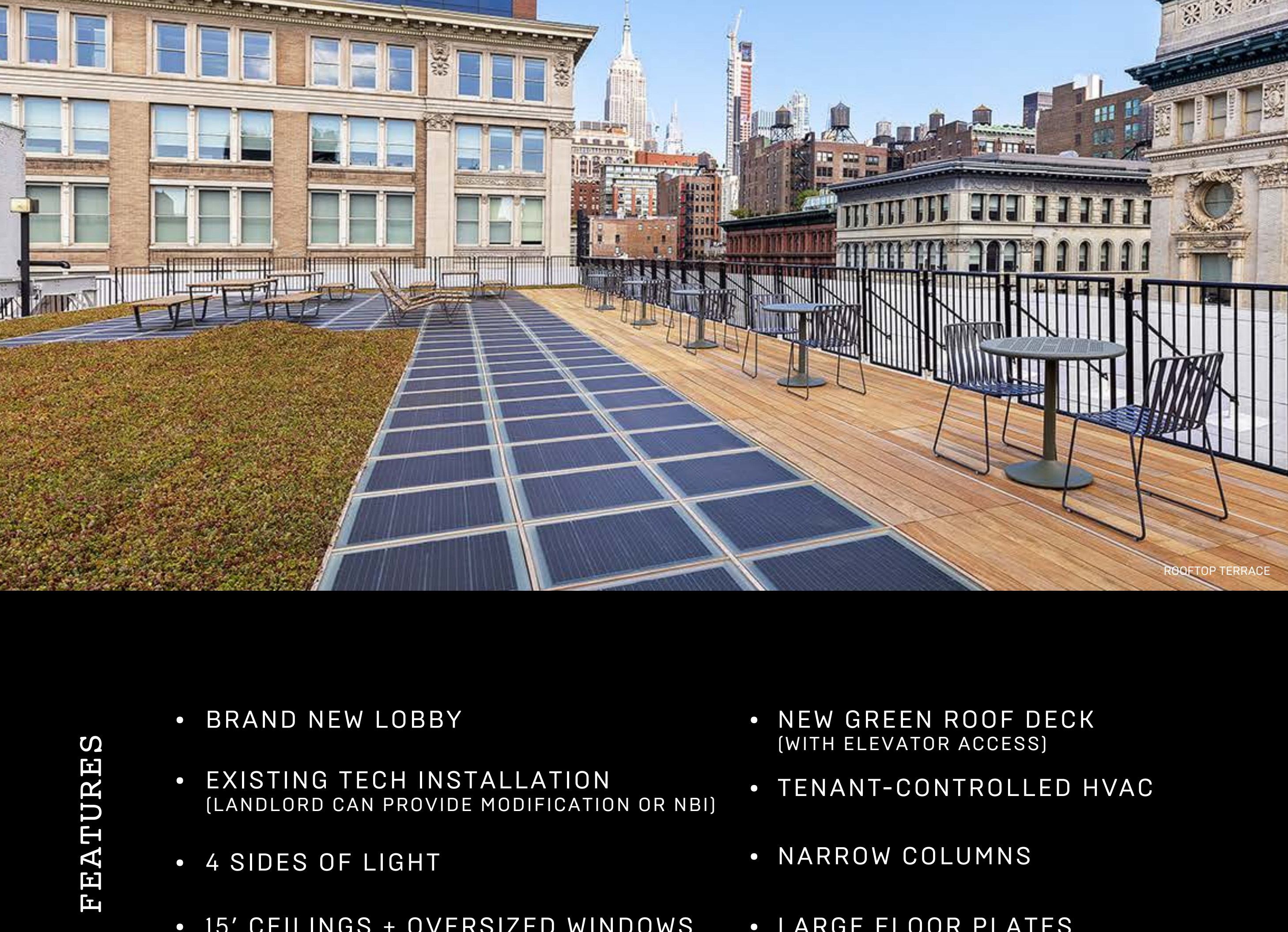


# 35,156 SF AVAILABLE

Divisions : 13,500 SF and 22,000 SF



FEATURES

- BRAND NEW LOBBY
- EXISTING TECH INSTALLATION (LANDLORD CAN PROVIDE MODIFICATION OR NBI)
- 4 SIDES OF LIGHT
- 15' CEILINGS + OVERSIZED WINDOWS
- NEW GREEN ROOF DECK (WITH ELEVATOR ACCESS)
- TENANT-CONTROLLED HVAC
- NARROW COLUMNS
- LARGE FLOOR PLATES

[VIEW FULL GALLERY](#)



4TH FLOOR - NBI



4TH FLOOR - NBI

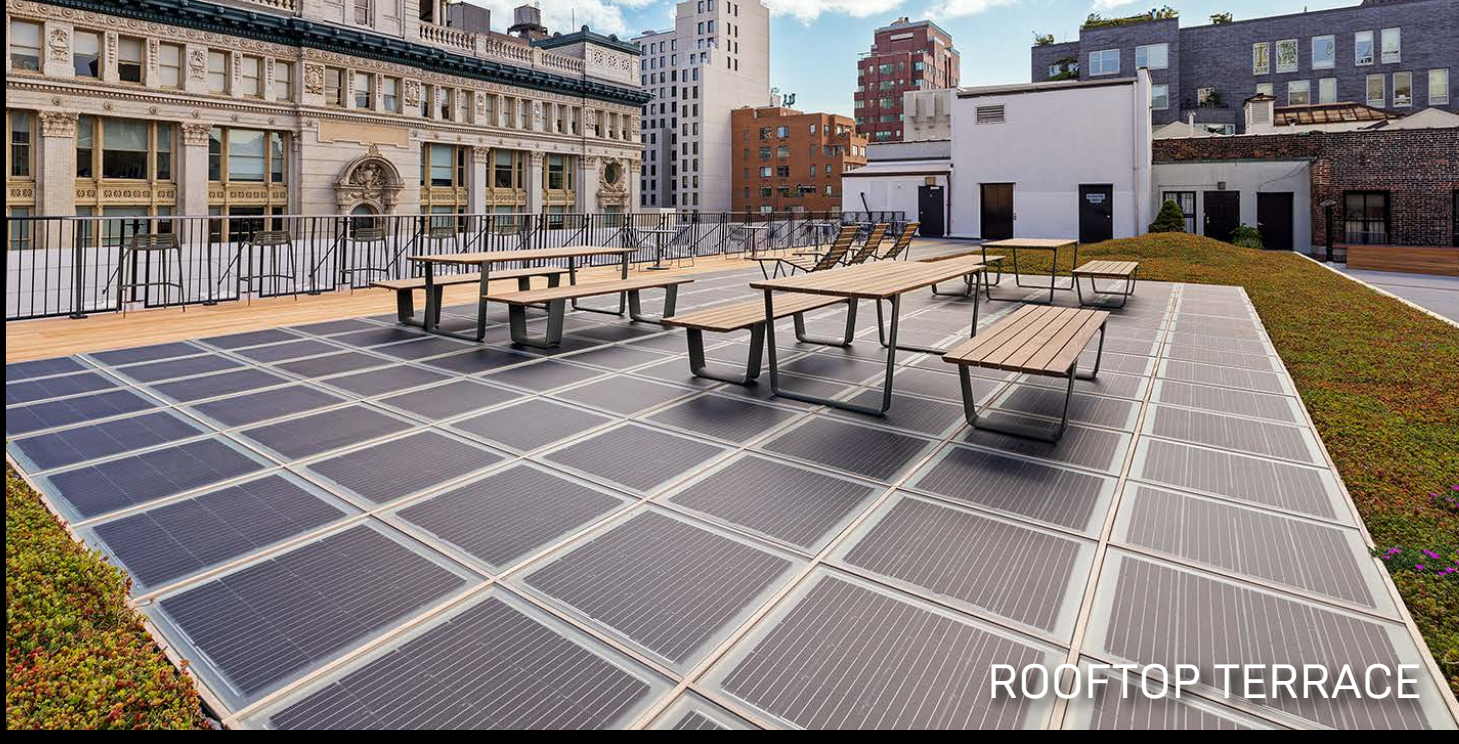


NEW LOBBY

Brand New Lobby • Landscaped Rooftop Terrace  
Existing Installation • Landlord Will Modify • Divisible



ATTENDED LOBBY



ROOFTOP TERRACE



4TH FLOOR - NBI



4TH FLOOR - NBI



4TH FLOOR - NBI



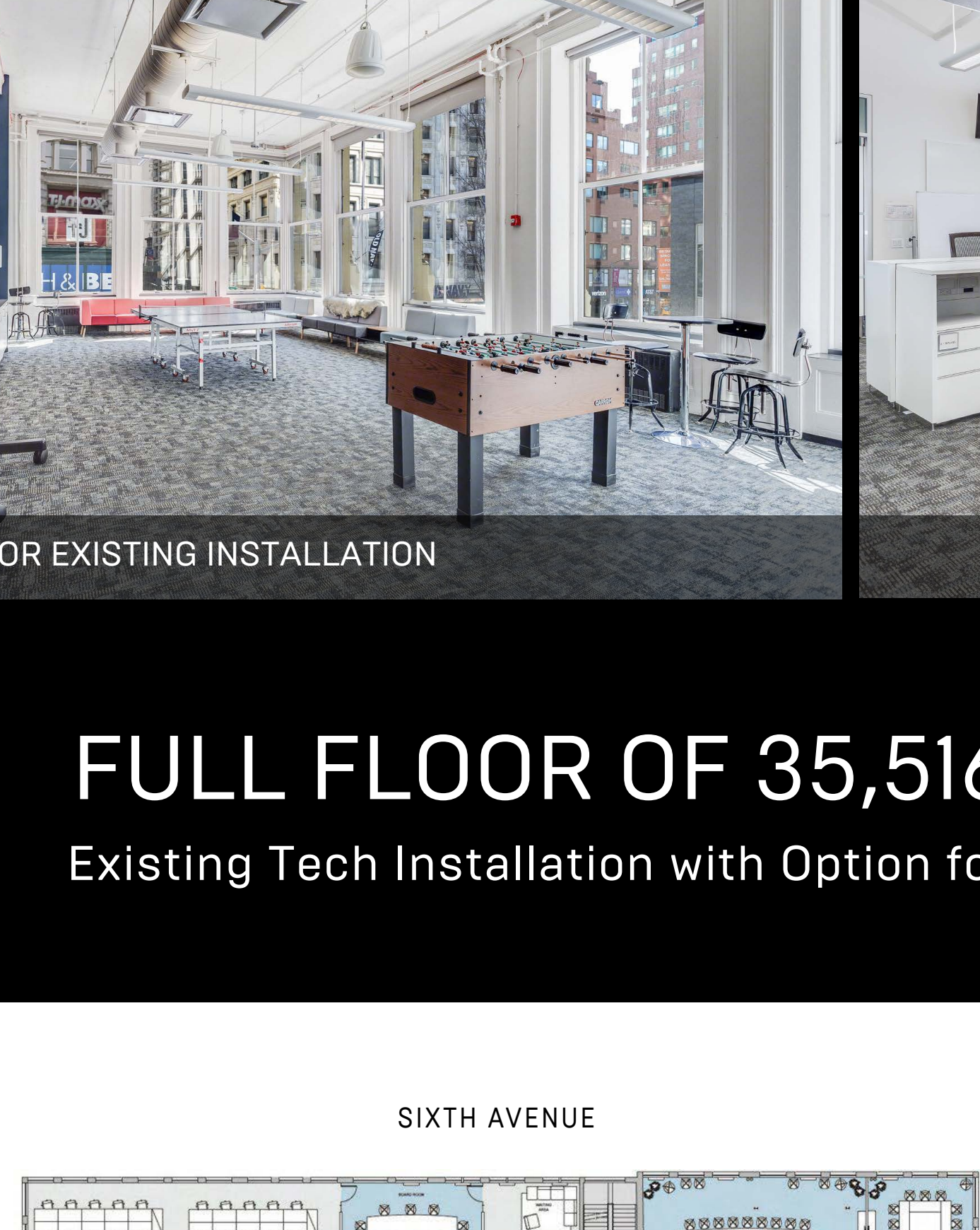
2ND FLOOR EXISTING INSTALLATION



2ND FLOOR EXISTING INSTALLATION

## FULL FLOOR OF 35,516 SF AVAILABLE

Existing Tech Installation with Option for Landlord to Build or Modify

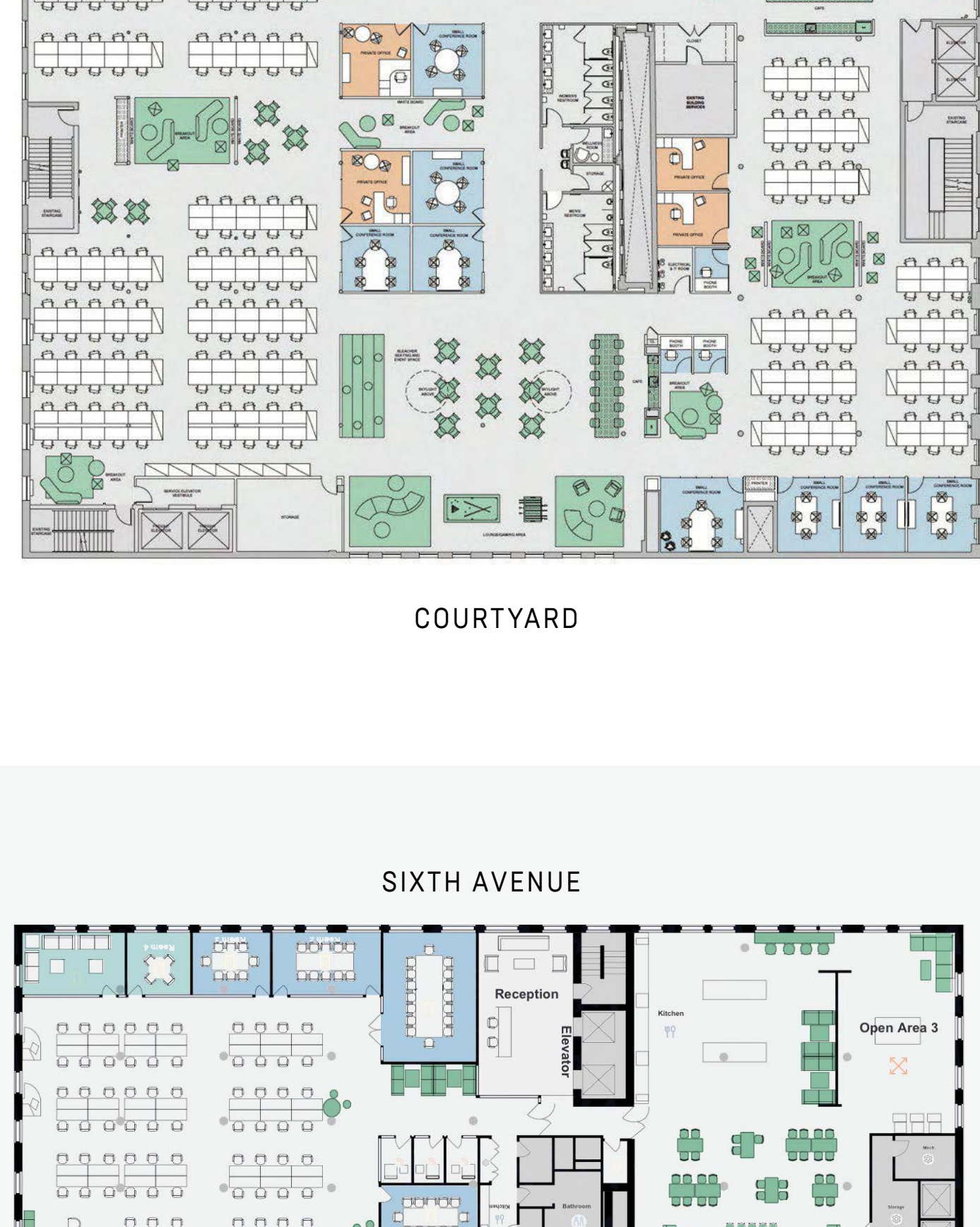


### OPEN CREATIVE

TOTAL RENTABLE AREA: 35,156 RSF

DESKING	
WORKSTATIONS	262
PRIVATE OFFICES	4
ENCLOSED MEETING SPACES	
SMALL CONF. ROOMS	10
LARGE CONF. ROOMS	2
BOARD ROOMS	1
PHONE BOOTHS	8
OPEN COLLABORATION AREAS	
LOUNGE/GAMING	2
BLEACHER & EVENT SPACE	1
CAFE	2
BREAKOUT AREAS	5
WELLNESS ROOM	1

[DOWNLOAD PLAN](#)



### EXISTING INSTALLATION

WORKSTATIONS	194
CONFERENCE ROOMS	12
MEETING ROOMS	8
PRIVATE OFFICE	1
KITCHENS	3
UTILITY AREAS	14
PHONE BOOTHS	8
RESTROOMS	4
OPEN COLLABORATION AREAS	5

[DOWNLOAD PLAN](#)



### DIVISIBLE PLAN TESTFIT

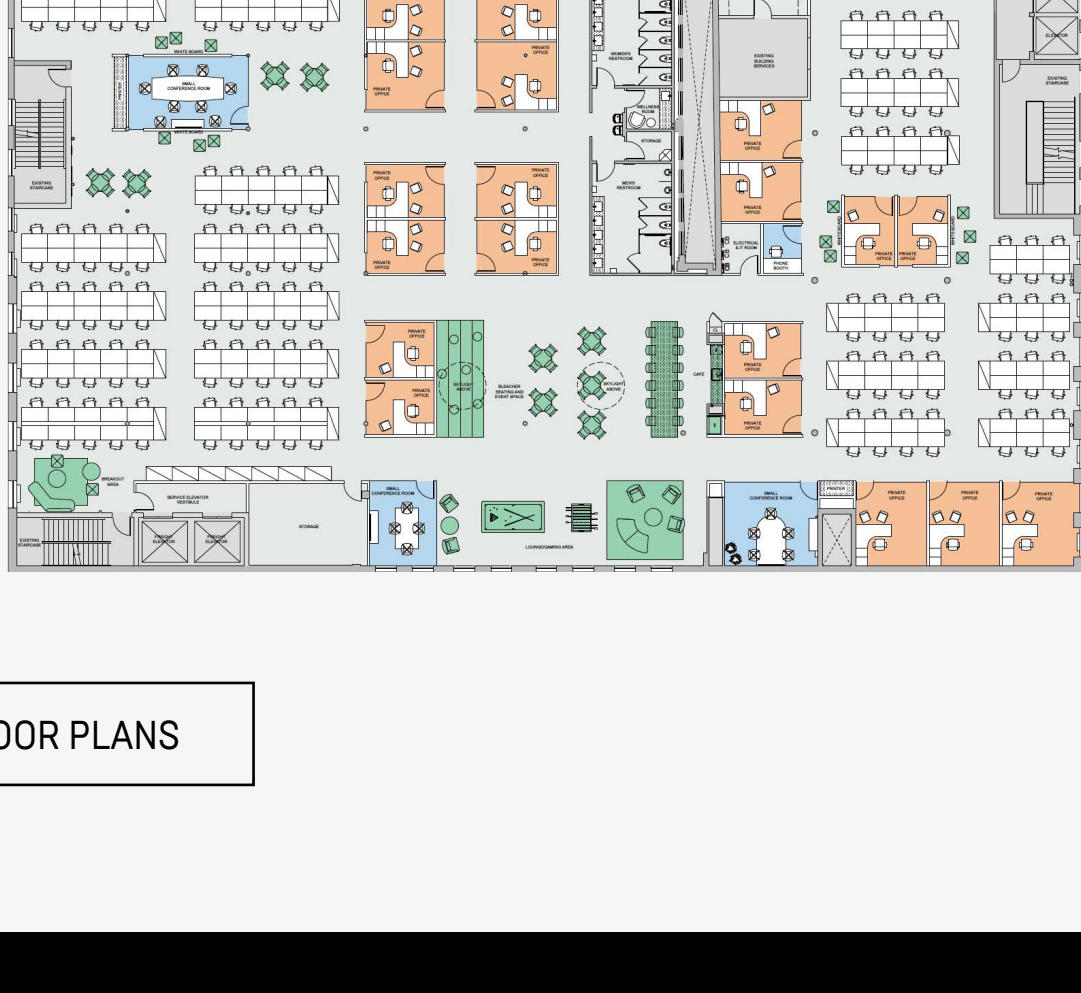
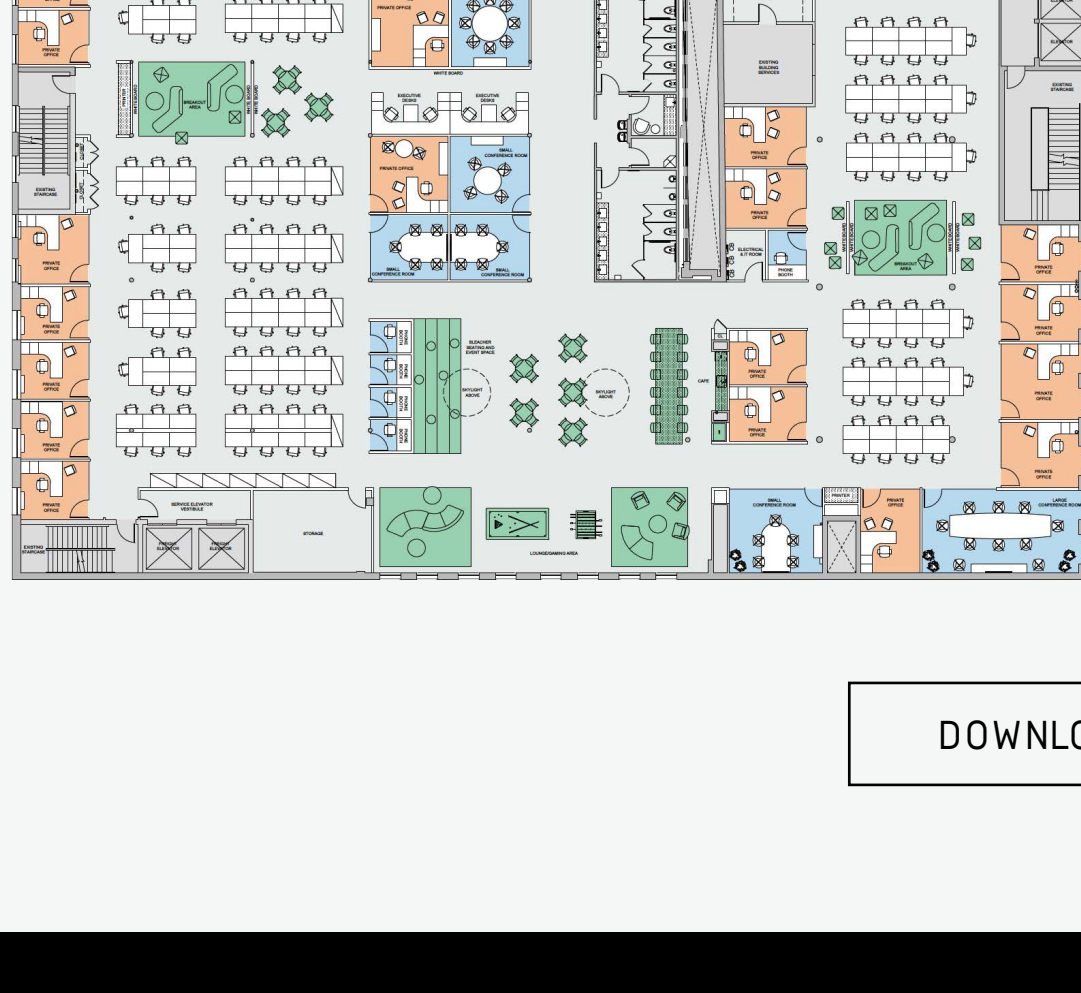
SUITE A: 13,500 RSF	
WORKSTATIONS	112
CONFERENCE/MEETING ROOMS	4
PRIVATE OFFICE	6
PANTRIES	2
PHONE BOOTHS	2
OPEN COLLABORATION AREAS	1
SUITE B: 22,000 RSF	
WORKSTATIONS	202
CONFERENCE ROOMS	9
MEETING ROOMS	4
PRIVATE OFFICE	4
PANTRY	1
PHONE BOOTHS	3
OPEN COLLABORATION AREAS	1

[DOWNLOAD PLAN](#)

### ADDITIONAL TESTFITS

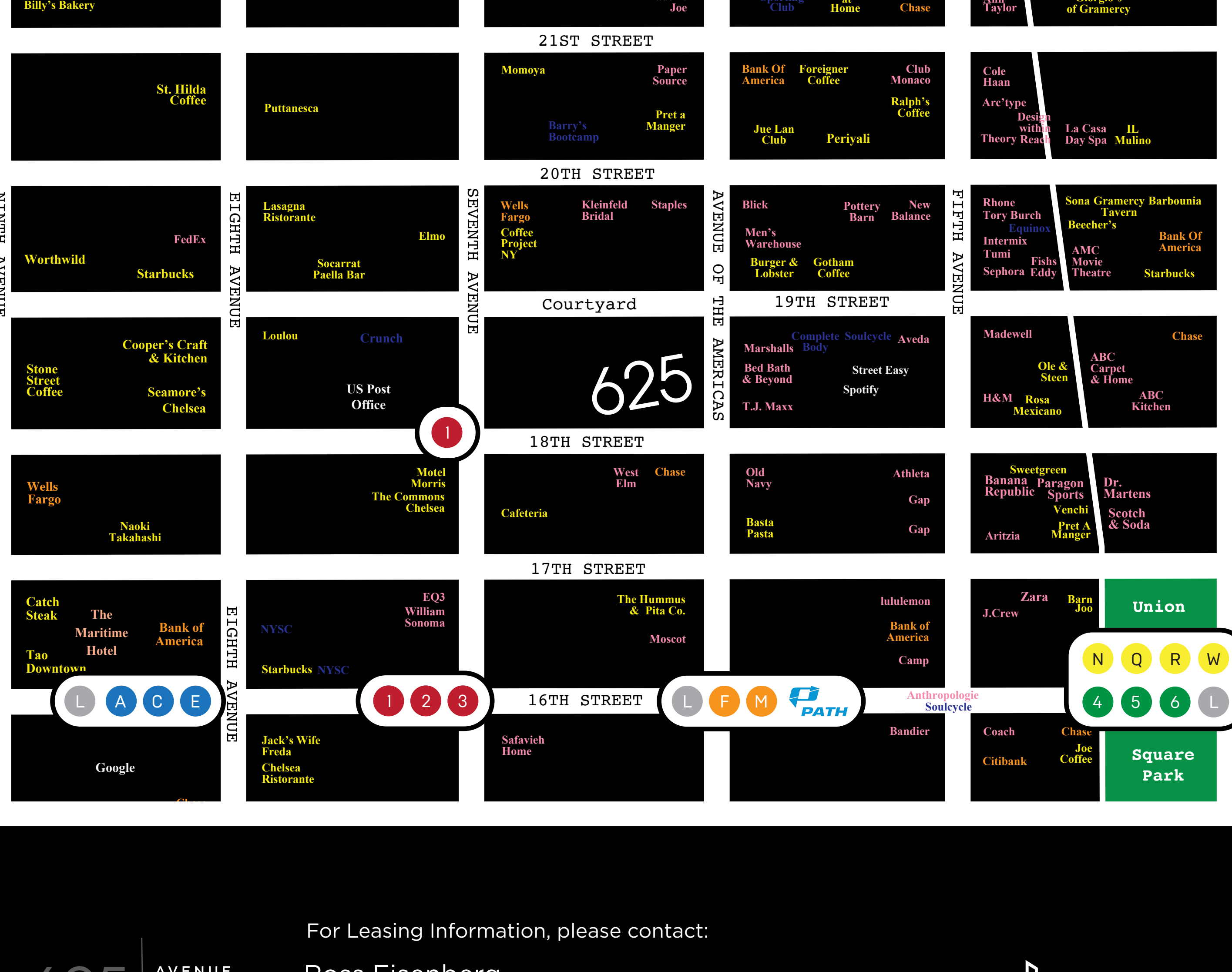
#### PERIMETER OFFICES

#### INTERNAL OFFICES



[DOWNLOAD ALL FLOOR PLANS](#)

### NEIGHBORHOOD MAP



For Leasing Information, please contact:

Ross Eisenberg  
347-920-7220 Ross@RDEadvisors.com

www.625aofa.com

