

450 WEST 31ST STREET

between Tenth and Dyer Avenues, New York, NY

HUDSON YARDS OFFICE COOPERATIVE FOR SALE





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Premises:

Entire 12th Floor:	9,360 RSF
Penthouse:	2,390 RSF
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Total:	11,750 RSF

* plus a 4,750 SF terrace

Price: \$9,900,000 (\$843/RSF)

Annual Maintenance (inclusive of real estate taxes): \$82,838 (\$7.05/RSF)

Highlights:

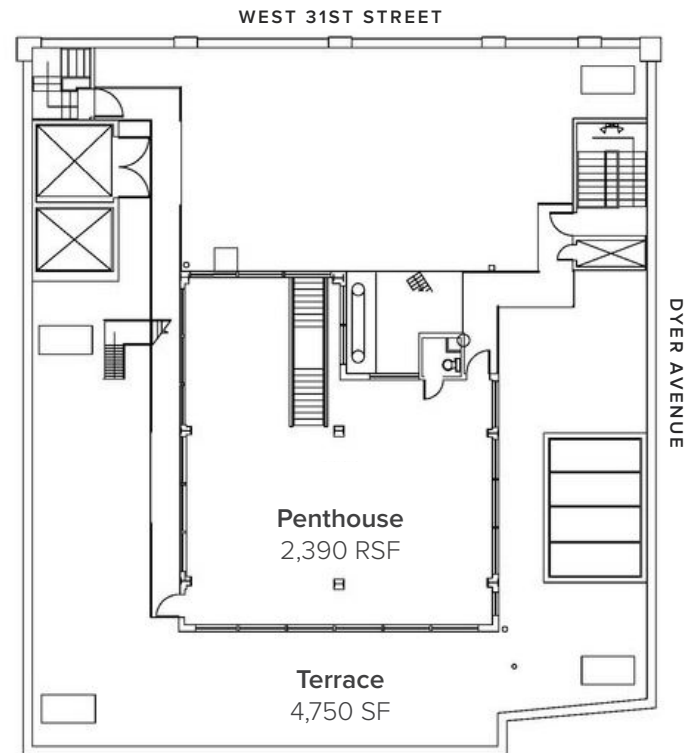
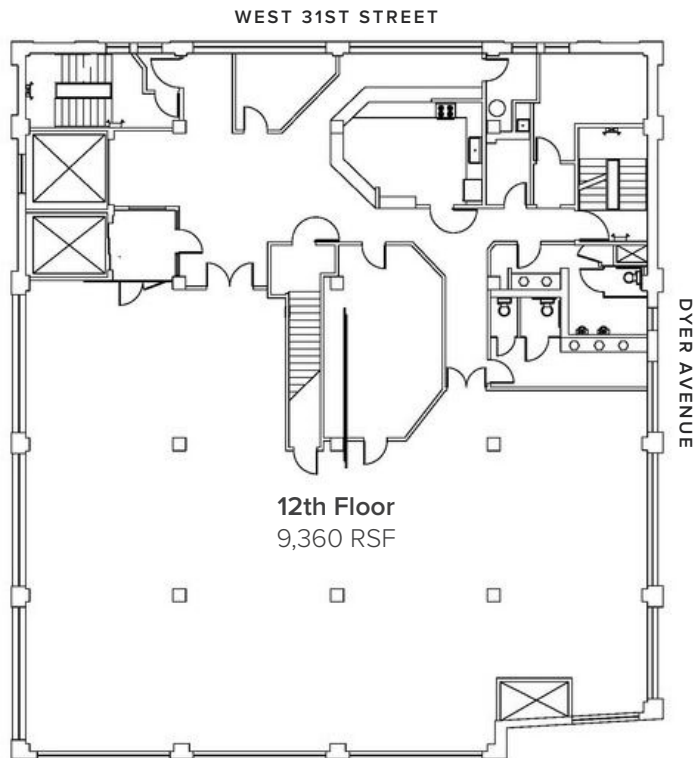
- Breathtaking wraparound terrace with tremendous views of the Hudson Yards
- High ceilings and large windows that flood the space with natural light
- Located in the heart of the Hudson Yards; a 28.6 million square foot office development
- Close to the new 7 subway line extension, Penn Station, Port Authority and the A, C, E, 1, 2, 3 subway lines
- Steps from the Highline entrance
- The neighborhood features new cultural institutions, residential development, open green space and retail
- The building has recently undergone a fully-funded capital improvement program, including new elevators
- Large dedicated basement storage area



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FLOOR PLAN



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Michael Rudder
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Carri Lyon
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NOTABLE NEIGHBORS

HUDSON YARDS

COACH | kate spade | STUART WEITZMAN



VAYNERMEDIA



TimeWarner



BLACKROCK®

Cooley

Milbank



Neiman Marcus

Omomofuku

THOMAS KELLER

M
MICHAEL LOMONACO

rhubarb



MANHATTAN WEST

Skadden



amazon.com



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HUDSON YARDS

MANHATTAN WEST



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NEW YORK CHINA

61st Street

30 ST
AVENUE
SOUTH



UNLESS
SPEED
LIMIT
25
UNLESS
OTHERWISE
POSTED

WBC
NEW YORK
CHINA
CBPRE

Dyer A

W.B. MASON
MASONRY SUPPLY



graffiti on fence

graffiti on fence

PURGE
LIFE

STOP HERE ON RED

DO NOT ENTER

W 30 ST

ONE WAY

NYC.COM

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

DO NOT ENTER

EUGENE

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WWW.RUDDERPG.COM/450W31ST

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. Any square footage dimensions set forth are estimates based on approximate rentable measurements.



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