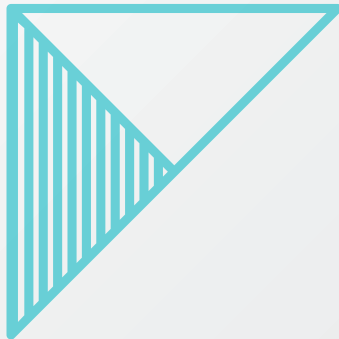


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Creative Pre-Built Work Environment
Exposed Brick
Full Floor Identity
Exceptional Value



Newmark
Knight Frank

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Premises Entire 4th Floor– 6,400 RSF

Asking Rent \$58.00/RSF

Term 3-10 Years

Possession Immediate

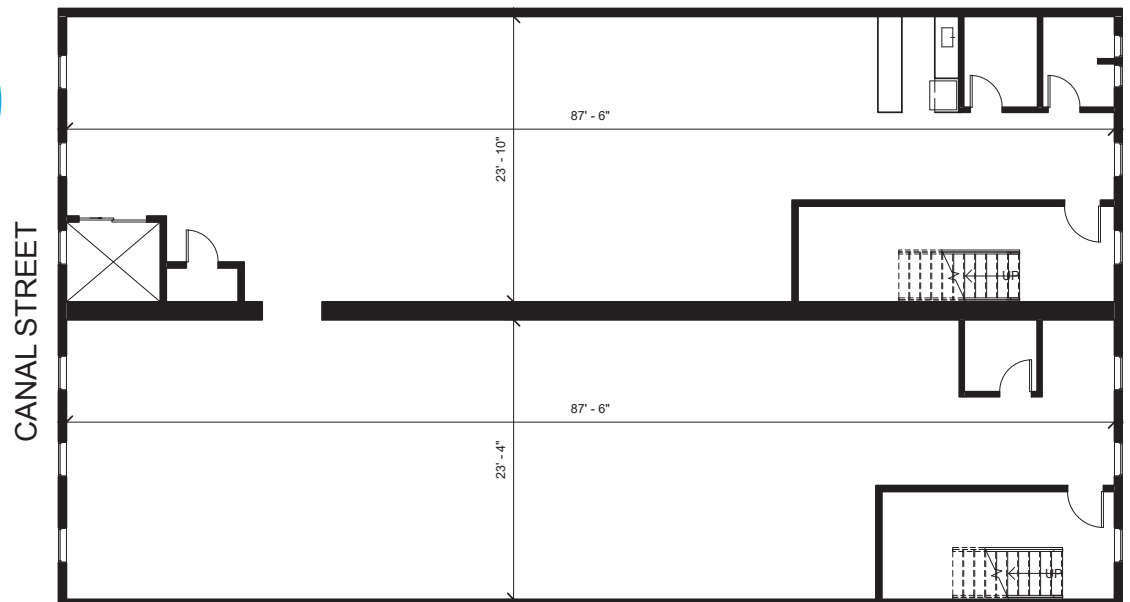


- + New, open creative pre-built installation with exposed brick, hardwood floor, exposed ceiling and large industrial sliding door.
- + Efficient column free floor plate.
- + Excellent natural light.
- + Open pantry with stainless steel appliances.
- + New bathrooms.
- + Full floor identity with potential lobby signage.
- + Planned lobby renovations include recapturing retail to create modern boutique lobby.
- + Potential for future expansion opportunities within building.
- + New Tenant controlled HVAC unit.
- + Strong ownership group.





ENTIRE 4TH FLOOR
6,400 RSF



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