

# 178 BROOME STREET

**ESSEX  
CROSSING**

**PREBUILT NON-PROFIT SPACE  
PARTIAL 4TH FLOOR - 3,449 RSF  
NEW CONSTRUCTION**

# 178 BROOME STREET



**POSSESSION**  
Immediate



**RENT**  
Call for pricing



**TERM**  
Negotiable



## BUILDING FEATURES

- Brand-new construction
- Part of Essex Crossing master development
- Tax-exempt office space
- HVAC is tenant-controlled, connected to BMS. Central air from cooling tower on roof

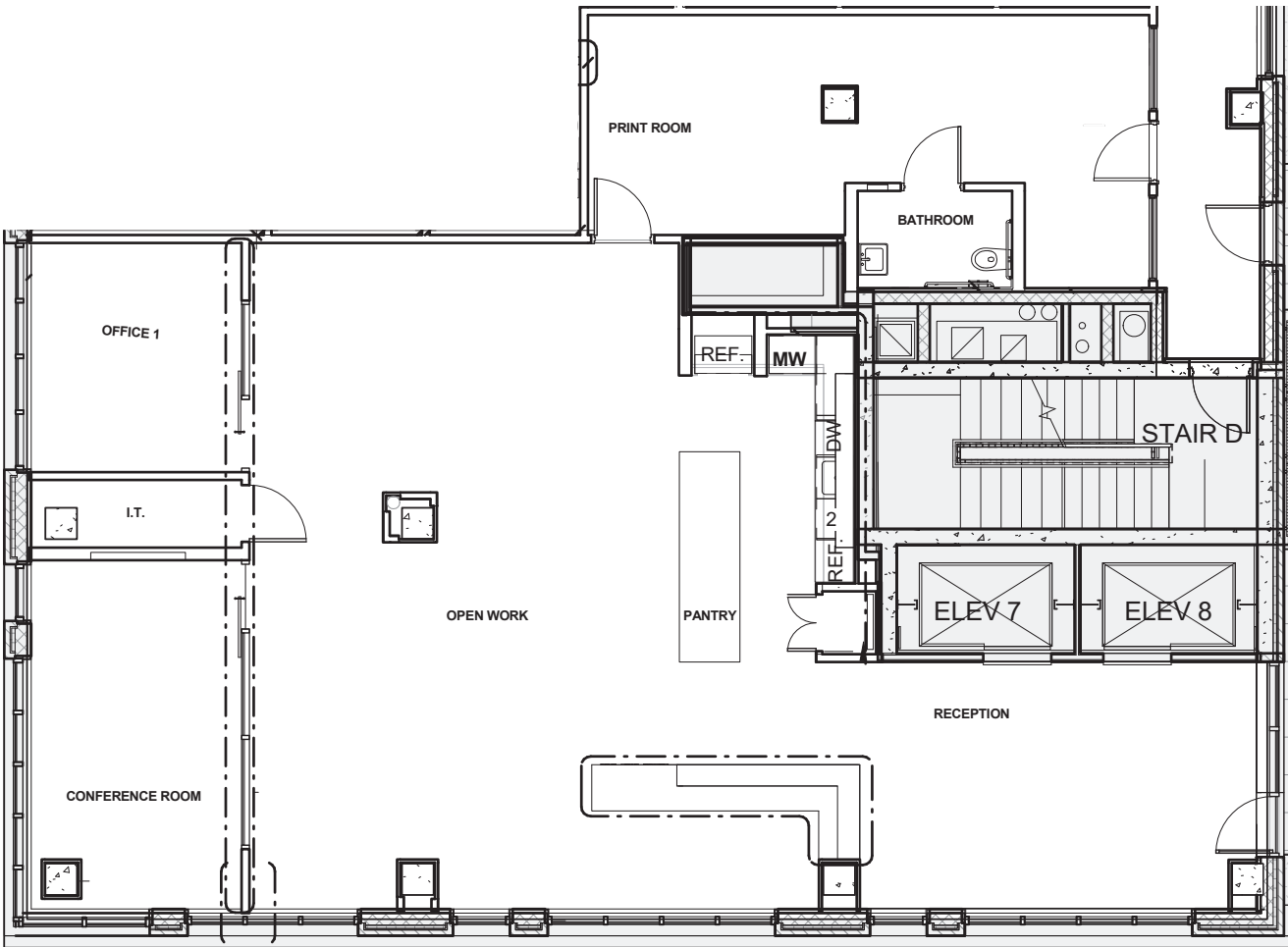
## SPACE FEATURES

- High-end prebuilt space featuring 1 office, 1 conference room, open area, pantry, print/IT room, and reception
- Must be leased to a Use Group 3 User (e.g., Non-Profit company)



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3,449 SF





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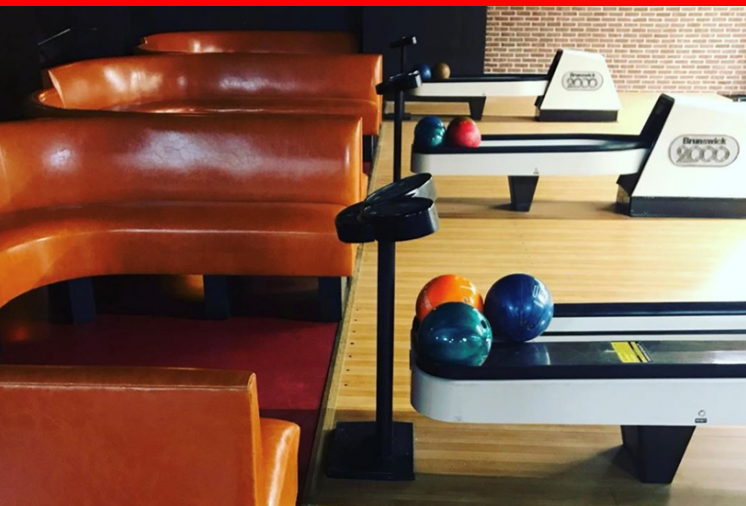
## SUBWAY TRAVEL TIMES FROM 178 BROOME STREET



# 178 BROOME STREET

## CAMPUS AMENITIES

BROOME STREET GARDENS



THE GUTTER BOWLING



ICP



REGAL CINEMAS

HALF-ACRE PARK



TRADER JOES



THE MARKET LINE

# 178 BROOME STREET

**ESSEX  
CROSSING**

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