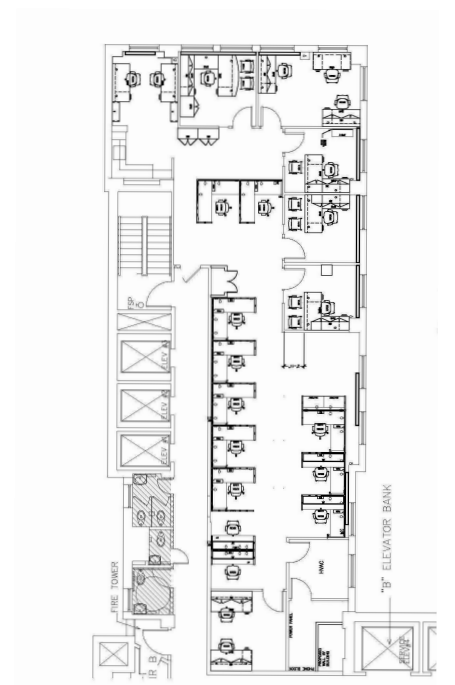


The Best of Chelsea

350 7th Avenue (between 29th and 30th Streets)

- Partial 6th Floor - Suite 600
- 3,700 rentable sq ft - furnished
- 5 offices, 1 conference room, kitchen



About the Property

22 story building with windows on 6 sides
with many unobstructed views south.

24 hour attended lobby

New elevators (3 passengers; 2 freights)

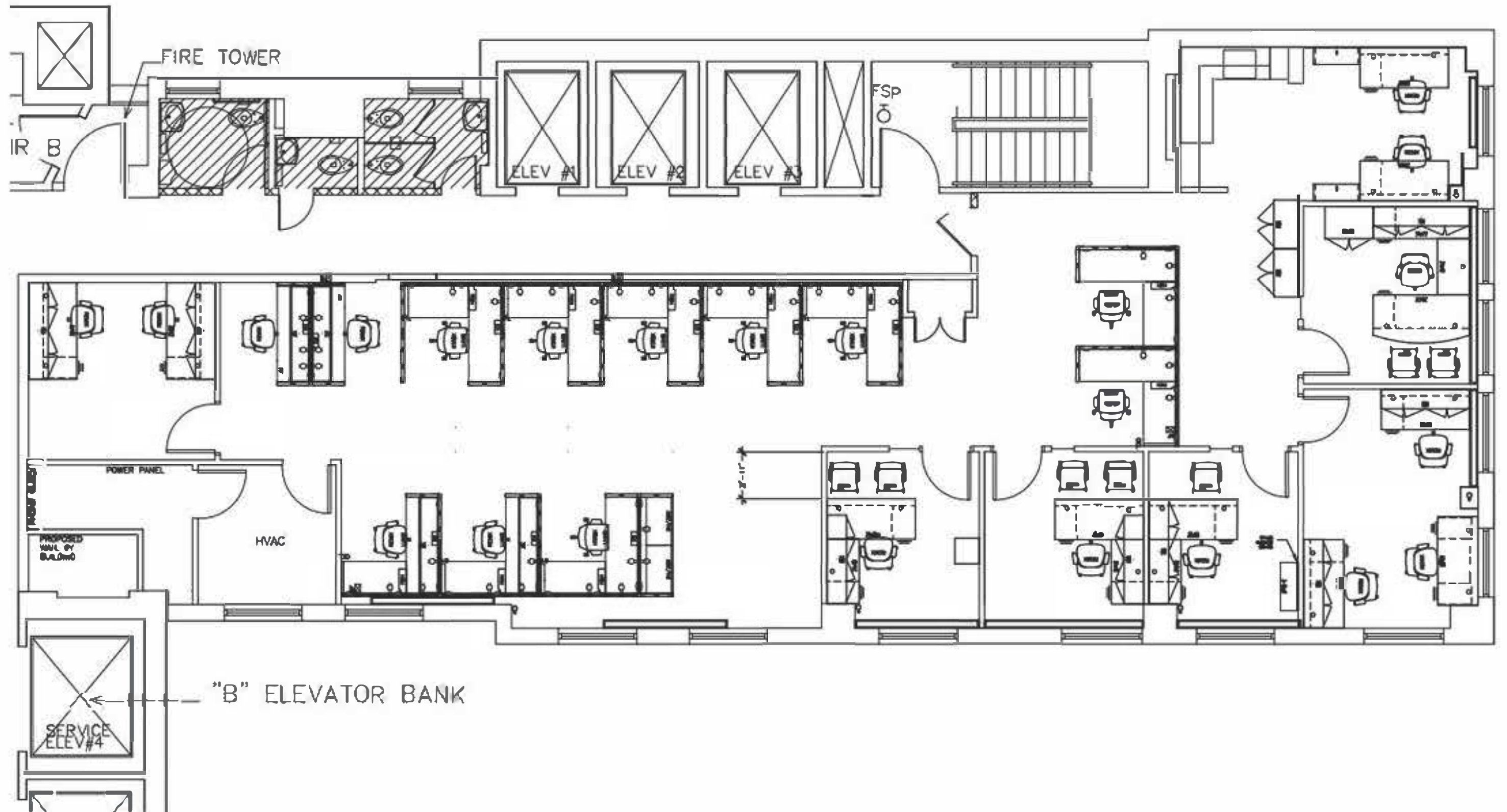
Within 1-2 blocks: Penn Station, LIRR, NJ

Transit 1, 2, 3, A, C, E subways

Within 3 blocks: Herald Square subways -
N,R,B,D,E,F

Other Terms

- Possession: Immediate
 - Rent: Negotiable
 - Landlord will modify/upgrade the
current installation
 - Electric submetered
- Tenant controlled air cooled a/c



Note: all measurements must be verified.

Signature: _____