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MAIDEN LANE

**FOR SALE OR LEASE**  
ENTIRE 8<sup>TH</sup> FLOOR | 24,831 RSF  
CLASS B OFFICE CONDOMINIUM  
**ASKING PRICE: \$6,900,000 (\$277/RSF)**  
DELIVERED VACANT



**CUSHMAN & WAKEFIELD**





## PROPERTY INFORMATION

Location	The entire block between Maiden Ln, Pearl St, Fletcher St and Water St	
Units		8A
Block		70
Lot		1041
Building Dimensions		87' x 246'
Maiden Ln Frontage		235'
Water St Frontage		81'
Fletcher St Frontage		246'
Pearl St Frontage		87'
8th Floor Rentable SF (approx.)		24,831
8th Floor Common Interest		7.5096%
8th Floor Common Charges (Annual)	\$14.59 / RSF	\$362,400
8th Floor Real Estate Taxes (Annual)	\$7.68 / RSF	\$190,649
<b>Total Annual Carry Cost</b>	<b>\$22.27 / RSF</b>	<b>\$553,049</b>





## INVESTMENT SUMMARY

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Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in the entire eighth (8th) floor 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. There are 38 exterior offices, 6 interior offices, 2 large conference rooms, 1 smaller conference room, and 2 open seating areas.

## BUILDING SPECS

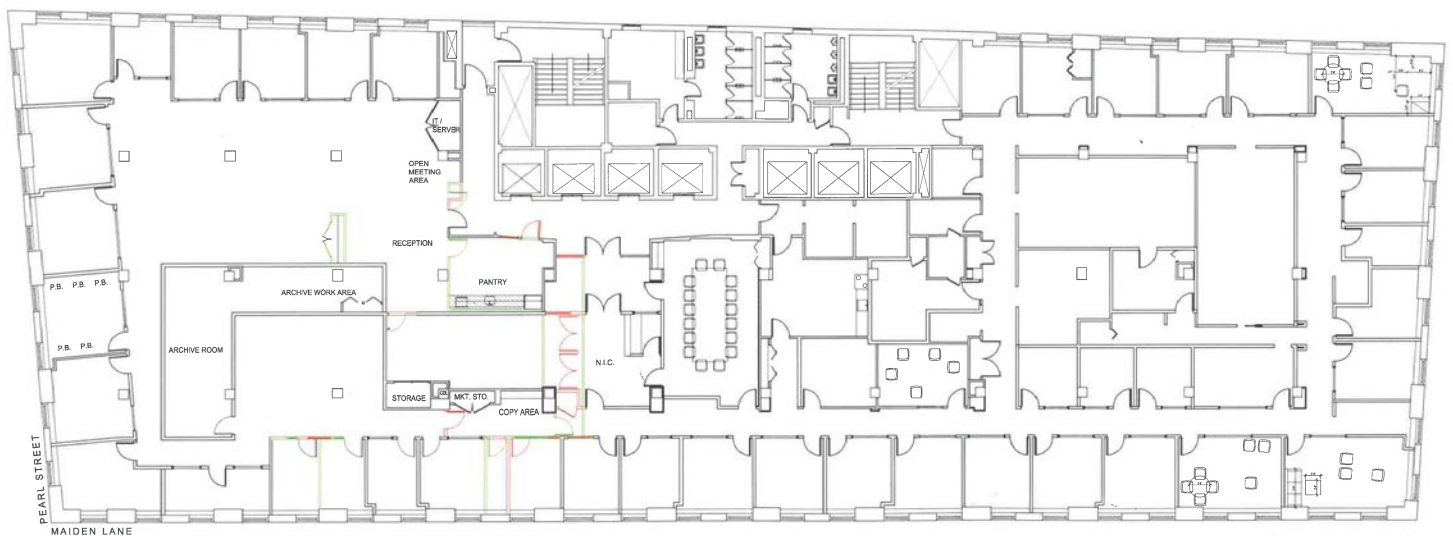
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- C-5 Zoning
- Framed in structural steel with concrete slabs, with integrally poured concrete-beam fire proofing
- Con-Edison Electricity: Approximately 7.3 watts per square foot are available for tenant use
- Operable double-hung single-pane windows
- 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

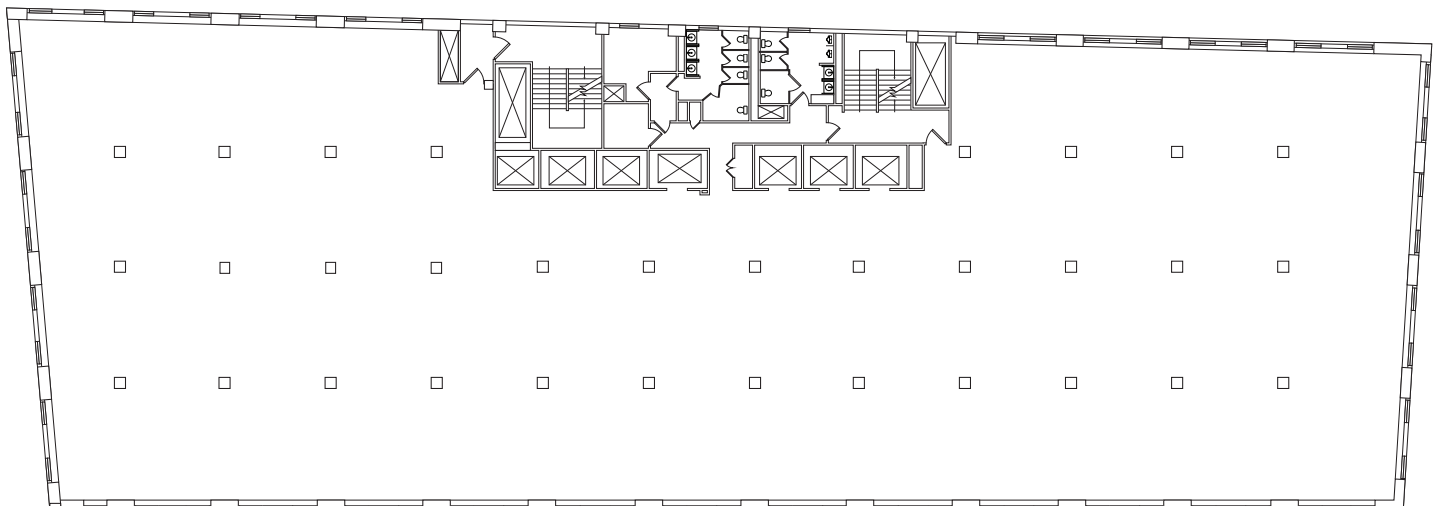




## 8TH FLOOR – AS-BUILT PLAN



## 8TH FLOOR – CORE & SHELL PLAN





## PHOTOS - BUILDING AMENITIES





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MAIDEN LANE

**CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION**

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WAKEFIELD**