

THE PENTHOUSE UNITS AT

40/ RECTOR STREET

LOWER MANHATTAN
OFFICE CONDOMINIUMS



Unit	Size	Asking Price	Asking Price/RSF
18A	10,817	\$9,140,365	\$845
18B	6,863	\$5,661,975	\$825
18C	5,028	\$4,474,920	\$890
18D	6,354	\$5,686,830	\$895
18th Floor	29,062	\$24,964,090	\$859
19th Floor	19,063	\$17,823,905	\$935
Total 18/19	48,125	\$42,787,995	\$889

Annual Common Charges: \$14.00/RSF

Annual Real Estate Taxes: \$8.58/RSF

Possession: Immediate

Features:

- The 18th and 19th floors have been gut-renovated and have brand new first-class common areas designed by ENV Architects.
- Newly constructed private roof deck for the 18th and 19th floor unit owners with spectacular and unobstructed views of the Hudson River and Battery Park City.
- Recent upgrades include renovated dedicated elevators and an interconnecting staircase between the two floors, as well as new bathrooms and high-quality finishes.
- High ceilings and four sides of windows providing tremendous light and air.
- Flexible sizes and unit configurations for sale.
- The building has a recently renovated institutional-quality lobby.
- Prominent other unit owners include NAACP, Doctors without Borders, Orthodox Union, Metropolitan College of NY, Big Brothers Big Sisters of NYC.
- Close proximity to the newly redeveloped World Trade Center site and Brookfield Place with access to many subways, the PATH train and several ferry lines.



Construction of the Common Areas Has Commenced (Computer Rendering)



New Common Bathrooms (Computer Rendering)



Existing Condition: 19th Floor



Building Lobby



Western View of the Hudson River



Southern View



Existing Condition: 18th Floor



Existing Condition: 18th Floor



Existing Condition: Common Corridor



Existing Condition: 18th Floor



Tremendous Cityscape Views of Lower Manhattan



Private Roof Deck

Dedicated Roof Deck with Hudson River Views (Computer Rendering)



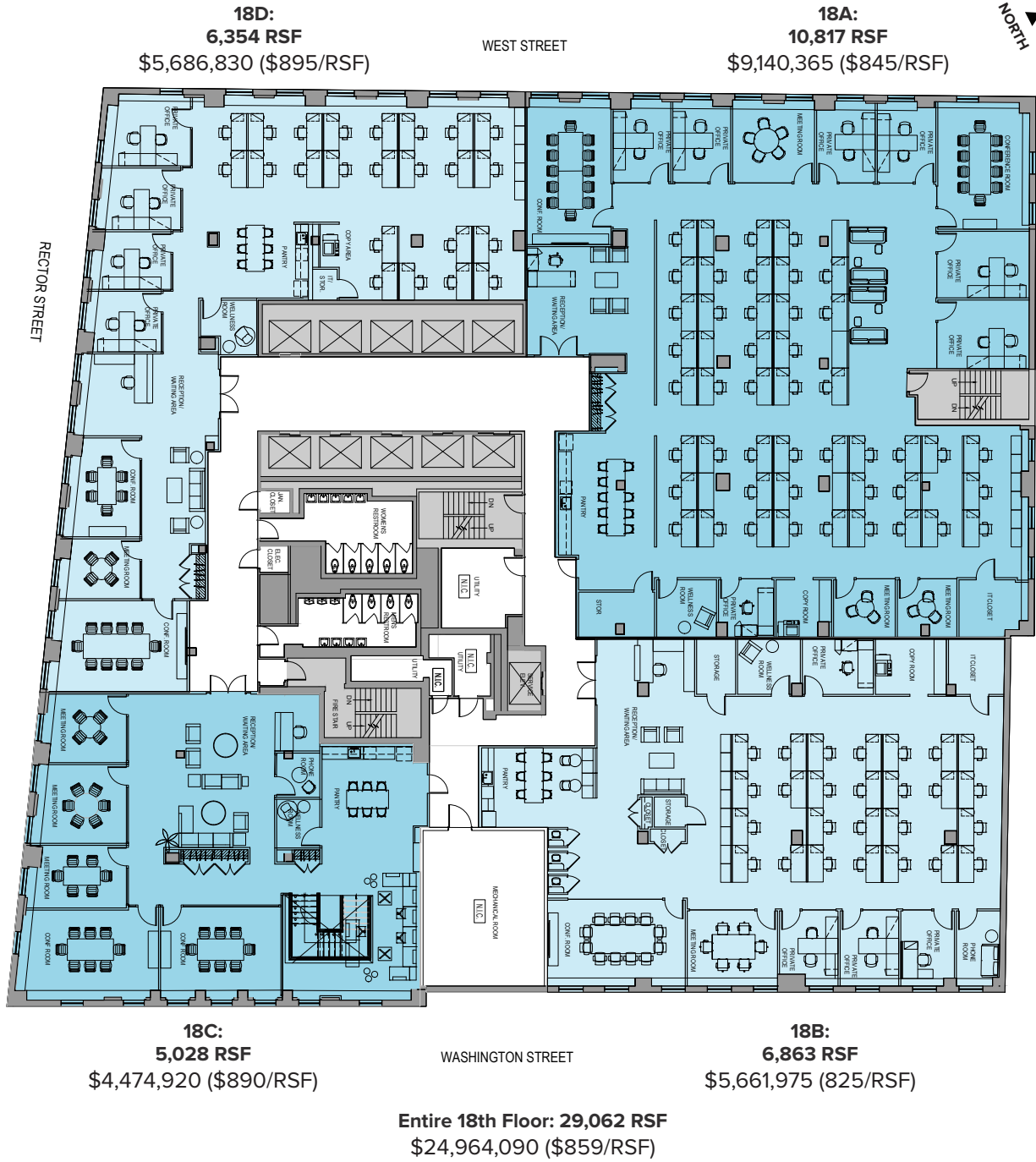
Rooftop Deck (Computer Rendering)



Private Rooftop Deck

Private Rooftop Deck for the 18th & 19th Floors (Computer Rendering)

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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.

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WASHINGTON STREET



Entire 19th Floor: 19,063 RSF
\$17,823,905 (\$935/RSF)

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World Trade Center Campus



Battery Park City Esplanade



Brookfield Place



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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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FOR SALE

