

LOWER MANHATTAN OFFICE CONDOMINIUM FOR SALE

40

RECTOR STREET



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Executive Summary

Rudder Property Group and OPEN Impact Real Estate have been exclusively retained to sell the partial 11th floor office condominium at 40 Rector Street. Located in the heart of Lower Manhattan, the building is just steps from the World Trade Center and Brookfield Place, with convenient access to multiple subway lines, the PATH train, and ferry service.

This is a unique ownership opportunity ideally suited for nonprofit, government and traditional users, many of which may qualify for real estate tax exemptions. The space was custom built in 2014, designed as plug + play by The Switzer Group for a nonprofit, featuring an efficient layout with open bullpen seating, multiple conference and breakout rooms, and executive offices, all complemented by tremendous views of the Hudson River.

Available:

Partial 11th Floor: 25,717 RSF

Asking Price:

\$8,950,000 (\$348/RSF)

Annual Common Charges:

\$214,225 (\$8.33/RSF)

Annual Real Estate Taxes:

\$132,558 (\$5.15/RSF)

Possession:

Immediate





Key Features

- Beautiful existing plug and play installation including an efficient layout with open areas, interior offices, multiple conference and breakout rooms, executive offices and large pantry/cafeteria
- Includes Herman Miller furniture, training room and event space for up to 100 people
- Exposed ceilings and three sides of windows providing tremendous light and air with Hudson River and Battery Park City views
- Historically below market pricing, low common charges and tax exemptions for nonprofit owners
- Vacant possession at closing with potential to purchase the remainder of the floor to secure the entire full floor
- The building itself has a recently renovated institutional quality lobby and elevators
- Prominent other unit owners include The City University of New York, NAACP, Doctors without Borders, Orthodox Union, United Cerebral Palsy, and Urban Justice Center
- Close proximity to the newly redeveloped World Trade Center transit hub and Brookfield Place with access to many subways (1,R,W,4,6,J,Z,2,3 trains), the PATH train and several ferry lines

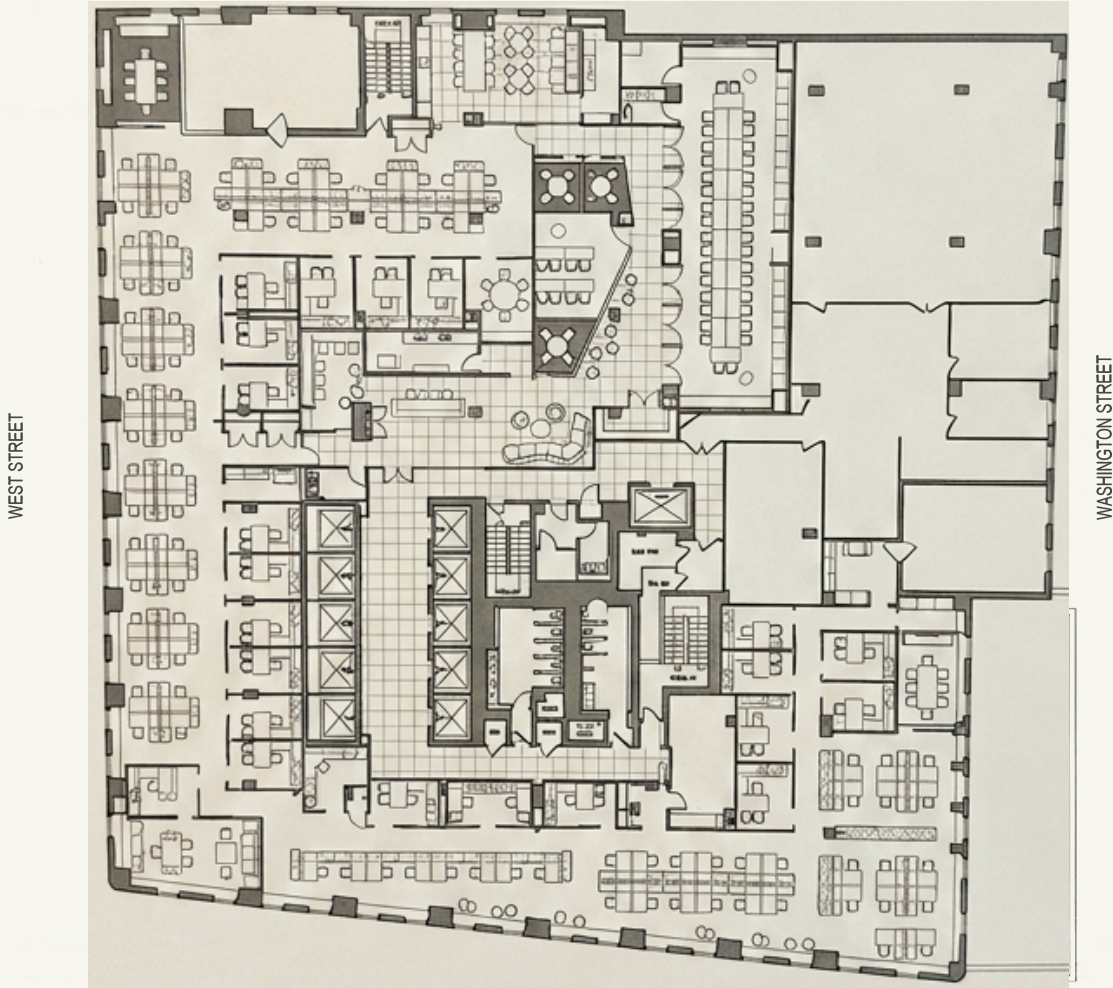




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Furniture Plan - Representation only, not to scale*



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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details and computer renderings, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.



World Trade Center Campus



Battery Park City Esplanade



Brookfield Place



Robert Douglas Pedestrian Bridge Over the West Side Highway



Subway Entrance at Rector and Greenwich Streets

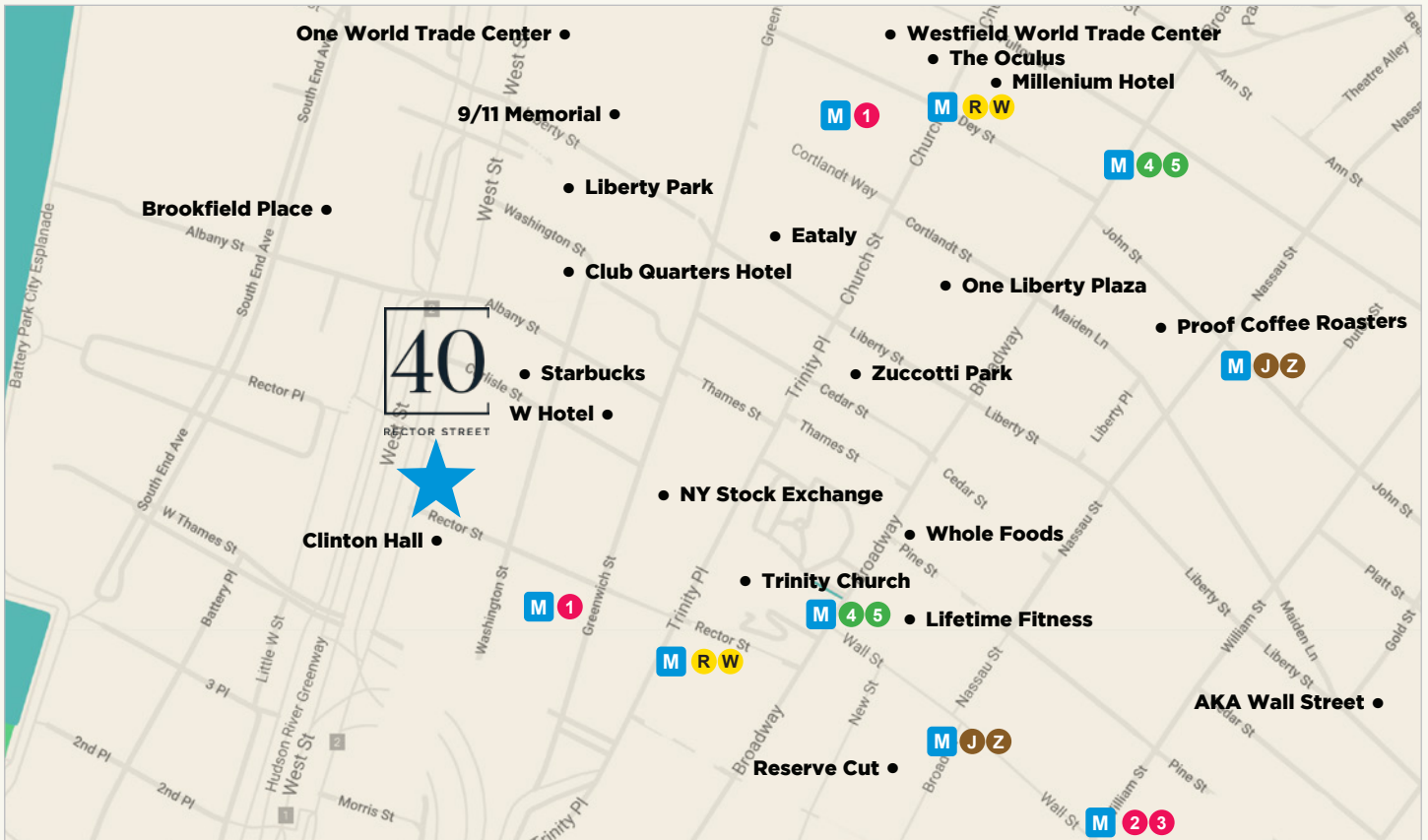


Aerial View of Lower Manhattan and the Hudson River

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