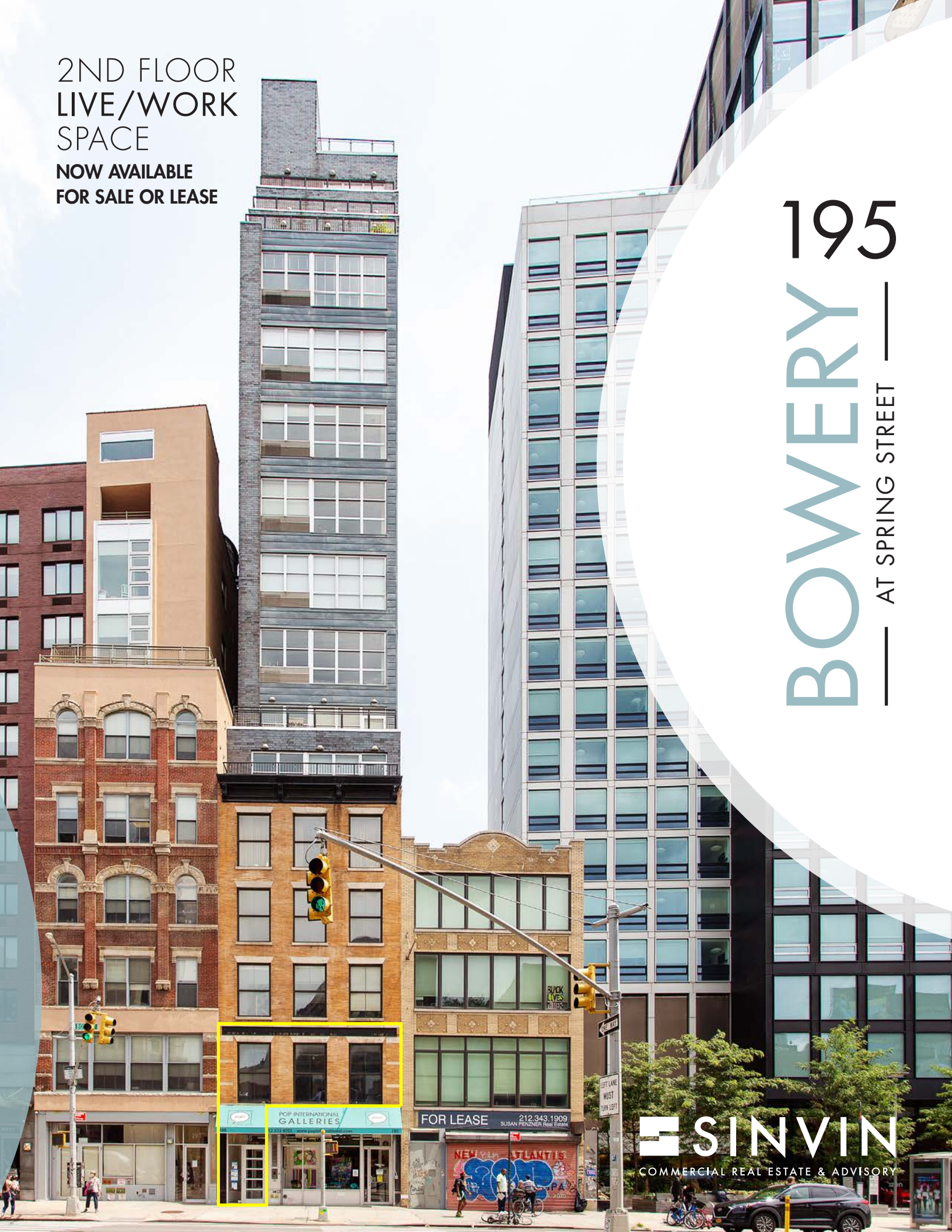


2ND FLOOR
LIVE/WORK
SPACE

NOW AVAILABLE
FOR SALE OR LEASE

BOWERY 195

— AT SPRING STREET —



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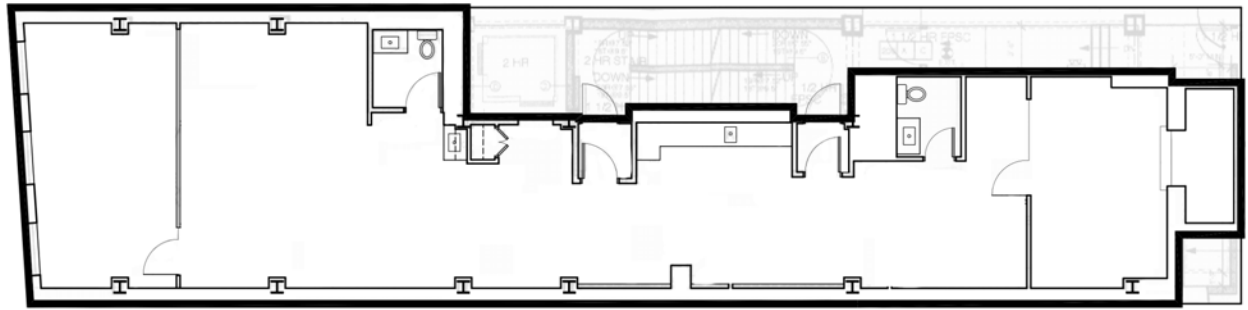
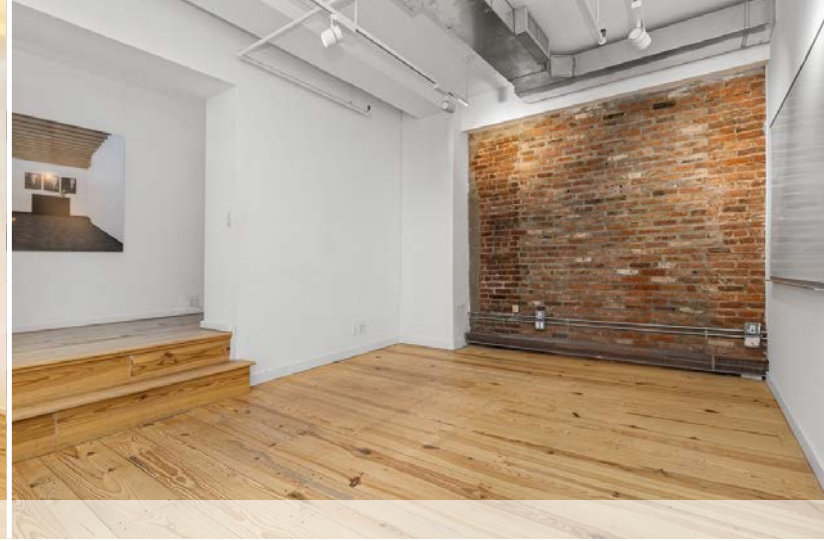
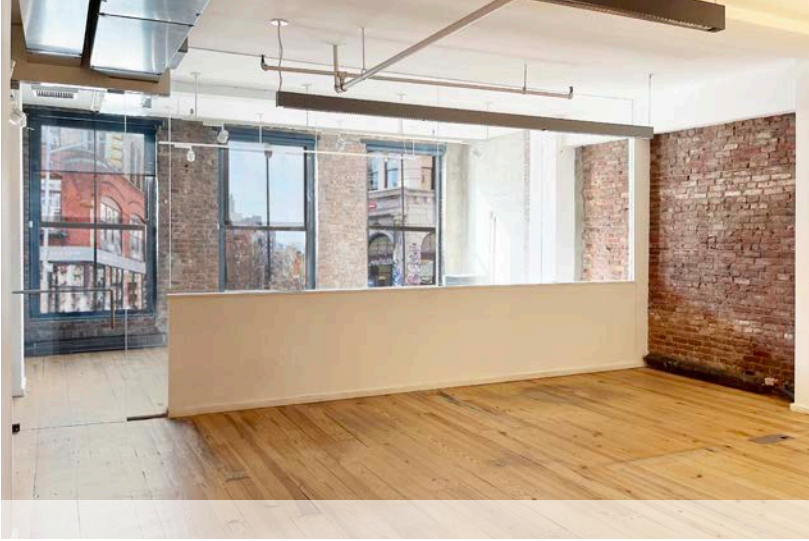
- Available for sale or lease
- Live/work property
- Full floor with direct elevator access
- Large oversized windows with a view down Spring Street
- Tenant-controlled HVAC
- Wide-plank wood floors and exposed brick
- Existing installation includes 2 conference rooms, a wet pantry and 2 private restrooms
- Conveniently located within walking distance of the J, Z, 6 and F trains



2nd Floor (2C): 3,000 RSF

Term: Negotiable | Possession: Immediate | Condo Fees: \$1,245.49 | Taxes: \$41,476 (22/23)
Lease Rate: \$150,000 Per Annum (\$50 Per RSF) | Sale Price: \$1,850,000 Million





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