

## Unique Opportunity: Lease 11,500 – 23,000 RSF

AS EXCLUSIVE AGENTS, WE ARE PLEASED TO OFFER THE FOLLOWING PRIME SPACE FOR LEASE

### SPACE

Entire 5th Floor: 11,500 SF  
Entire 6th Floor: 11,500 SF  
Total: 23,000 SF



#### ASKING RENT

Upon Request

#### TERM

5–15 Years

#### OCCUPANCY

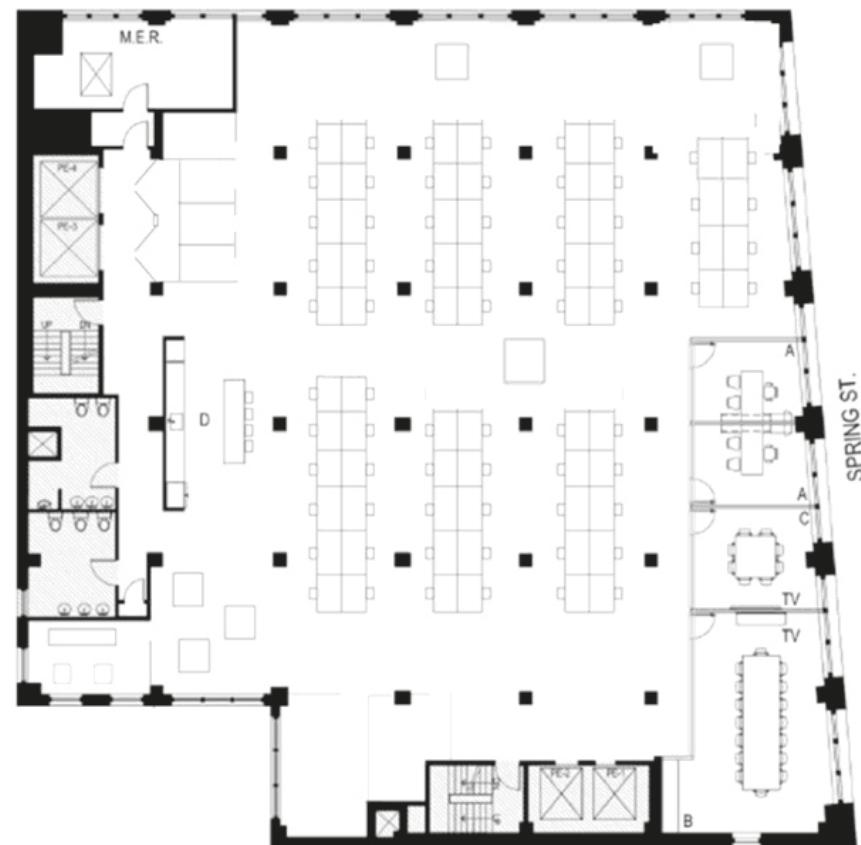
**E 5th Floor: July 2026**

**E 6th Floor: Available**

#### ELECTRIC

Direct

#### PRE BUILT PLAN



#### SPACE FEATURES

- \* Full floor with 3 sides of natural light
- \* 11-foot ceilings
- \* Accommodates up to 74 people
- \* Tenant-controlled HVAC system
- \* Ideal for Tech, Private Equity, Venture Capital
- \* Landlord will add additional glass-front offices / meeting rooms if needed



#### BUILDING FEATURES

- \* Renovated, attended lobby
- \* 24-hour / 7-day access
- \* Near N, R, B, D, F, M, and 6 subway lines
- \* Half block from Balthazar

#### WORK AREA

Workstations:	72
Offices:	2
<b>Utility Space</b>	
Coat Closet:	1
Copy / Print / Storage:	1
IT Room:	1
Wellness Room:	1
<b>Collaboration Space</b>	
Phone Rooms:	3
Large Conference Room (18-person)	1
Small Conference Room (8-person)	1
Bistro:	1

FOR MORE INFORMATION PLEASE CONTACT

#### Richard Plehn

Senior Managing Director  
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rplehn@lee-associates.com

#### Dennis Someck

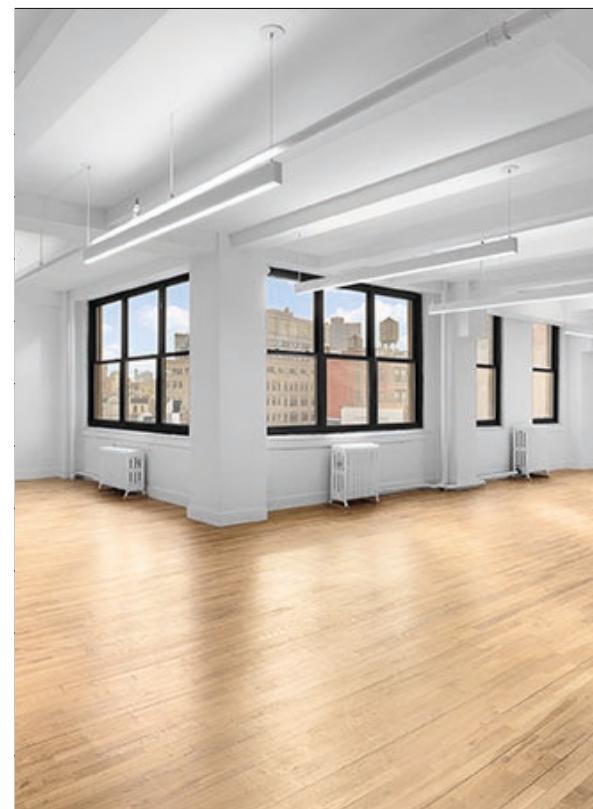
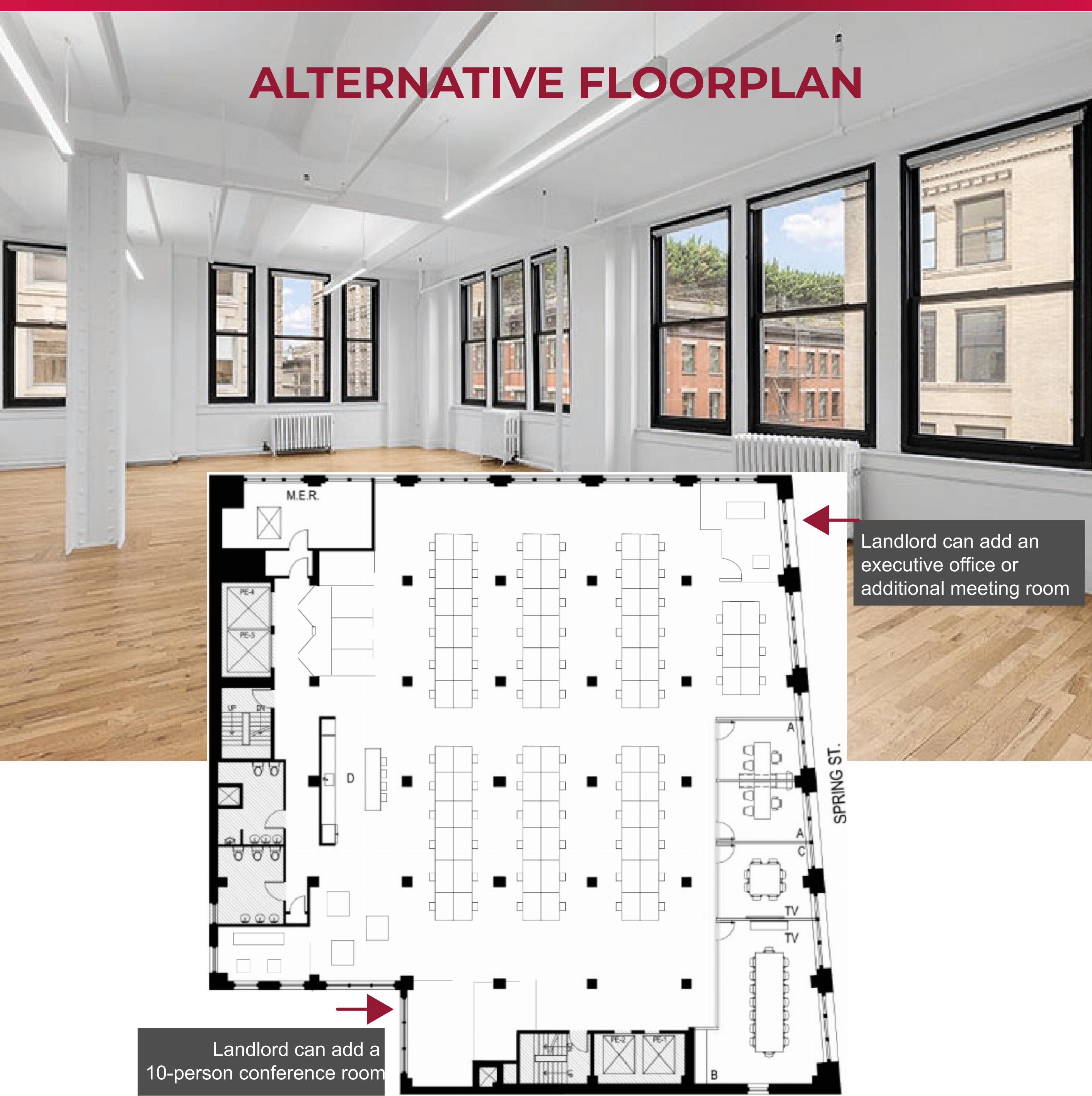
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## ALTERNATIVE FLOORPLAN



### WORK AREA

Workstations:	70
Offices:	2
<b>Utility Space</b>	
Coat Closet:	1
Copy / Print / Storage:	1
IT Room:	1
Wellness Room:	1
<b>Collaboration Space</b>	
Phone Rooms:	3
Large Conference Room: (18-person)	1
Small Conference Room: (8-person)	1
Bistro:	1

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