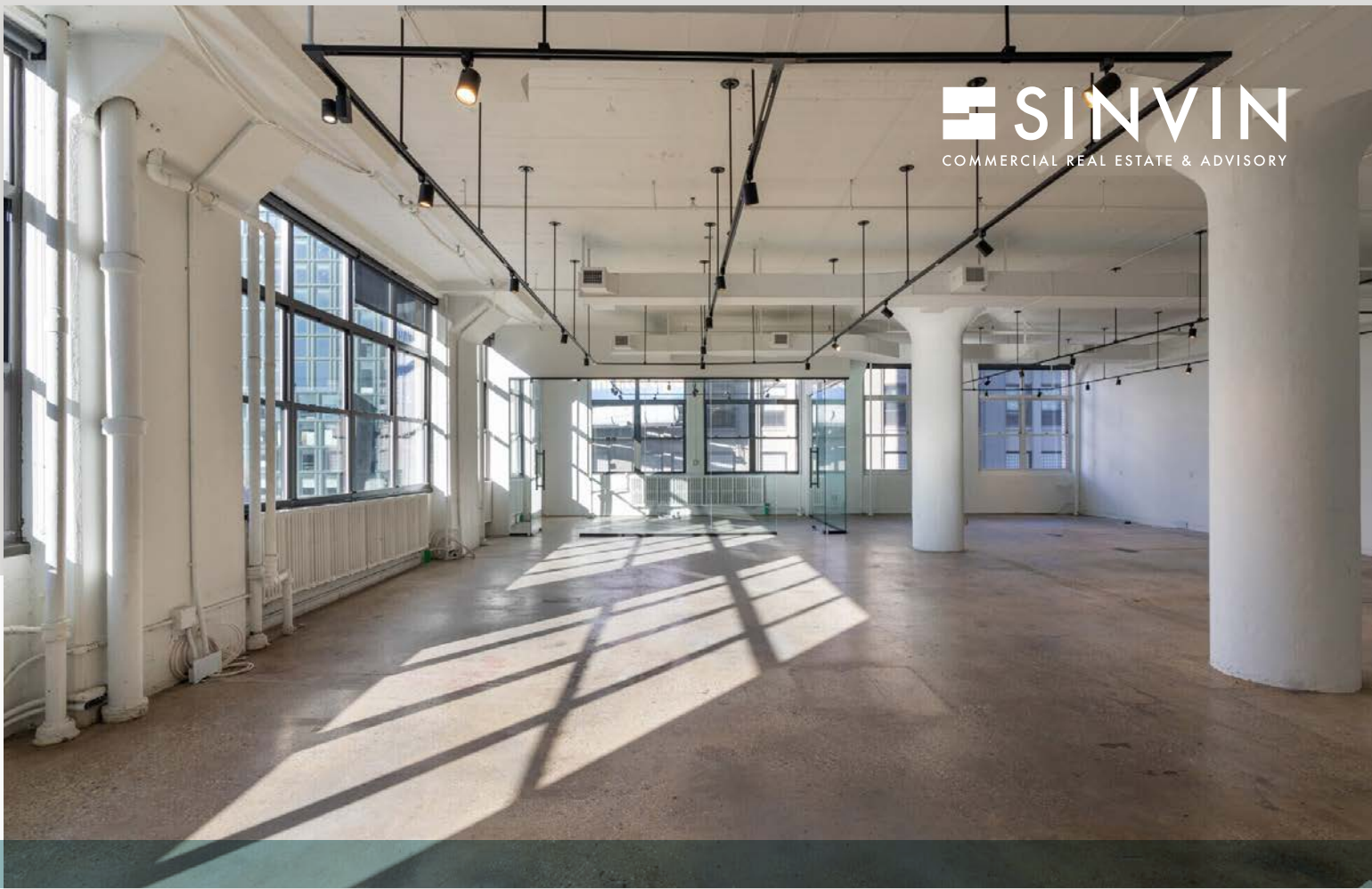


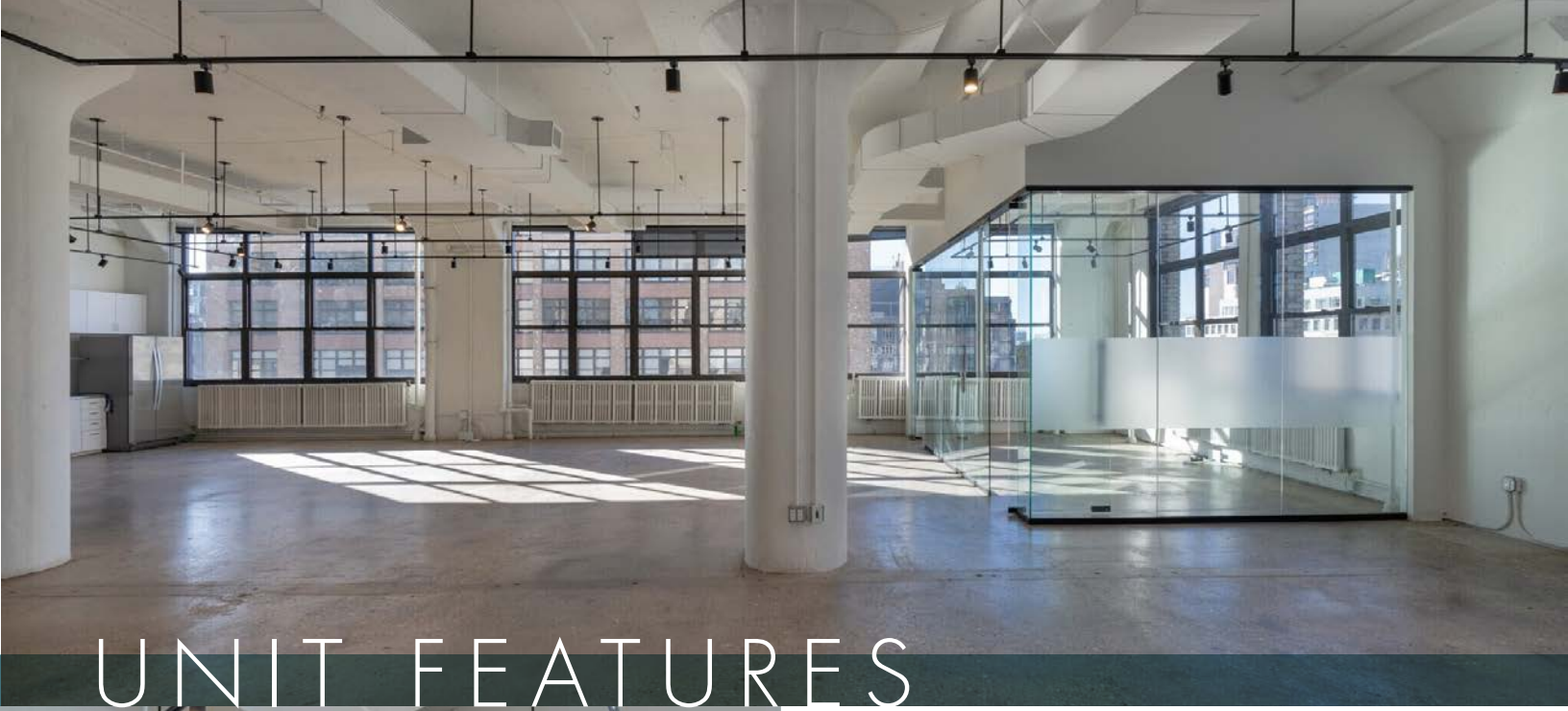


SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

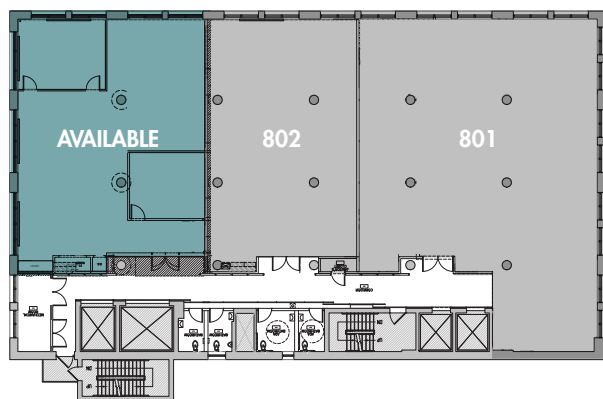
8th Floor Corner: **3,941 RSF** | Ceiling Height: **12'** | Possession: **Immediate** | Asking: **Inquire**

121 VARICK STREET
SOUTHWEST CORNER OF DOMINICK STREET

Suite 803 | 8th Floor Office For Lease

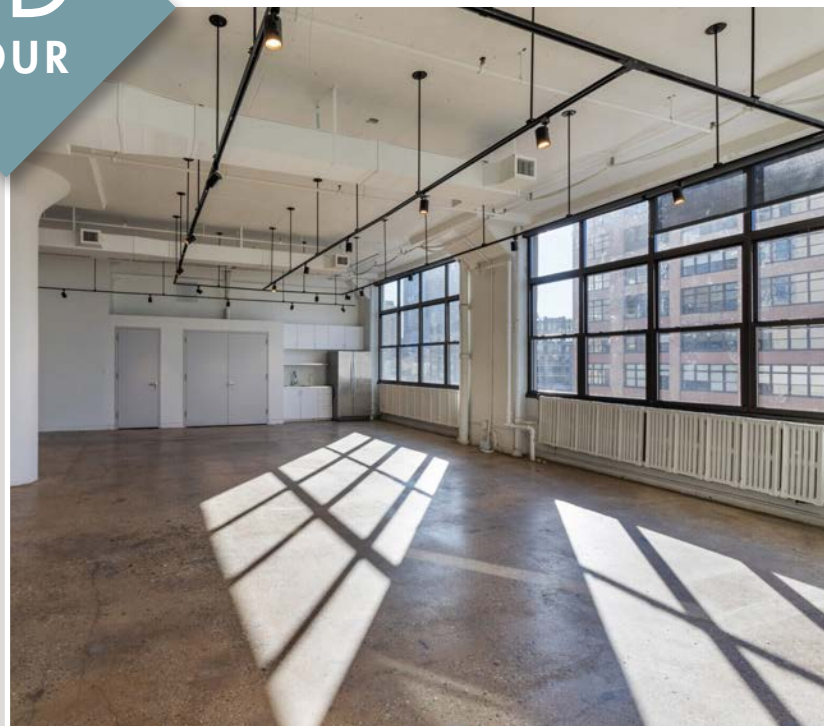


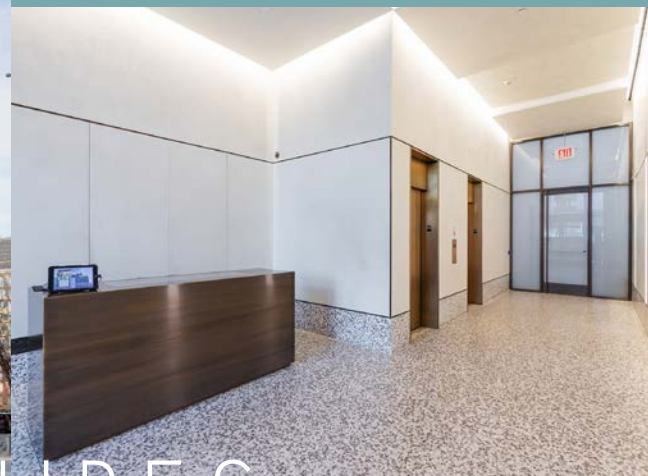
UNIT FEATURES



3D TOUR

- Turn-key corner suite
- Bright open space; western exposure with 20 windows
- Original 1920's concrete columns and floors, polished and sealed
- Glass offices, conference room, and reception
- Tenant-controlled AC (with building steam heat)
- Showroom-style light fixtures
- Pantry
- Low traffic floor with private WC's





BUILDING FEATURES

- 1928 masonry masterpiece modernized for 2023
- New passenger and freight elevators
- Residential caliber, fully attended lobby
- State of the art digital access control
- 1 block from Disney/ABC's new HQ opening Spring 2024
- Blocks from Google's \$1 billion 1.7MM sf St John's Terminal
- Superb transportation: 1, A, C, and E subway lines
- Secure bike racks and storage



121 VARICK | RETAIL NEIGHBORS





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121 VARICK | OFFICE NEIGHBORS

