

# 72 Spring Street

SEC of Spring & Crosby Streets

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

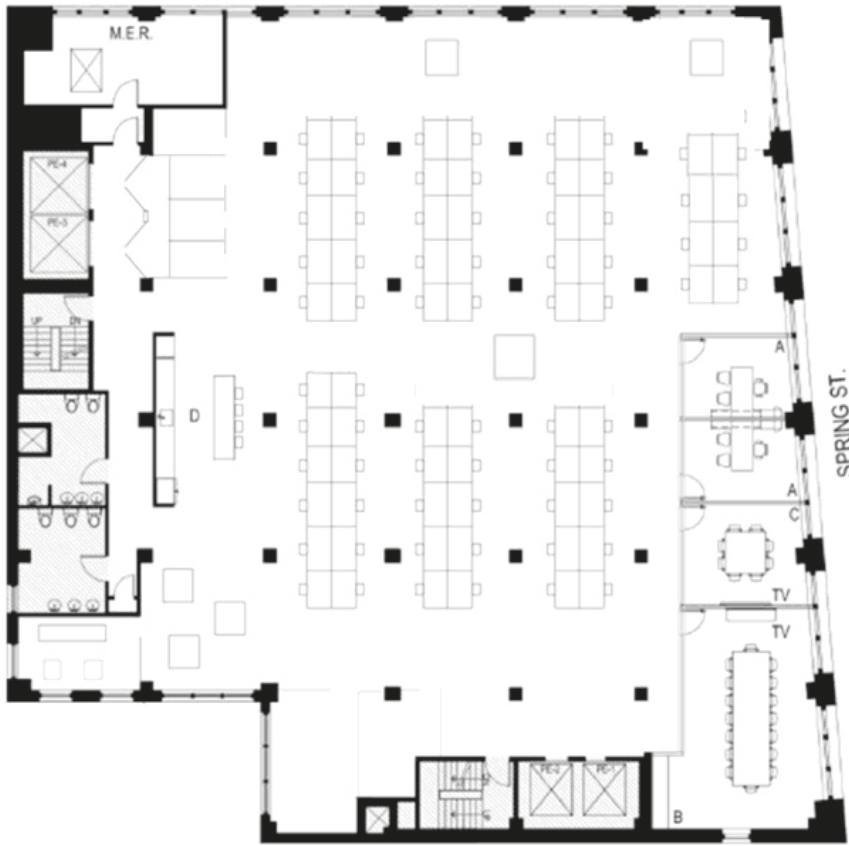
### SPACE FEATURES

- \* 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

### PRE BUILT PLAN



#### WORK AREA

Workstations:	72
Offices:	2

#### Utility Space

Coat Closet:	1
Copy / Print / Storage:	1
IT Room:	1
Wellness Room:	1

#### Collaboration Space

Phone Rooms:	3
Large Conference Room (18-person)	1
Small Conference Room (8-person)	1
Bistro:	1

FOR MORE INFORMATION PLEASE CONTACT

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#### Dennis Someck

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ALTERNATIVE FLOORPLAN



Landlord can add an executive office or additional meeting room

Landlord can add a 10-person conference room



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

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