

CLASS A, TURN-KEY OFFICE CONDOMINIUM FOR SALE

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47

50 WEST 47TH STREET
INTERNATIONAL GEM TOWER

BETWEEN FIFTH AND SIXTH AVENUES, NEW YORK, NY

PRICE IMPROVEMENT



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BETWEEN FIFTH AND SIXTH AVENUES, NEW YORK, NY

Available:

Partial 18th Floor: 8,584 RSF

Asking Price:

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

\$5,300,000 (\$617/RSF)

Annual Common Charges:

\$14.79/RSF

Annual Real Estate Taxes:

\$19.63/RSF

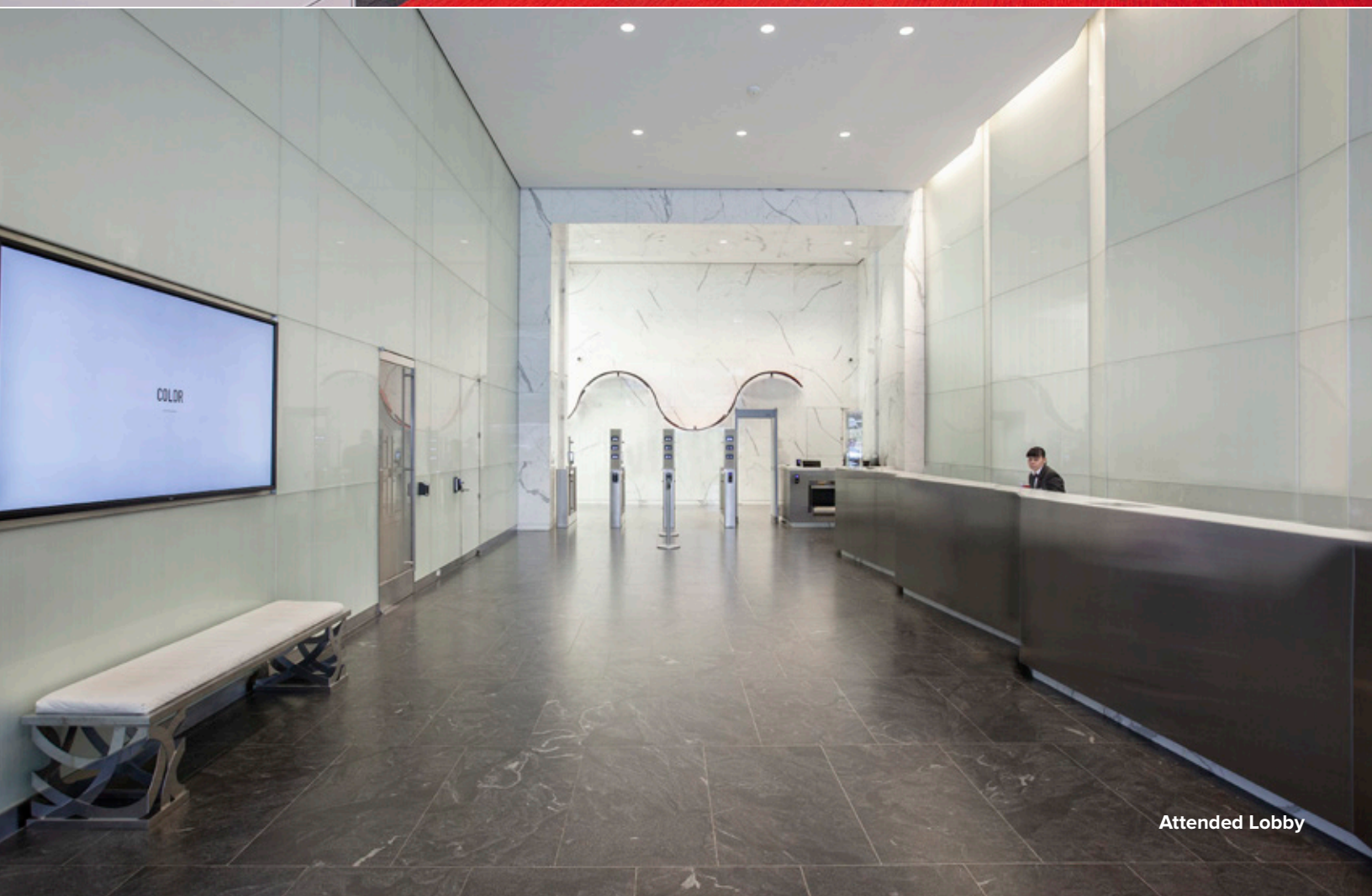
Unit Highlights:

- 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



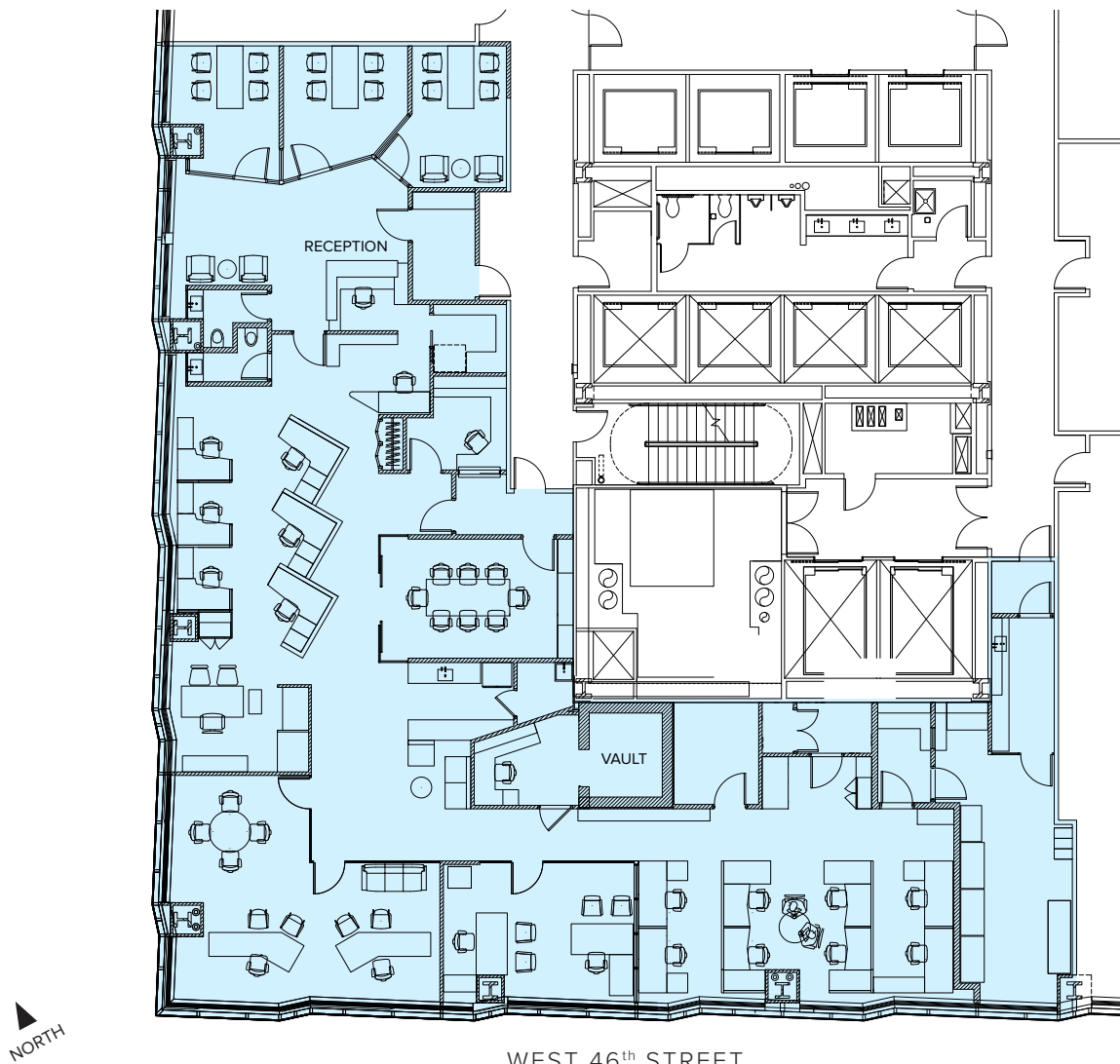


Attended Lobby



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WEST 46th STREET

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