

Bryant Park Office Condominiums at 32 W 39

NEW YORK, NY

Adjacent to Amazon's
Fifth Avenue Headquarters



Rudder
Property Group



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Overview

Bryant Park Office Condominiums

The office condominiums at 32 West 39th Street are in a unique office building in the Bryant Park submarket adjacent to Amazon's Fifth Avenue Headquarters, where a new 35,000 SF food hall is opening on the block. Located between Fifth and Sixth Avenues, the 16-story office building sits in-between Grand Central and Penn station.

Building highlights include:

- The 87,072-square-foot building offers full floors from 4,500 RSF to 8,300 RSF and large contiguous blocks
- High ceilings and three sides of large windows, offering bright natural light
- Unique building features including potential roof deck on the 5th floor
- Well-maintained, high-quality building with recently restored façade, redesigned lobby and elevator upgrades



Stacking Plan



Unit	Size (RSF)	Asking Price	Price/RSF	Estimated Annual Common Charges (\$9.71/RSF)	Estimated Annual Real Estate Taxes (\$10.65/RSF)
E. 14th Floor	4,527	\$2,693,565	\$595	\$43,962	\$48,197
E. 11th Floor	4,949	\$2,944,655	\$595	\$48,060	\$52,690
E. 9th Floor	5,207	\$3,098,165	\$595	\$49,365	\$55,437
E. 8th Floor	5,207	\$2,994,025	\$575	\$50,565	\$55,437
E. 6th Floor	5,515	\$3,171,125	\$575	\$53,556	\$58,716
E. 5th Floor	8,359	\$4,806,425	\$575	\$81,174	\$88,994
E. 4th Floor	8,355	\$4,804,125	\$575	\$81,135	\$88,953
E. 3rd Floor	8,371	\$4,604,050	\$550	\$81,291	\$89,122
Total Office	50,490	\$29,116,135	\$577	\$489,109	\$537,546

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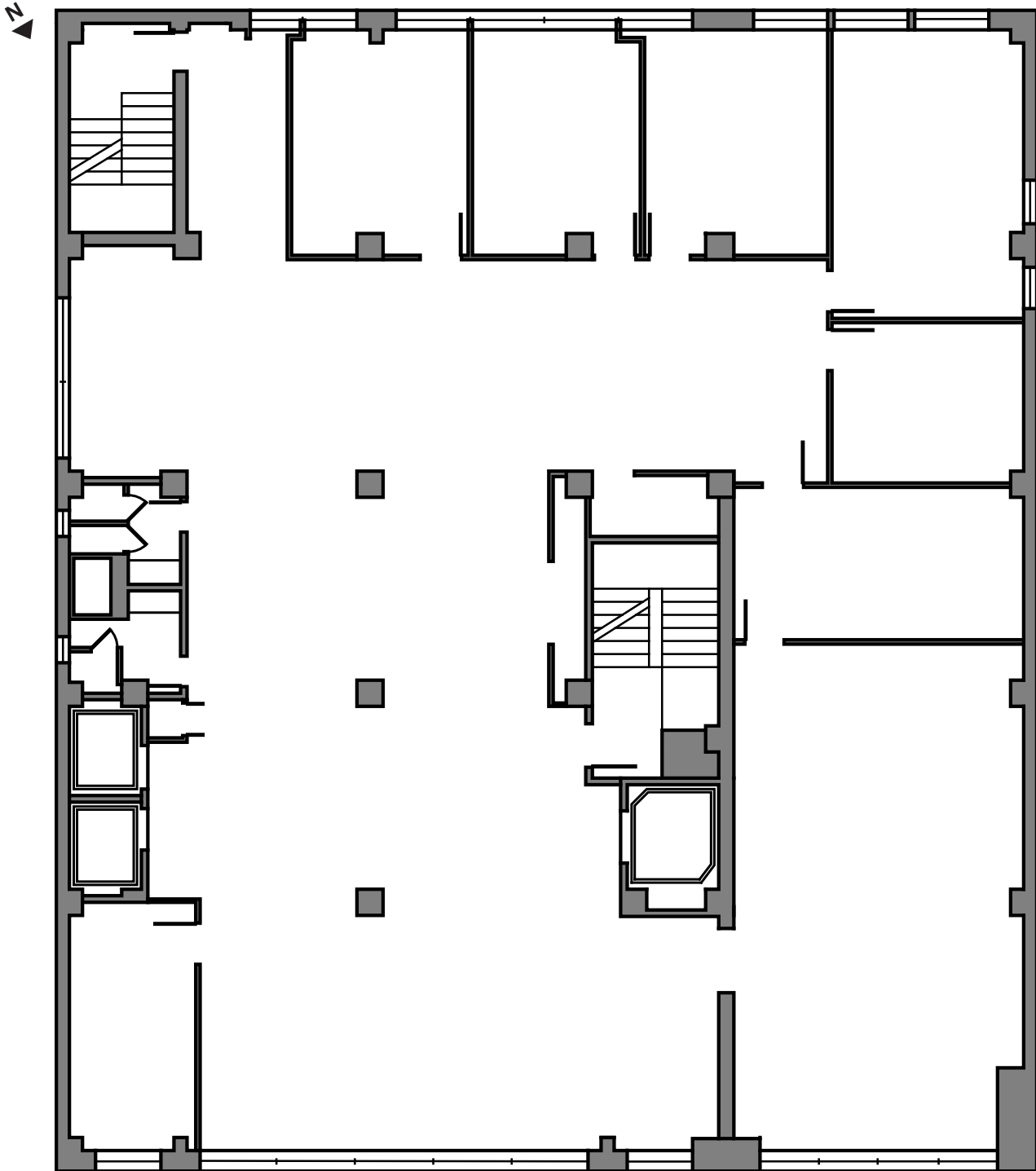
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Typical Floorplan

Floors 3-5



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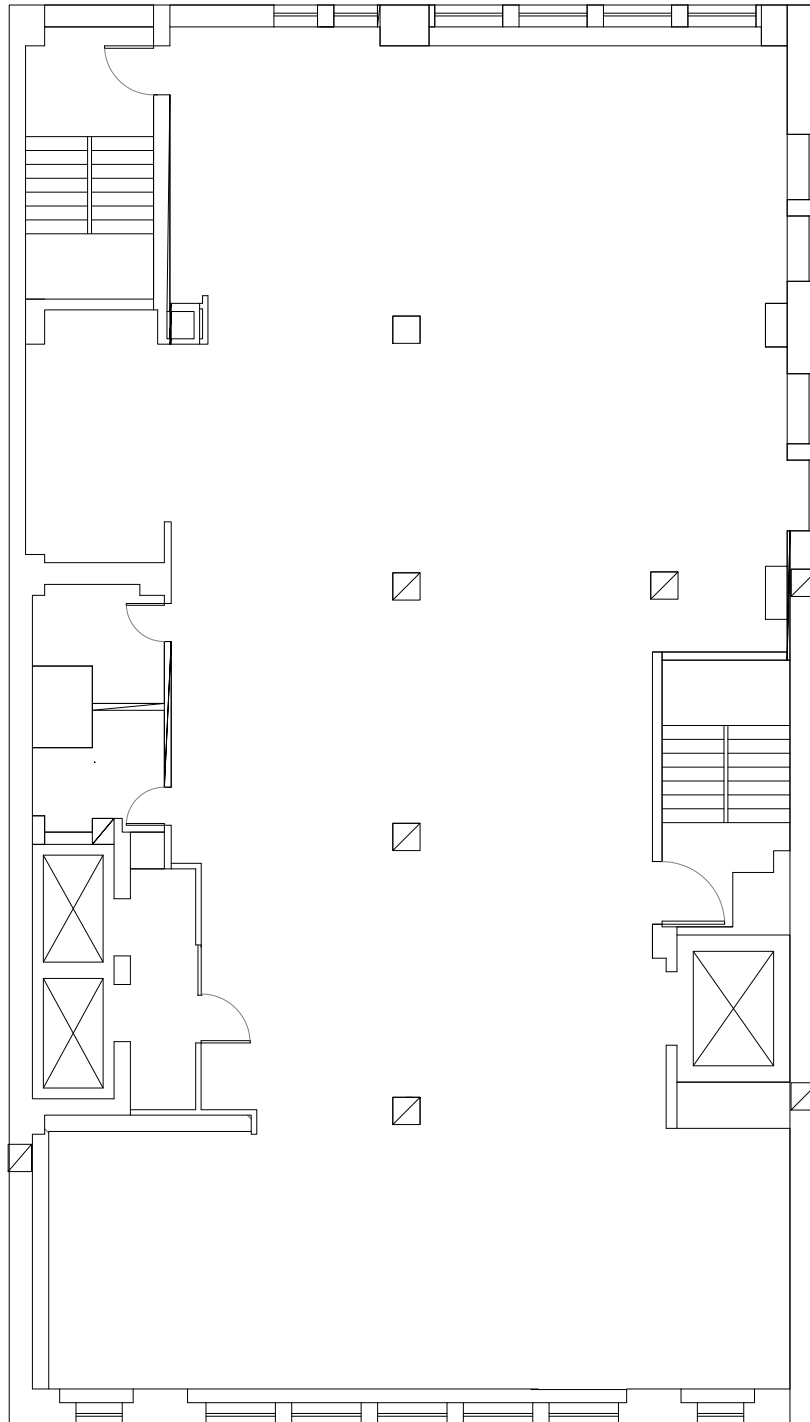
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Typical Floorplan

Floors 6-14



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Accessibility and Location

Sitting between Grand Central and Penn Station, 32 West 39th Street provides ample connections to Metro North, Amtrak, LIRR and New Jersey Transit. Additionally, 10+ different subway lines including the – **B D F M N Q R W** and **4 5 6**.





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