

# CLASS-A CONDOMINIUM FOR SALE: UNIT 1609

---

INTERNATIONAL GEM TOWER  
50 WEST 47<sup>TH</sup> STREET  
NEW YORK, NEW YORK

---



The Nassimi Group is pleased to offer the sale of unit 1609  
at the International Gem Tower located at  
50 West 47th Street

---

## UNIT HIGHLIGHTS:

- 2,265 RSF
  - Pre-built completed with high-end finishes
  - South/Southeast views unobstructed by neighboring buildings
  - 2020 Estimated Annual Common Charges: \$16.50/RSF
  - 2019/2020 Estimated Annual Real Estate Taxes: \$18.50/RSF
- 

## BUILDING HIGHLIGHTS:

- State-of-the-art vault facility
- Secure valet parking
- Modern infrastructure for jewelry manufacturing
- State-of-the-art health and fitness center
- LEED Certified
- Biometric access control
- G4S guarding services
- State-of-the-art closed-circuit monitoring



© VHT STUDIOS



© VHT STUDIOS



© VHT STUDIOS



© VHT STUDIOS

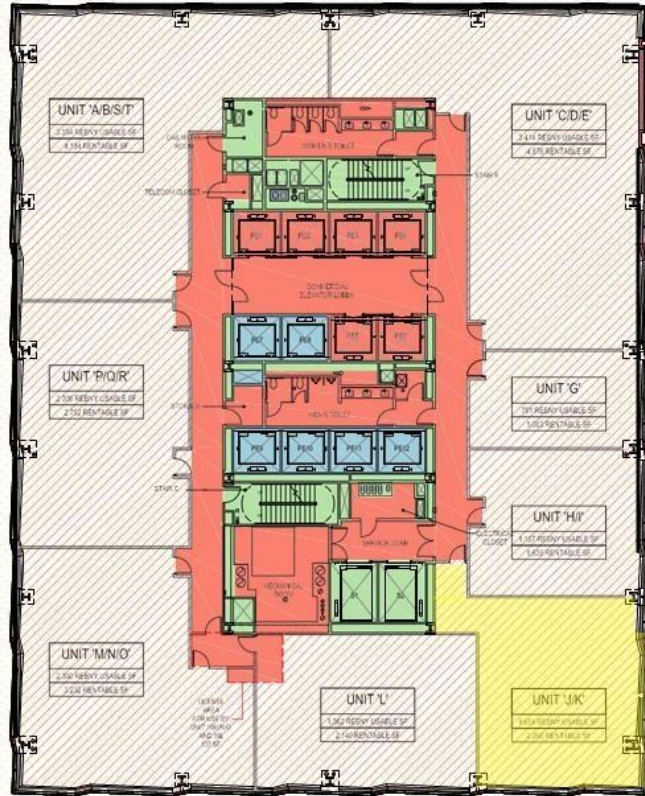
**IGT** INTERNATIONAL  
GEM TOWER

**TNG** THE  
NASSIMI GROUP

**EXTELL**  
DEVELOPMENT COMPANY

# FLOOR PLAN UNIT 1609

International Gem Tower located at  
50 West 47th Street

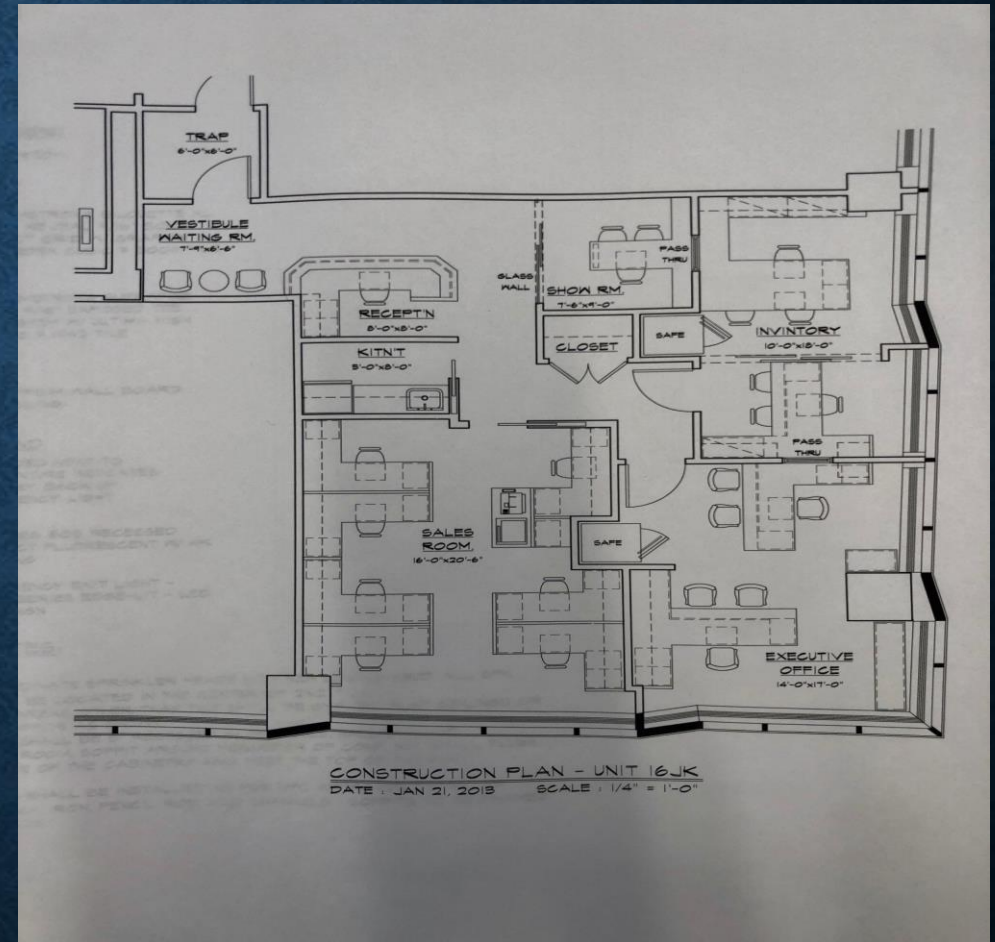


## USEABLE SPACE LEGEND

[Pattern]	COMMERCIAL UNIT
[Pattern]	COMMERCIAL COMMON***
[Pattern]	COMMERCIAL LIMITED COMMON***
[Pattern]	OFFICE UNIT
[Pattern]	OFFICE COMMON
[Pattern]	RETAIL UNIT
[Pattern]	RETAIL COMMON
[Pattern]	RETAIL LIMITED COMMON
[Pattern]	PARKING UNIT
[Pattern]	PARKING COMMON
[Pattern]	GENERAL COMMON**

NOTES:  
 \*\*\*USABLE GENERAL COMMON AND COMMERCIAL COMMON AREAS ATTRIBUTED TO THIS LEVEL ARE ALLOCATED TO UNIT USEABLE AREAS ON THIS LEVEL.  
 ALL USEABLE AREAS ARE CALCULATED USING A METHODOLOGY SUBSTANTIALLY IN ACCORDANCE WITH THE ASSET STANDARDS FOR MULTI-TENANT OFFICE FLOORS.  
 ALL RENTABLE AREAS ARE CALCULATED USING A 7% LOSS FACTOR AS PROVIDED BY SPRINGER.

[Red Box] VIEW OBSTRUCTION



CONSTRUCTION PLAN - UNIT 16JK  
DATE: JAN 21, 2013 SCALE: 1/4" = 1'-0"



FLOOR 16

PRELIMINARY DRAFT  
NOT FOR FILING PURPOSES





---

## MARKETING AND DEVELOPMENT TEAM

---

**Richard Nassimi**  
President & CEO  
212.571.6300 Ext. 301  
[richard@tngny.com](mailto:richard@tngny.com)

**Jonathan Loloi**  
Managing Director  
212.571.6300 Ext. 307  
[Johnny@tngny.com](mailto:Johnny@tngny.com)



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy however we do not guarantee it. TNG is not liable for any inaccuracies and shall not be held liable for any inaccuracies. All zoning, buildable footages and other pertaining information and uses must be independently verified. Additionally, all assumptions made as well as the investment income, the tax bracket and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY ALL INFORMATION HEREIN.