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MAIDEN
LANE

70,336 RSF
ENTIRE 10TH, 11TH & 12TH FLOOR
OFFICE CONDOMINIUMS FOR SALE

ASKING PRICE: \$30,000,000
(\$426/RSF)

IMMEDIATE POSSESSION - SOLD TOGETHER OR SEPARATELY



**CUSHMAN &
WAKEFIELD**



PROPERTY INFORMATION

Location	The entire block between Maiden Ln, Pearl St, Fletcher St and Water St	
Units	10A, 11A & 12A	
Block / Lots	70 / 1043, 1044 & 1045	
10th Floor Rentable SF (approx.)	26,034	
10th Floor Common Charges (Annual)	\$351,229	
10th Floor Real Estate Taxes (Annual)	\$189,232	
10th Floor Common Interest	7.5175%	
11th Floor Rentable SF (approx.)	25,995	
11th Floor Common Charges (Annual)	\$367,130	
11th Floor Real Estate Taxes (Annual)	\$188,852	
11th Floor Common Interest	7.5024%	
12th Floor Rentable SF (approx.)	18,307	
12th Floor Common Charges (Annual)	\$296,795	
12th Floor Real Estate Taxes (Annual)	\$134,452	
12th Floor Common Interest	5.3413%	
Total Rentable SF (approx.)	70,336	
Total Common Charges	\$14.43 / SF	\$1,015,154
Total Real Estate Taxes	\$7.29 / SF	\$512,537
Total Common Interest	20.3612%	



INVESTMENT SUMMARY

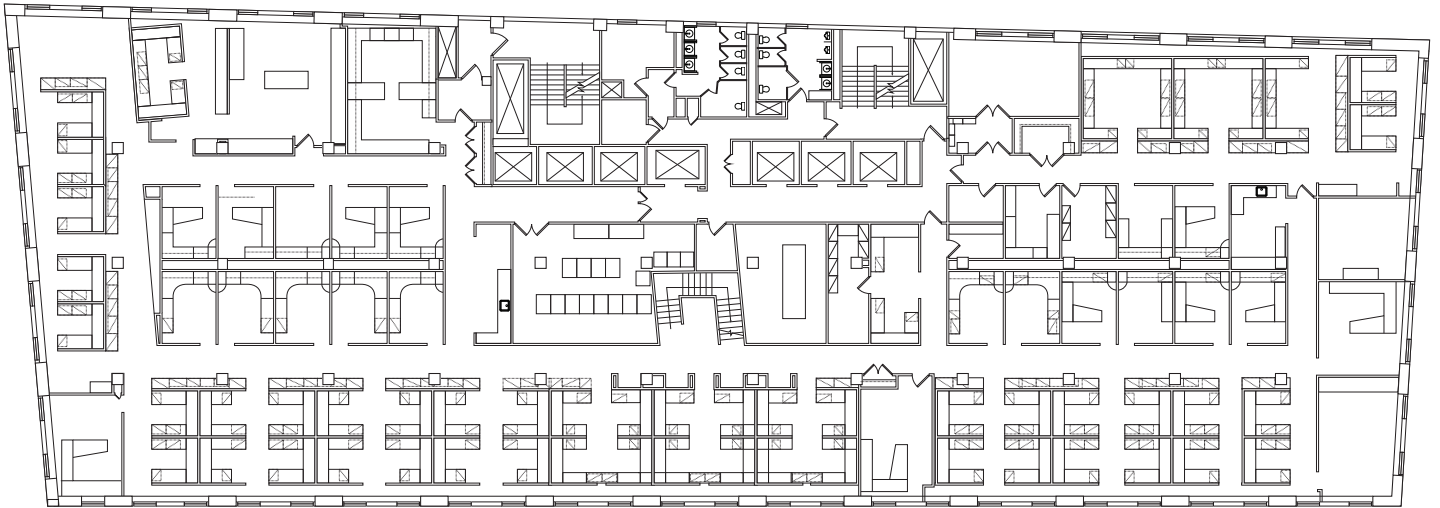
Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in the entire tenth (10th), eleventh (11th) and twelfth (12th) floors at 125 Maiden Lane (“The Property”). Located in the heart of Lower Manhattan, the building is a block away from the re-imagined Seaport District, 10+ subway lines at Fulton Street and the New Jersey PATH. The building enjoys a beautiful roof deck and courtyard with river views, a fully equipped exercise room with lockers and showers, and a full-service 24/7 lobby with on-site management, security and staff.

BUILDING SPECS

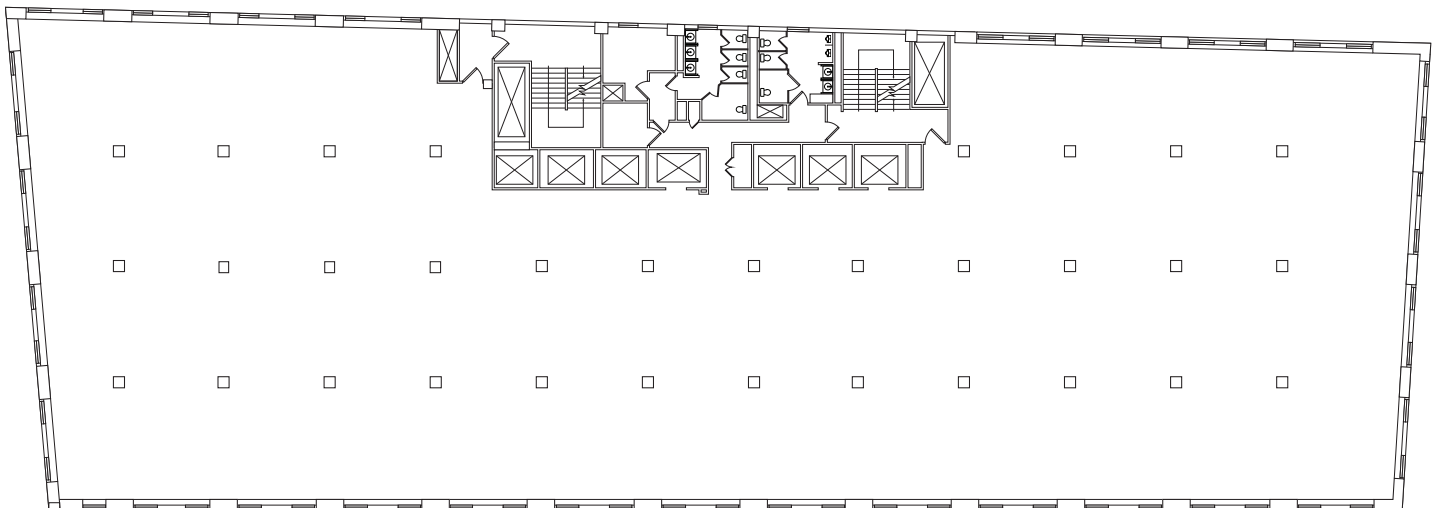
- C-5 Zoning
- Framed in structural steel with concrete slabs, with integrally poured concrete-beam fire proofing
- Con-Edison Electricity: Approximately 7.3 watts per square foot are available for tenant use
- Operable double-hung single-pane windows
- 9’ finished ceiling heights
- The building is equipped with six passenger elevators and one freight elevator
- The heat is Con Edison Steam Supply Service with perimeter induction units and steam heating coils in the air-handling units
- The AC supplied by two electrically driven centrifugal chillers of 475 tons and 375 tons provide chilled water to the air handlers



10TH FLOOR - AS-BUILT PLAN

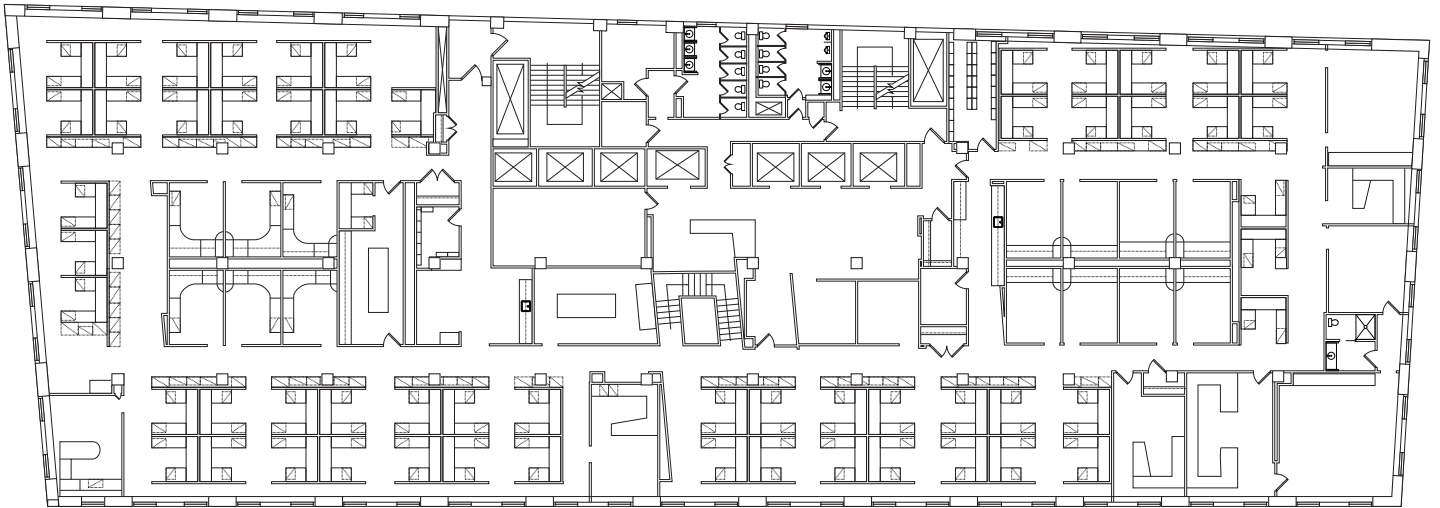


10TH FLOOR - CORE & SHELL PLAN

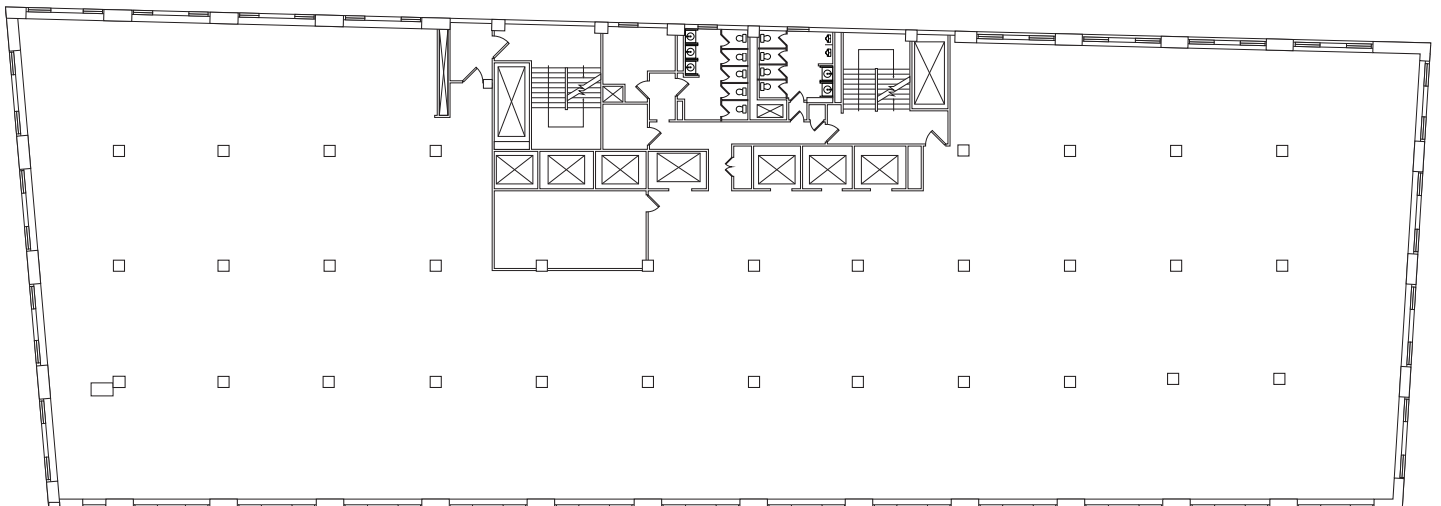




11TH FLOOR - AS-BUILT PLAN

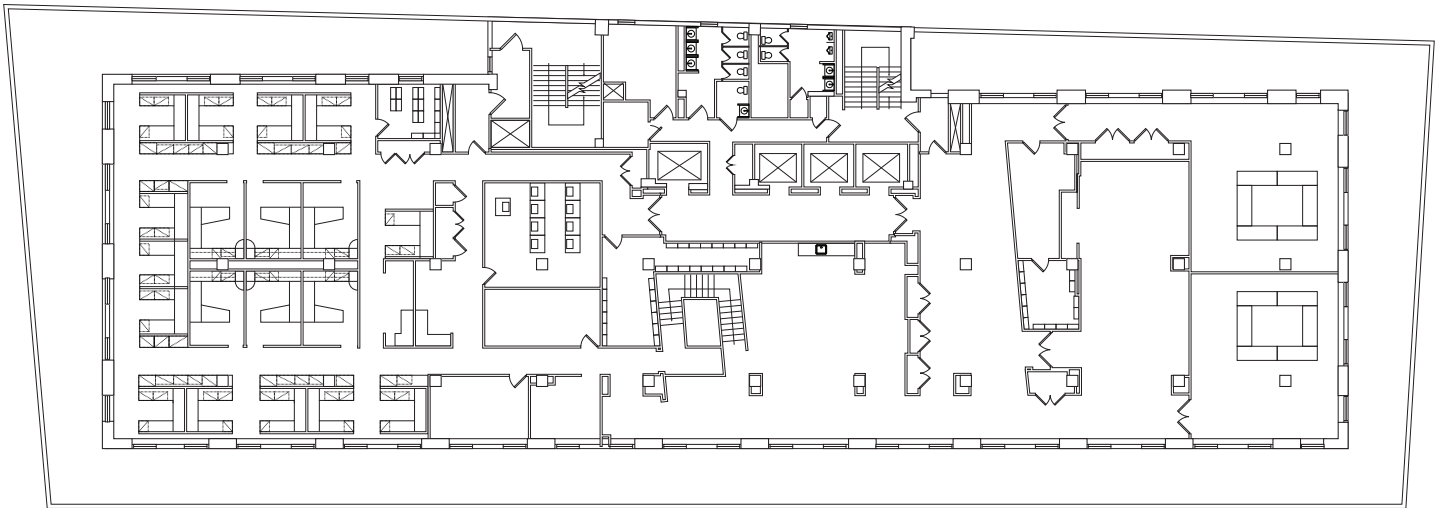


11TH FLOOR - CORE & SHELL PLAN

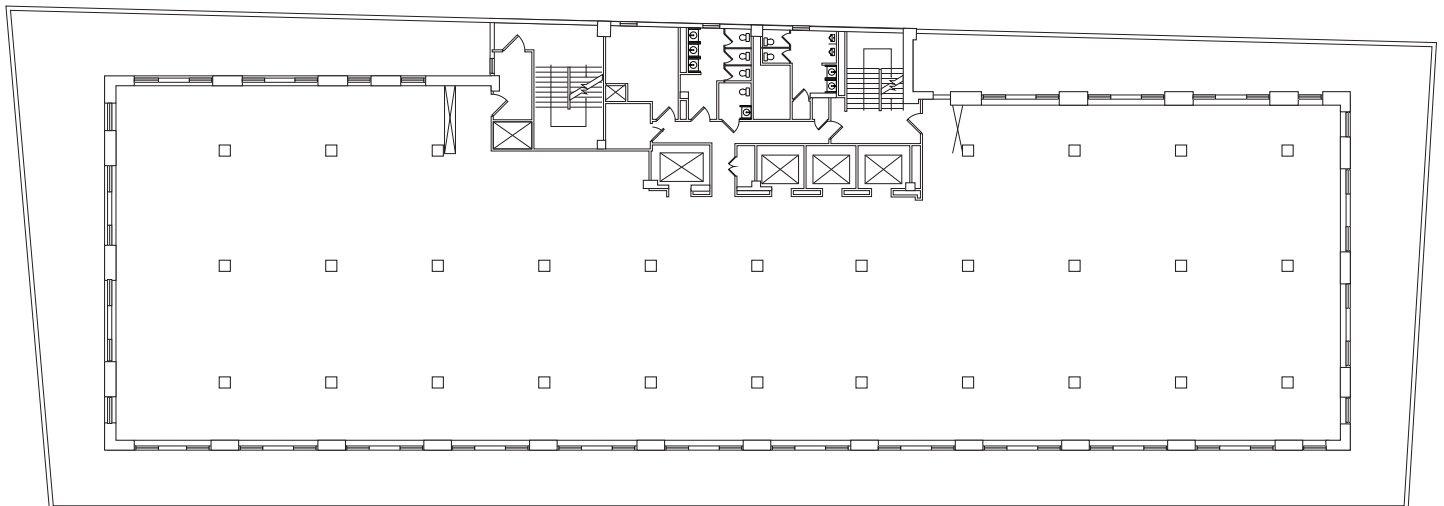




12TH FLOOR - AS-BUILT PLAN



12TH FLOOR - CORE & SHELL PLAN



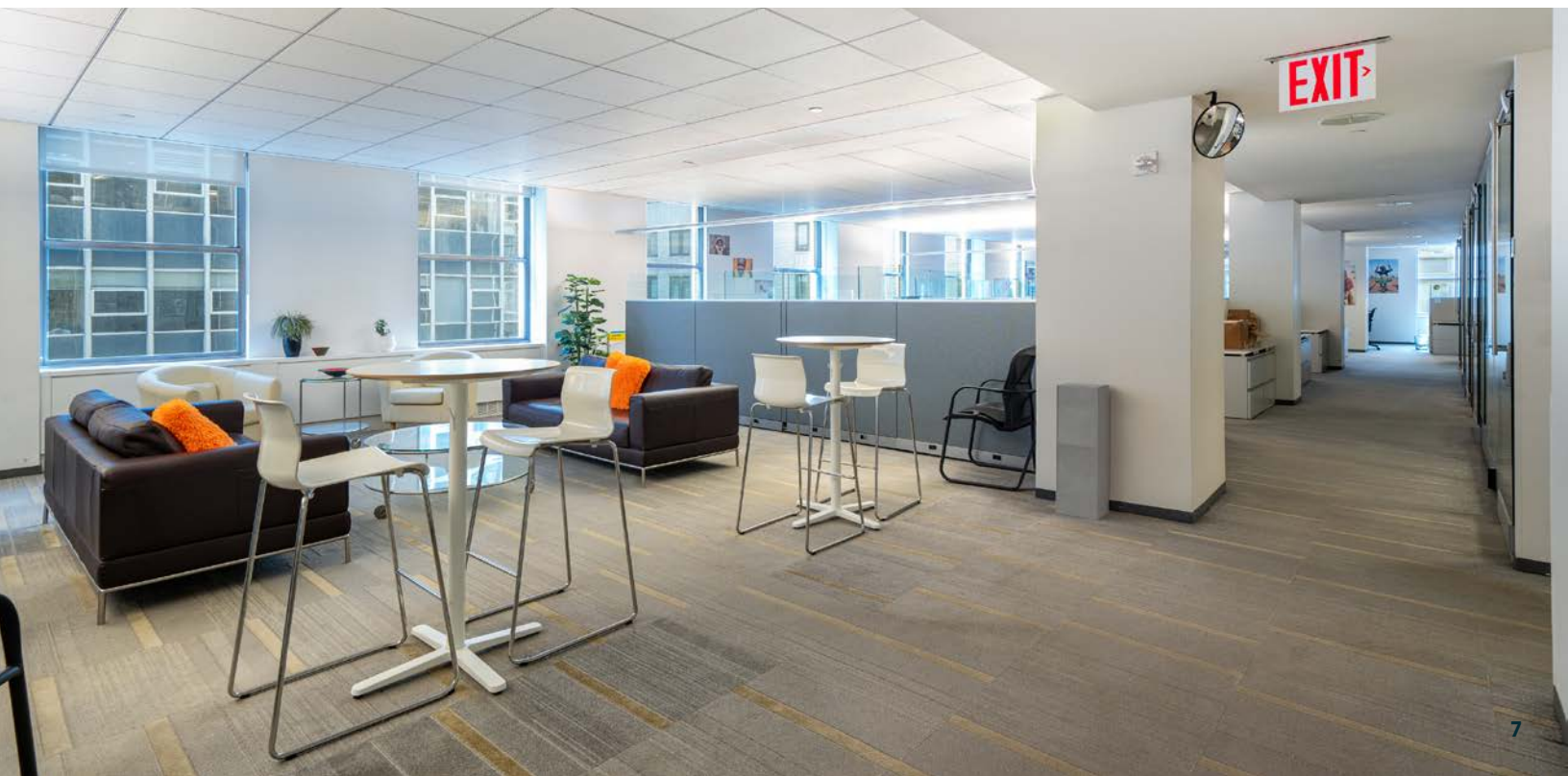


PHOTOS

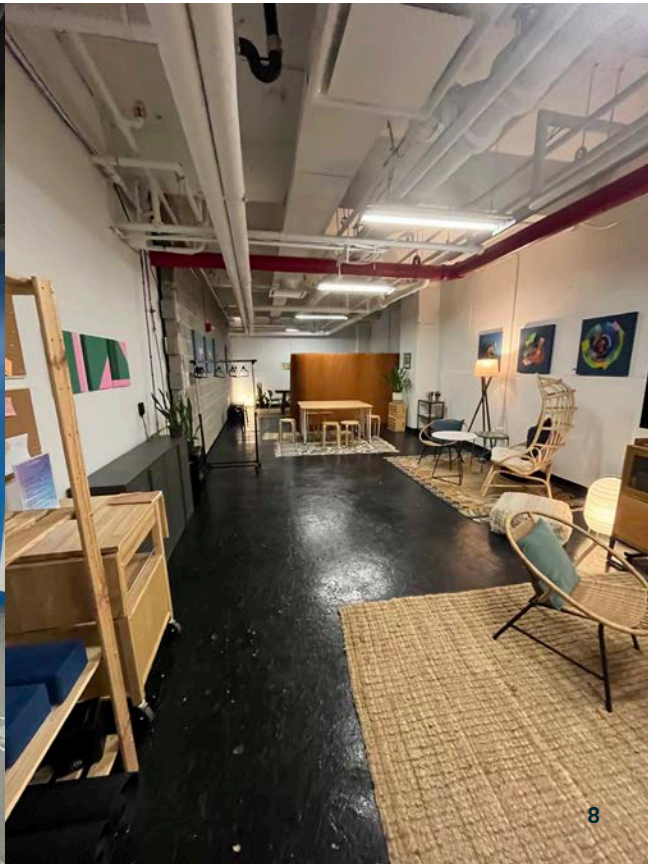
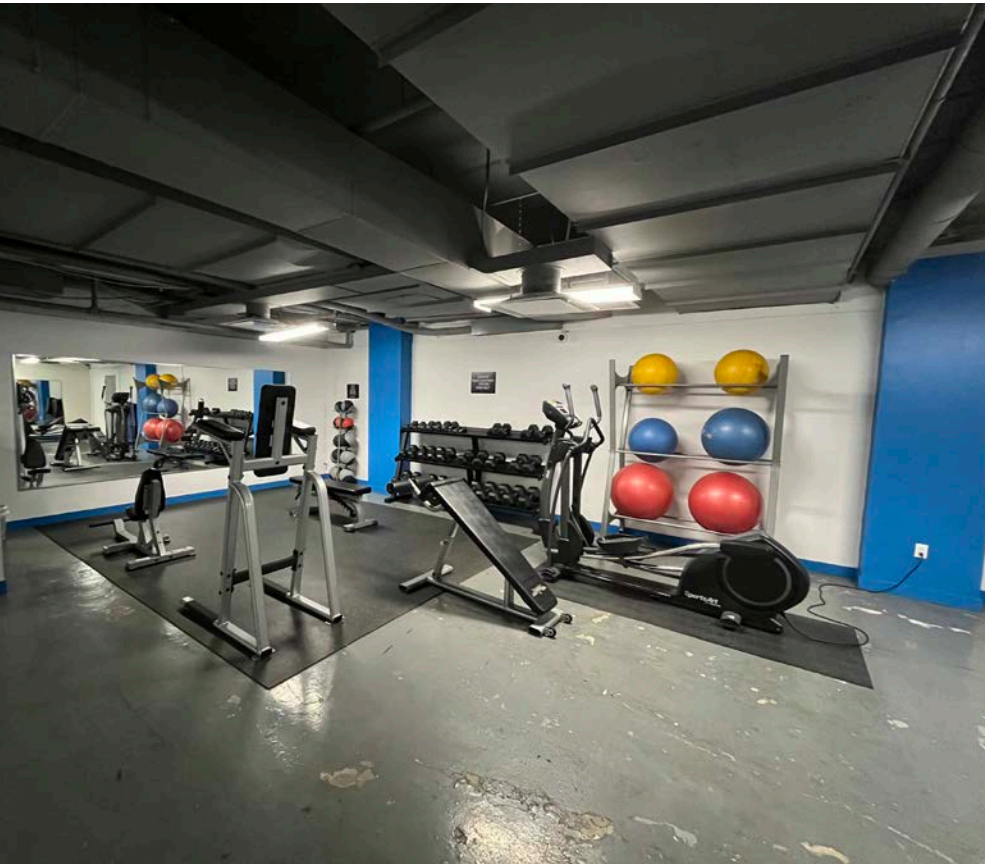
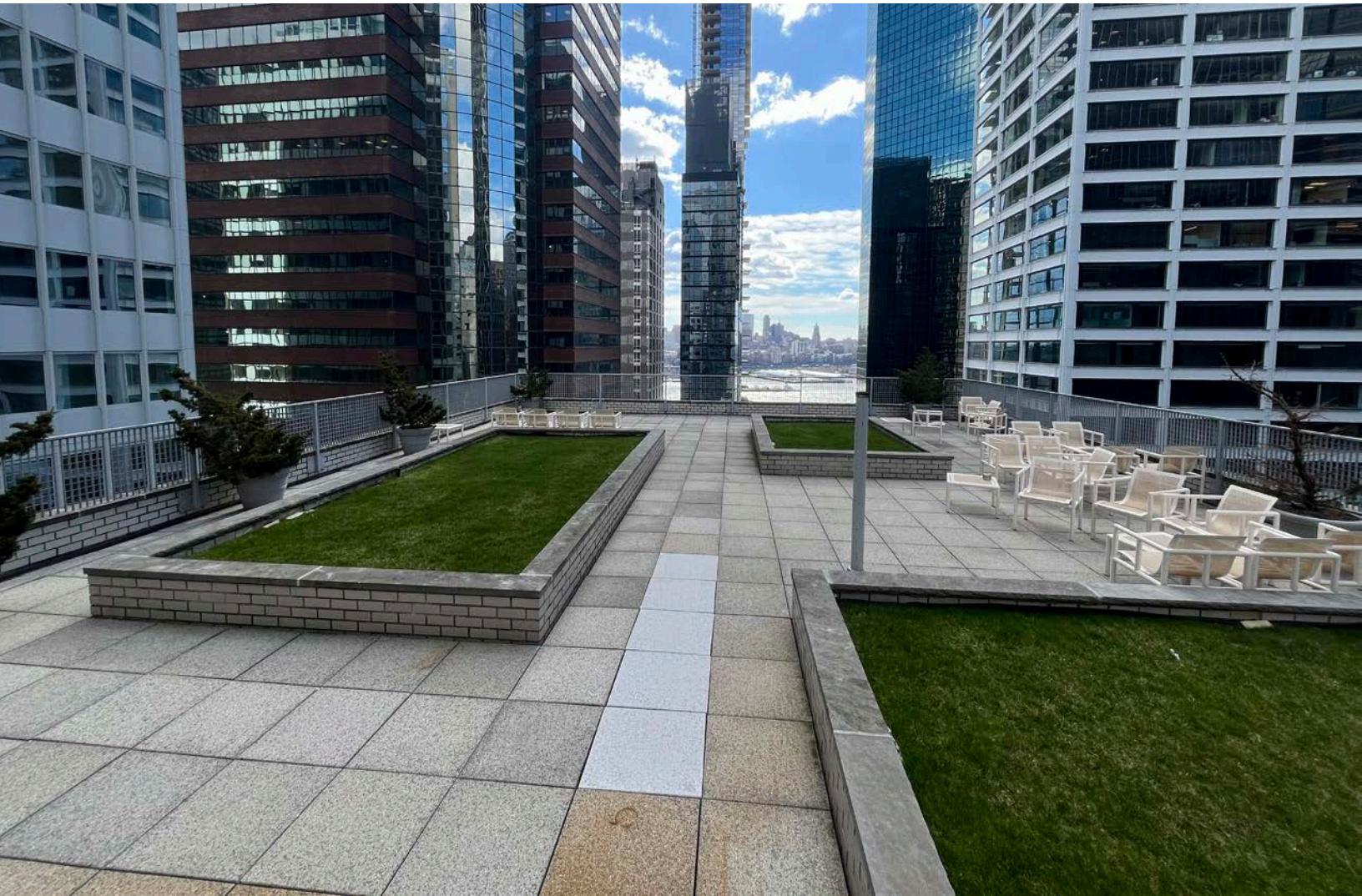




PHOTOS



PHOTOS - BUILDING AMENITIES



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CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

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