



### SPACE

11,500 SF

### Floor

Entire 6<sup>th</sup> Floor

### ASKING RENT

\$83.00

### Term

Negotiable

### Occupancy

\*October 2025

### Electric

Direct

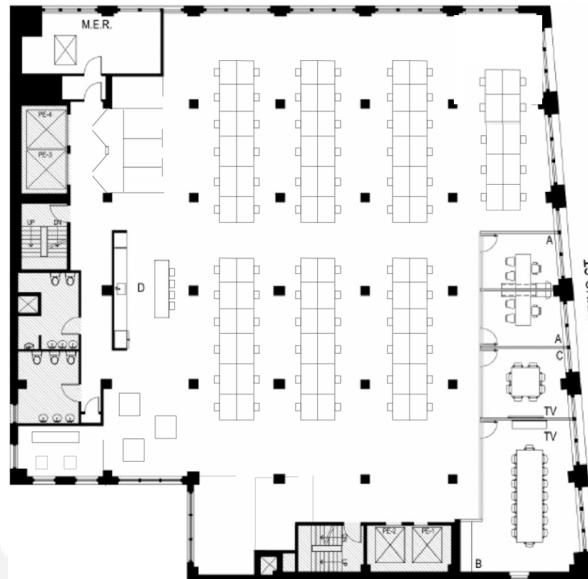
### SPACE FEATURES

- Full floor with 3 sides of light
- 11 Foot Ceilings
- Accommodate 80-90 people
- Ideal for Tech Firm, Private Equity, Venture Capital, Gallery, Creative Agency
- Landlord will add additional glass front offices/meeting rooms if needed

### BUILDING FEATURES

- Renovated / Attended lobby
- Tenant-controlled HVAC system
- 24 hour/ 7 -day access

### Test Fit



Work Area	
Workstations	84
Offices	2
Utility Space	
Coat Closet	1
Copy /Print/ Storage	1
It Room	1
Wellness Room	1
Collaboration Space	
Phone Room	3
Large Conference Room 18 Person	1
Medium Conference Room 10 Person	1
Small Conference Room 8 Person	1
Bistro	1

FOR MORE  
INFORMATION,  
PLEASE CONTACT:

#### Richard Plehn

Senior Managing Director  
646.481.7540  
rplehn@lee-associates.com

#### Dennis Someck

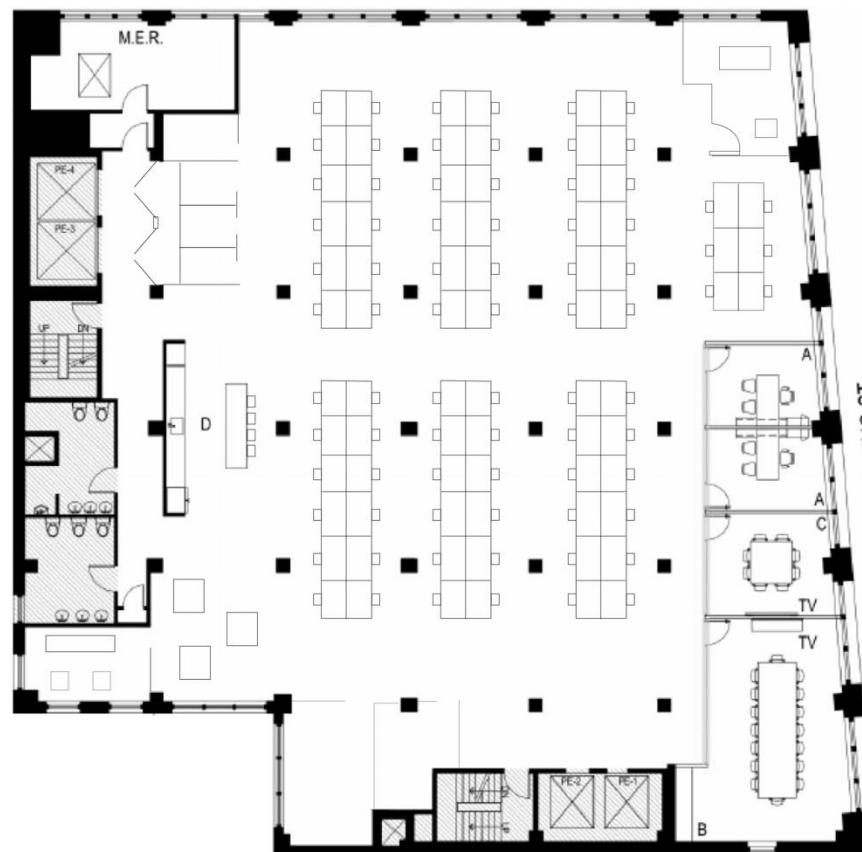
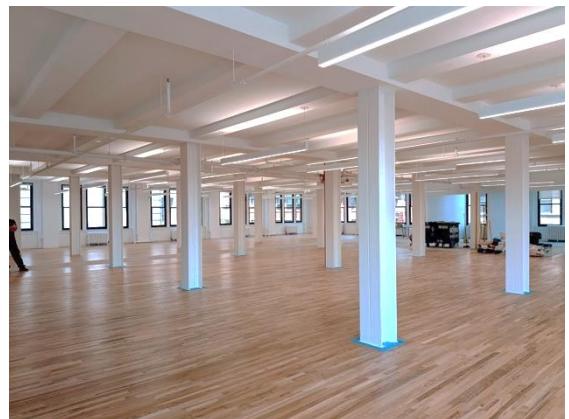
Executive Managing Director | Principal  
917 653 1177  
dsomeck@lee-associates.com

#### Justin Myers

Executive Managing Director | Principal  
619.840.7360  
jmyers@lee-associates.com

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# Alternative Floor Plan \*



Work Area	
Workstations	84
Offices	2
Utility Space	
Coat Closet	1
Copy /Print/ Storage	1
It Room	1
Wellness Room	1
Collaboration Space	
Phone Room	3
Large Conference Room 18 Person	1
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Bistro	1

\*Prebuilt will be ready in Occupancy 2025

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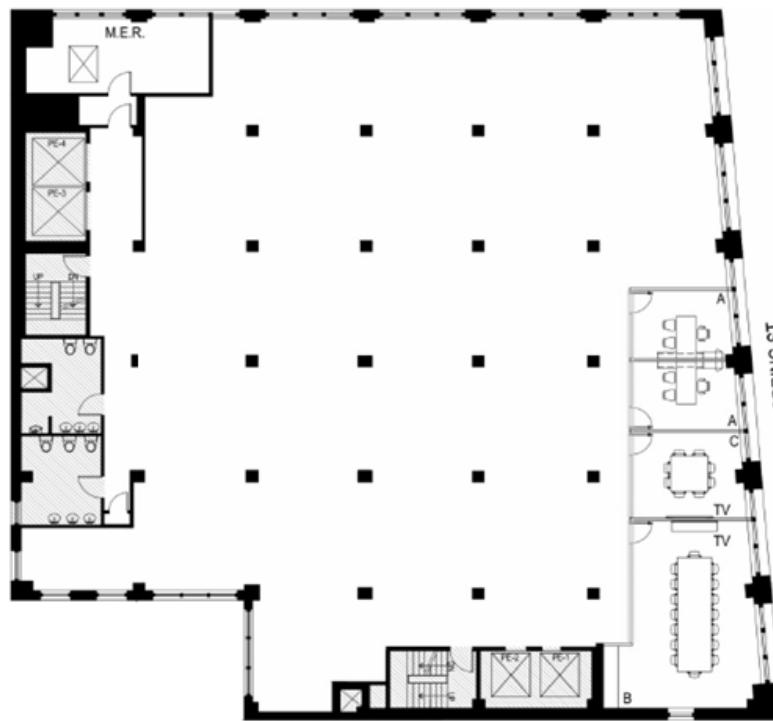
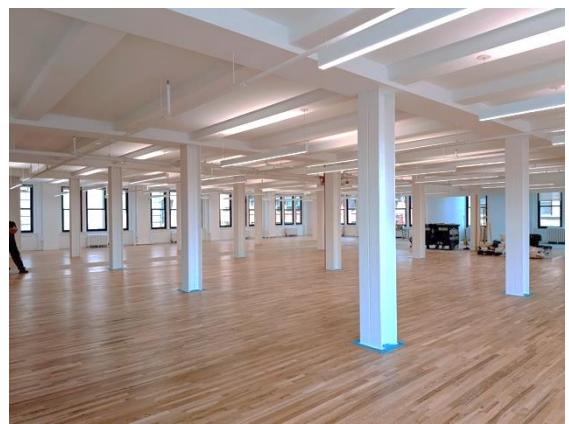
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# Existing Condition\*



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