



RY Management
Co., Inc.

1619 Third Avenue, New York, NY 10128 p (212) 534-7771 f (212) 534-6140

www.rymanagement.com

RUPPERT YORKVILLE TOWERS

Office Space Available

LOCATION: 1623 Third Avenue – Ground floor and lower level

RENT: \$51.26/sq. foot, \$35,000/mth.

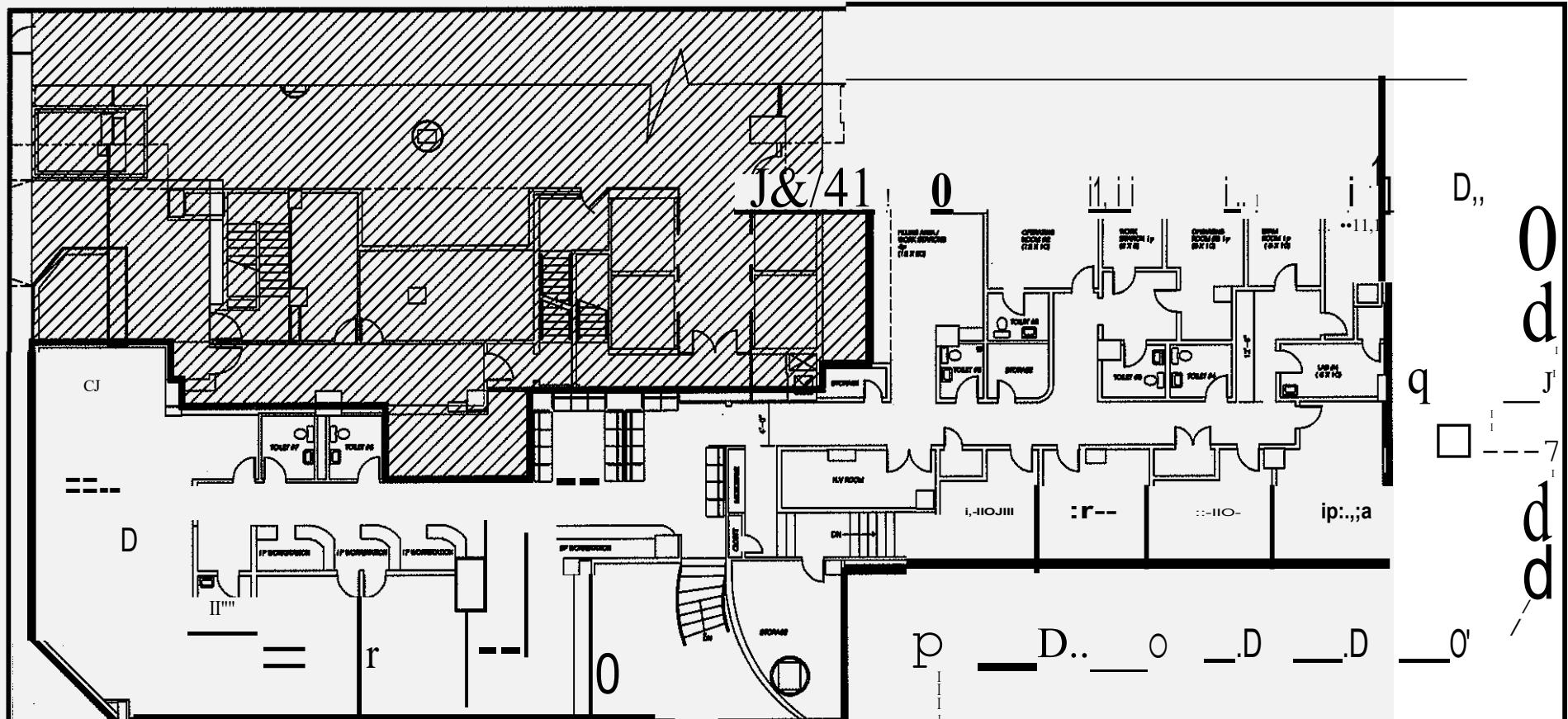
AVAILABLE DATE: Immediate

SQUARE FOOTAGE: Approximately 6,095 sq. ft. on the ground floor and 2,097 sq. ft. on the lower level (8192 total).

UTILITIES: Electric: (including electricity for air conditioning and heating of the Premises) – submetered – paid by tenant – tenant to pay kwh rate paid by landlord plus \$.02 per kwh handling fee.
Water: Submetered – paid by tenant
Gas: None available.

REAL ESTATE TAXES: Tenant will pay its proportionate share of landlord's real estate taxes allocated to the space each year over and above a base year (prorated for any partial years).

BROKERAGE FEES: RY Management Co., Inc. is the exclusive leasing agent for his space; brokerage fees to be paid by landlord. Landlord will also pay commission on any pre-approved, co-brokerage arrangement for this space. However, if tenant engages the services of another broker and it is not a pre-approved, co-brokerage arrangement, all fees and commissions to be paid by tenant to tenant's broker.



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GROUND FLOOR TOTAL SQ. FT.: 8095
GROUND & LOWER LEVEL TOTAL SQ. FT.: 8 '192

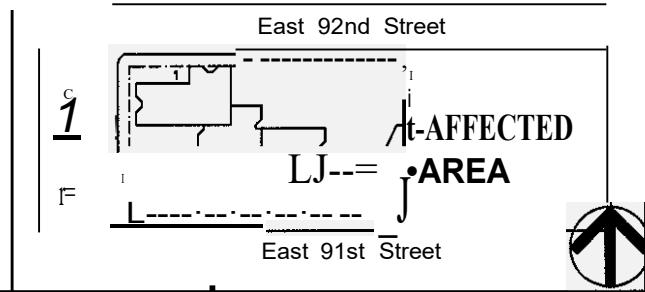
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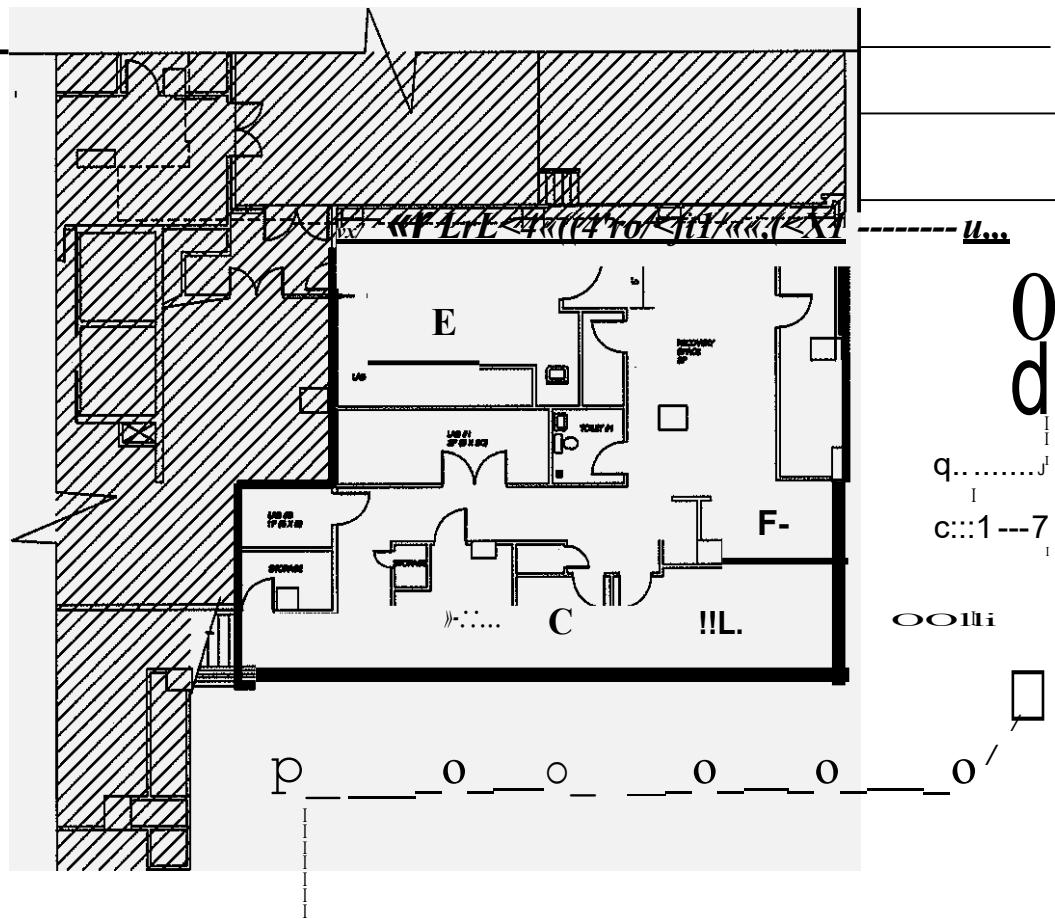
GROUND FLOOR OFFICE PLAN

SCALE: 1111' N

OFFICE SPACE

1635 AVENUE NEW YORK, NY 10128





LOWER LEVEL TOTAL SQ. FT. : 2097
GROUND & LOWER LEVEL TOTAL SQ. FT.: 8192

LOWER LEVEL OFFICE PLAN
 1/11-10

OFFICE SPACE
 1635 AVENUE NEW YORK, NY 10128

