



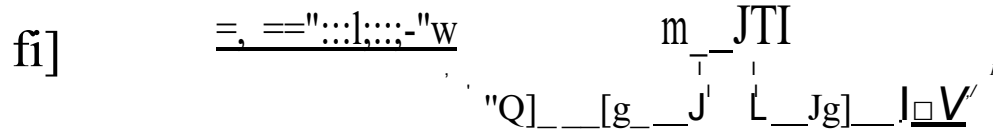
1619 Third Avenue, New York, NY 10128 p (212) 534-7771 f (212) 534-6140

www.rymanagement.com

RUPPERT YORKVILLE TOWERS

Office Space Available

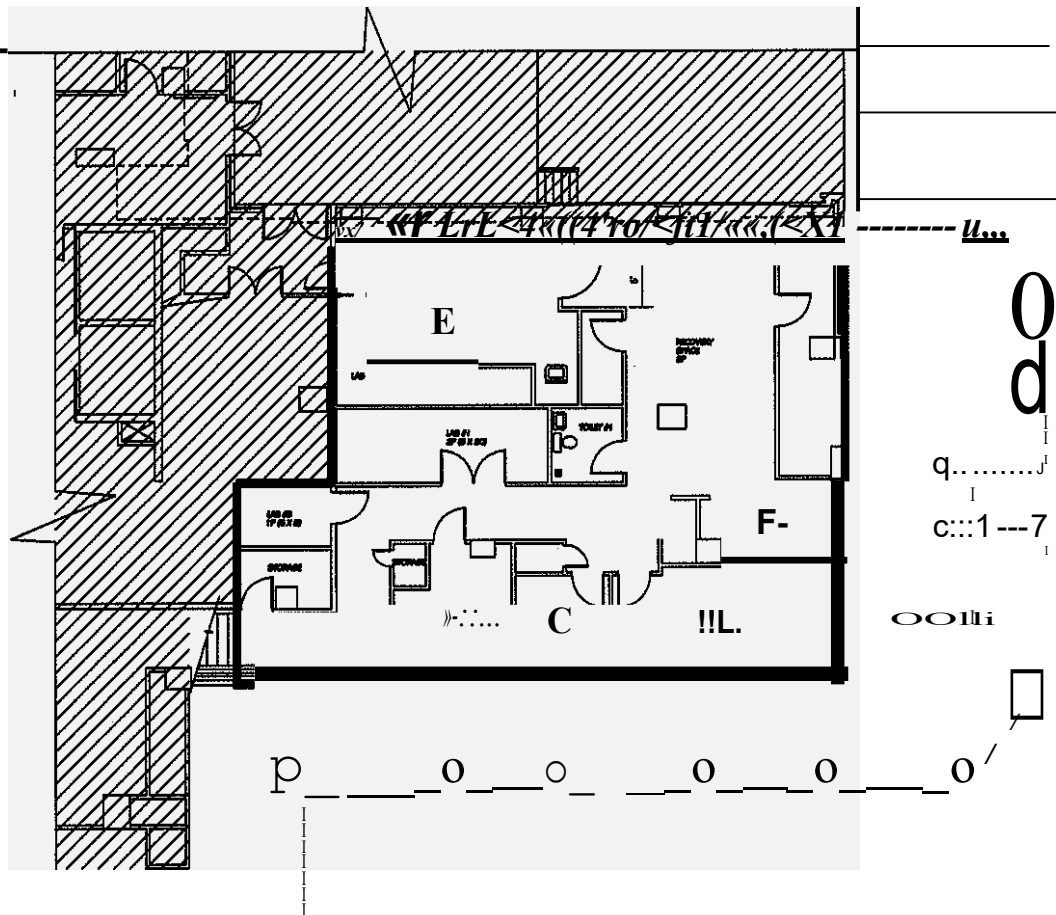
LOCATION:	1623 Third Avenue – Ground floor and lower level
RENT:	\$51.26/sq. foot, \$35,000/mth.
AVAILABLE DATE:	Immediate
SQUARE FOOTAGE:	Approximately 6,095 sq. ft. on the ground floor and 2,097 sq. ft. on the lower level (8192 total).
UTILITIES:	Electric: (including electricity for air conditioning 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 this 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.



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

SCALE: 1111'•N'



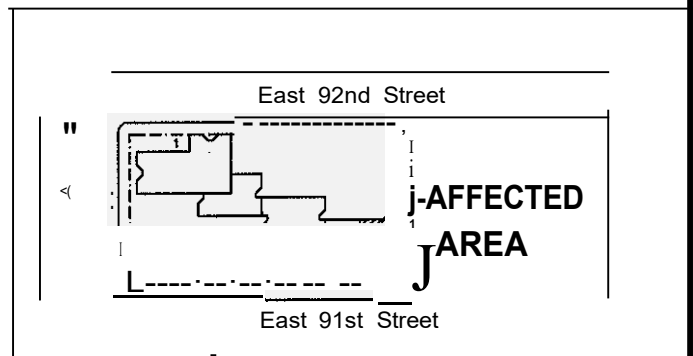


LOWER LEVEL TOTAL SQ. FT. : 2097

GROUND & LOWER LEVEL TOTAL SQ. FT.: 8192

LOWER LEVEL OFFICE PLAN

1/11/10



OFFICE SPACE

1635 AVENUE NEW YORK, NY 10128