

## CONTACTLESS COMMUTE

### 416 - 424 WASHINGTON STREET

SOUTHWEST CORNER OF VESTRY STREET

SUITE	USF	RSF	RENT	POSSESSION
1	3,575	5,300	Negotiable	Immediate
2	2,108	3,100	Negotiable	Immediate
3	<u>1,574</u>	<u>2,315</u>	<u>Negotiable</u>	<u>Arranged</u>
Combined	7,257	10,715	Negotiable	Arranged

- Unique Ground Floor Office Space in the Heart of Tribeca
- Bright space with over 100 feet of windows overlooking quite cobblestone street
- Units can be leased separately or can be combined to create one contiguous corner unit of 10,715 RSF
- Easy access to the West Side Highway and the 1,2,3 A & C trains
- Parking garage in building
- Tenant Controlled HVAC
- Direct Electric
- Basement storage space available
- Ideal space for galleries, showrooms, professional and medical office users



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#### Suite 1

- Primarily open space with concrete floor and exposed 12 foot ceiling heights
- Tenant controlled HVAC and private bathrooms
- Over 75 feet of frontage on Washington Street with cobble stone street exposures



#### Suite 2

- Bright corner unit with hardwood floors and exposed 12 foot ceiling heights
- Formerly a yoga studio
- Tenant controlled HVAC



#### Suite 3

- Built space with hardwood floors and exposed 12 foot ceiling heights
- Space is built with two offices and one conference room
- Tenant controlled HVAC

#### FOR INFORMATION, PLEASE CONTACT:

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