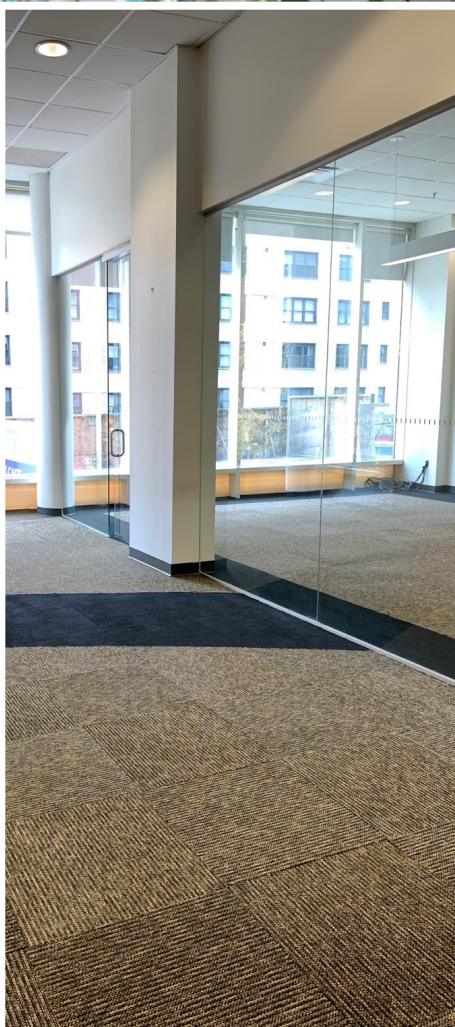


250 EAST 49TH STREET

OFFICE CONDOMINIUM FOR SALE

RESOLUTION
REAL ESTATE PARTNERS



SPACE HIGHLIGHTS

- **Floor:** 2nd floor
- **Area:** 8,356 RSF plus 1,373 SF Outdoor Space
- **Unit 1:** 5,198 RSF, Immediate Possession
- **Unit 2:** 3,158 RSF, November 2027 Possession
- **Sale Price:** Upon Request
- **Annual Common Charges:** \$12,120.12 (\$1.43 / PSF)
- **Annual Real Estate Taxes:** \$152,258.20 (\$18.22 / PSF)

Property Features

Block	1322
Lot	1380
Lot Dimensions	104' x 100.42'
Lot Square Feet	10,444
Building Dimension	90.42' x 97' (Irregular)
Year Built	2008

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250 EAST 49TH STREET

OFFICE CONDOMINIUM FOR SALE

SPACE FEATURES / PHOTOS

- 15' ceiling heights
- Wrap-around floor to ceiling windows with excellent natural light
- Dedicated street level entrance and elevator on second avenue
- 1,373 GSF private outdoor terrace
- Tremendous signage/branding potential
- Unit 2 provides \$206,352.00 per annum in income including pass-through
- User/investor opportunity
- Located in the Alexander Condominium at the SW corner of East 49th street and Second Avenue
- Close proximity to the United Nations headquarters
- Steps from the 4, 5, 6, 7, S, E, and M subway lines, and Grand Central Terminal
- 10x.com/NYOffice



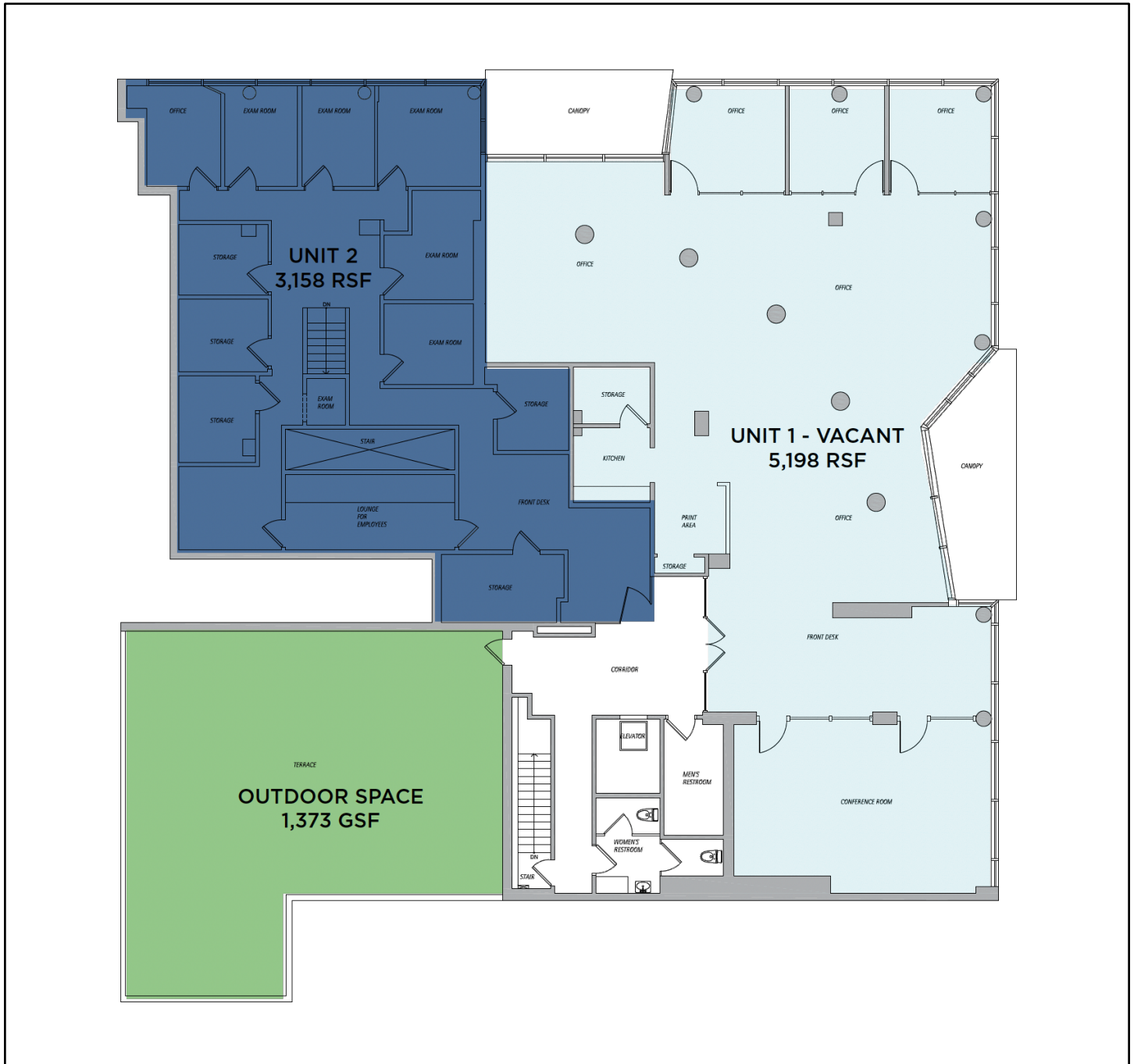
SOUTHWEST CORNER OF EAST 49TH STREET AND SECOND AVENUE

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250 EAST 49TH STREET

OFFICE CONDOMINIUM FOR SALE

FLOOR PLAN



SOUTHWEST CORNER OF EAST 49TH STREET AND SECOND AVENUE

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