

IMMEDIATE OCCUPANCY - PRICE ADJUSTMENT FOR SHORT-TERM DEAL

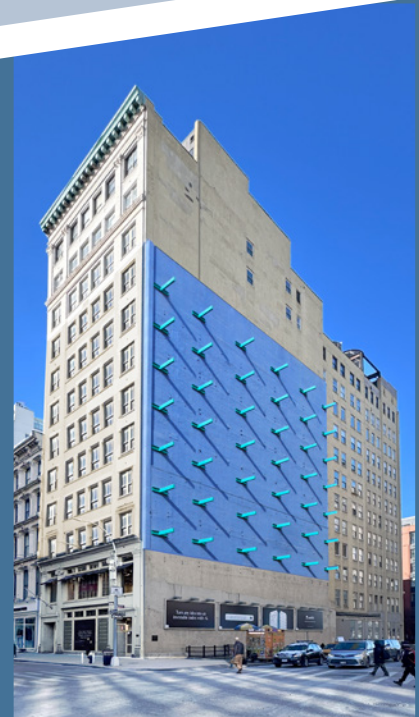


Current Conditions

599 Broadway

Southwest Corner of West Houston Street

SoHo Creative Space - 4,620 RSF
High Ceilings, Operable Windows
Fantastic Public Transportation Access





ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Partial 9th Floor: 4,620 rsf

Possession: Immediate

Rent: Call or email for info

- Fully built creative space with high ceilings - direct presence off elevator
- Existing build-out features (5) glass-front offices, (6) smaller interior offices/phone rooms, conference room plus a full wet pantry - **delivered partially furnished**
- Corner unit with oversized operable windows facing Broadway and South offering abundant natural light
- Atop **B D F M 6** subways; one block from Prince Street station **R W** lines
- Located along Broadway's luxury retail shopping corridor; vicinity of Washington Square Park and NY University Campus

For further information and/or inspection, please contact:

James Caseley

Partner, Licensed Real Estate Broker
212.400.6075
jc@absre.com

Daria Ghasemi

Associate, Licensed Real Estate Salesperson
646.439.2002
dghasemi@absre.com

Zoe Snow

Associate, Licensed Real Estate Salesperson
646.439.2000
zsnow@absre.com

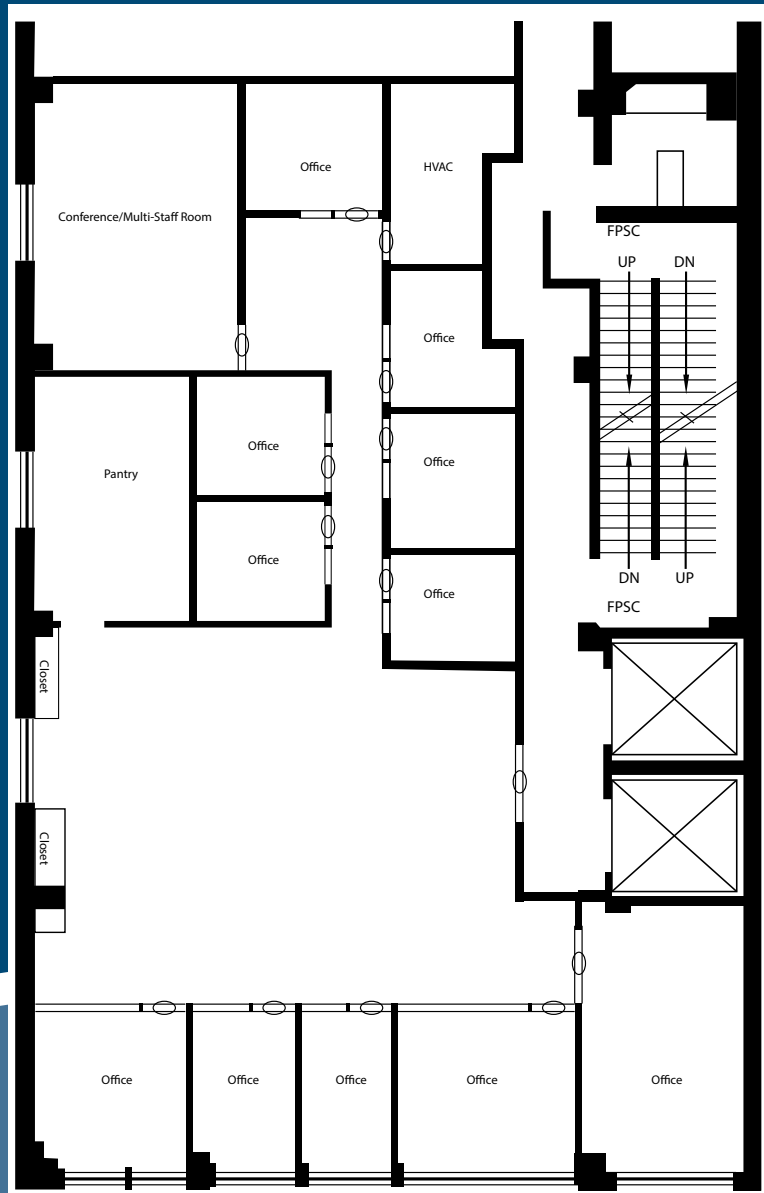


ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com

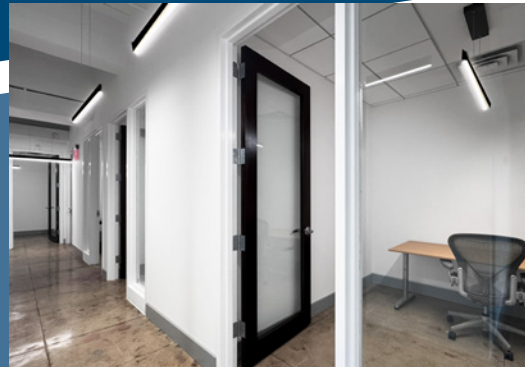
All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

PARTIAL 9TH FLOOR - 4,620 RSF
(AS-BUILT)

[CLICK Link to View Virtual Tour](#)



Conference/Collaboration Room



Interior Offices/Phone Rooms



Wet Pantry

Floor Plan not to scale, for display purposes only