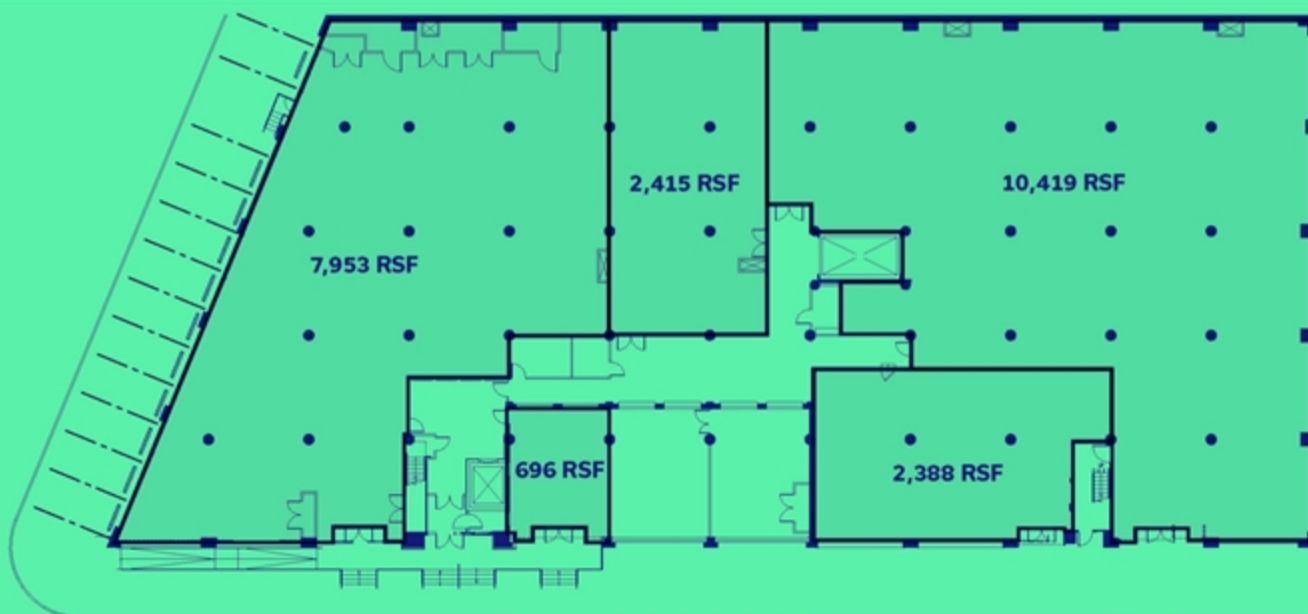


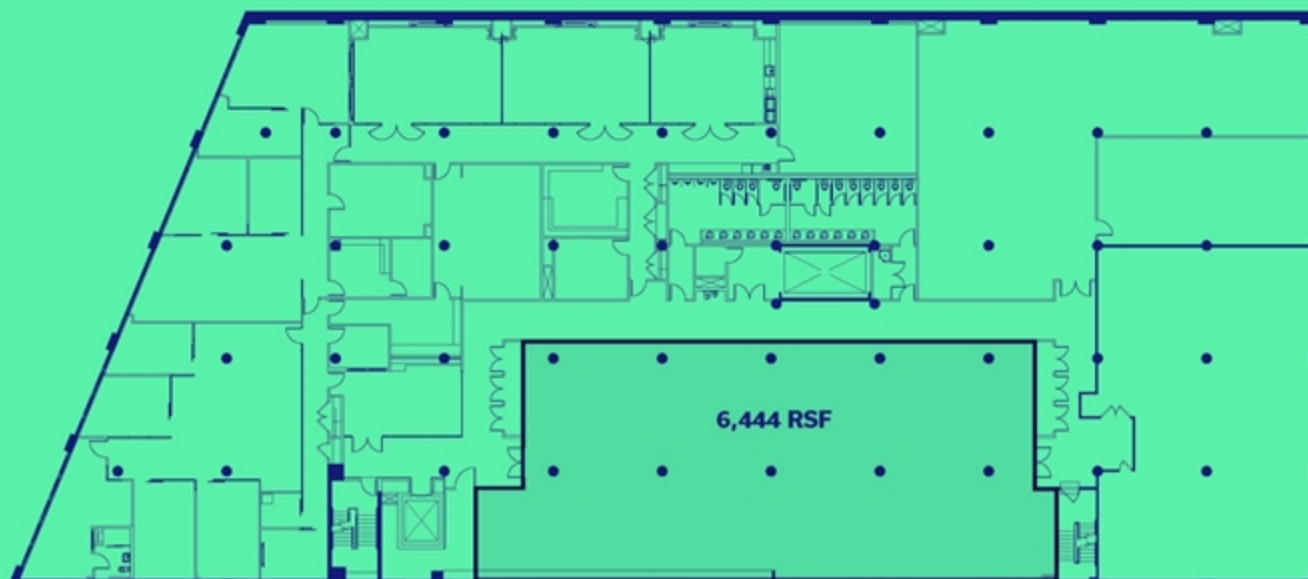
- 4 blocks to the 7 train
- Minutes to the Midtown tunnel and 59th St Bridge
- Close Proximity Hunterspoint Avenue LIRR

AVAILABILITIES

| FLOORS | SIZE | FLOORS | SIZE |
|-----------|------------|--------------|-----------|
| P. GROUND | 10,419 RSF | P. GROUND | 2,388 RSF |
| P. GROUND | 7,953 RSF | P. GROUND | 696 RSF |
| P. GROUND | 2,415 RSF | P. 2ND FLOOR | 6,444 RSF |



GROUND FLOOR



2ND FLOOR

HIGHLIGHTS

- New construction
- Spaces in white boxed condition
- Immediate Possession
- 12' Ceiling Heights
- Signage and branding opportunity
- Ground Floor Spaces Has Own Entry
- Loading Docks available
- Recently upgraded building infrastructure
- Large windows with great light



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