

# 113 SPRING ST

X Greene & Mercer

Styled for Success in SoHo

Upscale Prebuilt Opportunities

NEWMARK



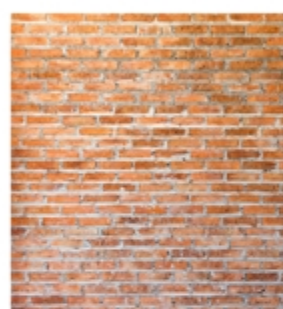
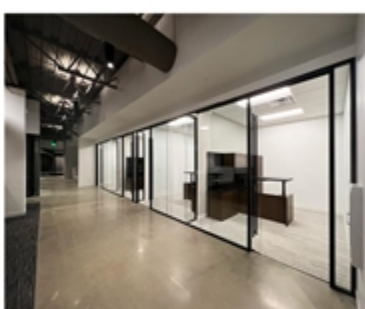
Entire 4th Floor 3,900 RSF

Entire 5th Floor 3,900 RSF

Delivery+Completion March 2022

### Elevated Pre-Built Environment

9'0" glass office fronts with sliding doors and insulated walls for acoustically sound space  
 Custom stained hardwood floors  
 Exposed original brick feature walls  
 Direct/indirect linear lighting with cove lighting to highlight key finishes



Sample representation of aesthetics and finishes

### Refined First Impression

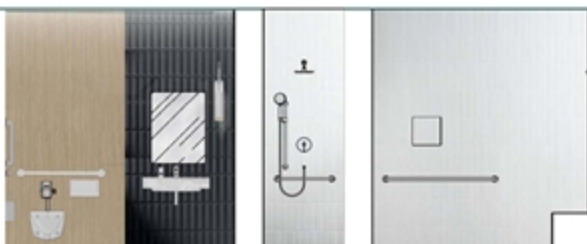
New stylized boutique lobby with custom terrazzo floor, wood wall panels, integrated lighting and pendant light fixtures  
 Secure access with digital doorman  
 Potential for lobby branding/signage opportunity with Spring Street exposure



New boutique lobby

### Private Restrooms with Shower

ADA compliant restrooms with roll-in private shower  
 Modern textured tiles with Kohler fixtures and concrete floating vanity



Sample representation of aesthetics and finishes



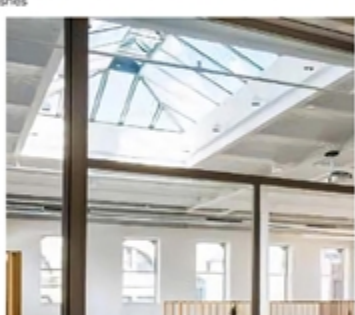
Sample representation of aesthetics and finishes

### Modern Custom Designed Pantry

Hand selected Copa de Brazil marble  
 Miele appliances including refrigerator, dishwasher and microwave convection oven  
 Custom white oak cabinetry

### Airy + Bright with High Ceilings

14' ceiling heights + large skylight (5th Floor)  
 11'5" ceiling heights (4th Floor)  
 Oversized windows overlooking Spring Street



113  
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### Floor Plan

Prebuilt Floorplan

#### PROGRAM:

Private Office	0
Conf. Rooms	2
Huddle Room	1
Workstations	25
Pantry	1
Copy/Print	1
IT Room	1



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### Your Partners at 113 Spring Street

Sound institutional ownership  
 Meticulously designed installations: Tom Vecchione of Vocon

Alex Leopold  
 Alex.Leopold@nrmk.com  
 212-850-5454

Leo Kone  
 Leo.Kone@nrmk.com  
 212-655-0670

Eric Cagner  
 Eric.Cagner@nrmk.com  
 212-372-2279

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