



## FOR LEASE - 3,350 SF

Bright and spacious 3,350 SF front-facing office in a well-maintained Chelsea building. Boasting 11' ceilings, hardwood floors, and abundant natural light, this fully furnished space features a large bullpen, private office with boardroom, and a convenient wet pantry. Enjoy modern amenities including window A/C, secure access control with remote viewing, and a professional, turn-key setup ready for immediate use.

### FEATURES

- Wet Pantry
- Hardwood Floors
- Front Facing Office with Large Windows
- Abundant Natural Light
- Large Bullpen
- Private Office & Boardroom
- Window AC Units

### BUILDING OPERATIONS & UTILITIES:

- Electricity \$3.25/SF/Year
- Water/Sprinkler \$80/\$50 Per Month
- Technology Fee - \$20 Per Month
- Window cleaning \$35/window (biannual)
- Term 3 - 5 years
- Annual escalations - 3%
- Trash Extra
- Pro rata share of RE taxes over base year
- Internet Providers: Fios, Pilot, Spectrum

