



# 147 48<sup>TH</sup> STREET

New York, NY 10017

 CUSHMAN & WAKEFIELD



ASKING PRICE  
**\$5,150,000**



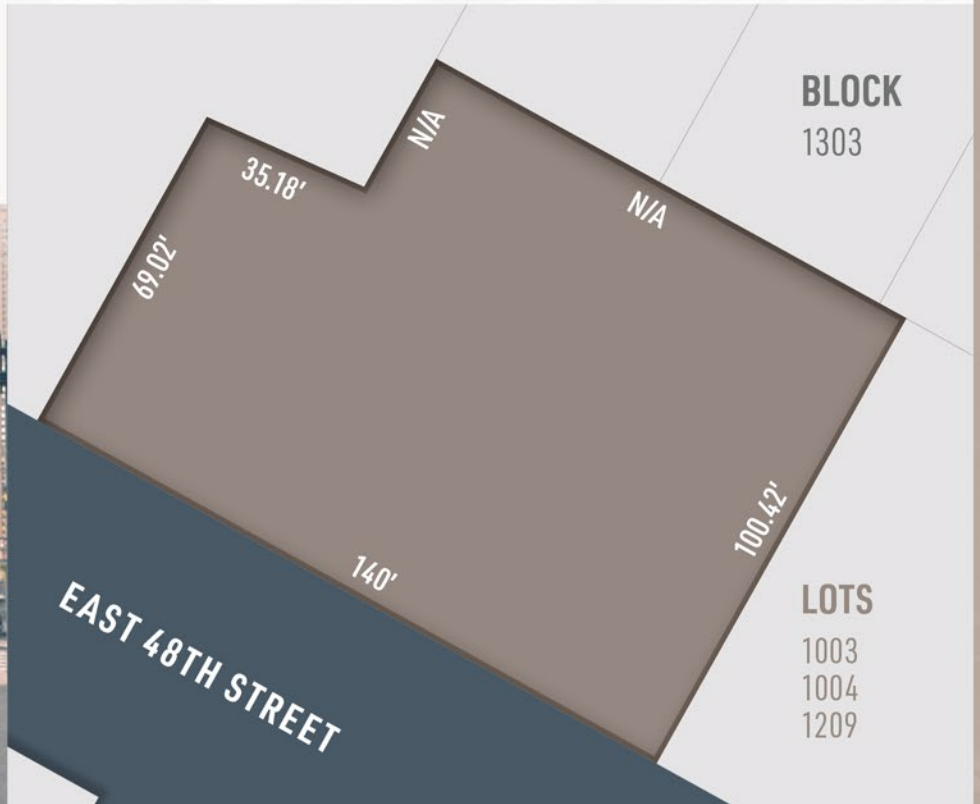
Address	147 East 48th Street, Offices A & B
Zip Code	10017
Neighborhood	Midtown East
Block	1303
Lot	1003, 1004, 1209

**BUILDING INFORMATION**

Year Built	1985
Lot Dimensions	100.42' x 140'
Lot SF	13,012
Building Dimensions	85' x 100'
Building SF	165,538
Zoning	C6-4.5, C6-6, MiD

**UNIT INFORMATION**

	Office A	Office B	Office C	Combined
Gross SF	4,501	5,196		9,697
Rentable SF (27% Gross Up)	5,241	6,050		11,291
Billable Assessed Value (2022/23)	\$477,007	\$450,962	\$124,573	\$927,969
Tax Class	4	4	4	4
Tax Rate	10.6940%	10.6940%	10.6460%	10.6940%
Real Estate Taxes (2022/23)	\$50,782	\$48,009	\$13,262	\$112,054





**SECOND FLOOR**





THIRD FLOOR





48<sup>TH</sup> STREET



48<sup>TH</sup> STREET

# LIRR EAST SIDE ACCESS GRAND CENTRAL MADISON



**11 BILLION**  
Investment

**NEW**

JP Morgan's  
headquarters  
tower

**LIRR**

will now service  
more than **300,000**  
passengers



# CENTRAL PARK ATTRACTIONS

**HOTELS  
CLUBS**

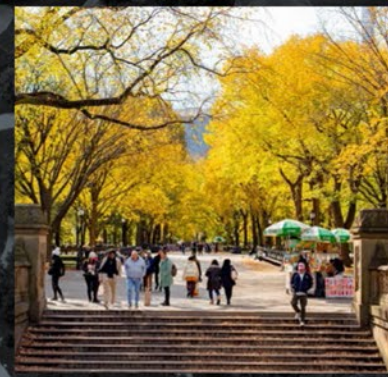
Numerous hotels  
and prestigious clubs  
that line Central Park,  
such as **The Plaza**,  
**The Pierre**, and  
**The Metropolitan Club**

**CENTRAL  
PARK**

is an outstanding  
**wellness amenity**  
available to nearby  
tenants and residents

**42 Million**

Average of **42 Million**  
visitors per year



**TAX  
BILLS**

**CERTIFICATE  
OF OCCUPANCY**

Account Overview		Amount
Total amount due by April 3, 2023		\$26,013.66
Billing Summary		Amount
Outstanding charges including interest and payments		\$26,013.66
<b>Total amount due</b>		<b>\$26,013.66</b>
Annual Property Tax Detail		
Tax class 4 - Commercial Or Industrial		<b>Overall Tax Rate</b>
Current tax rate		10.6460%
<b>Estimated Market Value \$1,060,016</b>		
<b>Billable Assessed Value</b>		<b>\$477,007</b>
<b>Taxable Value</b>		\$477,007 x 10.6460%
<b>Tax Before Abatements and STAR</b>		<b>\$50,782.20</b>
<b>Annual property tax</b>		<b>\$50,782.20</b>

1303 | 1003

Annual Property Tax Detail		Overall Tax Rate
Tax class 4 - Commercial Or Industrial		10.6460%
Current tax rate		
<b>Estimated Market Value \$1,002,137</b>		
<b>Billable Assessed Value</b>		<b>\$450,962</b>
<b>Taxable Value</b>		\$450,962 x 10.6460%
<b>Tax Before Abatements and STAR</b>		<b>\$48,009.44</b>
<b>Annual property tax</b>		<b>\$48,009.44</b>

1303 | 1004

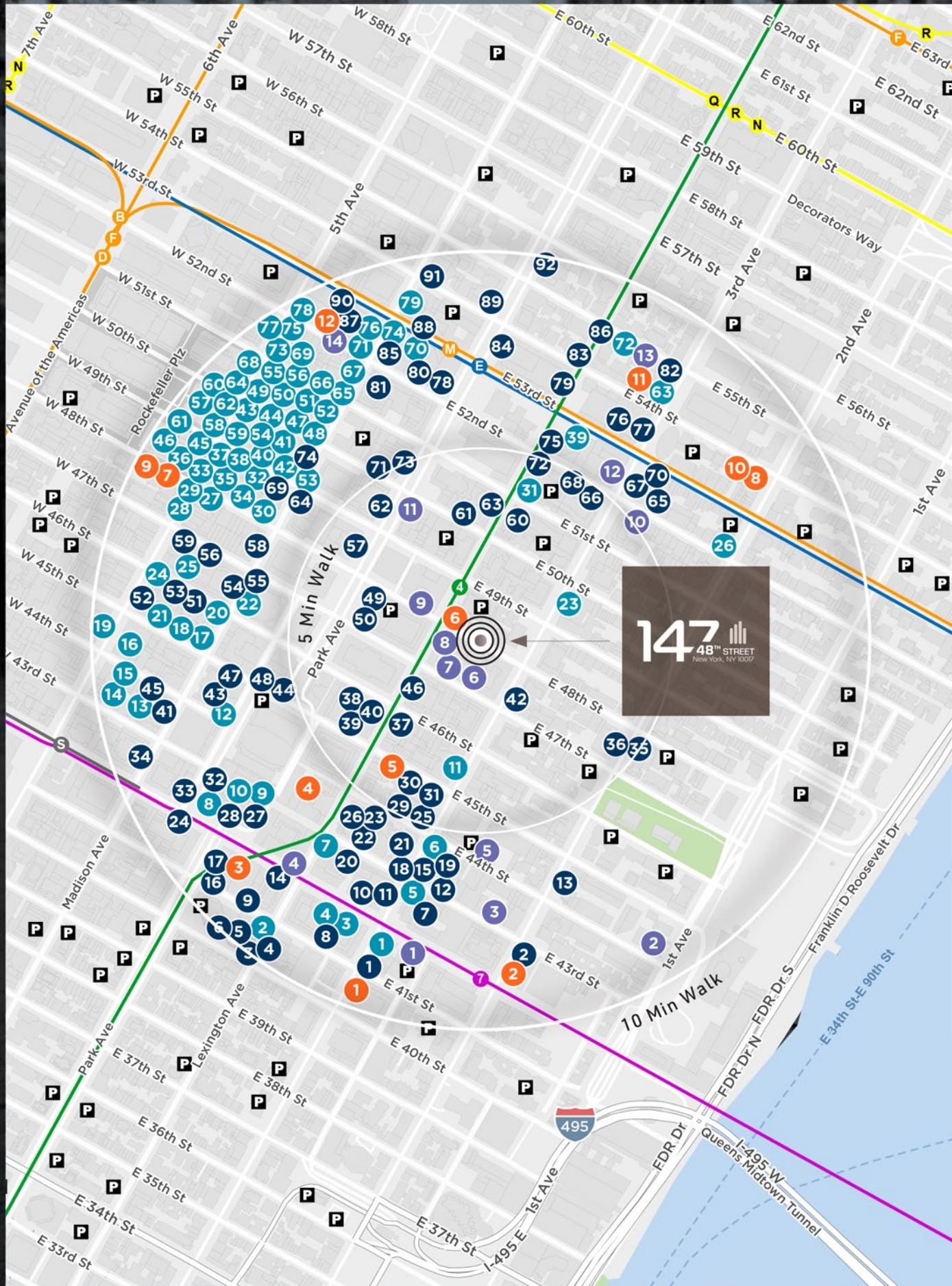


*Certificate of Occupancy*

Page 2 of 3

CO Number: 102515253F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	F-4		6	KITCHEN ACC TO E&D EST
CEL		OG	B-2 D-2		2	TENANT PARKING FOR 9 CARS, TELEPHONE ROOM, ELECTRICAL ROOM, HVAC VACUUM PUMP ROOM, STEAM ROOM, GAS METER ROOM, WATER METER ROOM, ELECTRIC MACHINE ROOM, OFFICES, COMPACTOR ROOM, TENANT LAUNDRY ROOM, GARAGE'S OFFICE.
SUB		OG	B-2 D-2		2	TENANT ACCESSORY PARK (37 CARS), STAFF LOCKER ROOMS, TENANT ACC. STORAGE, FIRE PUMP ROOM, MAINTENANCE SHOP, CISTERN
001	194	100	F-4		6	EATING AND DRINKING ESTABLISHMENT
001	45	100	C J-2		6, 2	RETAIL STORES, COMMERCIAL LOBBY, RESIDENTIAL LOBBY, MAIL ROOM, PACKAGE ROOM
002	50	50	E D-2		6	OFFICE, MECHANICAL ROOM
002	25	100	F-3		2	TENANT REC. SPACE.
003	48	50	E D-2		6	OFFICES, ELECTRICAL ROOMS
004	014	40	J-2	8	2	EIGHT (8) CLASS 'A' APARTMENTS PER FLOOR
015	023	40	J-2	7	2	SEVEN (7) CLASS 'A' APARTMENTS PER FLOOR
024	029	40	J-2	6	2	SIX (6) CLASS 'A' APARTMENTS PER FLOOR



SHOPPING	
1	Gap
2	Maison Kayser
3	Foot Locker
4	LOFT
5	Staples
6	Maison Kayser
7	Amazon Go
8	Banana Republic
9	Swatch
10	Apple Retail Store
11	Tommy John
12	Barbour
13	The Tie Bar
14	Urban Outfitters
15	Samsonite
16	Best Buy
17	Tommy John
18	The Men's Wearhouse
19	Five Below
20	Jos. A. Bank Clothiers
21	Tommy Bahama
22	Charles Tyrwhitt
23	Super Runners
24	Barnes and Noble
25	Adidas US
26	Petco
27	H&M (Hennes & Mauritz)
28	Breitling
29	lululemon athletica
30	Dior
31	Maison Kayser
32	Breitling
33	Club Monaco
34	ALDO
35	PUMA
36	Aritzia
37	Vince.
38	Giorgio Armani
39	Amazon Go
40	HUGO BOSS
41	Saks Fifth Avenue
42	Chloé
43	Montblanc
44	Marc Jacobs
45	kate spade
46	Free People
47	Bulgari
48	SAINT LAURENT PARIS
49	Giorgio Armani
50	Helly Hansen
51	Moncler
52	Peserico
53	Piaget
54	Louis Vuitton International
55	Alexander McQueen
56	FENDI
57	CELINE
58	Balenciaga
59	Prada
60	Michael Kors
61	Maje Paris
62	Cole Haan
63	Alexander McQueen
64	Banana Republic

65	Indochino
66	Bonobos
67	UNTUCKit
68	LEGO
69	Armani Exchange (A/X)
70	Johnston & Murphy
71	Tag Heuer
72	Moncler
73	Versace
74	Breitling
75	Cartier
76	Tourneau
77	Nike
78	Ferragamo
79	EILEEN FISHER

RESTAURANTS	
1	Pret A Manger (USA)
2	Dunkin'
3	Starbucks US
4	Hale and Hearty
5	Le Pain Quotidien
6	Dunkin'
7	Pret A Manger (USA)
8	Starbucks US
9	Pokéworks
10	The Capital Grille
11	Chopt Creative Salad
12	Luke's Lobster
13	SUBWAY
14	Gregorys Coffee
15	Starbucks US
16	The Little Beet
17	sweetgreen
18	Five Guys
19	Le Pain Quotidien
20	sweetgreen
21	Gong Cha
22	Chipotle Mexican Grill
23	Potbelly Sandwich Works
24	Blue Bottle Coffee
25	sweetgreen
26	Pret A Manger (USA)
27	Shake Shack
28	Luke's Lobster
29	Wendy's
30	Dunkin'
31	SUBWAY
32	Starbucks US
33	sweetgreen
34	Bluestone Lane
35	Dunkin'
36	sweetgreen
37	Dunkin'
38	Hale and Hearty
39	Sticky's Finger Joint
40	Bandit Coffee
41	Starbucks US
42	Pret A Manger (USA)
43	SUBWAY
44	Starbucks US
45	Le Pain Quotidien
46	Gregorys Coffee
47	Dunkin'
48	Playa Bowls
49	Starbucks US
50	sweetgreen
51	Gregorys Coffee
52	Morton's The Steakhouse
53	Dunkin'

54	sweetgreen
55	Starbucks US
56	McDonald's
57	sweetgreen
58	Bluestone Lane
59	Starbucks US
60	fresh&co
61	Starbucks US
62	sweetgreen
63	Playa Bowls
64	Pret A Manger (USA)
65	SUBWAY
66	Potbelly Sandwich Works
67	Dunkin'
68	Chipotle Mexican Grill
69	sweetgreen
70	Starbucks US
71	Chipotle Mexican Grill
72	Paris Baguette USA
73	The Little Beet
74	Starbucks US
75	sweetgreen
76	Gregorys Coffee
77	Pret A Manger (USA)
78	Starbucks US
79	Shake Shack
80	sweetgreen
81	Gregorys Coffee
82	Chipotle Mexican Grill
83	Dunkin'
84	sweetgreen
85	Neuhaus
86	Starbucks US
87	sweetgreen
88	Starbucks US
89	Pret A Manger (USA)
90	Blue Bottle Coffee
91	sweetgreen
92	fresh&co

HOTELS	
1	Westin Hotels & Resorts
2	Hilton Hotels & Resorts
3	Hampton
4	Hyatt Hotels & Resorts
5	EVEN Hotels
6	Tapestry Collection by Hilton
7	Residence Inn by Marriott
8	Autograph Collection Hotels
9	InterContinental Hotels Group
10	Hilton Garden Inn
11	Waldorf Astoria Hotels & Resorts
12	Courtyard by Marriott
13	Ascend Hotel Collection
14	Omni Hotels & Resorts

GYMS	
1	My Sports Clubs
2	[solidcore]
3	Blink Fitness
4	Equinox Fitness Clubs
5	My Sports Clubs
6	Crunch
7	Mirror
8	Equinox Fitness Clubs
9	CorePower Yoga
10	Blink Fitness
11	F45 Training
12	Equinox Fitness Clubs



# 147

48<sup>TH</sup> STREET  
New York, NY 10017



## CONTACTS

**Will Conrad**

212.660.7740

[William.Conrad@cushwake.com](mailto:William.Conrad@cushwake.com)

**Sanjana Reddy**

212.698.5659

[Sanjana.Reddy@cushwake.com](mailto:Sanjana.Reddy@cushwake.com)



© 2023 Cushman & Wakefield. 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.