JSN PROPERTIES

12 EAST 13TH STREET

BETWEEN FIFTH AVENUE AND UNIVERSITY PLACE | GREENWICH VILLAGE

AS EXCLUSIVE AGENTS WE ARE PLEASED TO OFFER THE FOLLOWING OFFICE CONDOMINIUMS FOR SALE:

- **APPROXIMATE SIZE**
  3,556 Rentable SF

- **ASKING PRICE**
  $5,700,000 ($1,603 PSF)

- **COMMON CHARGES**
  $2,070 per month ($6.98 PSF)

- **RE TAXES**
  $3,900 per month ($13.16 PSF)

- **NEIGHBORS**
  NYU, Parsons School of Design, Whole Foods, DSW, CVS, Forever 21, Burlington Coat Factory

- **COMMENTS:**
  - ±3,556 square feet – All on grade
  - Located at the base of a recently converted and expanded 12-story luxury residential condominium building between Fifth Avenue and University Place
  - Delivered vacant – Ideal for an investor or user
  - Tax Class 2C – Real estate tax increases are limited to 8% per year or 30% over five years
  - ±14 foot ceiling height
  - Educational Hub: Across the street from The New School's recently constructed 16-story University Center building and close proximity to Parsons School of Design, New York University (NYU) and Cardozo School of Law (Yeshiva University)

- **TRANSPORTATION:** 4 5 6 N Q R W L

JEFF NISSANI
Broker/Owner
212.929.8390
jnissani@jsnproperties.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

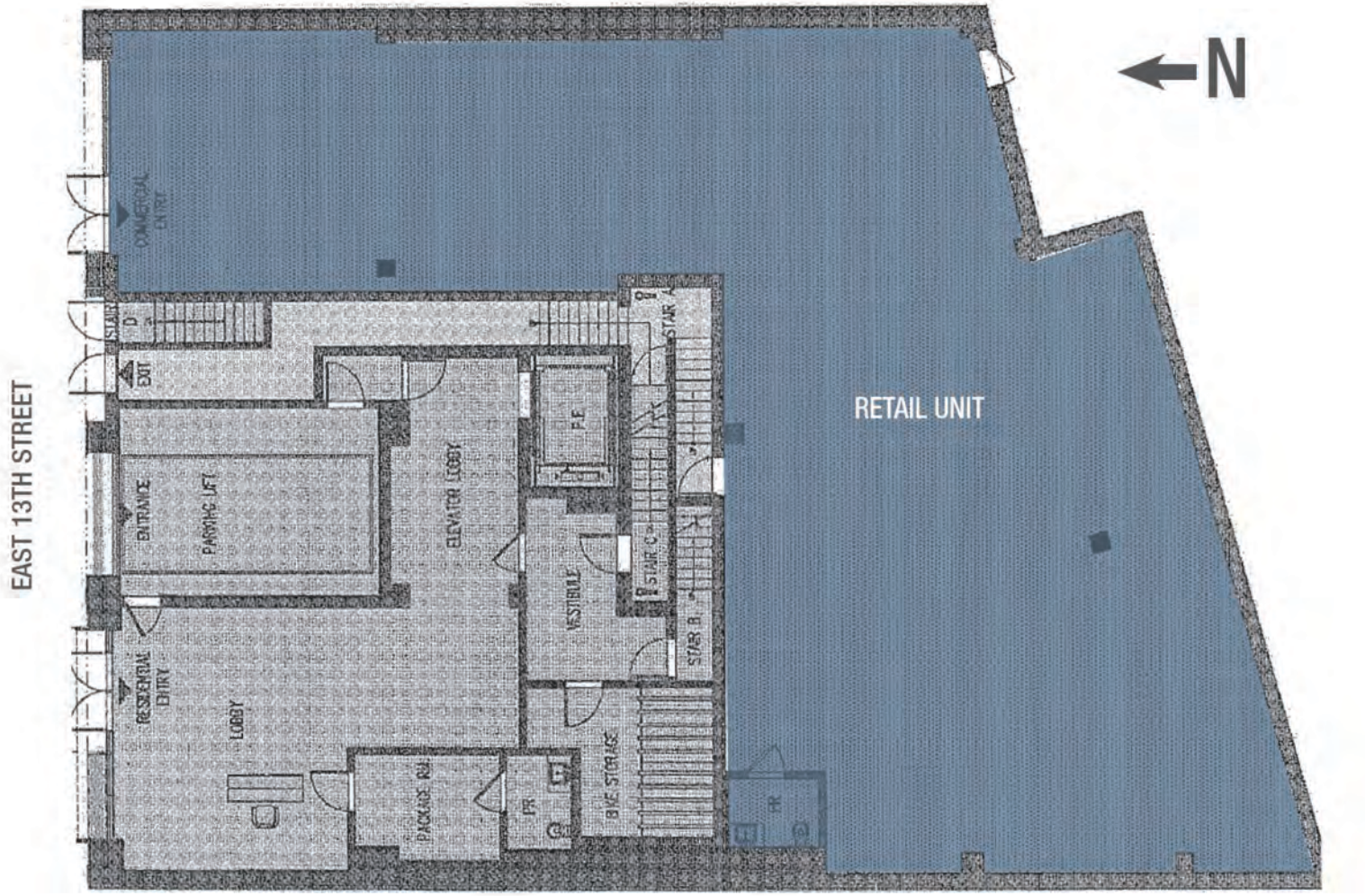
12 EAST 13TH STREET

BETWEEN FIFTH AVENUE AND UNIVERSITY PLACE | GREENWICH VILLAGE

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12 EAST 13TH STREET

BETWEEN FIFTH AVENUE AND UNIVERSITY PLACE | GREENWICH VILLAGE



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12 EAST 13TH STREET

BETWEEN FIFTH AVENUE AND UNIVERSITY PLACE | GREENWICH VILLAGE

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.