

CLASS A, TURN-KEY OFFICE CONDOMINIUM FOR SALE

50
▼▼
▲
47

50 WEST 47TH STREET
INTERNATIONAL GEM TOWER

BETWEEN FIFTH AND SIXTH AVENUES, NEW YORK, NY

PRICE IMPROVEMENT



Rudder
Property Group

CLASS A, TURN-KEY OFFICE CONDOMINIUM FOR SALE

50
▲▼
47

50 WEST 47TH STREET
INTERNATIONAL GEM TOWER
BETWEEN FIFTH AND SIXTH AVENUES, NEW YORK, NY

Available:

Partial 18th Floor: 8,584 RSF

Asking Price:

~~\$8,990,000 (\$1,047/RSF)~~

\$7,500,000 (\$874/RSF)

Annual Common Charges:

\$14.79/RSF

Annual Real Estate Taxes:

\$16.36/RSF

WWW.RUDDERPG.COM/50W47

Unit Highlights:

- Extremely high-end, turn-key installation with furniture included
- Efficient column-free layout with floor-to-ceiling windows and 12' ceilings
- Prime corner with unobstructed south/west views and tremendous natural light

Building Highlights:

- Rare new construction office condominium building with modern infrastructure and LEED certification, designed by world-renowned architectural firm Skidmore, Owings & Merrill
- Dramatic two-story lobby with state-of-the-art security that is attended 24/7 by uniformed guards
- First-class professional management by Cushman & Wakefield
- High-end renovations to the common corridors and restrooms
- Prime Midtown location with convenient access to the B, D, F, M, N, R, W, 1, C and E subway lines, and close proximity to Grand Central Terminal and the Port Authority

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



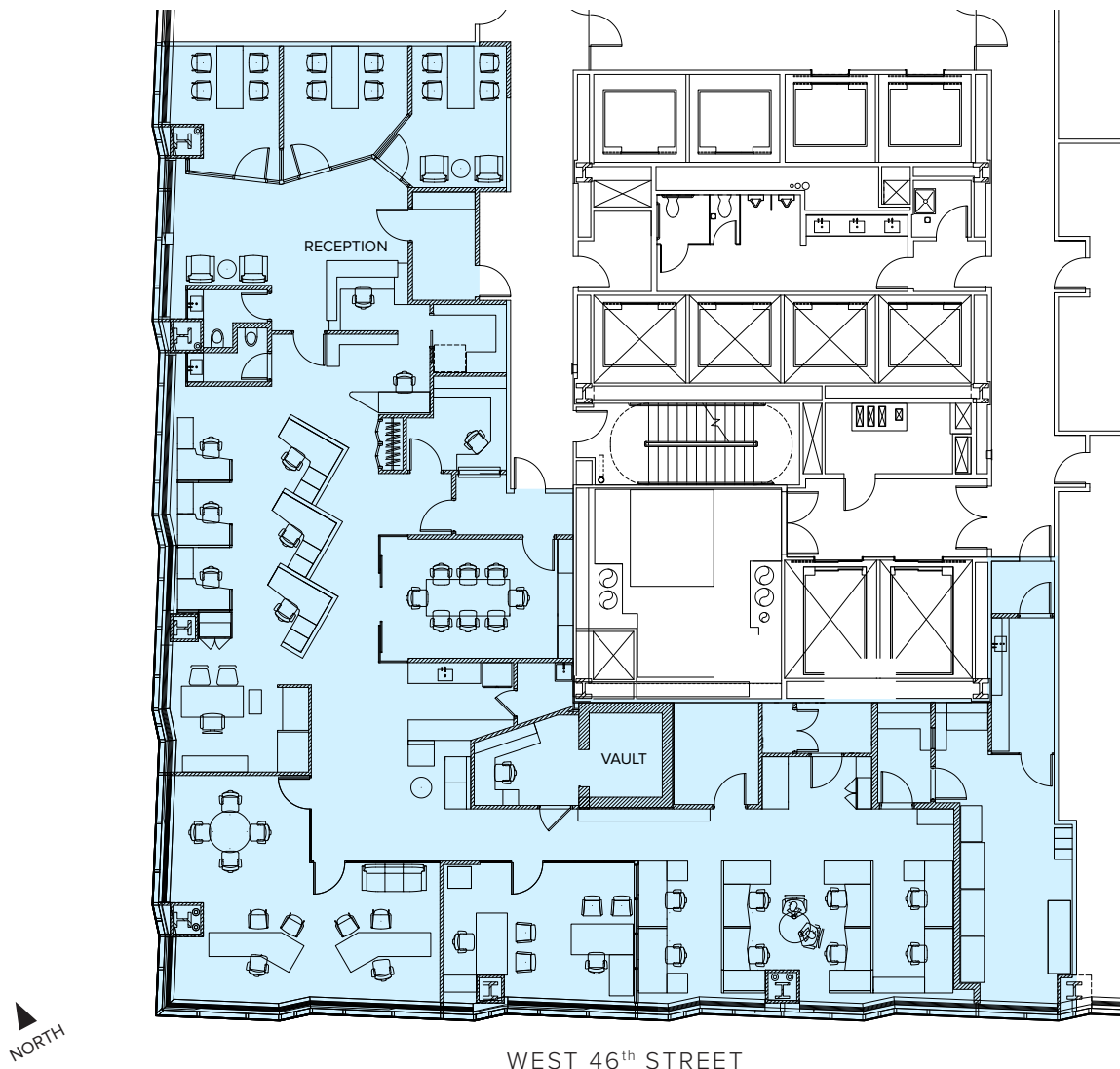




Attended Lobby



50 WEST 47TH STREET INTERNATIONAL GEM TOWER



Partial 18th Floor: 8,584 RSF

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. Neither the owner or broker makes any representation or warranty, expressed or implied, as to the accuracy of the information or completeness of the information. Any interested buyer shall rely on its own investigation. 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





50 WEST 47TH STREET INTERNATIONAL GEM TOWER



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. Neither the owner or broker makes any representation or warranty, expressed or implied, as to the accuracy of the information or completeness of the information. Any interested buyer shall rely on its own investigation. 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

