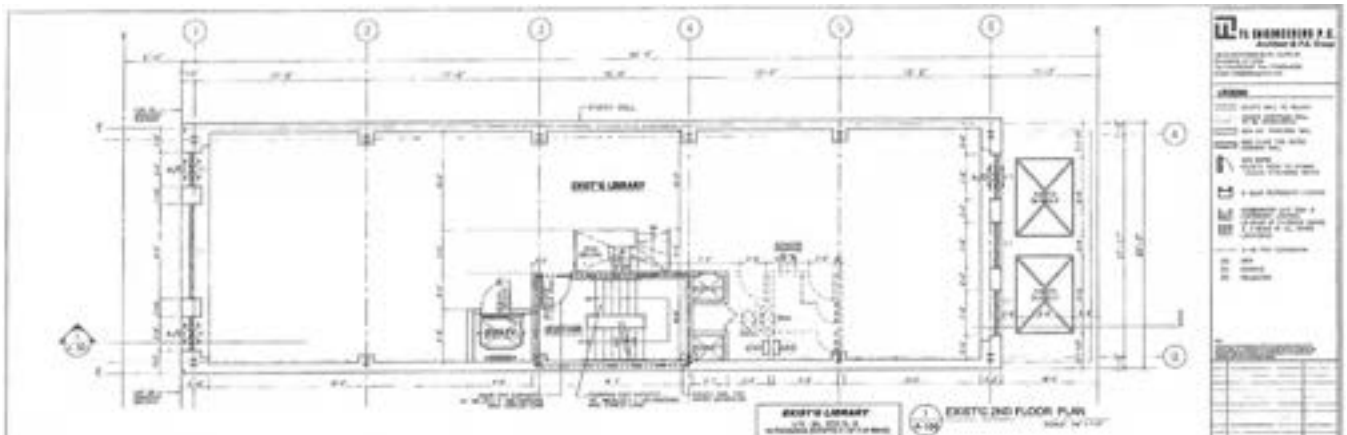


CELLAR

FLOORPLANS (continued)

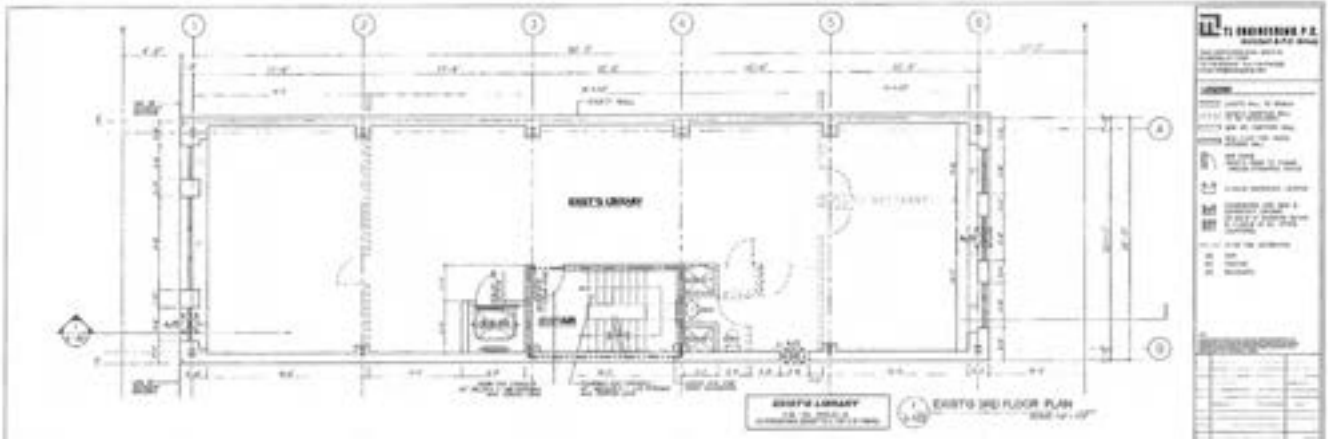


FIRST FLOOR

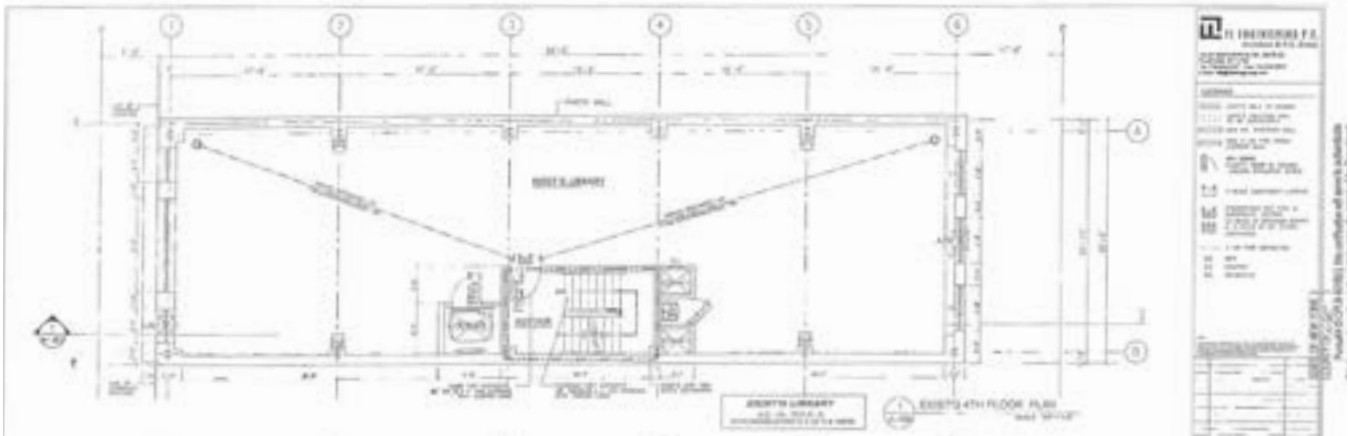


SECOND FLOOR

FLOORPLANS (continued)

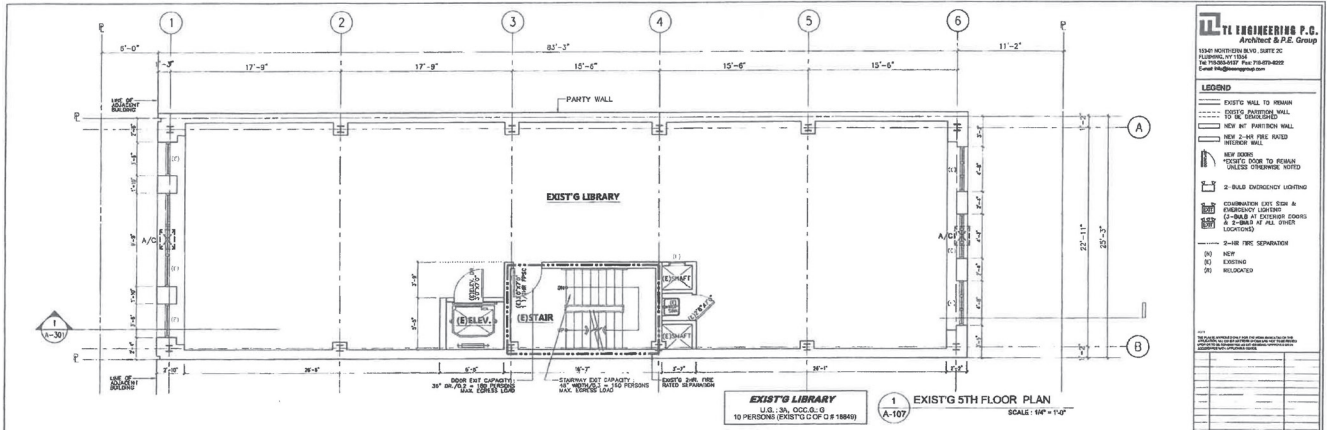


THIRD FLOOR

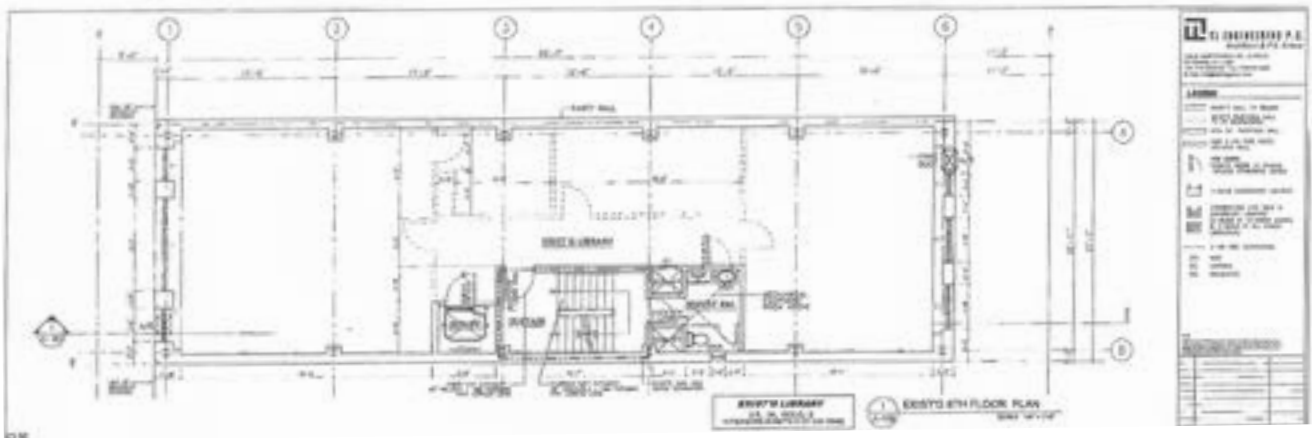


FOURTH FLOOR

FLOORPLANS (continued)

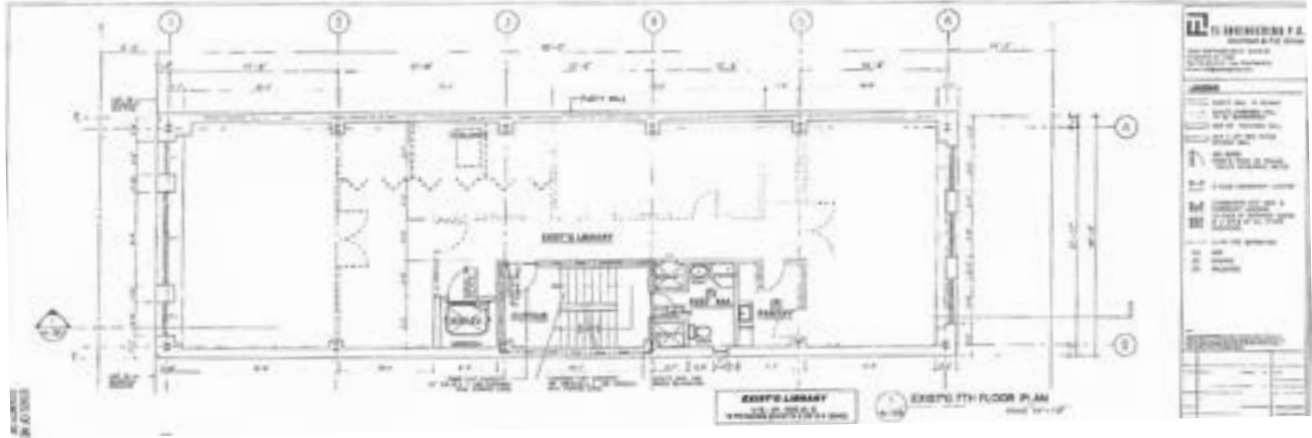


FIFTH FLOOR

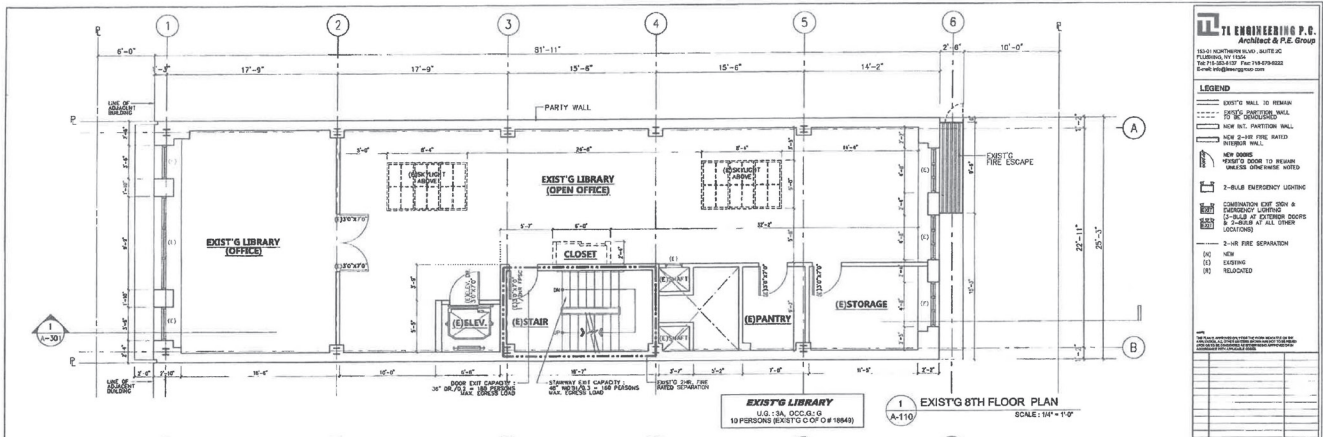


SIXTH FLOOR

FLOORPLANS (continued)



SEVENTH FLOOR



EIGHTH FLOOR

17 EAST 47

Midtown East
New York

17 EAST 47

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