BRAND NEW PRE-BUILT OFFICE FOR LEASE

PORTION OF THE 18TH FLOOR | 3,155 RSF



POSSESSION: March 2020 DIRECT LEASE: 5-10 years

ELECTRIC: \$3.50 PSF Rent Inclusion **ASKING RENT:** Upon Request

SPACES FEATURES

- 1 windowed office (2 additional offices can be created), 2 conference rooms, and open area for 8
- New pantry with GE profile refrigerator and microwave oven, copy area, and IT closet
- New double door glass entrance
- Brand new corridor with stone tile flooring
- Brand new men's and women's bathroom and ADA bathroom
- Recently installed 30 tons HVAC unit serving the entire 18th floor with low overtime HVAC cost
- National 4NR LED lighting fixtures
- · 2x2 Armstrong ceiling tile
- GWB soffit ceiling in reception and large conference room
- · New solar shade
- · Facing North

CLICK HERE TO VIEW VIRTUAL TOUR

JUNJI MIYAKE 212 318 9747 junji.miyake@cushwake.com EDWARD KENT 212-318-9772 edward.kent@cushwake.com CUSHMAN & WAKEFIELD 1290 Avenue of Americas New York, NY 10104 cushmanwakefield.com

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 a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

FOR LEASE 55 East 59th Street New York, New York

PROPERTY FLOOR PLAN



PORTION OF THE 18TH FLOOR

3,155 RSF

PROPERTY PHOTOS





