



PRICE REDUCTION

438W37



438^W37

Why Pay Rent...
When you can own your office space for less

MIDTOWN WEST OFFICE CONDOMINIUM FOR SALE

438 West 37th Street
between Ninth & Tenth Avenues
New York, NY

Available:

Entire 3rd Floor: 14,384 RSF

Entire 2nd Floor: 14,384 RSF

Total: 28,768 RSF

* Floors can be sold separately

Reduced Price: ~~\$22,000,000 (\$765/RSF)~~ **\$19,225,000 (\$668/RSF)**

Annual Common Charges: \$4.09/RSF

Annual Real Estate Taxes: \$5.81/RSF

Possession: Immediate

Highlights:

- Ideal loft building featuring soaring 13'4" ceilings and large north and south facing windows
- Unique larger floor plates and two-floor contiguous block
- Very low carrying costs
- Newly renovated lobby and building improvements
- Up to 90% financing available at record low interest rates
- Next to the Baryshnikov Arts Center, Chef's Table at Brooklyn Fare, Uncle Jack's Steakhouse, Walt Frazier's, Legacy Records and Peloton's corporate headquarters
- Across the street from Brooklyn Fare gourmet store which offers high quality convenient lunch options





Ideal loft space



High ceilings

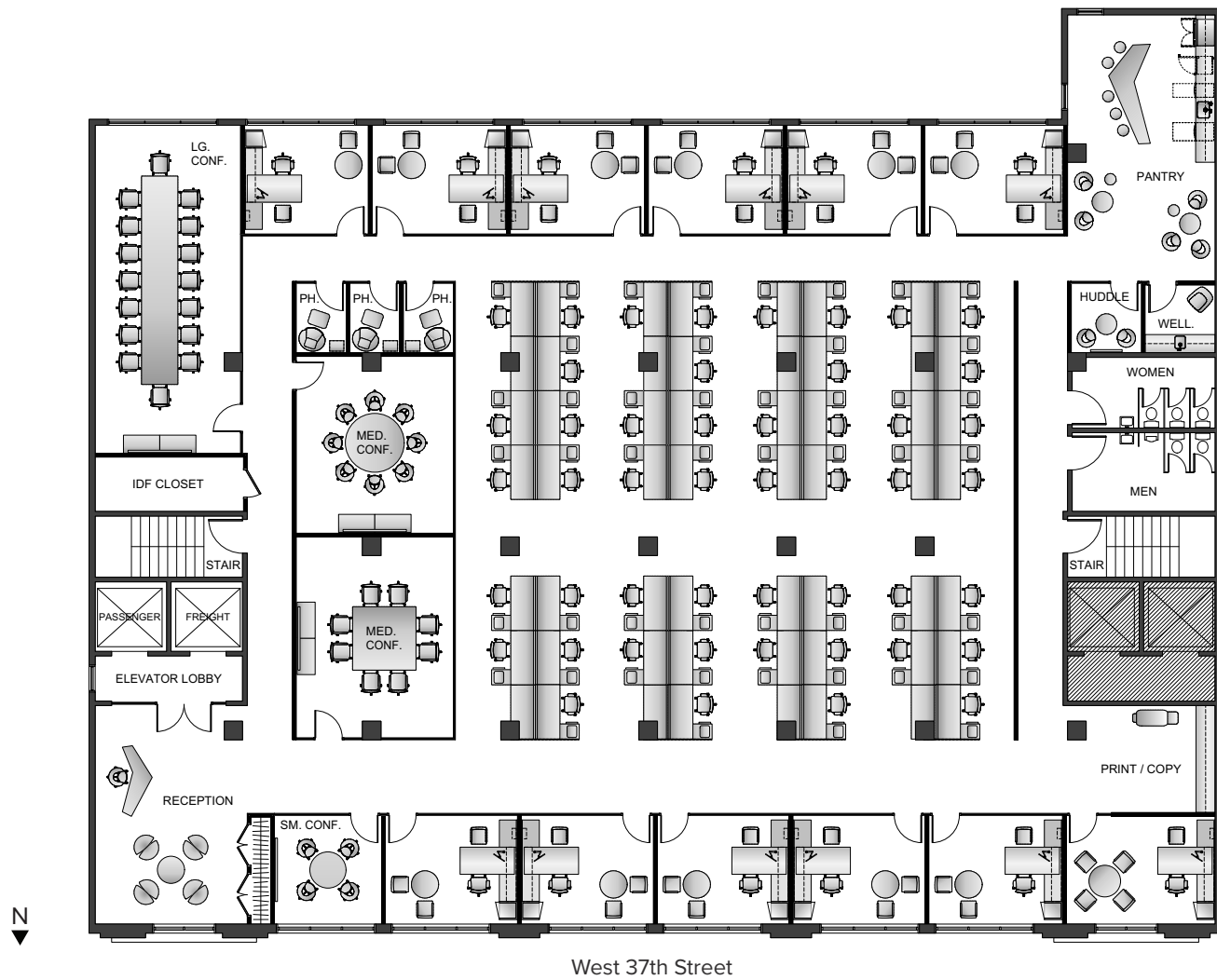


Large windows

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West 37th Street

TEST FIT



Hudson River Park and Hudson Yards



Edge Observation Deck at Hudson Yards



Peloton Headquarters at 441 Ninth Avenue



Chef's Table at Brooklyn Fare

NOTABLE NEIGHBORS

HUDSON YARDS

COACH | kate spade | STUART WEITZMAN



VAYNERMEDIA



TimeWarner

OLX | FLO | RLD
AN OMERS COMPANY



BLACKROCK®

Cooley

Milbank

BSF
BOB SCHILLER FLENER

Neiman Marcus

Omomofuku

THOMAS KELLER

M
MICHAEL LOMONACO

rhubarb



MANHATTAN WEST

Skadden



amazon.com

