

This professional office space is located on lower Fifth Avenue also known as The Gold Coast. The office space is located on the first floor of a full-service residential coop, located at 51 5th Avenue, between East 11th and East 12th Streets. Access to the professional space is through the building where you are greeted by the professional staff at the concierge desk. This highly sought after location is in the midst of residential buildings, shopping, restaurants, and various transportation hubs.

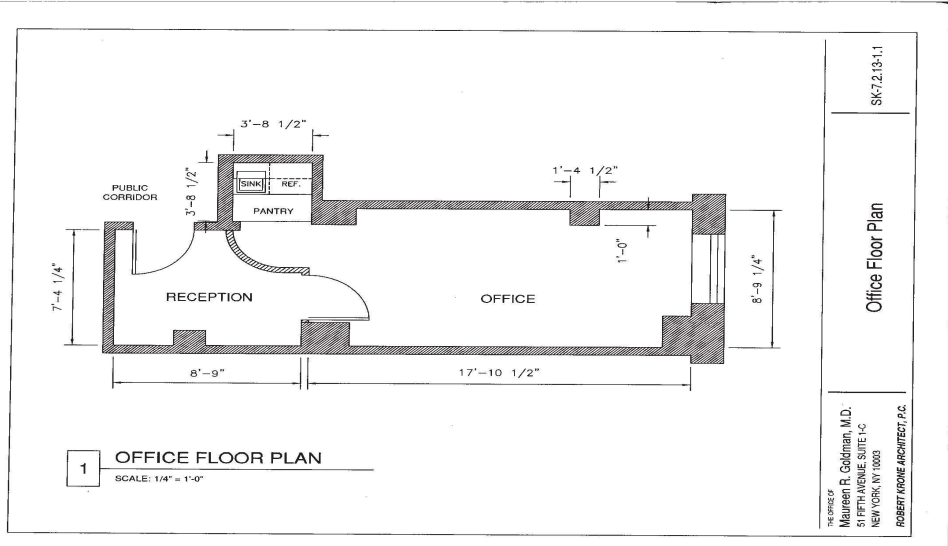
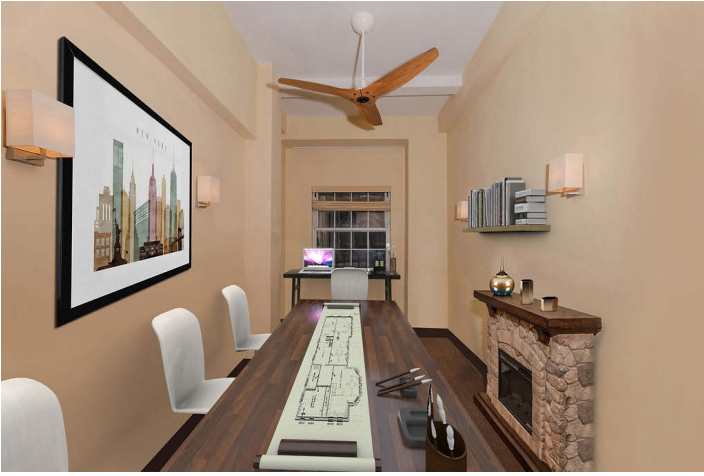
The office is perfectly situated in the middle of various transportation choices: 4,5,6, and L, N, R, Q trains at Union Square and the M, F, and Path Train can be accessed at 6th Avenue and West 14th Street; buses that run crosstown on East 14th Street, the downtown bus on 5th Avenue, and the uptown bus on 6th Avenue. This provides many options for your employees and clients. Also, there is street parking available.

This professional office space has an estimated 245 square feet. The current configuration, as shown in the floorplan, has two separate rooms; a waiting room and an office. This can be opened for a loft style office and have an open platform to collaborate with your staff. The current owner renovated the professional space down to the studs. As shown in the pictures, this turn-key office has a built-in kitchenette including custom shaker style cabinets, fireplace, and custom wood cabinets for storage. In addition, the professional lighting design includes recessed, sconces, rails, and wire in various wattage. The oversized ceiling height is 11.5 feet, and there is a large window which is facing a tree lined block.

This professional space has many possibilities to host your business. This includes offices for medical, accounting, legal, architect, insurance brokerage, or project management services.

There is an assessment until February 2025 for Local 11 in the amount of \$310 per month.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions, you must hire your own architect or engineer.



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