

FIFTY BROAD



CLICK TO VIEW
VIRTUAL TOUR

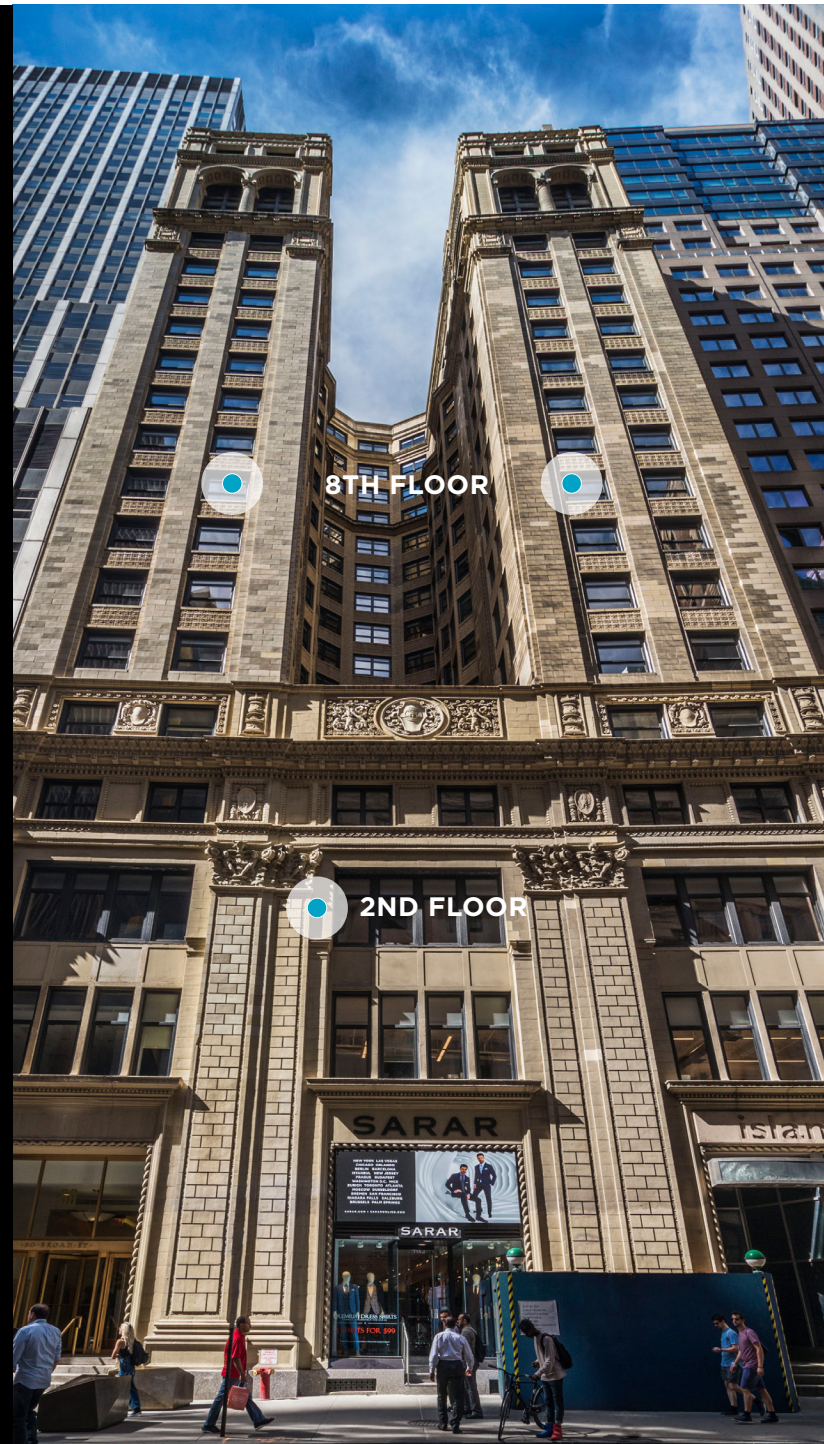
ENTIRE 8TH FLOOR:
12,878 RSF

ENTIRE 2ND FLOOR:
13,174 RSF

ASKING RENT	TERM	POSSESSION
UPON REQUEST	7+ YEARS	IMMEDIATE

SPACE FEATURES

- Floors are white-boxed. Landlord to provide a new building installation
- Windows on three sides
- Entire 2nd Floor: 13' ceilings
- Entire 8th Floor: 12' ceilings
- Exposed ceilings
- 24/7 tenant-controlled air-cooled AC
- New bathrooms



For more information, please contact:

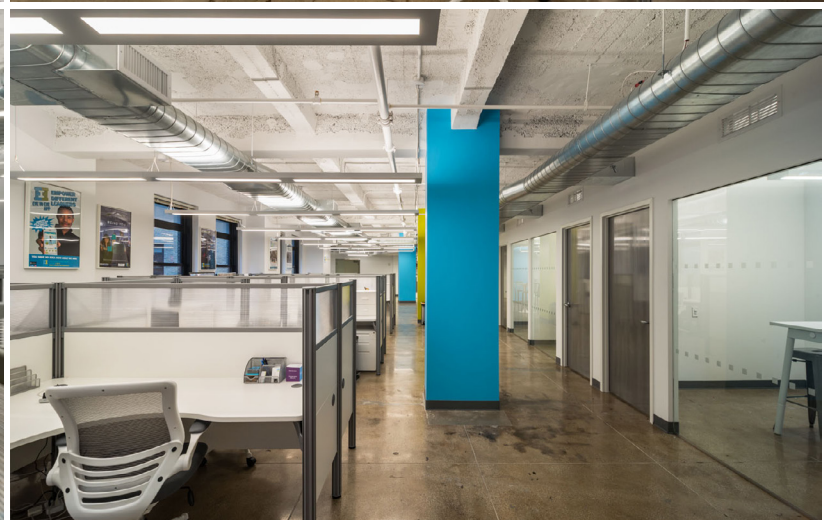
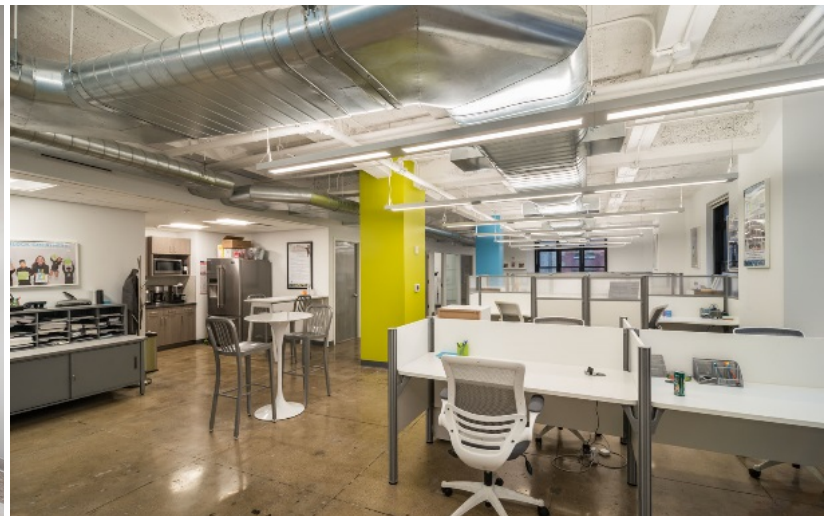
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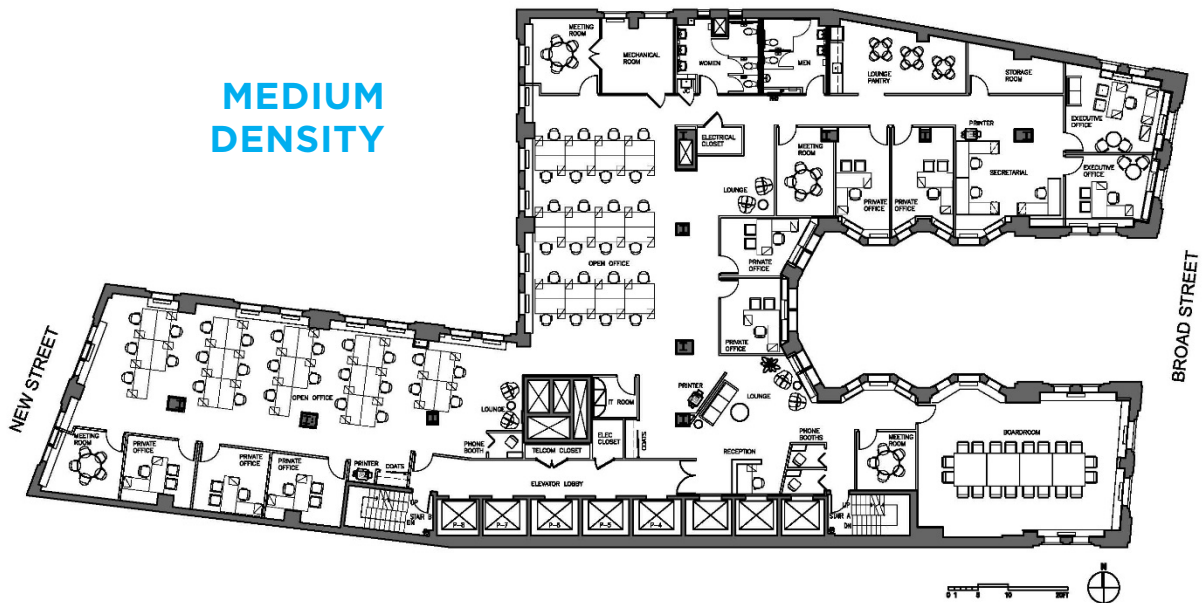
A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).

SAMPLE PHOTOS



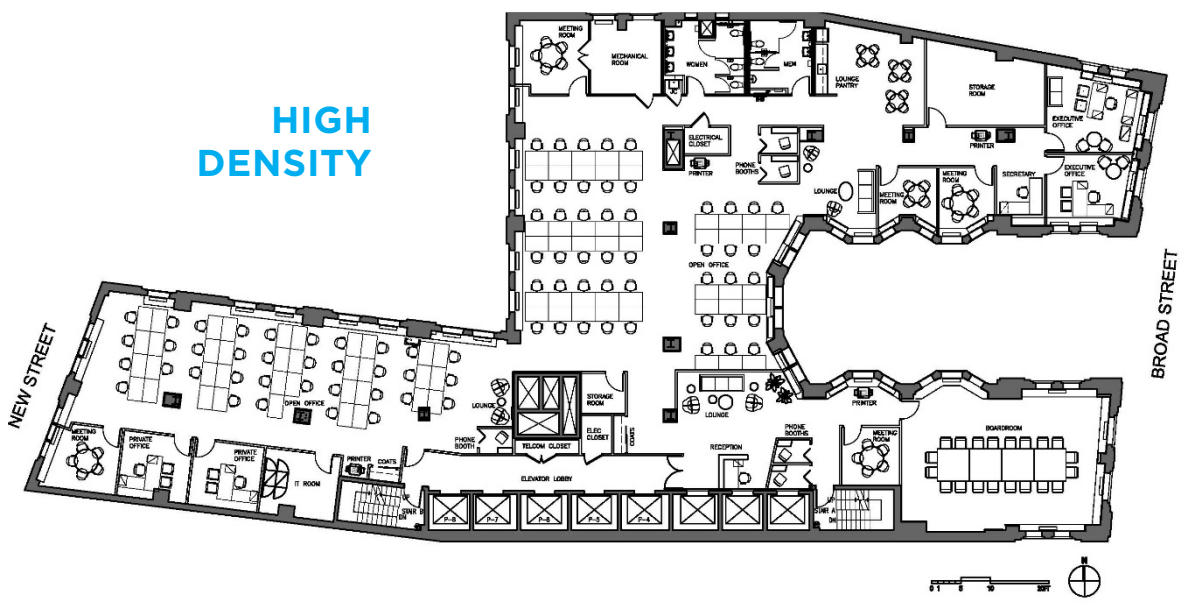
8TH FLOOR TEST FIT PLANS

MEDIUM DENSITY



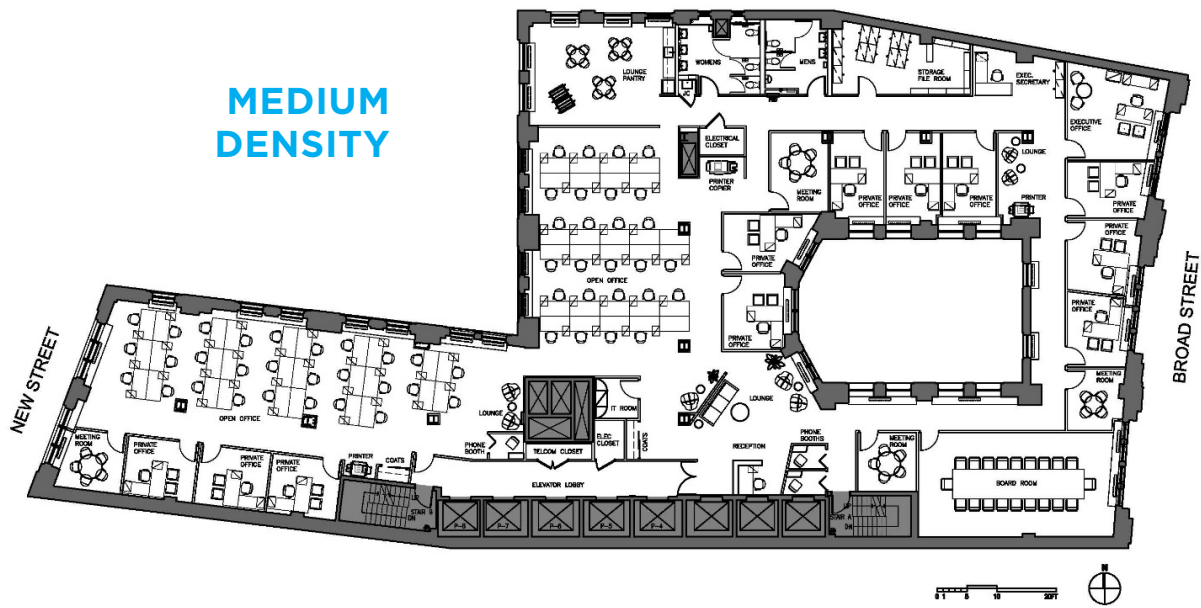
EXECUTIVE OFFICES	2	BOARD ROOM - 20P+	1	STORAGE ROOMS	2
PRIVATE OFFICES	7	CONFERENCE ROOM - 5P	4	PHONE BOOTH	3
OPEN OFFICE SEATING (5FT DESKS)	50	LOUNGE AREAS	3	CLOSETS	2
SECRETARIES	3	PANTRY/EMPLOYEE LOUNGE	1	PRINTER AREAS	3
RECEPTION	1	IT ROOM	1		
TOTAL STAFF	88				

HIGH DENSITY



EXECUTIVE OFFICES	2	BOARD ROOM - 20P+	1	IT ROOM	1
PRIVATE OFFICES	2	CONFERENCE ROOM - 5P	4	STORAGE ROOMS	2
OPEN OFFICE SEATING (4FT DESKS)	81	CONFERENCE ROOM - 4P	1	PHONE BOOTH	5
SECRETARY	1	LOUNGE AREAS	3	CLOSETS	2
RECEPTION	1	PANTRY/EMPLOYEE LOUNGE	1	PRINTER AREAS	4
TOTAL STAFF	87				

2ND FLOOR TEST FIT PLANS



MEDIUM DENSITY

EXECUTIVE OFFICE	1	BOARD ROOM - 20P	1	IT ROOM	1
PRIVATE OFFICES	11	CONFERENCE ROOM - 5P	3	STORAGE & FILE ROOM	1
OPEN OFFICE SEATING (5FT DESKS)	54	CONFERENCE ROOM - 4P	1	PHONE BOOTH	3
SECRETARY	1	LOUNGE AREAS	3	CLOSETS	2
RECEPTION	1	PANTRY/BREAK ROOM	1	PRINTER/COPIER AREAS	3
TOTAL STAFF	68				



HIGH DENSITY

EXECUTIVE OFFICES	1	BOARD ROOM - 20P	1	IT ROOM	1
PRIVATE OFFICES	4	CONFERENCE ROOM - 5P	2	STORAGE ROOM	1
OPEN OFFICE SEATING (4FT DESKS)	109	CONFERENCE ROOM - 4P	2	PHONE BOOTH	3
RECEPTION	1	LOUNGE AREAS	3	CLOSETS	2
TOTAL STAFF	115	PANTRY/EMPLOYEE LOUNGE	1	PRINTER/COPIER AREAS	3