



133W25

Everything Within Reach



AUTHENTIC BRICK FACADE,
BRAND NEW COMPLETED
ENTRANCE + LOBBY

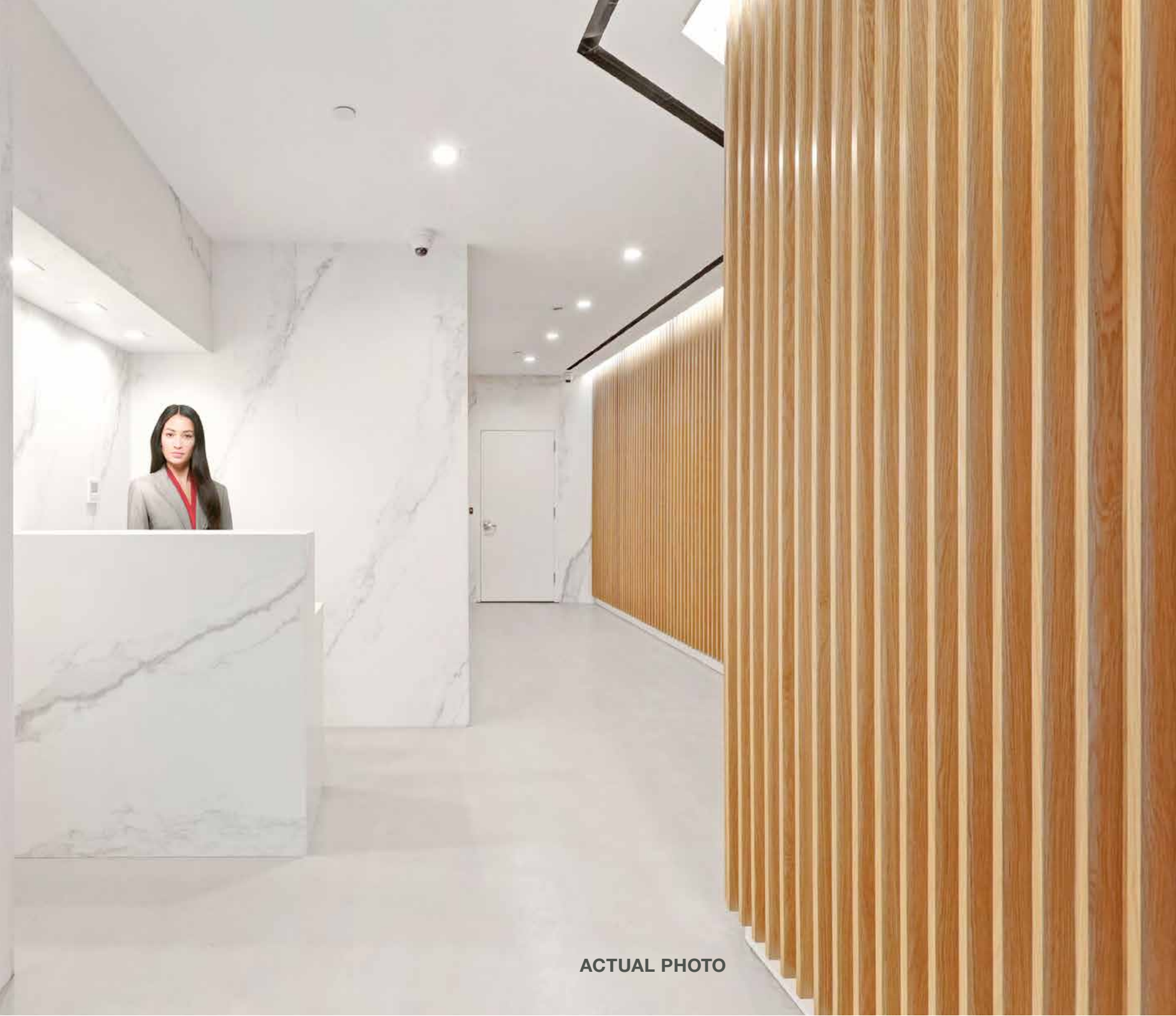
**PRIVATE,
FULLY FURNISHED,
BRAND NEW,
MOVE-IN READY PRE-BUILTS**

HALF AND FULL FLOORS

LANDLORD WILL CUSTOMIZE FOR
QUALIFIED TENANT

MOVE-IN READY

TERMS: 2-10+ YEARS



ACTUAL PHOTO



ACTUAL PHOTO OF FURNISHED SPACE



ACTUAL PHOTO OF FURNISHED SPACE

COMPLETED **CAPITAL IMPROVEMENTS**
COMMON AREAS + WIDE PLANK OAK
FLOORS + **EXPOSED BRICK**
NEW BATHROOMS
24/7 DOORMAN + **ON-SITE** SUPER
BIKE STORAGE



UPDATED ELECTRIC
DEDICATED TELEDATA LINES
TENANT CONTROLLED HVAC
WIRED FOR FIOS
10'5" CEILING HEIGHTS





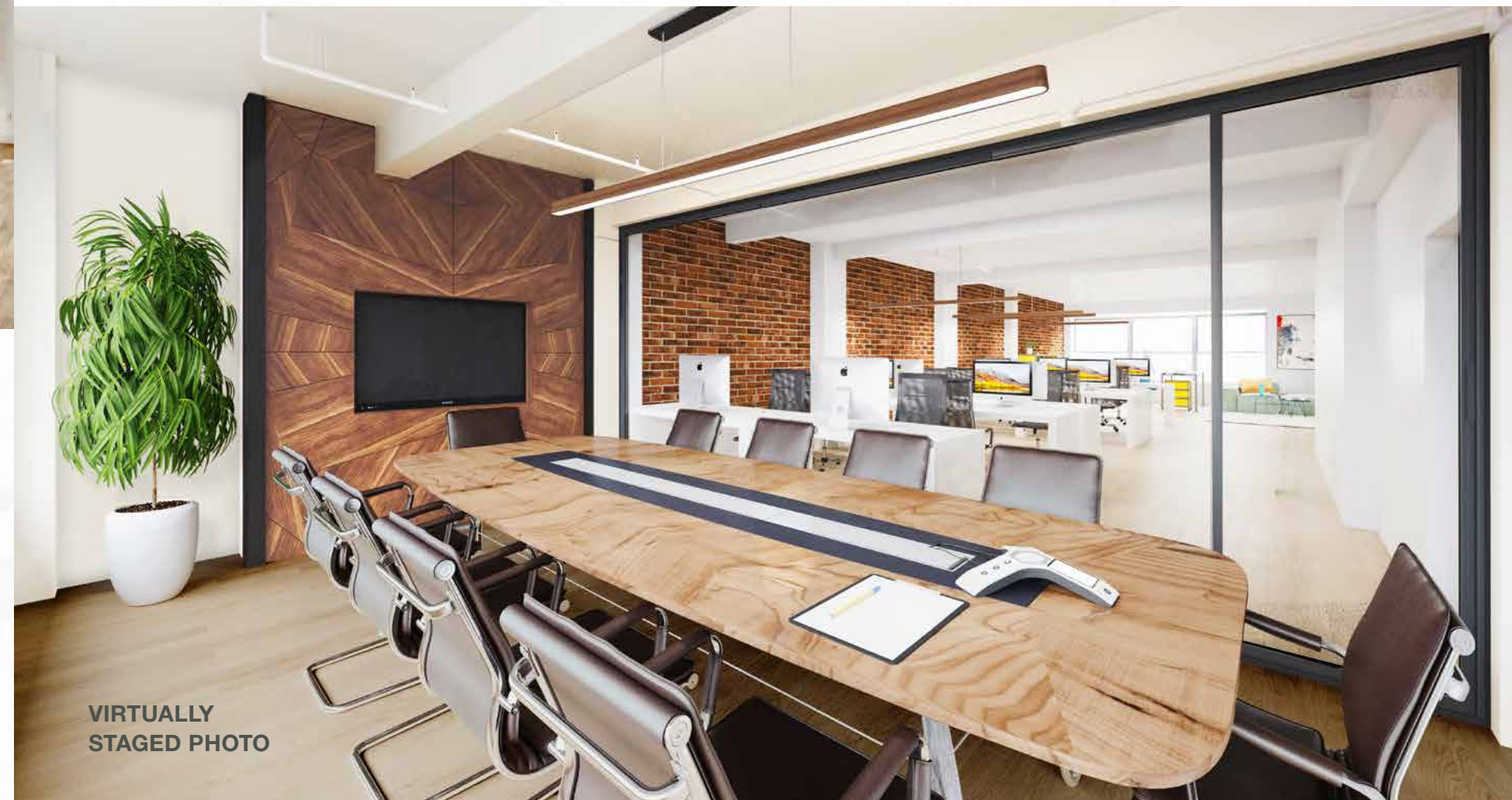
ACTUAL PHOTO
OF 9TH FLOOR

COLUMN-FREE SPACE

GLASS FRONT CONFERENCE ROOMS AND OFFICES

NEW DIRECT/INDIRECT **LIGHTING**

PERIMETER + FLOOR OUTLETS



VIRTUALLY
STAGED PHOTO



VIRTUALLY STAGED PHOTO

ACTUAL PHOTO OF FURNISHED SPACE

NEW PANTRIES, STAINLESS STEEL APPLIANCES FEATURING **FULL-SIZED** REFRIGERATOR, MICROWAVE, DISHWASHER + **WINE FRIDGE**

TERMS: 2-10+ YEARS

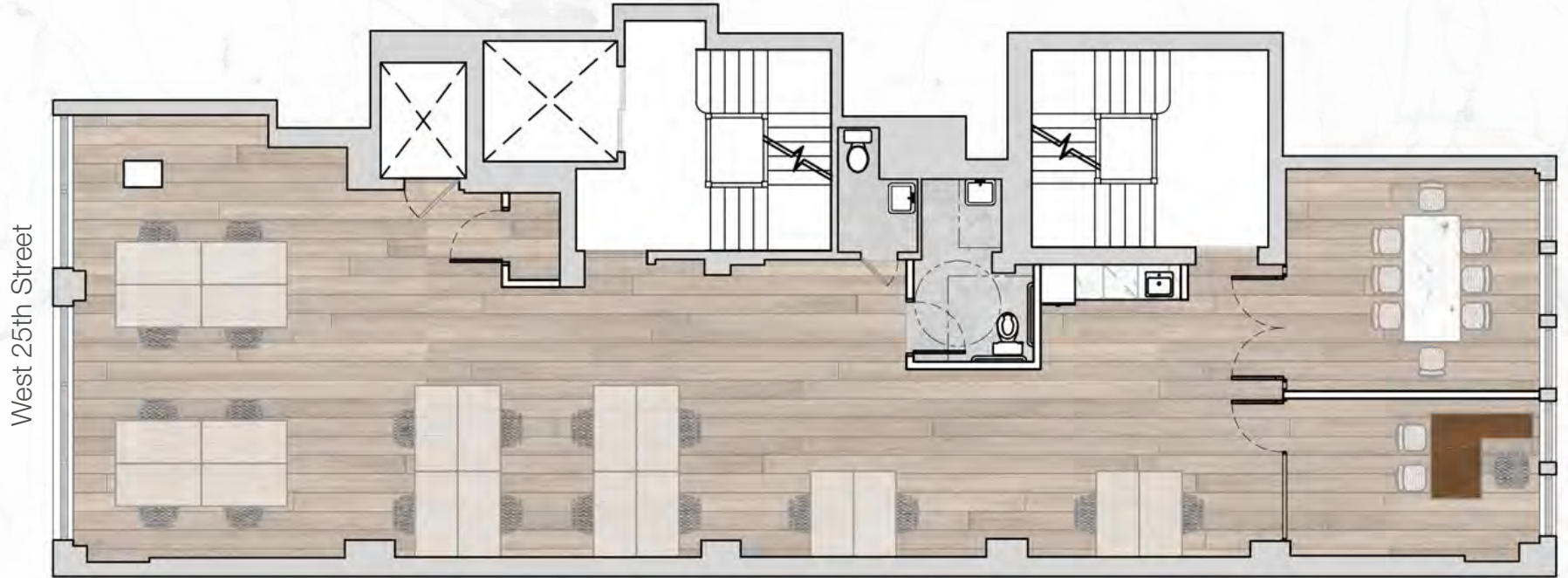
NEW BUILDING INSTALLATION (NBI) AVAILABLE

T.I. & TENANT CONCESSIONS AVAILABLE:
MORE INFORMATION

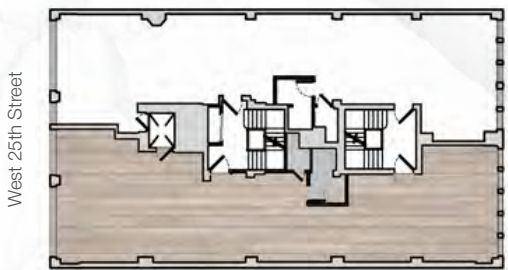
VIEW ADDITIONAL SUITE DETAILS:
OFFICE.ICONREALTYMGMT.COM

PRE-BUILT TEST FIT (HALF FLOOR)

2,770 RSF EACH

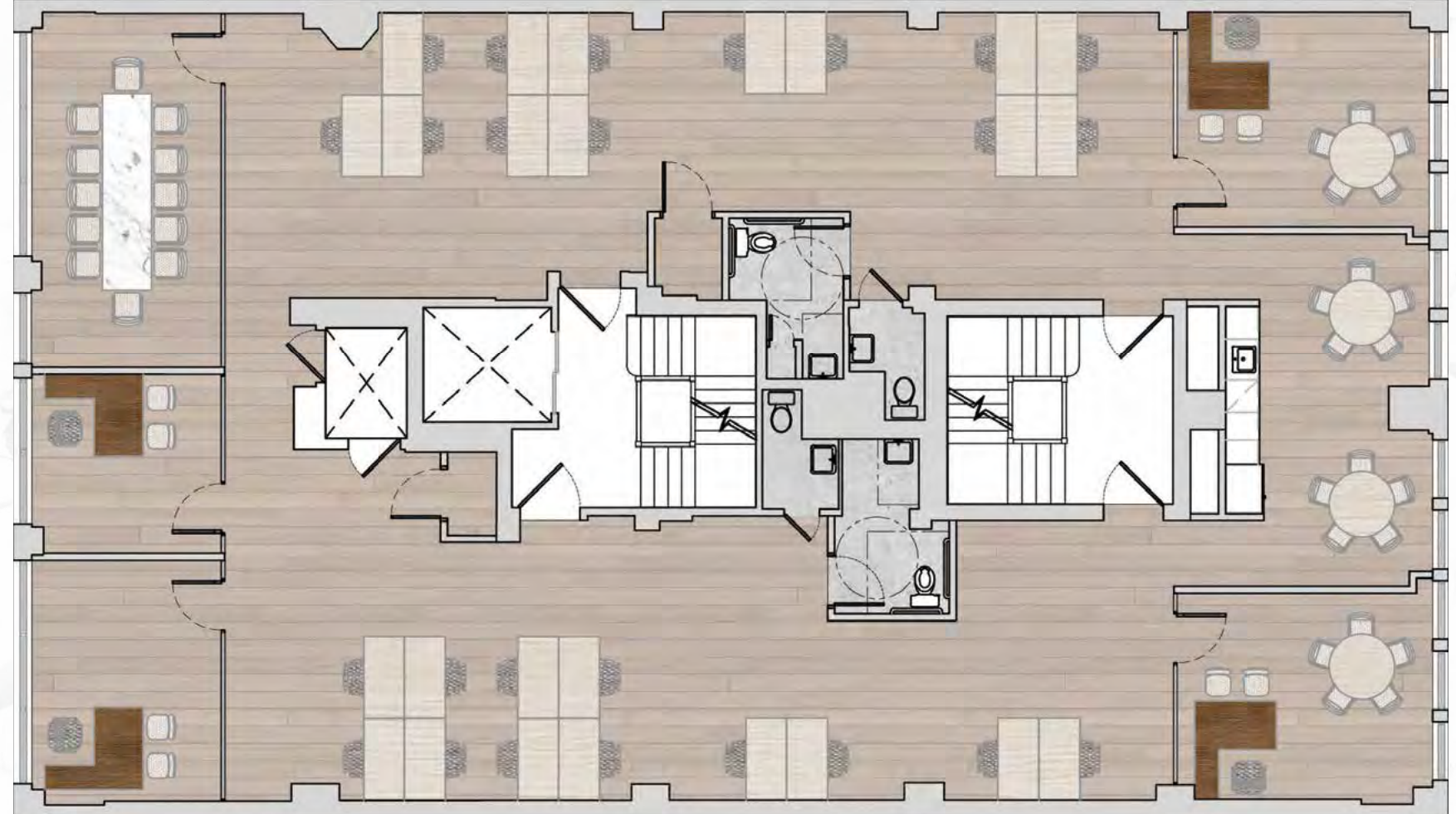


SUITE A: Workstations: 20 Private Offices: 1 Conference Room: 1 Pantry: 1 **TOTAL: 21**



PRE-BUILT TEST FIT (OPEN FLOOR)

5,540 RSF



Workstations: 25 Private Offices: 4 Conference Room: 1 Pantry: 1 **TOTAL: 29**

	FLOOR 9	LEASED
	FLOOR 8	LEASED
	FLOOR 7	7 EAST: 2,770 RSF
	FLOOR 6	6 EAST: 2,770 RSF 6 WEST: 2,770 RSF (Can combine)
	FLOOR 5	LEASED
	FLOOR 4	FULL FLOOR: 5,540 RSF (Can be divided))
	FLOOR 3	3 WEST: 2,770 RSF
	FLOOR 2	2 EAST: 2,770 RSF 2 WEST: 2,770 RSF (Can combine)
	FLOOR 1	LEASED

BUILDING SPECIFICATIONS:

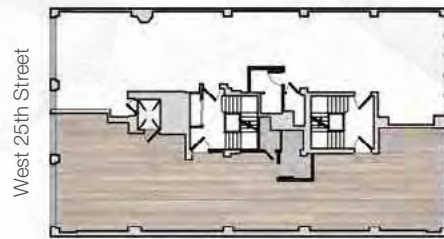
OWNER:	ICON REALTY MANAGEMENT
YEAR COMPLETED:	1908
RENTABLE AREA:	44,319 RSF
NUMBER OF FLOORS:	9
TYPICAL FLOOR SIZE:	5,540 RSF
TYPICAL SLAB HEIGHT:	10'5"
WINDOWS:	BRAND NEW CASEMENT WINDOWS
HVAC:	TENANT CONTROLLED
AIR CONDITIONING:	BRAND NEW SPLIT SYSTEM STAINLESS STEEL DUCTS
FIRE SAFETY SYSTEM:	WET PIPE SPRINKLER SYSTEM AND ELECTRIC FIRE PUMP
SECURITY:	24/7 DOORMAN WITH SECURITY CAMERAS IN LOBBY

SAMPLE PRE-BUILT TEST FIT

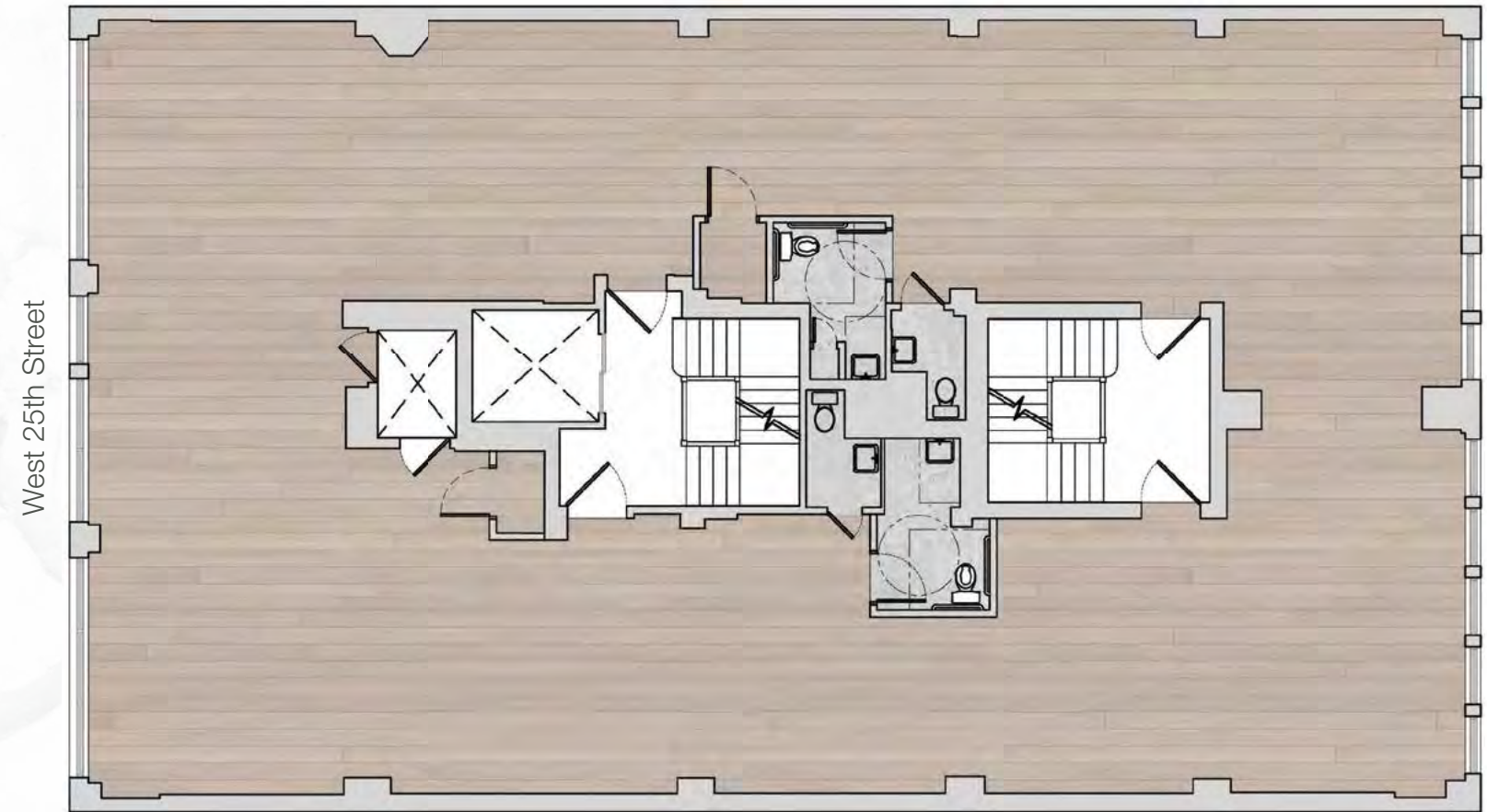
HALF FLOOR OPEN OFFICE | **2,770 RSF**



Workstations: 20 Private Offices: 1 Conference Room: 1 Pantry: 1 **TOTAL: 21**

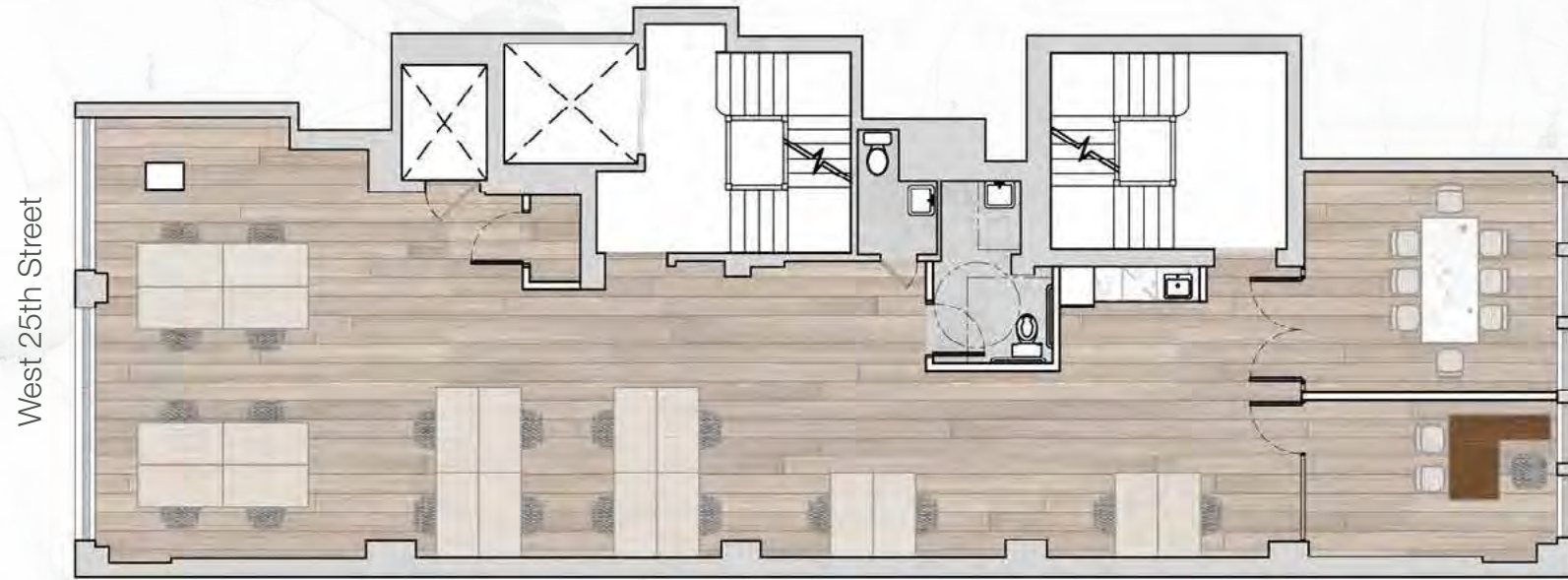


FULL FLOOR CORE & SHELL | **5,540 RSF**

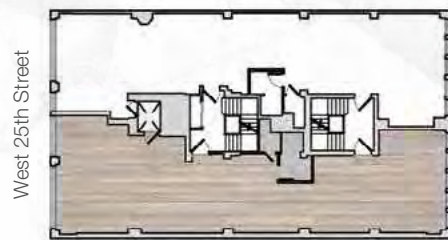


SAMPLE PRE-BUILT TEST FIT

HALF FLOOR OPEN OFFICE | **2,770 RSF**

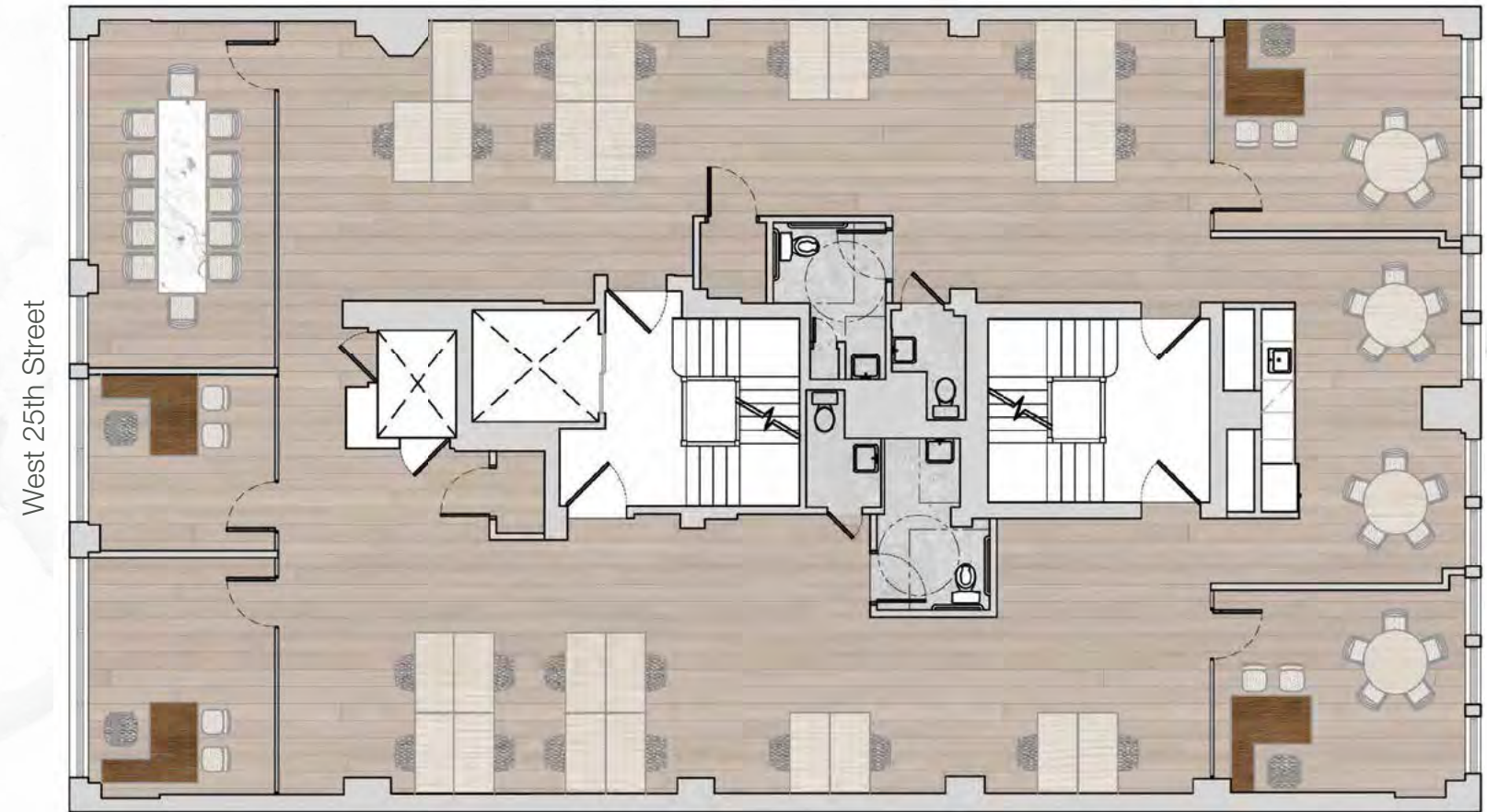


Workstations: 18 Private Offices: 1 Conference Room: 1 Pantry: 1 **TOTAL: 19**



SAMPLE PRE-BUILT TEST FIT

FULL FLOOR OPEN OFFICE | **5,540 RSF**



Workstations: 25 Private Offices: 4 Conference Room: 1 Pantry: 1 **TOTAL: 29**



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