



EAST 15055th STREET

NEW YORK, NY 10022

FULL FLOOR OFFICE CONDOS FOR SALE

6TH AND 7TH FLOORS
AVAILABLE

INDIVIDUAL OR COMBINED



PRICE
REDUCTION!



ASSET OVERVIEW

PROPERTY INFORMATION

Address	150 East 55th Street, New York, New York 10022
Location	South Side of 55th Street between Lexington Avenue and Third Avenue
Block	1309
Lot	1006, 1007
Lot Dimensions (SF)	37.5' x 100.42'
Lot Size (SF)	3,766

BUILDING INFORMATION

Square Footage	Gross SF	Rentable SF*	Approx. Monthly Common Charges
Unit 6	2,468	3,381	\$1,900
Unit 7	2,388	3,271	\$1,900
Total	4,856	6,652	\$3,800

*Assuming 27% loss factor for office space

Office Rentable SF	6,652
Stories	7
Zoning	C5-2
Max FAR:	10.00
Lot Size SF:	3,766

Total Buildable SF	37,658
Minus Existing Structure SF	21,880
Available Air Rights	15,778

Tax Information (2022/23)	Billable Assessed Value	Taxes
Unit 6	\$449,755	\$43,199
Unit 7	\$435,301	\$41,811
Total	\$885,056	\$85,010 (before exemptions & abatements)

6TH FLOOR PRICE
2,300,000

7TH FLOOR PRICE
\$2,225,000

TOTAL PRICE
\$4,525,000

ASSET HIGHLIGHTS



Located near Grand Central and United Nations



Approximately 7,000 RSF for 2 floors



Both floors delivered vacant

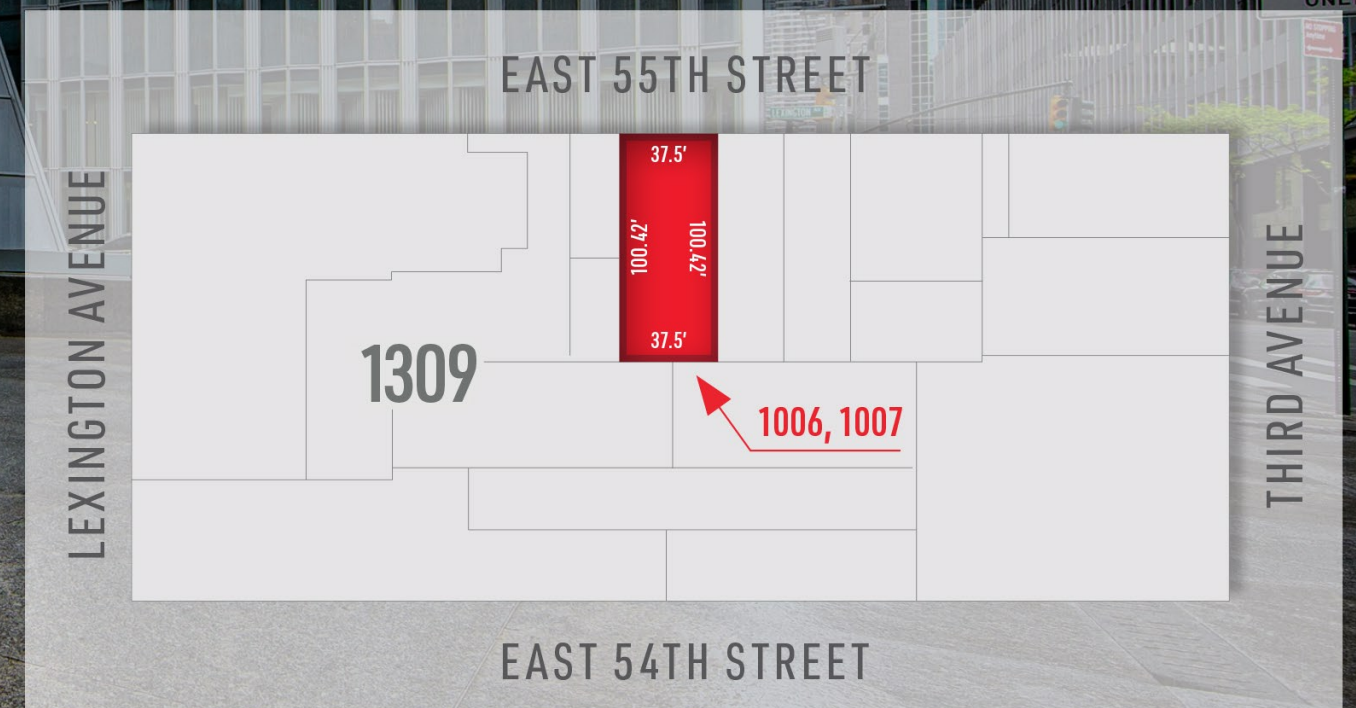


7 Story commercial building



7th floor delivered in white box condition

TAX MAP



EAST
15055th
NEW YORK, NY 10022

INTERIOR VIEW

55TH STREET SIDE

EAST
15055th
STREET
NEW YORK, NY 10022

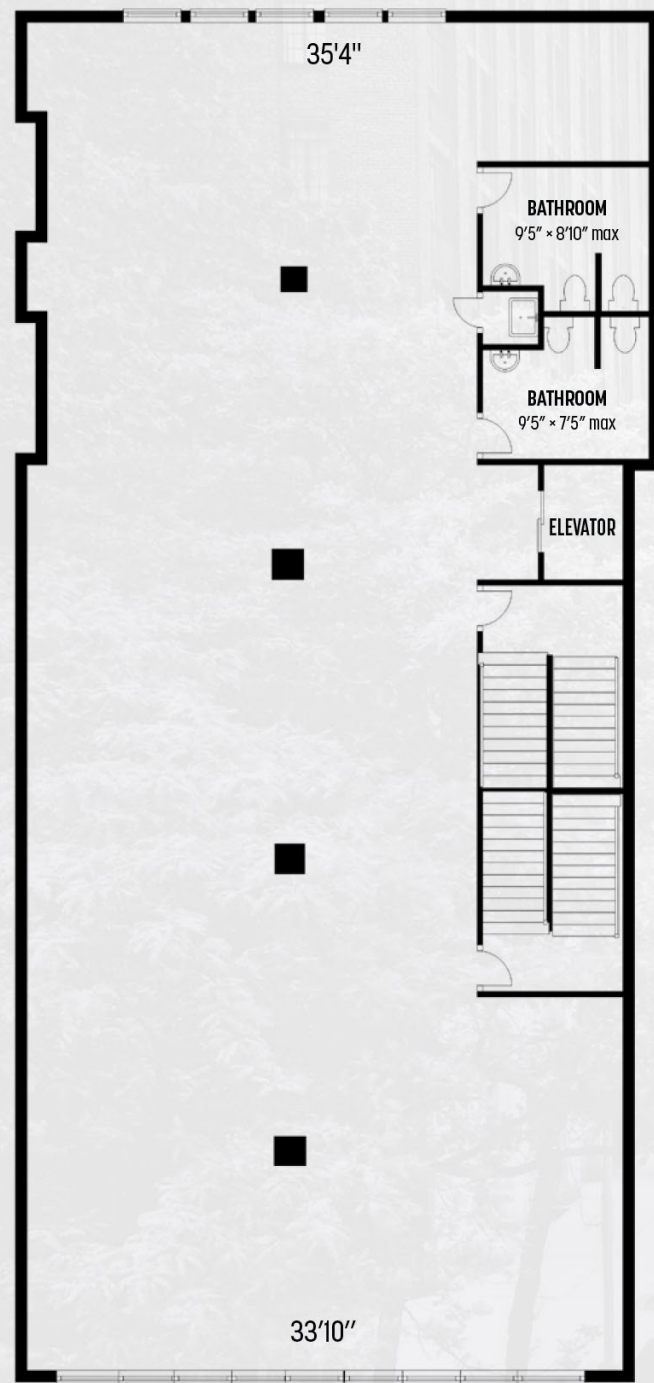


54TH STREET SIDE



7TH FLOOR PLAN

APPROXIMATELY 2606.3 SF



EAST 55TH STREET



EXTERIOR VIEW

EAST
15055th
STREET
NEW YORK, NY 10022



TAX BILL – 6TH FLOOR



Statement Details

November 19, 2022
Kesy LLC
148 East 55 Street Apt. 6
1-01309-1006
Page 2

Previous Charges		Amount	
Total previous charges including interest and payments		\$0.00	
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$21,599.38
Credit Adjustment	01/01/2023		\$-437.80
East Mid-Manhat BID- Chg		01/01/2023	\$167.32
Total current charges		\$21,328.90	

How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.7550%	
Original tax rate billed	10.6460%	
New Tax rate		
Estimated Market Value \$892,583		
Billable Assessed Value	\$401,662	
Taxable Value	\$401,662 x 10.6460%	
Tax Before Abatements and STAR	\$42,760.96	\$42,760.96
Annual property tax		\$42,760.96
Original property tax billed in June 2022		\$43,198.76
Change In Property Tax Bill Based On New Tax Rate		\$-437.80

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

TAX BILL – 7TH FLOOR



Statement Details

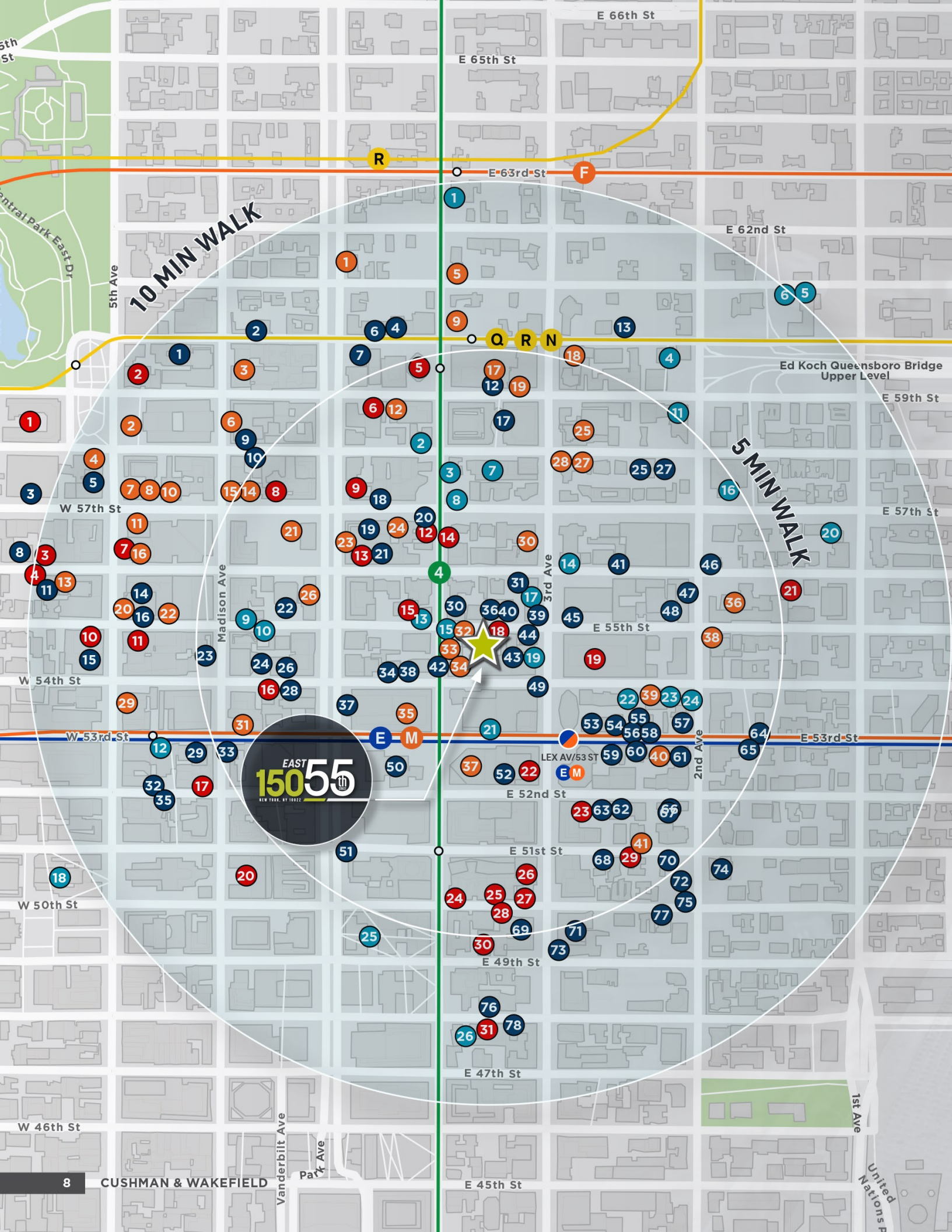
November 19, 2022
Kesy LLC
148 East 55 Street Apt. 7
1-01309-1007
Page 2

Previous Charges		Amount	
Total previous charges including interest and payments		\$0.00	
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$20,905.30
Credit Adjustment	01/01/2023		\$-423.72
East Mid-Manhat BID- Chg		01/01/2023	\$161.90
Total current charges		\$20,643.48	

How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.7550%	
Original tax rate billed	10.6460%	
New Tax rate		
Estimated Market Value \$863,900		
Billable Assessed Value	\$388,755	
Taxable Value	\$388,755 x 10.6460%	
Tax Before Abatements and STAR	\$41,386.88	\$41,386.88
Annual property tax		\$41,386.88
Original property tax billed in June 2022		\$41,810.60
Change In Property Tax Bill Based On New Tax Rate		\$-423.72

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.



AMENITIES MAP

EAST
15055th
NEW YORK, NY 10022

HOTELS

- 1 The Plaza
- 2 The Sherry - Netherland
- 3 Chambers Hotel
- 4 The Whitby Hotel
- 5 Villatell
- 6 Four Seasons Hotels Limited
- 7 Trump Hotels
- 8 Four Seasons Hotel
- 9 Ritz Tower
- 10 The Peninsula New York
- 11 The St. Regis New York
- 12 Hotel 57
- 13 The Lombardy
- 14 Fitzpatrick Manhattan Hotel
- 15 Concorde Hotel New York
- 16 Hotel Elysee
- 17 Omni Berkshire Hotel
- 18 Carvi Hotel New York
- 19 Hotel Walhy
- 20 Lotte New York Palace
- 21 AKA Sutton Place
- 22 Courtyard by Marriott
- 23 Hilton Garden Inn
- 24 The Benjamin
- 25 Kimberly Hotel
- 26 Affinia
- 27 The Fifty Sonesta Select
- 28 San Carlos Hotel
- 29 Pod 51
- 30 Best Western Plus
- 31 Residence Inn by Marriott

Health Clubs/Gyms

- 1 Equinox East 63rd Street
- 2 Transform Fitness
- 3 Orangetheory Fitness
- 4 My Gym - Upper East 60th
- 5 Equinox East 61st Street
- 6 TS Fitness
- 7 Sitaras Fitness
- 8 Phyt NYC
- 9 Bally Total Fitness
- 10 The Core Club
- 11 Crunch Fitness - 59th Street
- 12 Equinox East 53rd Street
- 13 Reform Athletics
- 14 Inform Fitness

- 15 US Athletic Training Center
- 16 CompleteBody Midtown East
- 17 Power Pilates
- 18 Equinox Rockefeller Center
- 19 TITLE Boxing Club
- 20 True Pilates East
- 21 TMPL - Lexington
- 22 Epic Hybrid Training
- 23 Blink Fitness - 54th St
- 24 Equinox East 54th Street
- 25 Plus One Fitness Clinic
- 26 Crunch Fitness - Midtown East

RESTAURANTS

- 1 Avra Madison
- 2 Philippe By Philippe Chow
- 3 Cucina 8 1/2
- 4 The Bar Room
- 5 BG Restaurant
- 6 Amali
- 7 Piccola Cucina Uptown
- 8 Tina's Cuban Cuisine
- 9 LAVO
- 10 TAO Uptown
- 11 Il Tinello Ristorante Italiano
- 12 Forty Carrots
- 13 Serendipity 3
- 14 Armani Ristorante
- 15 Clement
- 16 The Polo Bar
- 17 Hutong
- 18 Nare Sushi
- 19 BLT Steak
- 20 My Pie Pizzeria Romana
- 21 American Cut Steakhouse Midtown
- 22 Aquavit
- 23 Caviar Russe
- 24 Nerai
- 25 Chola
- 26 Cellini Restaurant
- 27 Club A Steakhouse
- 28 Monkey Bar
- 29 Empellon
- 30 Crab House
- 31 Izakaya Toribar
- 32 La Grenouille
- 33 K Minamoto
- 34 Mike's Bistro

- 35 Fig & Olive
- 36 Darbar Grill
- 37 Mysttik Masaala
- 38 Bobby Van's Steakhouse
- 39 KOBA Korean BBQ
- 40 Teppen Ramen
- 41 Lips - New York
- 42 Glaze Teriyaki
- 43 Omar's Mediterranean
- 44 Kati Shop
- 45 P.J. Clarke's
- 46 The Shadmoor
- 47 NAYA - Mezze & Grill
- 48 Draught 55
- 49 Hillstone Restaurant
- 50 The Grill
- 51 Uncle Gussy's
- 52 Ground Central
- 53 Little Thai Kitchen
- 54 Cafe Luce
- 55 Mama's Cupboard
- 56 Souvlaki GR
- 57 Tomi Jazz
- 58 Beard Papa's
- 59 OBAO
- 60 Lucky Cat
- 61 Tacovision
- 62 Raku It's Japanese
- 63 Fabio Cucina Italiana
- 64 Yara
- 65 212 Steakhouse
- 66 Totto Ramen
- 67 Hide- Chan Ramen
- 68 Sukhumvit 51
- 69 Spice Symphony
- 70 The Stag's Head
- 71 Gyu-Kaku Japanese BBQ
- 72 The Horny Ram
- 73 Smith & Wollensky
- 74 The Smith
- 75 Crave Fishbar
- 76 Avra 48th Street
- 77 Sofia Wine Bar
- 78 Sea Fire Grill

SHOPPING

- 1 Cooper Eye Care
- 2 Apple Fifth Avenue
- 3 Suitsupply - NY Madison Avenue
- 4 Bergdorf Goodman
- 5 Lush
- 6 Amsale
- 7 Louis Vuitton New York 5th Avenue
- 8 Saint Laurent
- 9 Cohen's Fashion Optical
- 10 Burberry
- 11 Tiffany & Co
- 12 Argosy Book Store
- 13 Ada Diamonds
- 14 Coach
- 15 Fendi - New York
- 16 Gucci New York Flagship
- 17 Bloomingdale's
- 18 madonna & co
- 19 The Home Depot
- 20 Omega
- 21 Turnbull & Asser
- 22 Crockett & Jones
- 23 Ethan Allen
- 24 Orogold Cosmetics
- 25 CB2
- 26 Cellini Jewelers
- 27 Resource Furniture
- 28 Mattress Firm
- 29 Proper Cloth
- 30 Modani Furniture
- 31 Davidoff of Geneva
- 32 Bumble & Bumble
- 33 Bianca Jewelers
- 34 Eyes On The World
- 35 CVS Pharmacy
- 36 Reverie
- 37 Optyx
- 39 LensCrafters Optique
- 39 Clean Market
- 40 Quest Bookshop
- 41 Jack's Place

EAST 15055th STREET

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