



#### SPACE AVAILABLE

1<sup>ST</sup> FLOOR / 3,383 SF

2<sup>ND</sup> FLOOR / 5009 SF

3<sup>RD</sup> FLOOR / 1,894 SF

6<sup>TH</sup> FLOOR / 1,591 SF \*

6<sup>TH</sup> FLOOR / 3,210 SF \*

7<sup>TH</sup> FLOOR / 1,372 SF

#### RENTAL RATE

\$38.50 / SF + ELECTRIC

\$36.50 / SF + ELECTRIC

#### AVAILABILITY

LEASED

05/01/2025

IMMEDIATE

IMMEDIATE

IMMEDIATE

LEASED

\* 6<sup>TH</sup> FLOOR SPACES CAN BE COMBINED FOR 4,801 SF

#### AMENITIES

- GRAB N' GO CAFE
- UNDERGROUND PARKING AVAILABLE
- BUILDING CONCIERGE
- ABUNDANT WINDOW LINE
- DIRECT ACCESS TO ROOSEVELT FIELD MALL AND THE MEADOWBROOK PARKWAY



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- BRAND NEW MODERN LOBBY
- FULLY RENOVATED COMMON AREA HALLWAYS AND BATHROOMS
- NEW COOLING TOWER AND CHILLERS FOR RELIABLE HVAC

