



# 609 Second Avenue

 For Sale: **Guidance Upon Request**

**Residential Building**

 **BKREA**



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**BKREA**



# 01 Property Description



BKREA has been retained on an exclusive basis to arrange for the sale of 609 Second Avenue ("The Property"). This newly constructed, strikingly designed building rises 18 stories and comprises 74,528 gross square feet, of which 52,507 is net square feet. Built to the highest standards with condominium-quality finishes, the property features 65 luxury residential units and 1 premium commercial unit. With its elegant facade and refined architectural detailing by ODA Architecture, 609 Second Avenue stands as a rare and exceptional offering in the heart of Manhattan. The property is currently vacant, and the condominium offering plan has not yet been declared effective. This presents purchasers with the opportunity to acquire a newly constructed, turnkey high-end residential building that offers a clean slate for future use.

Positioned at the crossroads of Murray Hill and Kips Bay, 609 Second Avenue is nestled in one of Midtown's most vibrant and evolving residential enclaves. The building offers immediate proximity to the 6 Train at 33rd Street, and Grand Central Terminal is just a short walk away, providing seamless access to Metro-North, the 4, 5, 6, and 7 subway lines, and the East Side Access to Long Island via the Long Island Rail Road. The location is enhanced by its close proximity to NYU Langone Health, the United Nations Headquarters, and the growing corridor of tech, medical, and diplomatic institutions.

609 Second Avenue represents an unparalleled opportunity to acquire a brand-new, full-building asset with significant long-term upside. The building's exceptional construction quality, boutique scale, and refined interior finishes set it apart. This offering presents a once-in-a-generation chance to own a newly built trophy asset in one of Manhattan's most resilient and upwardly trending neighborhoods.

## An Exclusive Opportunity in NYC

**74,528 SF**  
Total Size

**76.62'**  
Frontage

## Potential Uses



Healthcare Housing



Religious Organization Housing/Operations



School/University Housing



Investment

### Property Information

|                                 |                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------|
| <b>Address:</b>                 | 609 Second Avenue, New York, NY 10016                                                   |
| <b>Location:</b>                | Located on the west side of Second Avenue between East 33rd Street and East 34th Street |
| <b>Neighborhood:</b>            | At the nexus of Murray Hill and Kips Bay                                                |
| <b>Development Block / Lot:</b> | 914 / 29                                                                                |

### Building Information

| Address:                 | Type                              | Building Dimensions | Stories | GSF    | Resi Units | Commercial Units |
|--------------------------|-----------------------------------|---------------------|---------|--------|------------|------------------|
| <b>609 Second Avenue</b> | Condominium<br>Elevator Buildings | 76.62' x 75'        | 18      | 74,528 | 65         | 1                |

\* Estimates As per public record

|                  |        |
|------------------|--------|
| <b>Gross SF:</b> | 74,528 |
| <b>Net SF:</b>   | 52,507 |

### Zoning Information

| Address:                 | Lot Dimensions           | Lot Area | Zoning                      |
|--------------------------|--------------------------|----------|-----------------------------|
| <b>609 Second Avenue</b> | 76.62' x 54' (irregular) | 5,561    | C1-8A(R9A),C1-9A (R10A), TA |

| Address:                 | Assessment (24/25) | Property Taxes (24/25) | Tax Class |
|--------------------------|--------------------|------------------------|-----------|
| <b>609 Second Avenue</b> | \$10,095,300       | \$1,261,912            | 2         |

\*All measurements and square footage estimates are approximate





# Highlights & Tax Map



## User Potential

The Property offers exceptional user potential for institutions, consulates, medical organizations, or corporations seeking a move-in-ready and currently vacant asset. Its modern construction, premium finishes, and flexible layout make it ideally suited for long-term occupancy.



## Investment Potential

609 Second Avenue presents a rare investment opportunity with all 65 luxury residential units and one commercial space currently unsold. Investors can sell the units individually as condos or capitalize on strong rental demand in a prime Midtown location, offering multiple paths to value and long-term returns.



## Institutional Anchors Nearby

Located just minutes from NYU Langone Health and the United Nations Headquarters, 609 Second Avenue benefits from proximity to two of Midtown Manhattan's most influential institutional anchors. These globally recognized institutions drive consistent demand for housing and commercial space, reinforcing long-term neighborhood stability and sustained economic growth.



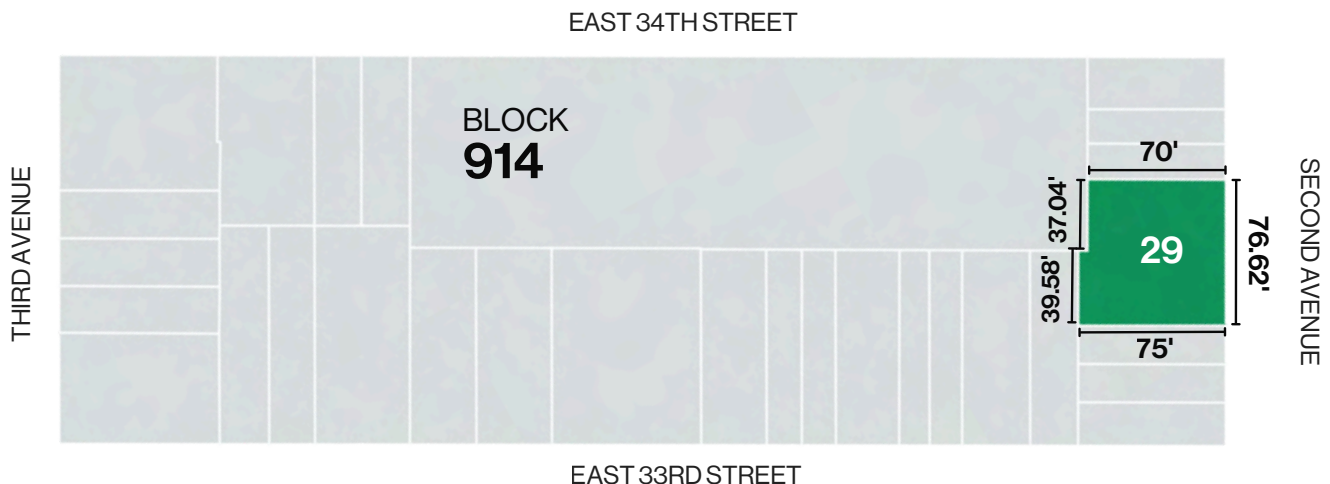
## Coveted Location

609 Second Avenue is ideally located at the intersection of Midtown East and Kips Bay, allowing investors to benefit from the neighborhood's strong institutional presence, growing residential appeal, and dynamic mix of commercial, diplomatic, and cultural activity.



## Advantageous Accessibility

The site is just two blocks from the 33rd Street station (6 line) and less than half a mile from Grand Central Terminal, providing express access to Midtown, Downtown, and beyond.





Exterior Rendering

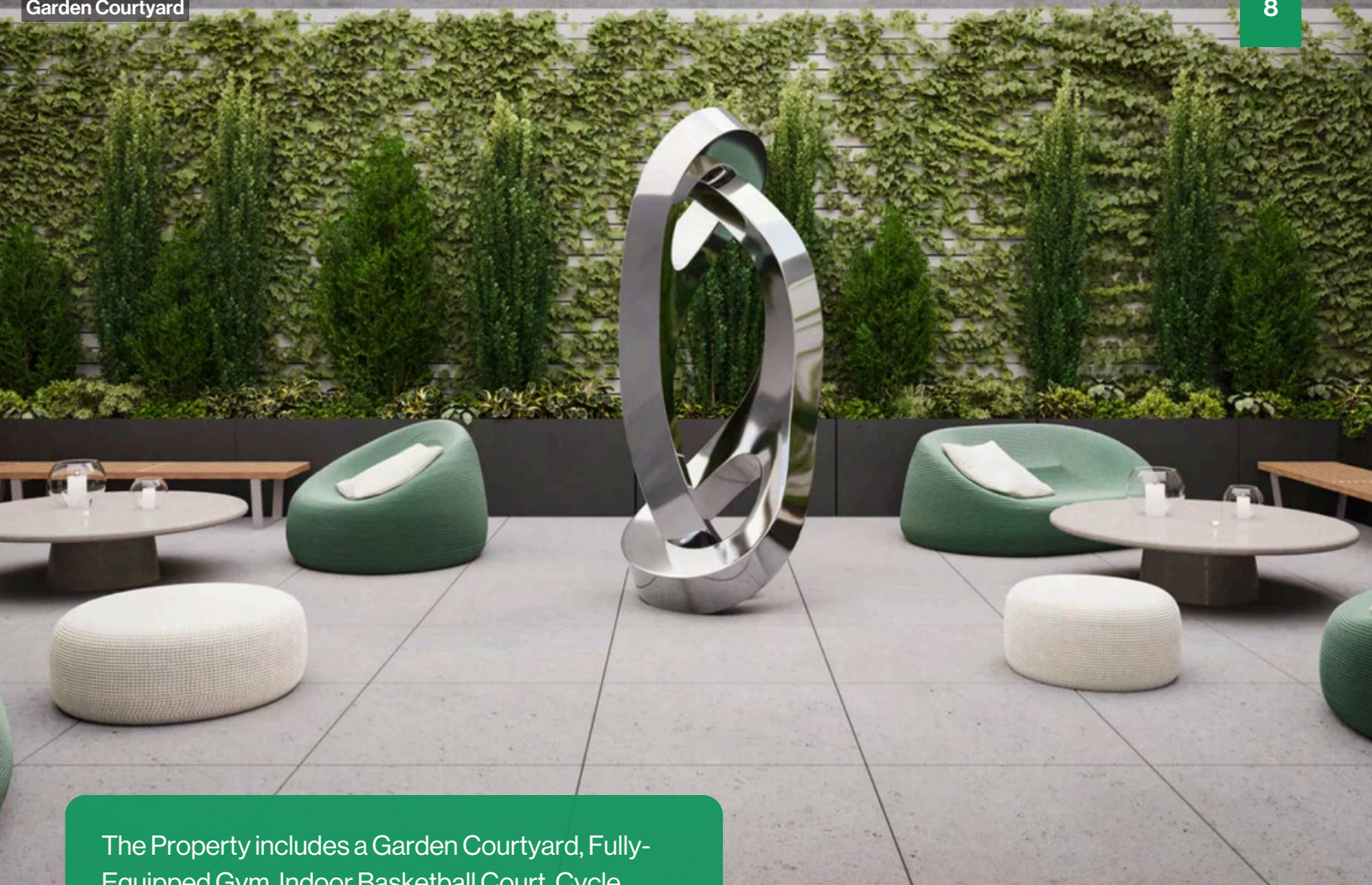




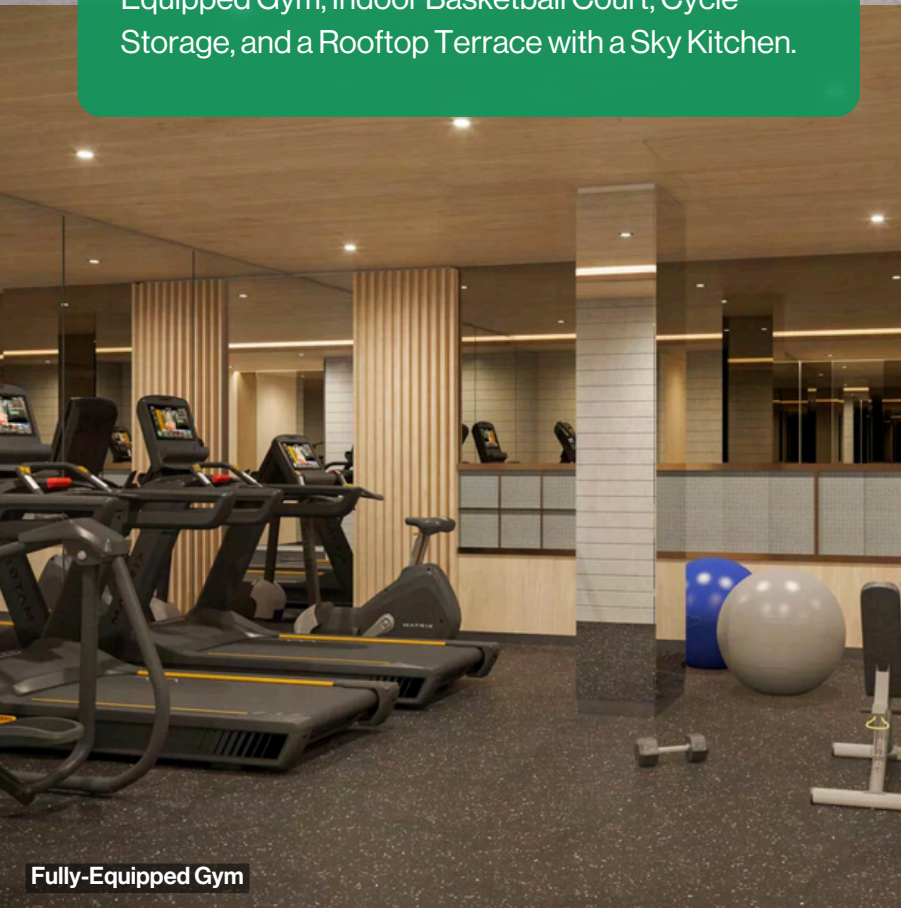
Lobby







The Property includes a Garden Courtyard, Fully-Equipped Gym, Indoor Basketball Court, Cycle Storage, and a Rooftop Terrace with a Sky Kitchen.

**Fully-Equipped Gym****Indoor Basketball Court**





Penthouse Terrace







Open Kitchen











Sky Kitchen





# User Potential



The property is currently vacant, and the condominium offering plan has not yet been declared effective. This presents purchasers with the opportunity to acquire a newly constructed, turnkey high-end residential building that offers a clean slate for future use.

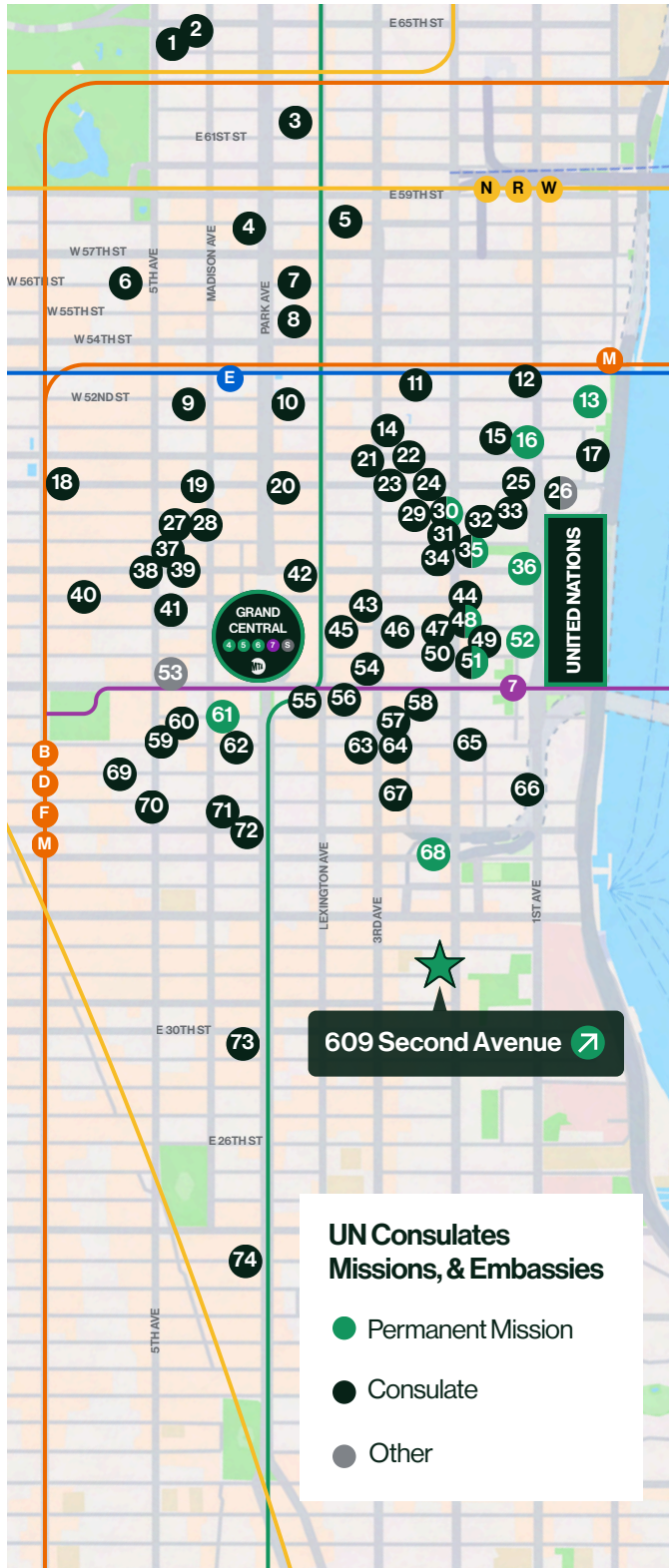
In the dynamic landscape of New York City real estate, user building sales represent a unique and often highly lucrative segment. Unlike in most U.S. cities, in Manhattan vacant properties often carry greater value and utility than occupied ones, particularly when under 100,000 square feet. This is largely driven by the scarcity of such assets available for purchase. Single ownership provides privacy, operational efficiency, and flexibility of use, making these properties especially desirable.

This property offers exceptional potential for institutions, consulates, medical organizations, or corporations seeking a move-in-ready and currently vacant asset. With modern construction, premium finishes, and a flexible layout, it is ideally suited for long-term occupancy. Its appeal is highlighted by NYU's acquisition of The Lanthian at 377 East 33rd Street, a similar example of a high-quality residential asset repositioned for institutional use.

Opportunities of this caliber are exceedingly rare in Manhattan. A newly constructed, premium residential building with condominium-level finishes, available for purchase as a single asset rather than as individual units, is virtually unprecedented. This represents a unique chance to secure a one-of-a-kind property that is unlikely to come to market again in the near future.



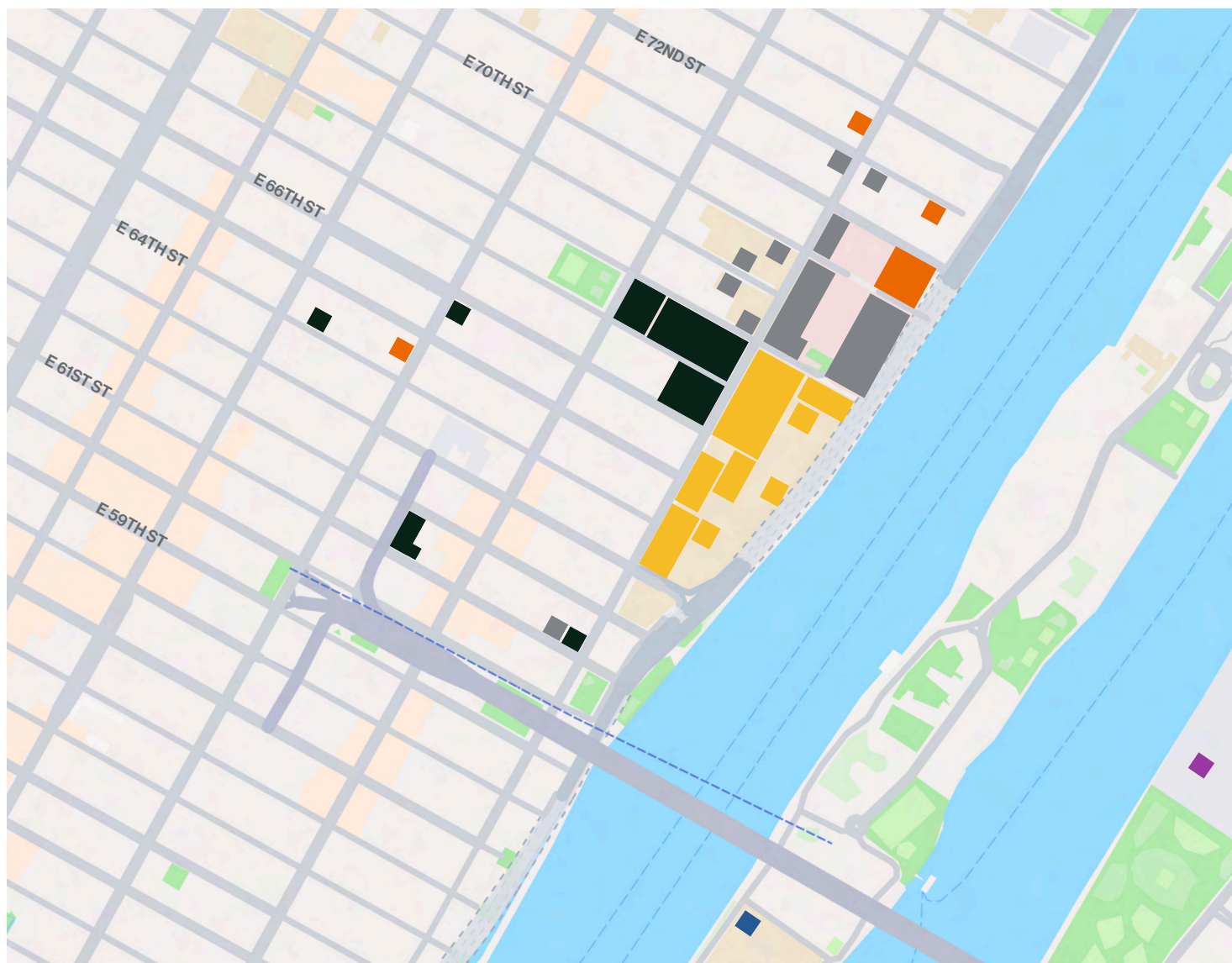
# UN Consulates Missions, and Embassies



- |                                                                                               |                                                                                              |                                                                                   |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 1 India                                                                                       | 27 Algeria                                                                                   | 51 Bolivia   Ivory Coast   Ecuador   Seychelles   Dominica   Israel   Saint Lucia |
| 2 Pakistan                                                                                    | 28 Ghana                                                                                     | 52 Bhutan                                                                         |
| 3 Bulgaria                                                                                    | 29 Liberia                                                                                   | 53 Taiwan                                                                         |
| 4 Korea                                                                                       | 30 Denmark   Belgium   United Kingdom                                                        | 54 Netherlands                                                                    |
| 5 Spain                                                                                       | 31 Sweden                                                                                    | 55 Gabon                                                                          |
| 6 Argentina                                                                                   | 32 Antigua and Barbuda   Estonia                                                             | 56 Australia                                                                      |
| 7 Slovenia                                                                                    | 33 Singapore                                                                                 | 57 Switzerland                                                                    |
| 8 Hong Kong                                                                                   | 34 Bahamas                                                                                   | 58 Brazil                                                                         |
| 9 Venezuela                                                                                   | 35 Ethiopia   Bahrain   Portugal   Saudi Arabia                                              | 59 Morocco                                                                        |
| 10 Ireland                                                                                    | 36 Qatar                                                                                     | 60 Cyprus                                                                         |
| 11 Hungary                                                                                    | 37 Monaco                                                                                    | 61 New Zealand                                                                    |
| 12 Thailand                                                                                   | 38 Philippines                                                                               | 62 Mexico                                                                         |
| 13 Tunisia                                                                                    | 39 Columbia                                                                                  | 63 Chile                                                                          |
| 14 Royal Norwegian   Turkey                                                                   | 40 Serbia                                                                                    | 64 Finland                                                                        |
| 15 San Marino                                                                                 | 41 Kazakhstan   United Arab Emirates                                                         | 65 Central Africa                                                                 |
| 16 Latvia                                                                                     | 42 Canada                                                                                    | 66 South Africa                                                                   |
| 17 Luxemburg                                                                                  | 43 Belarus                                                                                   | 67 Romania                                                                        |
| 18 Panama                                                                                     | 44 Nigeria                                                                                   | 68 Malta                                                                          |
| 19 Uruguay                                                                                    | 45 Georgia                                                                                   | 69 Costa Rica                                                                     |
| 20 Japan                                                                                      | 46 Grenada                                                                                   | 70 Lithuania                                                                      |
| 21 Iceland                                                                                    | 47 Haiti                                                                                     | 71 Poland                                                                         |
| 22 Nepal                                                                                      | 48 Barbados   Croatia   Madagascar   Nicaragua   Sri Lanka                                   | 72 El Salvador                                                                    |
| 23 Jamaica   Peru                                                                             | 49 Malaysia                                                                                  | 73 Moldova                                                                        |
| 24 Ukraine                                                                                    | 50 Kosovo   Uzbekistan   Montenegro   Paraguay   Saint Vincent and the Grenadines   Slovakia | 74 Guatemala                                                                      |
| 25 Germany                                                                                    |                                                                                              |                                                                                   |
| 26 Angola   Congo   Egypt   Kenya   Kyrgyzstan   Macedonia   Vietnam   Bosnia and Herzegovina |                                                                                              |                                                                                   |



# Healthcare Campuses

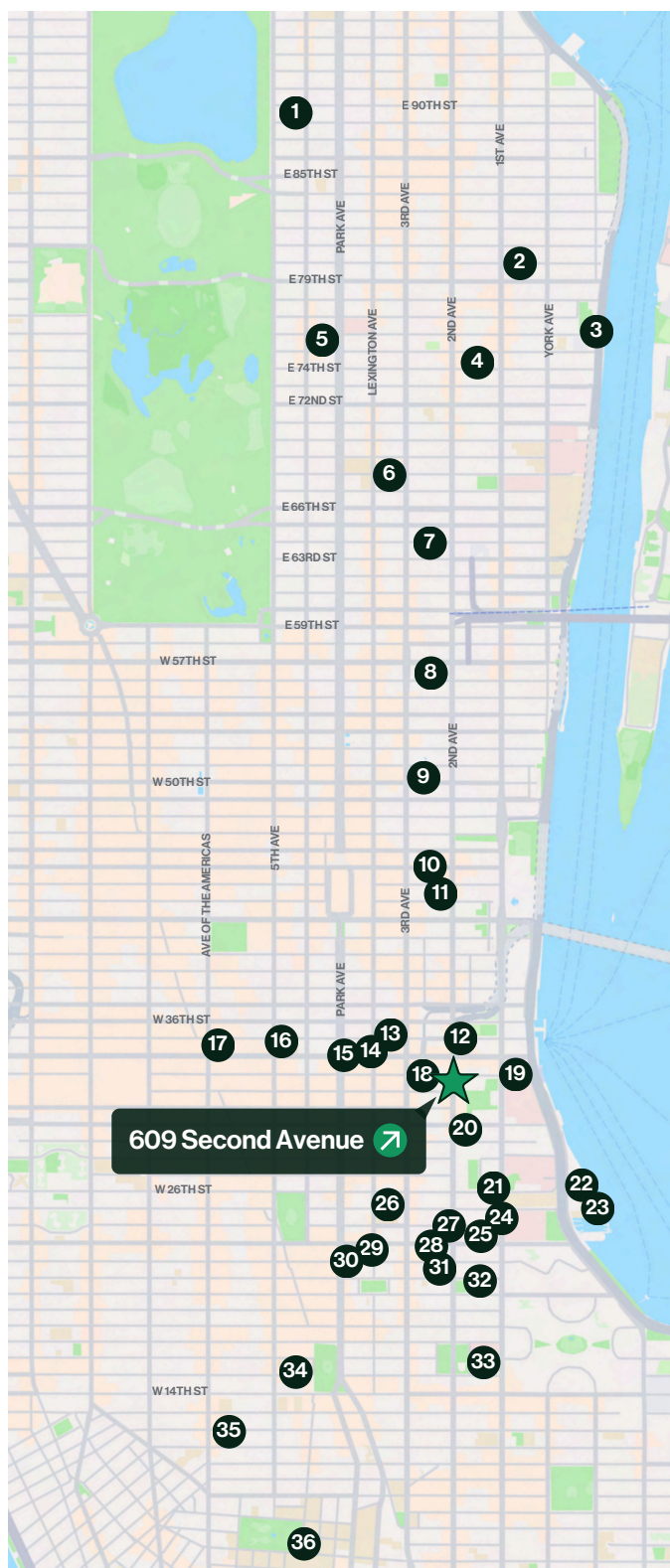


- Memorial Sloan Kettering
- Hospital For Special Surgery
- The Rockefeller University
- NY Presbyterian/Weill Cornell
- Cornell Technion
- Long Island City Life Science

609 Second Avenue is ideally located in the heart of the East Side Medical District with direct access to the Memorial Sloan Kettering, Hospital for Special Surgery, Rockefeller University, and NY Presbyterian/Weill Cornell.



# Schools



- |    |                                                |    |                                                     |
|----|------------------------------------------------|----|-----------------------------------------------------|
| 1  | The Spence School                              | 20 | Churchill School and Center                         |
| 2  | The Caedmon School                             | 21 | NYU Rory Meyers College of Nursing                  |
| 3  | The Town School                                | 22 | British International School of NY                  |
| 4  | The Cathedral School                           | 23 | UN International School (UNIS)                      |
| 5  | The Hewitt School                              | 24 | NYU College of Dentistry                            |
| 6  | Rabbi Arthur Schneier Park East Day School     | 25 | School of Visual Arts (SVA)                         |
| 7  | P.S. 267 East Side Elementary                  | 26 | Baruch College (CUNY)                               |
| 8  | P.S. 59 Beekman Hill International             | 27 | P.S. 347 ASL & English Lower School                 |
| 9  | The Beekman School                             | 28 | 47 ASL & English Secondary School                   |
| 10 | LIM College                                    | 29 | School of the Future                                |
| 11 | Lyceum Kennedy French American School          | 30 | The École                                           |
| 12 | Maryel School of New York                      | 31 | The Epiphany School                                 |
| 13 | Yeshiva University – Beren Campus              | 32 | I.S. 104 Simon Baruch                               |
| 14 | Success Academy HS of Liberal Arts – Manhattan | 33 | High School for Health Professions & Human Services |
| 15 | Manhattan Academy for Arts & Language          | 34 | Clinton School                                      |
| 16 | CUNY Graduate Center                           | 35 | The New School                                      |
| 17 | The Winchendon School – NYC Campus             | 36 | New York University                                 |
| 18 | P.S. 116 Mary Lindley Murray                   |    |                                                     |
| 19 | NYU Grossman School of Medicine                |    |                                                     |

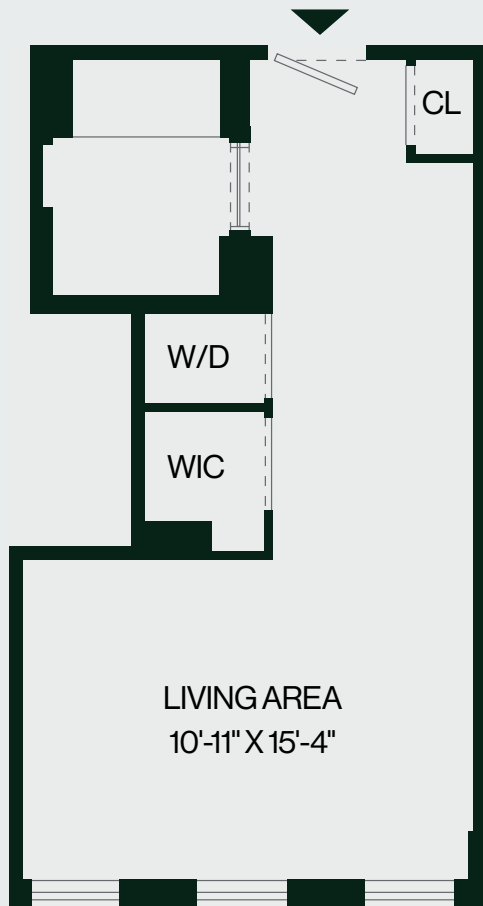


# Floor Plans

UNIT 303

## Studio 0 Bedroom | 1 Bathroom

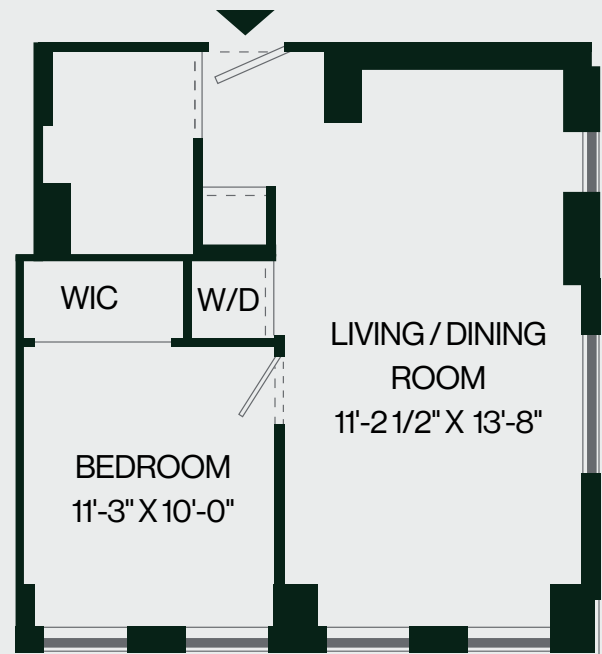
444 SF



UNIT 705

## 1 Bedroom 1 Bathroom

566 SF





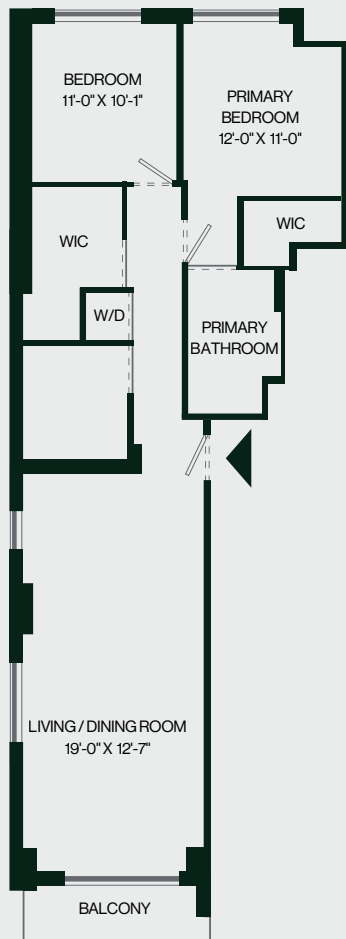
# Floor Plans

UNIT 802

## 2 Bedroom 2 Bathroom

Interior 1,052 SF

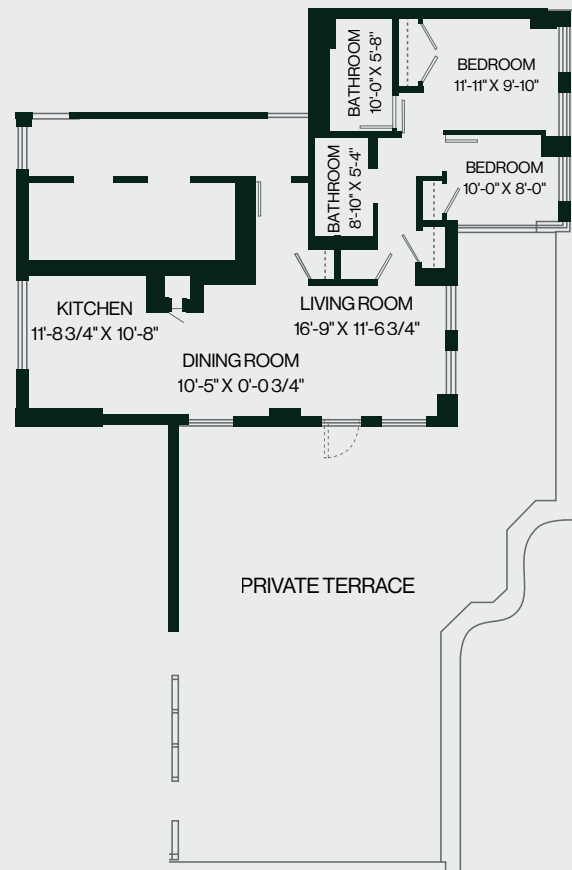
Exterior 51 SF



PH1

## Penthouse 2 Bedroom Bathroom

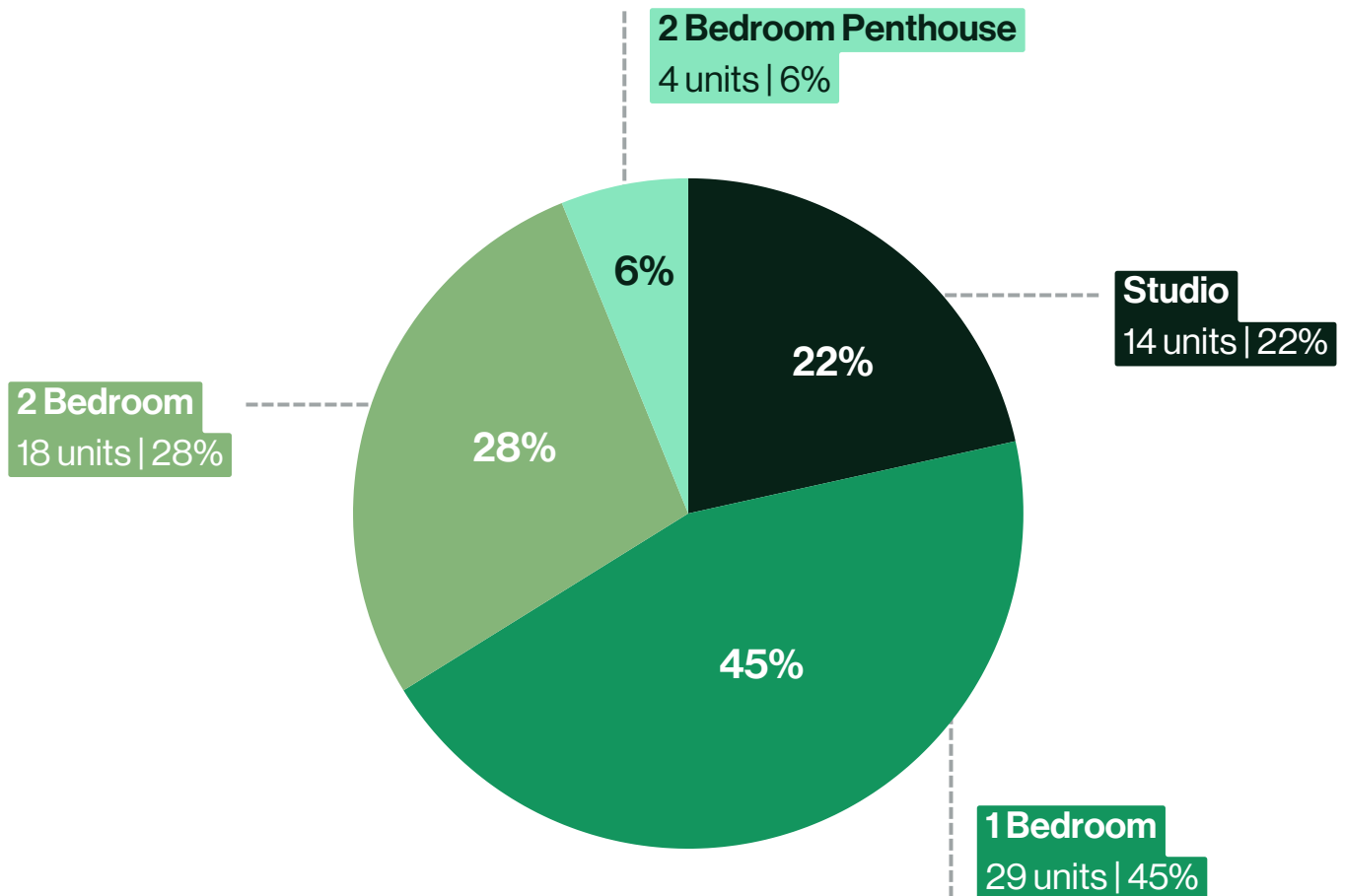
1,378 SF





# Unit Mix

| Unit Mix |                            |          |     |
|----------|----------------------------|----------|-----|
|          | <b>Studio</b>              | 14 units | 22% |
|          | <b>1 Bedroom</b>           | 29 units | 45% |
|          | <b>2 Bedroom</b>           | 18 units | 28% |
|          | <b>2 Bedroom Penthouse</b> | 4 units  | 6%  |



# Stacking Plan

● Shadow ● Active ● Contract ● Sold ● Transferred



|    |                                                       |                                                     |                                                      |                                    |
|----|-------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------|------------------------------------|
| 18 | PH4<br>2 Bed   2 Bath<br>(1,249 SF)<br>(172 Ext SF)   |                                                     |                                                      |                                    |
| 17 | PH3<br>2 Bed   2 Bath<br>(1,292 SF)<br>(179 Ext SF)   |                                                     |                                                      |                                    |
| 16 | PH2<br>2 Bed   2 Bath<br>(1,335 SF)<br>(187 Ext SF)   |                                                     |                                                      |                                    |
| 15 | PH1<br>2 Bed   2 Bath<br>(1,378 SF)<br>(1,154 Ext SF) |                                                     |                                                      |                                    |
| 14 | 1501<br>2 Bed   2 Bath<br>(941 SF)                    | 1502<br>1 Bed   1 Bath<br>(681 SF)                  | 1503<br>2 Bed   2 Bath<br>(1,136 SF)<br>(82 Ext SF)  | 1504<br>1 Bed   1 Bath<br>(596 SF) |
| 13 | 1401<br>2 Bed   2 Bath<br>(941 SF)                    | 1402<br>1 Bed   1 Bath<br>(681 SF)                  | 1403<br>2 Bed   2 Bath<br>(1,178 SF)<br>(87 Ext SF)  | 1404<br>1 Bed   1 Bath<br>(596 SF) |
| 12 | 1201<br>2 Bed   2 Bath<br>(941 SF)                    | 1202<br>1 Bed   1 Bath<br>(681 SF)                  | 1203<br>2 Bed   2 Bath<br>(1,220 SF)<br>(92 Ext SF)  | 1204<br>1 Bed   1 Bath<br>(596 SF) |
| 11 | 1101<br>2 Bed   2 Bath<br>(941 SF)                    | 1102<br>1 Bed   1 Bath<br>(681 SF)                  | 1103<br>2 Bed   2 Bath<br>(1,261 SF)<br>(211 Ext SF) | 1104<br>1 Bed   1 Bath<br>(596 SF) |
| 10 | 1001<br>2 Bed   2 Bath<br>(941 SF)                    | 1002<br>2 Bed   2 Bath<br>(1,052 SF)<br>(51 Ext SF) | 1003<br>Studio   1 Bath<br>(478 SF)                  | 1004<br>1 Bed   1 Bath<br>(610 SF) |
| 9  | 901<br>2 Bed   2 Bath<br>(941 SF)                     | 902<br>2 Bed   2 Bath<br>(1,052 SF)<br>(51 Ext SF)  | 903<br>Studio   1 Bath<br>(478 SF)                   | 904<br>1 Bed   1 Bath<br>(610 SF)  |
|    |                                                       |                                                     |                                                      | 905<br>1 Bed   1 Bath<br>(566 SF)  |



# Stacking Plan

● Shadow ● Active ● Contract ● Sold ● Transferred



|    |                                                    |                                                     |                                                        |                                     |                                                       |
|----|----------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------|-------------------------------------|-------------------------------------------------------|
| 8  | 801<br>2 Bed   2 Bath<br>(941 SF)                  | 802<br>2 Bed   2 Bath<br>(1,052 SF)<br>(51 Ext SF)  | 803<br>Studio   1 Bath<br>(478 SF)                     | 804<br>1 Bed   1 Bath<br>(610 SF)   | 805<br>1 Bed   1 Bath<br>(566 SF)                     |
| 7  | 701<br>2 Bed   2 Bath<br>(858 SF)                  | 702<br>2 Bed   2 Bath<br>(1,052 SF)<br>(51 Ext SF)  | 703<br>Studio   1 Bath<br>(478 SF)                     | 704<br>1 Bed   1 Bath<br>(610 SF)   | 705<br>1 Bed   1 Bath<br>(566 SF)                     |
| 6  | 601<br>2 Bed   2 Bath<br>(858 SF)                  | 602<br>2 Bed   2 Bath<br>(1,052 SF)<br>(162 Ext SF) | 603<br>Studio   1 Bath<br>(478 SF)                     | 604<br>1 Bed   1 Bath<br>(610 SF)   | 605<br>1 Bed   1 Bath<br>(566 SF)                     |
| 5  | 501<br>1 Bed   1 Bath<br>(769 SF)<br>(101 Ext SF)  | 502<br>Studio   1 Bath<br>(499 SF)<br>(51 Ext SF)   | 503<br>Studio   1 Bath<br>(444 SF)                     | 504<br>1 Bed   1 Bath<br>(610 SF)   | 505<br>1 Bed   1 Bath<br>(566 SF)                     |
| 4  | 401<br>Studio   1 Bath<br>(473 SF)                 | 402<br>Studio   1 Bath<br>(499 SF)<br>(51 Ext SF)   | 403<br>Studio   1 Bath<br>(444 SF)                     | 404<br>1 Bed   1 Bath<br>(610 SF)   | 405<br>1 Bed   1 Bath<br>(555 SF)                     |
|    |                                                    |                                                     |                                                        |                                     | <b>Basketball Court</b><br>Gym Or Fitness<br>(969 SF) |
| 3  | 301<br>1 Bed   1 Bath<br>(773 SF)                  | 302<br>Studio   1 Bath<br>(499 SF)<br>(51 Ext SF)   | 303<br>Studio   1 Bath<br>(444 SF)                     | 304<br>1 Bed   1 Bath<br>(610 SF)   | 305<br>1 Bed   1 Bath<br>(555 SF)                     |
|    |                                                    |                                                     |                                                        |                                     | <b>Bicycle Room</b><br>Bike Storage<br>(470 SF)       |
| 2  | 201<br>1 Bed   1 Bath<br>(773 SF)<br>(132 Ext SF)  | 202<br>Studio   1 Bath<br>(533 SF)                  | 203<br>Studio   1 Bath<br>(442 SF)                     | 204<br>1 Bed   1 Bath<br>(610 SF)   | 205<br>1 Bed   1 Bath<br>(555 SF)                     |
|    |                                                    |                                                     |                                                        |                                     | <b>Outdoor Recreation Area</b><br>Common Space        |
| 1  | <b>Commercial</b><br>Commercial Unit<br>(3,300 SF) |                                                     | <b>Courtyard</b><br>Common Space<br>(664 SF)           | <b>Lounge</b><br>Common Space       | <b>Mail Room</b><br>Storage Room                      |
|    |                                                    |                                                     |                                                        | <b>Package Room</b><br>Storage Room | <b>Resi Lobby</b><br>Lobby                            |
| B1 | <b>Exercise Room</b><br>Gym Or Fitness<br>(659 SF) |                                                     | <b>Recreational Lounge</b><br>Common Space<br>(674 SF) |                                     | <b>Resi Storage Room</b><br>Storage Room<br>(155 SF)  |

# Neighborhood Overview

## Kips Bay Overview

Kips Bay, stretching from 23rd Street to 34th Street and roughly bounded by Third Avenue and the East River, is a vibrant part of Manhattan known for its concentration of hospitals, popular restaurants, bars, and cafes that cater to both residents and employees. This small, primarily residential neighborhood features a blend of historic brownstones and modern high-rise apartments, offering contemporary amenities and city skyline views. Along the bustling streets, you will find newly graduated professionals seeking the convenience of walking to work due to the neighborhood's proximity to Midtown's Central Business District (CBD).



## Community & Lifestyle

Kips Bay is known for its laid-back atmosphere, diverse population, and welcoming community feel. The neighborhood is home to a mix of young professionals, medical professionals working at nearby NYU Langone Medical Center, and longtime residents who enjoy the balance of residential tranquility and city energy. With a wide selection of mid-rise apartment buildings, luxury towers, and townhouses, the area caters to a variety of lifestyles. Families are drawn to the neighborhood for its schools and proximity to recreational amenities, including the East River Esplanade.





## Cultural Sophistication

Kips Bay offers a unique blend of cultural accessibility and neighborhood charm, benefiting from its proximity to some of Manhattan's most notable artistic and intellectual institutions. While the neighborhood itself is known for its relaxed atmosphere, residents enjoy being steps away from cultural destinations such as the Morgan Library & Museum, which showcases world-class literary collections and art exhibitions, and the Scandinavia House, a hub for Nordic culture, film, and design. Within Kips Bay, the AMC Kips Bay 15 provides a popular venue for film enthusiasts, ranging from blockbuster premieres to independent screenings, making it a central gathering spot for the community. Its location also places it within walking distance of Gramercy Theatre and the rich cultural offerings of neighboring Murray Hill and Flatiron, ensuring that residents have constant access to performances, art, and design. This balance of local entertainment and nearby world-class institutions enhances Kips Bay's appeal as a neighborhood that blends convenience with cultural vibrancy.



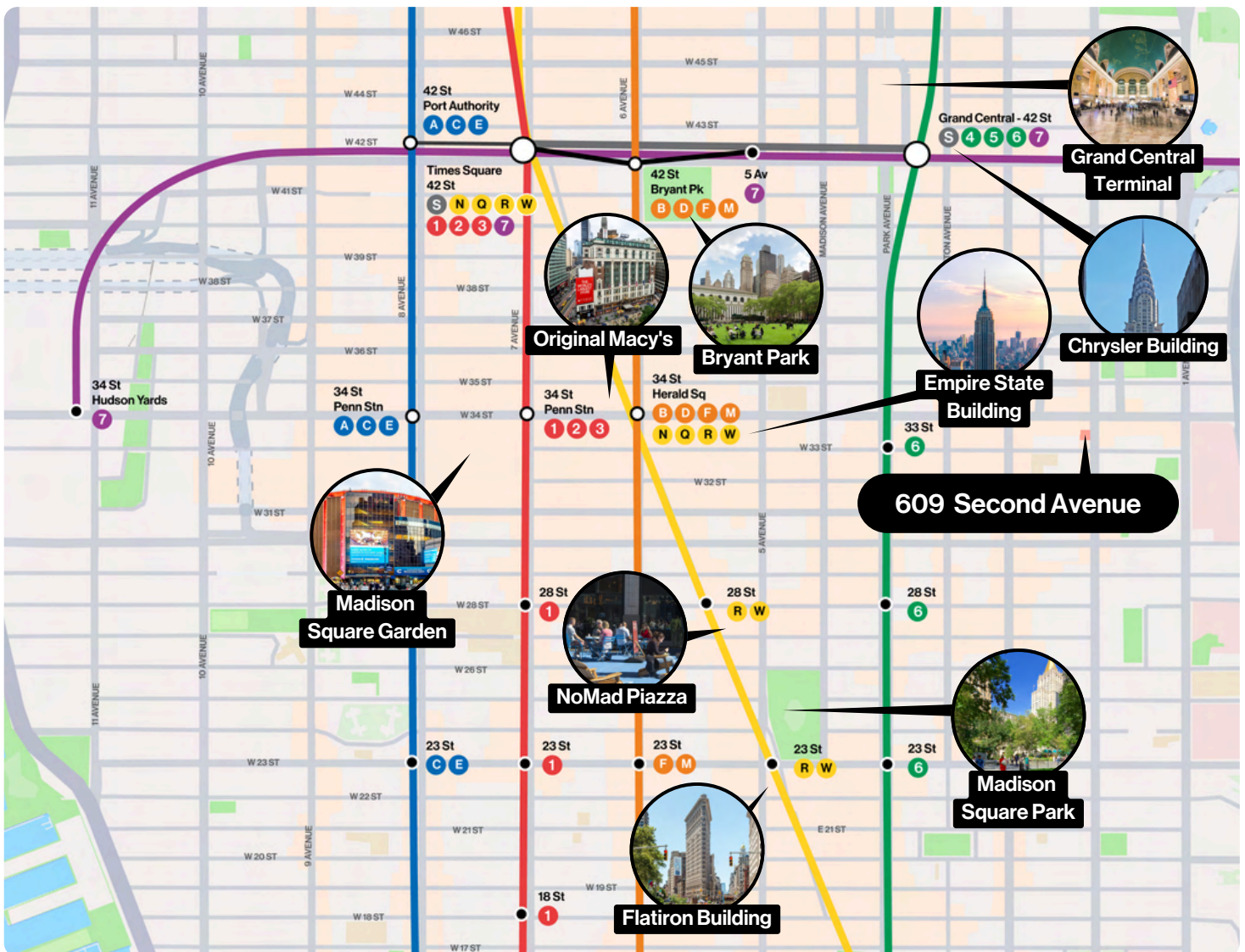
## Dining and Entertainment

Kips Bay features an eclectic dining scene, with a mix of casual eateries, trendy spots, and international flavors. Neighborhood staples include Penelope, a cozy café beloved for brunch; Hillstone, offering upscale American fare; and the Smith, a lively choice for modern comfort food. Ethnic cuisines thrive in the area as well, with popular Indian, Korean, and Middle Eastern restaurants drawing both locals and visitors. For shopping, Kips Bay is anchored by the Kips Bay Plaza, which features national retailers such as Target and Trader Joe's, providing convenient access to everyday essentials. Nearby, boutique shops and specialty stores along Second and Third Avenues add character and variety to the retail landscape.

# Transit Overview

609 Second Avenue boasts a premier location in Midtown East/Kips Bay with exceptional access to a wide range of transportation options. Just a 5-minute walk from the 33rd Street subway station (serving the **6** line), the building offers quick and direct service along the East Side. Grand Central Terminal, located approximately 10 minutes to the north, provides connections to the **4**, **5**, **6**, and **7** subway lines, the Metro-North Railroad, and the Long Island Rail Road via the East Side Access project.

Commuters also benefit from numerous MTA bus routes operating along Second and Third Avenues, offering efficient crosstown and north-south service throughout the city. For those who prefer biking, Citi Bike stations are conveniently located within a block, linking riders to the city's expansive bike lane network. Additionally, the NYC Ferry's East River route is accessible nearby, offering a scenic and convenient alternative for traveling between Manhattan, Brooklyn, Queens, and beyond. This prime transit-rich location ensures effortless connectivity across Manhattan and the greater New York region.





# 12 Meet the Team



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609 Second Avenue

Exclusively Listed



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