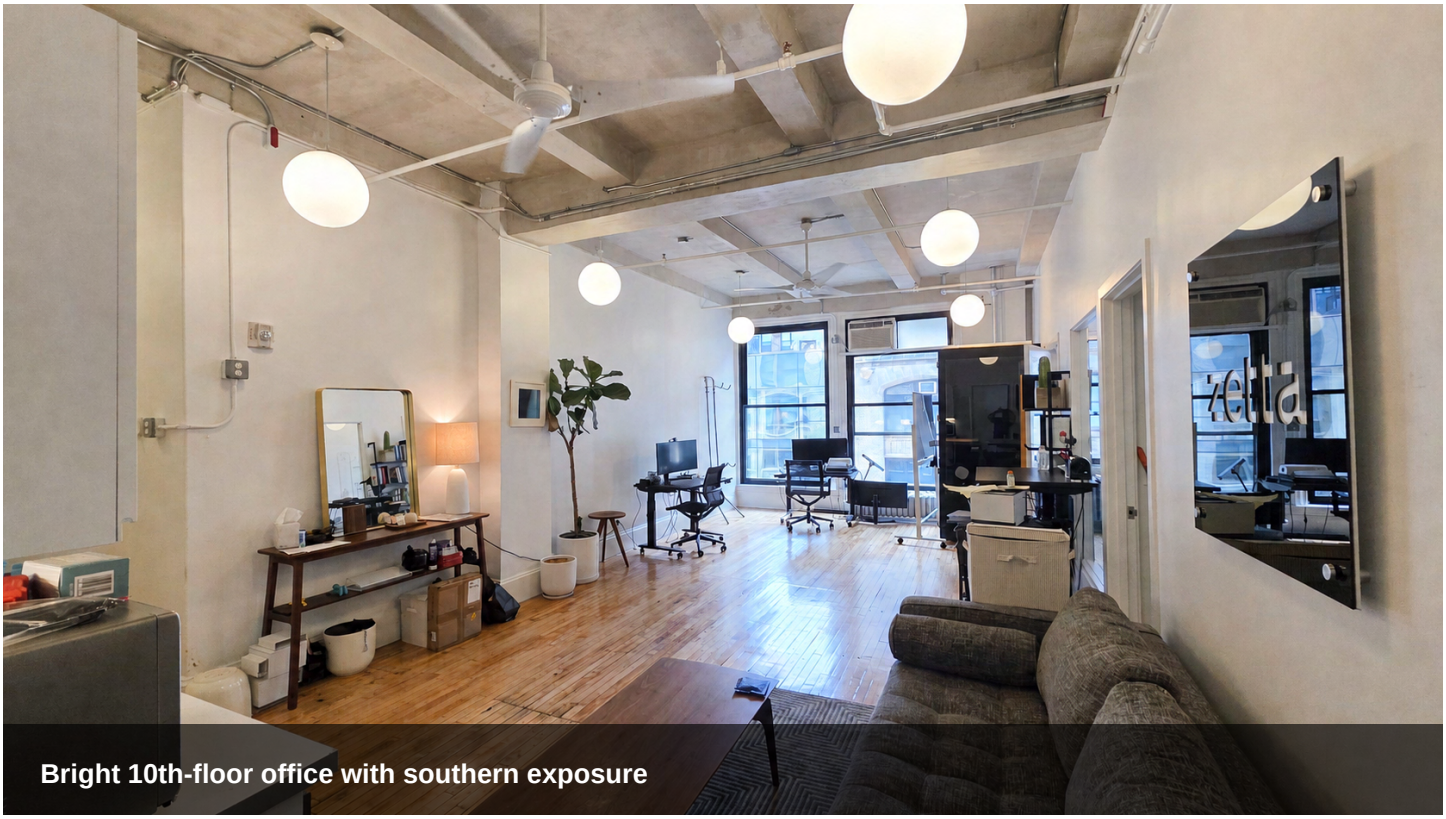
FOR LEASE

135 West 26th Street

Suite 10A | New York, NY 10001

Front-Facing Turnkey Office



Bright 10th-floor office with southern exposure

PREMISES	EXPOSURE	CONDITION	AVAILABILITY
Suite 10A	**Front / South**	**Turnkey**	**Available Now**

OVERVIEW

Light-Filled Midtown Office

Front-facing turnkey office on the 10th floor with excellent natural light and southern exposure. The existing installation provides an open work area, conference room, hardwood floors and a wet pantry.

Space Highlights

- Conference room
- Hardwood floors
- Excellent light and southern exposure
- Wet pantry

LEASE TERMS

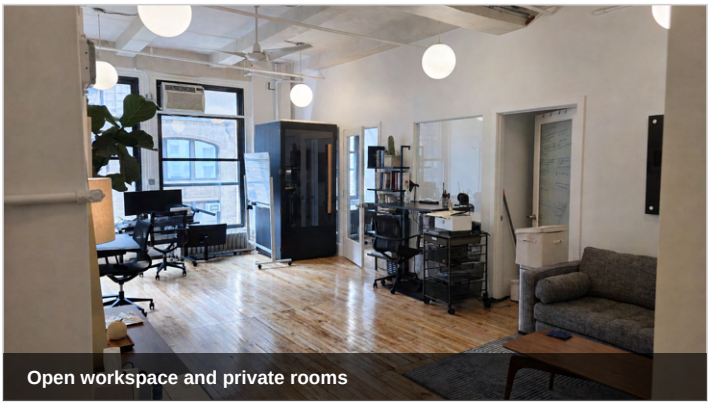
Terms / Additional Charges

Term	3-5 years
Annual Escalations	3%
Electric	Submetered
Water / Sprinkler	$35 / $25 per month
Technology Fee	$20 per month
Window Cleaning	$35/window, every 6 months
Trash	Additional
Real Estate Taxes	Proportionate share over base year

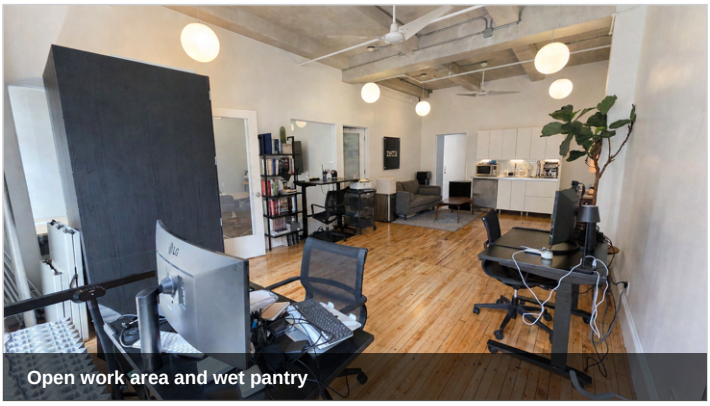
Technology fee covers building access-control and intercom subscriptions.

Interior Photos & Existing Conditions

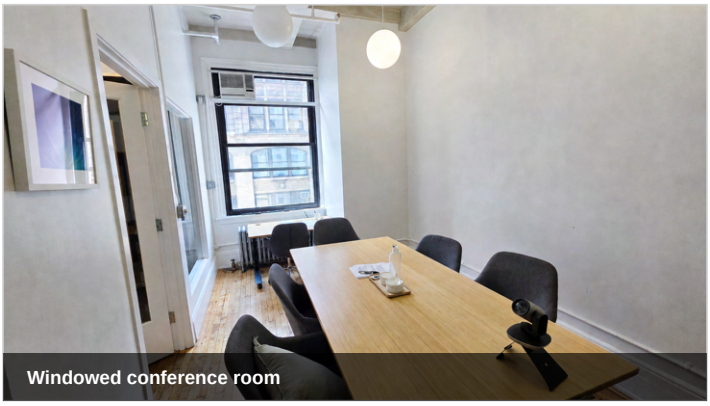
Open workspace, conference room, wet pantry and abundant natural light



Open workspace and private rooms



Open work area and wet pantry



Windowed conference room

Wet pantry

WORKSPACE

Configured for Immediate Occupancy

The suite combines an open, flexible work area with a dedicated conference room and support space. Hardwood floors, high ceilings and oversized front-facing windows create a bright, loft-like working environment.

EXISTING INSTALLATION

- Front-facing open workspace
- Dedicated conference room
- Modern wet pantry
- Hardwood floors
- Southern exposure
- Submetered electric

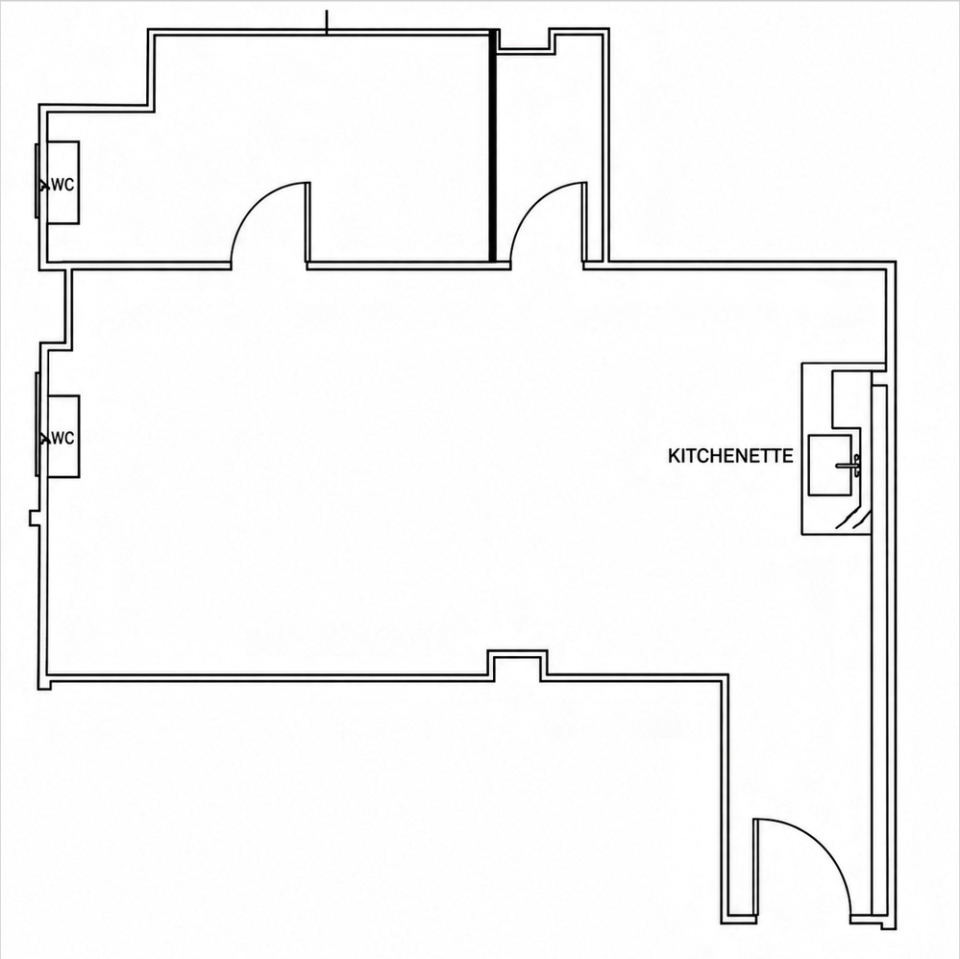
10TH FLOOR | SOUTHERN EXPOSURE | TURNKEY

A practical Manhattan office with a clean, move-in ready layout.

Floor Plan & Layout

Suite 10A existing configuration - not to scale

10TH FLOOR



LISTING SUMMARY

Suite 10A

PREMISES
10th Floor

CONDITION
Turnkey

EXPOSURE
Front / South

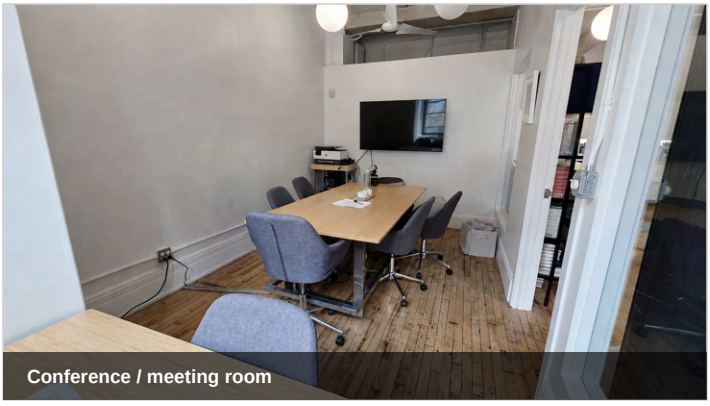
AVAILABILITY
Available Now

TERM
3-5 years

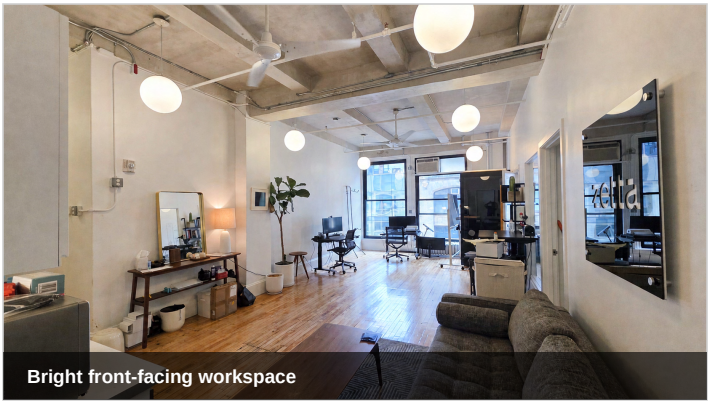
ESCALATIONS
3% annually

LAYOUT

Open work area
Conference room
Wet pantry
Two WC rooms



Conference / meeting room



Bright front-facing workspace

All information is subject to change and should be independently verified. Floor plan is provided for reference only.