



## Property Description

A well-maintained four-story office building located in the 63rd and Broadway Extension corridor.

## Property Highlights

- Full-Service Lease
- Great access to Broadway Ext
- Floor to ceiling windows
- Plentiful Parking
- Nicely landscaped
- Security lighting

## Offering Summary

**Lease Rate:** \$16.75 SF/yr (Full Service)

**Available SF:** 884 - 9,642 RSF

**Building Size:** 38,711 SF

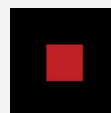
## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	155	446	1,287
Total Population	359	1,014	2,866
Average HH Income	\$75,859	\$71,864	\$67,800

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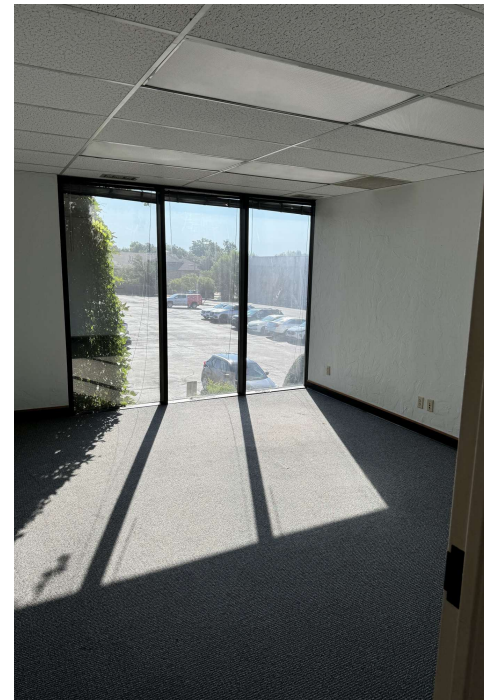
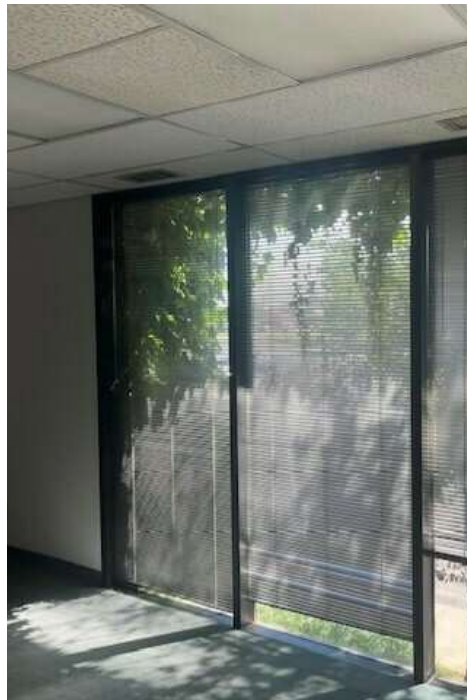
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For Lease

6 Northeast 63rd Street

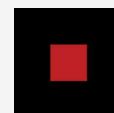
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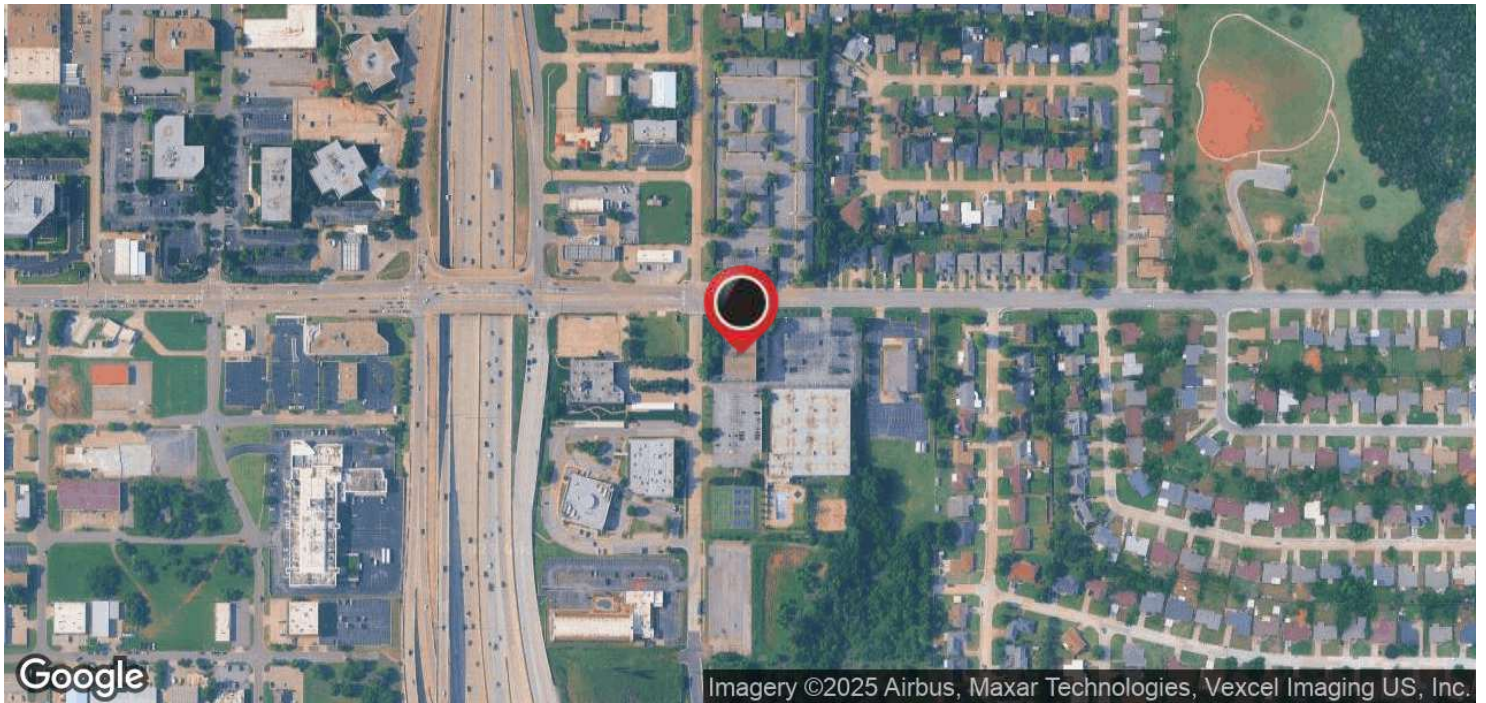
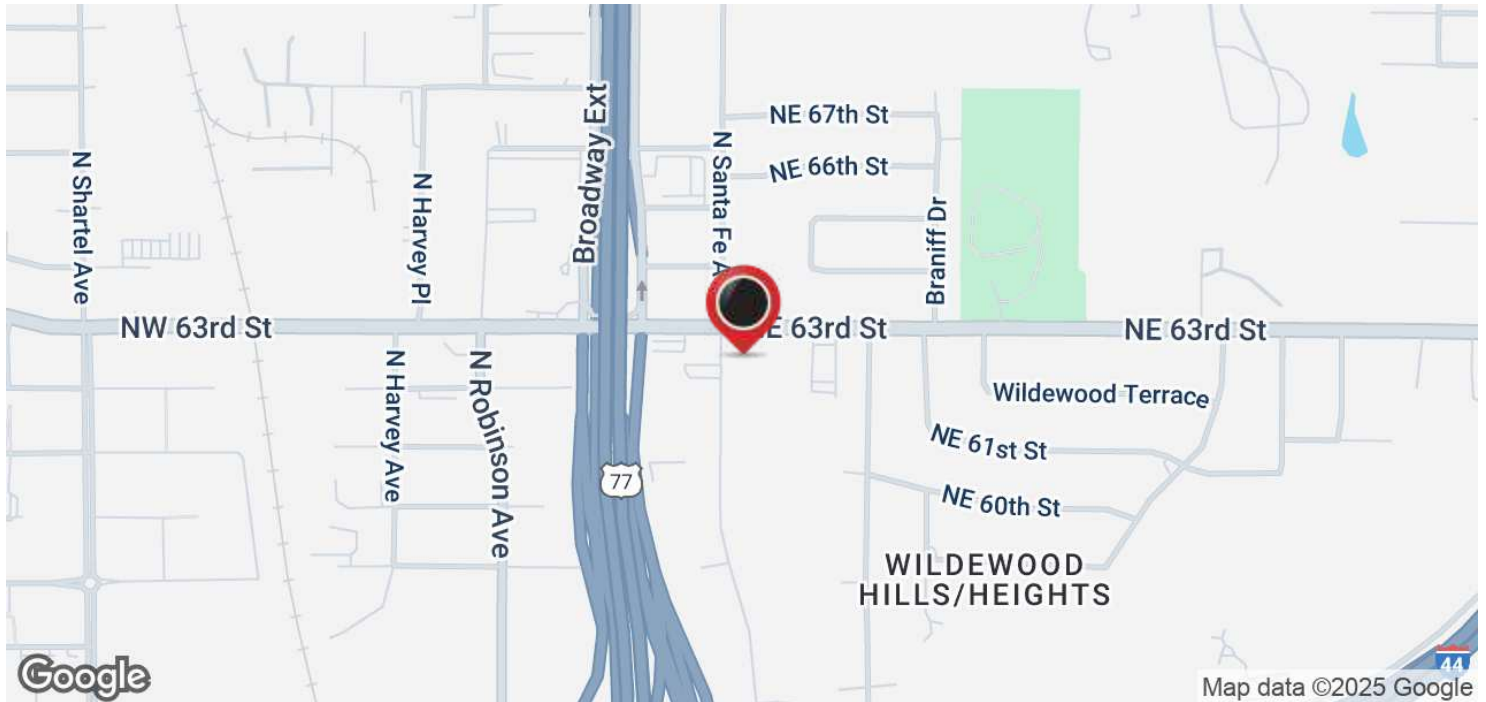
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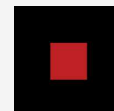
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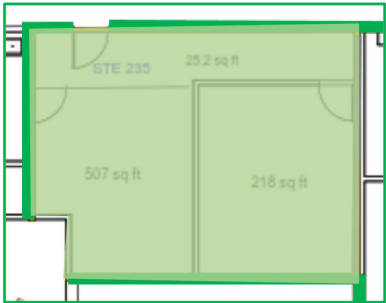
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2<sup>nd</sup> Floor: Ste 235 – 884 Total Sq Ft

- 2 window Offices; small hallway



Legend

Available

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	884 - 9,642 SF	Lease Rate:	\$16.75 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 235	Available	884 SF	Full Service	\$16.75 SF/yr	1-2 Offices; Reception Area.

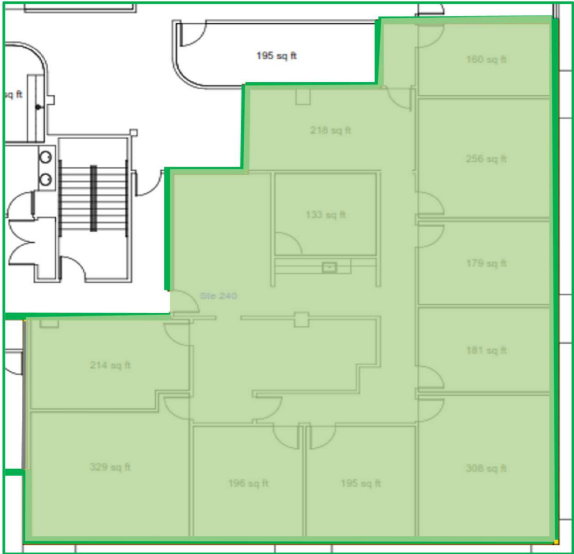
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2<sup>nd</sup> Floor: Ste 240- 3,939 Total Sq Ft

- Kitchenette, 8 window offices



Legend

Available

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	884 - 9,642 SF	Lease Rate:	\$16.75 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 240	Available	3,939 SF	Full Service	\$16.75 SF/yr	Reception Area, Break Area, 9 Offices, Storage/work Areas

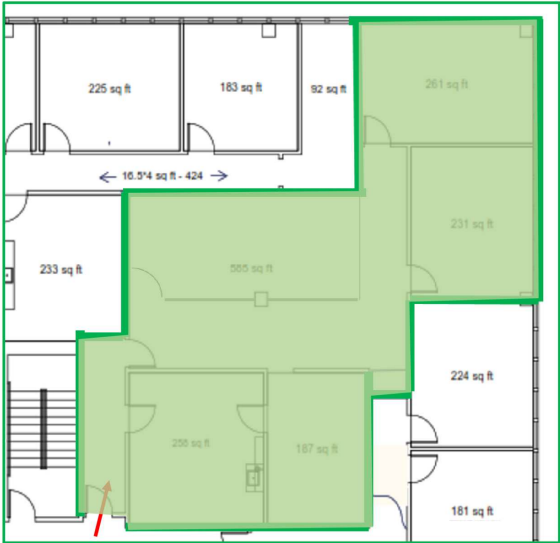
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4th Floor: Ste 410- 1,793 Total Sq Ft

- Kitchen, 2 window offices



Legend

Available

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	884 - 9,642 SF	Lease Rate:	\$16.75 SF/yr

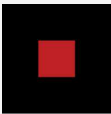
Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 410	Available	1,793 SF	Full Service	\$16.75 SF/yr	Conference Room, Break Area, 3 Offices

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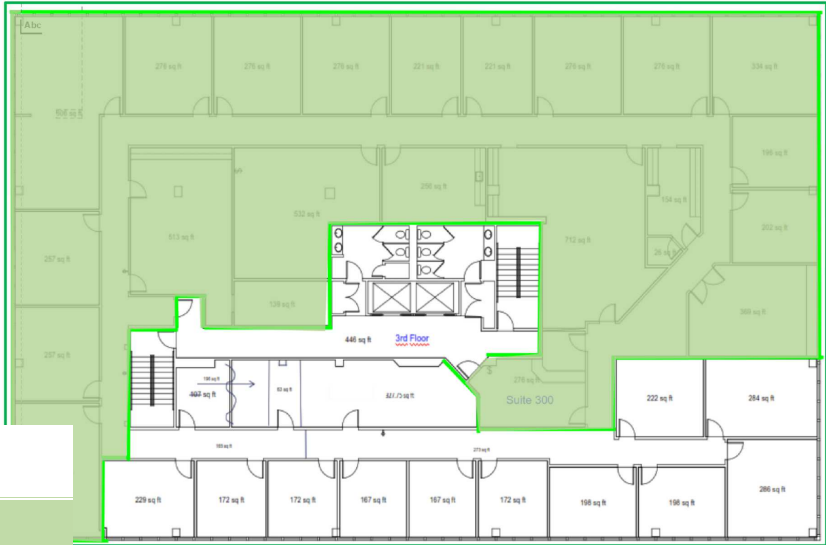
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3rd Floor: Ste 300– 9,642 Total Sq Ft

- Kitchen



Legend

Available

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	884 - 9,642 SF	Lease Rate:	\$16.75 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 300	Available	9,642 SF	Full Service	\$16.75 SF/yr	Reception Area, 15 offices, 2 conference rooms, Break Area

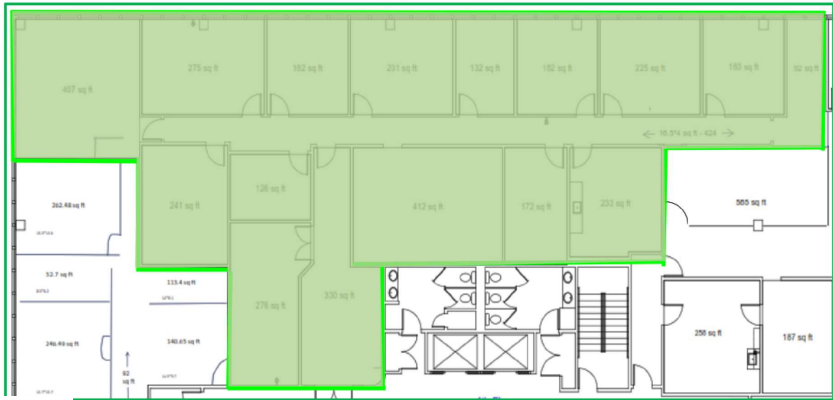
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4th Floor: Ste 425— 4,834 Total Sq Ft

- Kitchen



Legend

Available

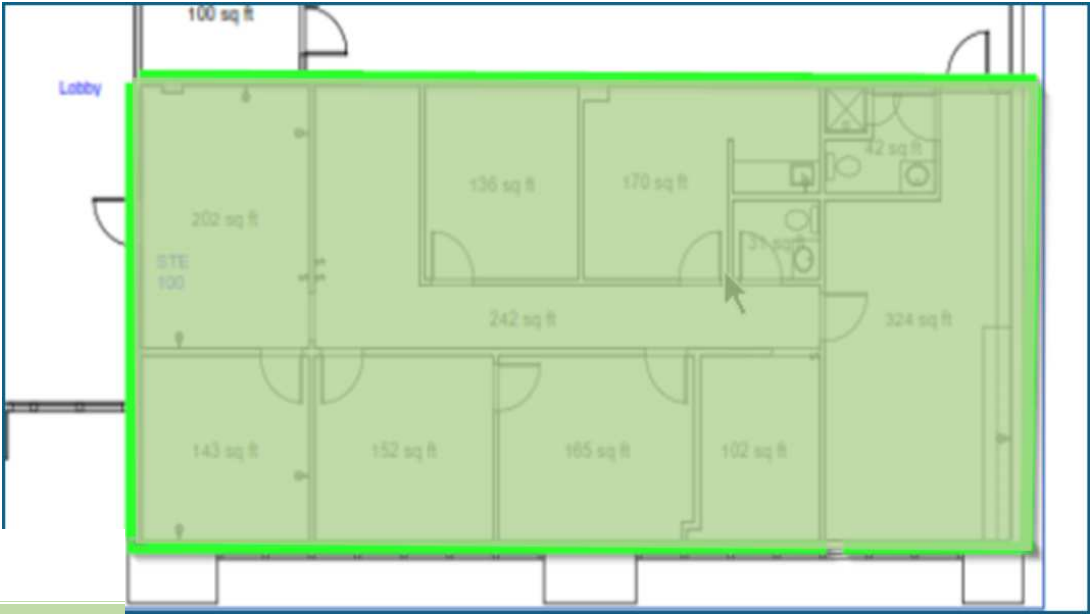
Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	884 - 9,642 SF	Lease Rate:	\$16.75 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 425	Available	4,834 SF	Full Service	\$16.75 SF/yr	Reception Area, 9 offices, Conference room, Break room





Legend

Available

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	884 - 9,642 SF	Lease Rate:	\$16.75 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 100	Available	2,038 SF	Full Service	\$16.75 SF/yr	-

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