

As exclusive agents, Signature Partners is proud to offer the following property for lease:

# 55 Exchange Place

Northeast corner New Street

### PREMISES

Lower Level  
Suite 401  
Suite 404

### AREA

Approx. 10,199 RSF  
Approx. 2,912 RSF  
Approx. 2,745 RSF

### Rental Rate

\$20.00 / RSF  
\$30.00 / RSF  
\$30.00 / RSF

### Electric

Submetered  
\$3.50 / RSF  
\$3.50 / RSF

### Escalations

3% per annum  
No Real Estate tax  
Escalation for NFPs

## Spaces for 501(c)(3) Non-Profit Organizations



Lower Level - 10,199 RSF

- Educational installation
- Many large classrooms/offices
- Large wet pantry
- Private bathrooms
- Lobby attended 24/7
- No real estate tax escalations for 501(c)(3) organizations
- Cleaning included



4th Floor spaces

- Mix of offices and open space
- Windowed & interior offices
- Access to conference facilities
- Access to shared pantries
- No real estate tax escalations
- Cleaning included

## Landlord will do work for qualified tenant

Access to Transportation:



[www.signaturepartners.com](http://www.signaturepartners.com)

**MICHAEL PINNEY**

(212) 813-3573

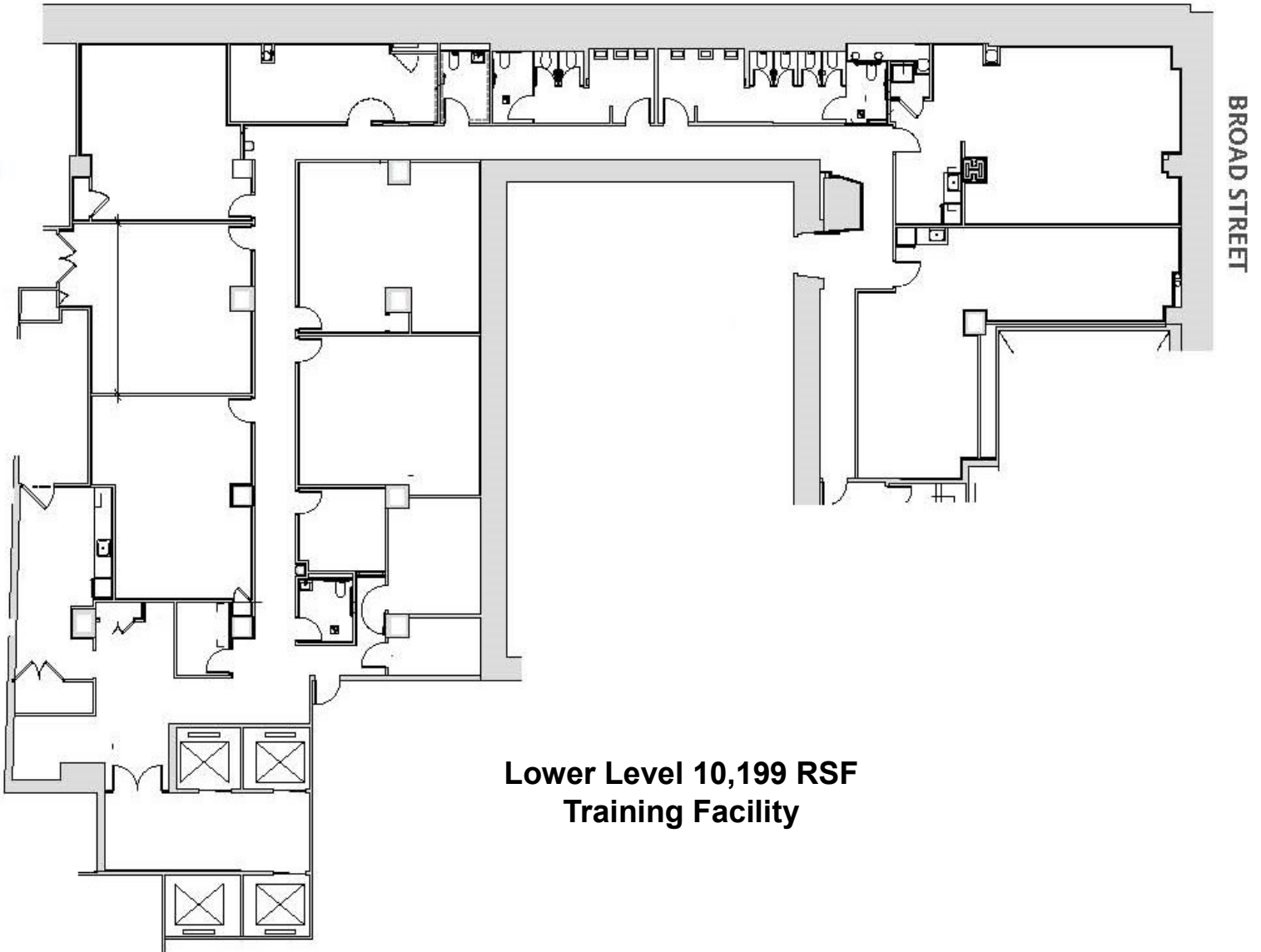
[pinney@signaturepartners.com](mailto:pinney@signaturepartners.com)

Signature Partners, LLC, licensed real estate broker, as exclusive agent, is pleased to present the above space for lease. All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, further modification, or removal without notice. All square footage dimensions set forth are approximate.

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EXCHANGE PLACE



**Lower Level 10,199 RSF  
Training Facility**



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