

MIDTOWN EAST
OFFICE CONDOMINIUM



820
SECOND AVENUE

SOUTHEAST CORNER OF
EAST 44TH STREET





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Available:

Partial 6th Floor: 3,146 RSF

Reduced Price:

~~\$2,359,500 (\$750/RSF)~~

\$1,966,250 (\$625/RSF)

Annual Common Charges:

\$26,458 (\$8.41/RSF)

Annual Real Estate Taxes:

\$34,071 (\$10.83/RSF)

Possession:

Immediate

Features:

- Nicely built corner unit with tremendous light
- Ideal for UN governments and medical professionals
- Beautifully renovated lobby that is attended 24/7
- Located one block from the United Nations and two blocks from Grand Central Station
- Major capital improvements have been completed in recent years







NEWLY RENOVATED 6TH FLOOR CORRIDOR



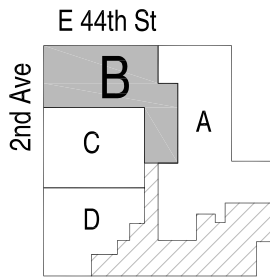
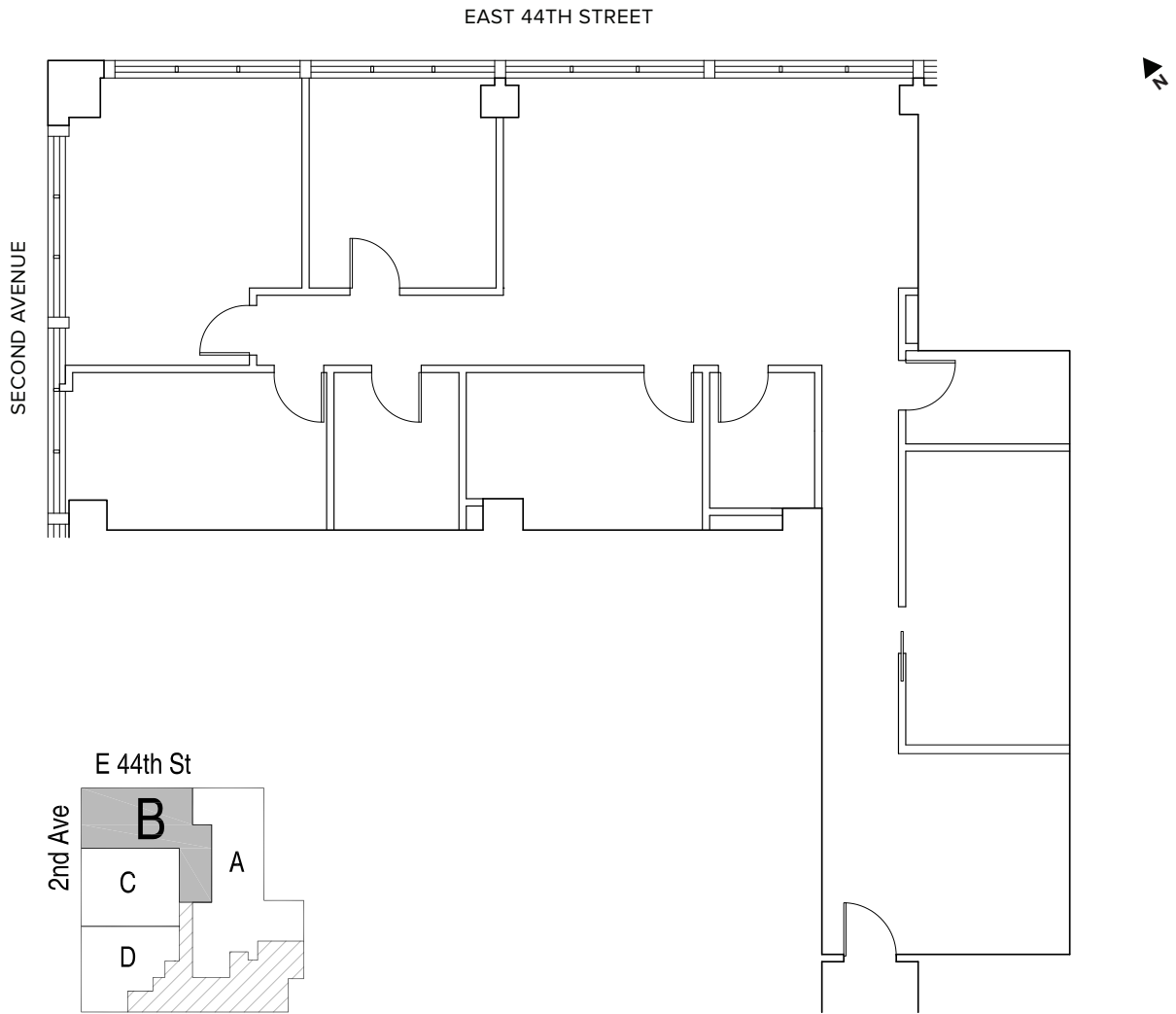
24/7 ATTENDED LOBBY



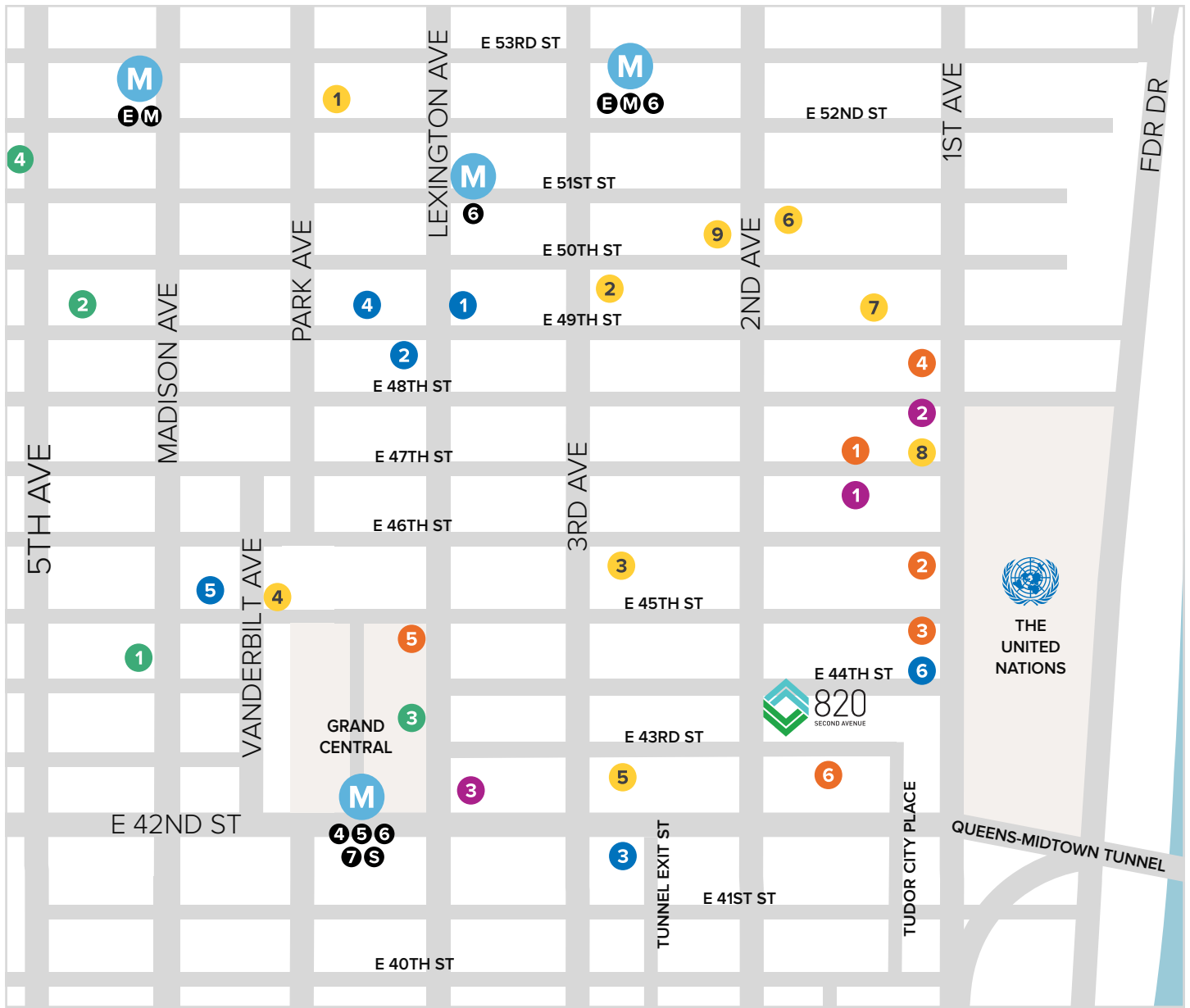
UNITED NATIONS



GRAND CENTRAL STATION



Partial 6th Floor
3,146 RSF



Food / Dining

- 1 The Pool / The Lobster Club
- 2 Smith & Wollensky
- 3 Sparks Steak House
- 4 Urbanspace Vanderbilt
- 5 Sushi Yasuda
- 6 The Smith
- 7 Il Postino
- 8 Megu Modern Japanese
- 9 Starbucks

Shopping

- 1 Brooks Brothers
- 2 Saks Fifth Avenue
- 3 Apple Store
- 4 Nike NYC

Hotels

- 1 W New York
- 2 InterContinental New York
- 3 The Westin New York
- 4 Waldorf Astoria Hotel
- 5 The Roosevelt Hotel
- 6 Millennium ONE UN New York

Organizations

- 1 Japan Society
- 2 Turkish Center
- 3 U.S. Foreign Missions
- 4 Germany House
- 5 U.S. Post Office
- 6 Ford Foundation

Landmarks

- 1 Dag Hammarskjold Plaza
- 2 The Trump World Tower
- 3 The Chrysler Building

M MTA Subway Station