

**NOHO / GREENWICH VILLAGE
OFFICE CONDOMINIUM FOR SALE**

14
E 4

14 EAST
4TH STREET

between Broadway and Lafayette Street, New York, NY



14
E 4
14 EAST
4TH STREET

NOHO / GREENWICH VILLAGE OFFICE CONDOMINIUM FOR SALE

14 EAST 4TH STREET

BETWEEN BROADWAY AND LAFAYETTE STREET, NEW YORK, NY



Available: Partial 4th Floor: 7,000 RSF
Asking Price: \$8,225,000 (\$1,175/RSF)
Annual Common Charges: \$35,344 (\$5.05/RSF)
Annual Real Estate Taxes: \$49,455 (\$7.07/RSF)
Possession: Immediate

Highlights:

- Corner unit with two sides of huge windows
- Tremendous light and views
- High, exposed ceilings
- New tenant controlled, central air-conditioning system
- Ideally located in the heart of Greenwich Village and Noho
- Gorgeous marble lobby which is attended 24/7
- Close proximity to the 6, N, R, B, D, F & M trains
- Prestigious unit owners and occupants including NYU, Vornado, SoulCycle and Blink Gym
- Steps from Lafayette Restaurant, La Colombe, Broken Coconut, Washington Square Park and the Bowery and Standard Hotels

WWW.RUDDERPG.COM/14E4TH

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, 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.

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com

Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036





Reception Area



High, exposed ceilings and two sides of large, operable windows



Conference Room



Kitchen Area

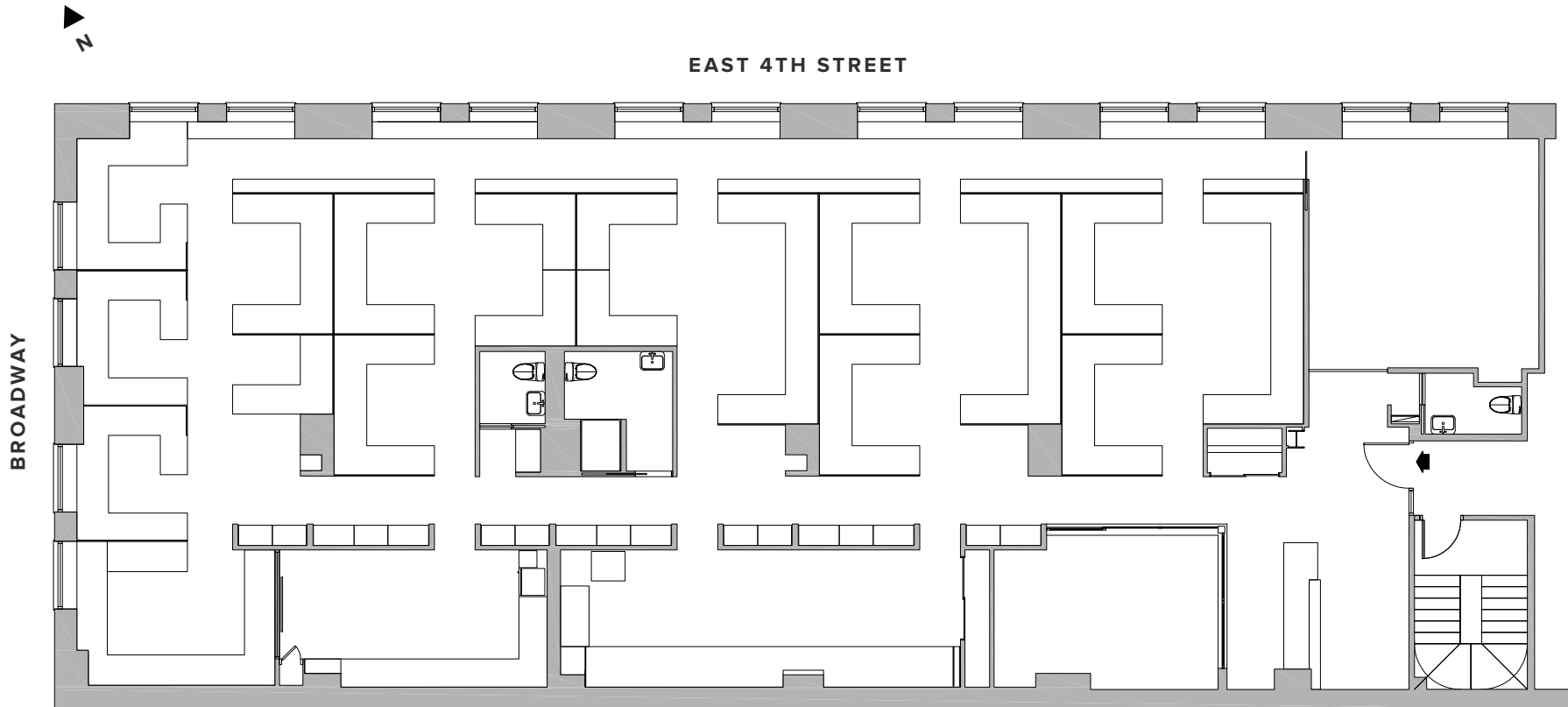
14
E 4

14 EAST
4TH STREET

NOHO / GREENWICH VILLAGE OFFICE CONDOMINIUM FOR SALE

14 EAST 4TH STREET

BETWEEN BROADWAY AND LAFAYETTE STREET, NEW YORK, NY



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, 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.

Michael Rudder

Office: (212) 966-3611

Mobile: (646) 483-2203

mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638

Mobile: (914) 582-9227

jharris@rudderpg.com

Rudder Property Group

36 West 44th Street

Suite 1411

New York, NY 10036





Washington Square Park



NoHo / Cooper Union





14
E 4

14 EAST
4TH STREET

NOHO / GREENWICH VILLAGE OFFICE CONDOMINIUM FOR SALE

14 EAST 4TH STREET

BETWEEN BROADWAY AND LAFAYETTE STREET, NEW YORK, NY



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, 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.

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com

Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036

