

21 Story: 333,000+/-sf. Office Tower (On Avenue)

Park Ave South, New York, NY 10010

- Price: **\$300,000,000**
- Building Size: 333,000 SF
- Price/SF: \$900.90
- Property Type: Office
- Property Sub-type: Office Building
- Property Use Type: Investment
- Cap Rate: 5%
- Tenancy: Multiple
- **Actual** Net Operating Income: \$15,000,000

Description:

Excellent for 1031 Exchange... this 21 Story High Rise Office Tower w/ aprx 333,000 sq/ft.... and renovated on 2007 NOI: Approx: \$15,000,000.

For additional financial information please fill up the attached LOI and soft POF. Will be submitted to the seller

