

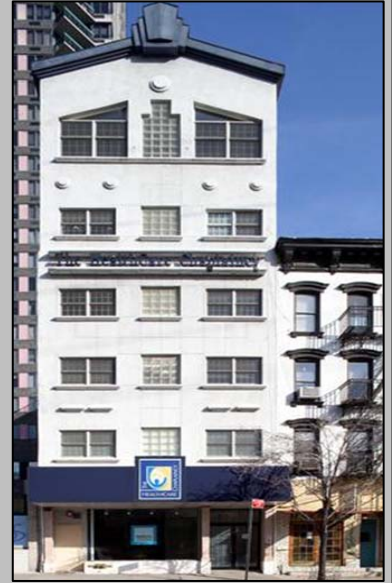
307 East 60th Street

Turnkey Midtown Office Building For Sale Prime Headquarters and Signage Opportunity



Property Information

Location:	Located on the north side of East 60 th Street, between First and Second Avenue.	
Block/Lot:	1435/6	
Lot Dimensions:	25' x 100'5"	
Lot Area:	2,511'	
Building Dimensions:	25' x 100' (1) , 85' (2-6)	(Approx.)
Stories:	6	
Square Footage:	13,125'	(Estimated)
Zoning:	C8-4	
FAR:	5.0 Commercial or 6.5 for Community Facility	
Gross Buildable SF:	12,553'	(Approx.)
Air Rights:	3,197 (Approx.) For Community Facility	



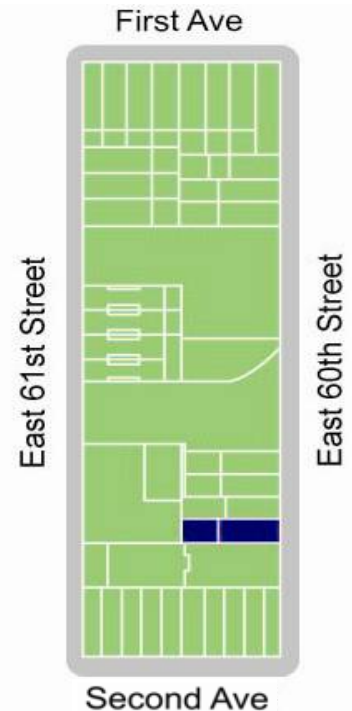
Tax Information

Assessment	\$759,060	(12/13)
R.E. Taxes:	\$77,060	(12/13)

307 East 60th Street, located between First and Second Avenue, is a fully renovated, six story, elevator office building. The Healthcare Chaplaincy utilized the building as office and meeting space after fully renovating the property from 2008-2009. The property can be sold with all furniture and fixtures in place and will be delivered vacant.

The property features a double height, marble floored, lobby with a rear meeting room featuring an oversized skylight. The second floor mezzanine is configured with a conference center with audio and visual capacity and is connected to a chef's kitchen with Viking appliances. The third floor contains a wood paneled library. The fourth and fifth floors have well-apportioned offices, which benefit from light and air on three sides. The top floor has another conference room with light and air on all four sides, and includes a hidden kitchen with Viking appliances. The lower level is fully excavated with state-of-the-art mechanicals and storage. In all, the building has offices for up to 55 people and 11 bathrooms.

Given its proximity to the FDR, as well as the Queensboro (Ed Koch) Bridge ramp, this presents an excellent signage opportunity for a business to establish its headquarters. It is also conveniently located near the 59th Street subway terminal, serviced by the Lexington Avenue subway line. This is an ideal turn-key scenario for a smaller business, government, or NPO to establish itself in a high profile Mid-Manhattan neighborhood.



For More Information, Please Contact Exclusive Sales Agents:

Clint B. Olsen colsen@masseyknakal.com 212.696.2500 x7747	Daniel Doherty ddoherty@masseyknakal.com 212.696.2500 x7769	James Nelson jnelson@masseyknakal.com 212.696.2500 x7710	Matt Nickerson mnickerson@masseyknakal.com 212.696.2500 x7742
--	--	---	--

ASKING PRICE: \$8,500,000