

FOR LEASE

55 East 59th Street

New York, New York

BRAND NEW PRE-BUILT OFFICE FOR LEASE

PORTION OF THE 18TH FLOOR | **3,155 RSF**



POSSESSION: Immediate

DIRECT LEASE: 5-10 years

ELECTRIC: \$3.50 PSF Rent Inclusion

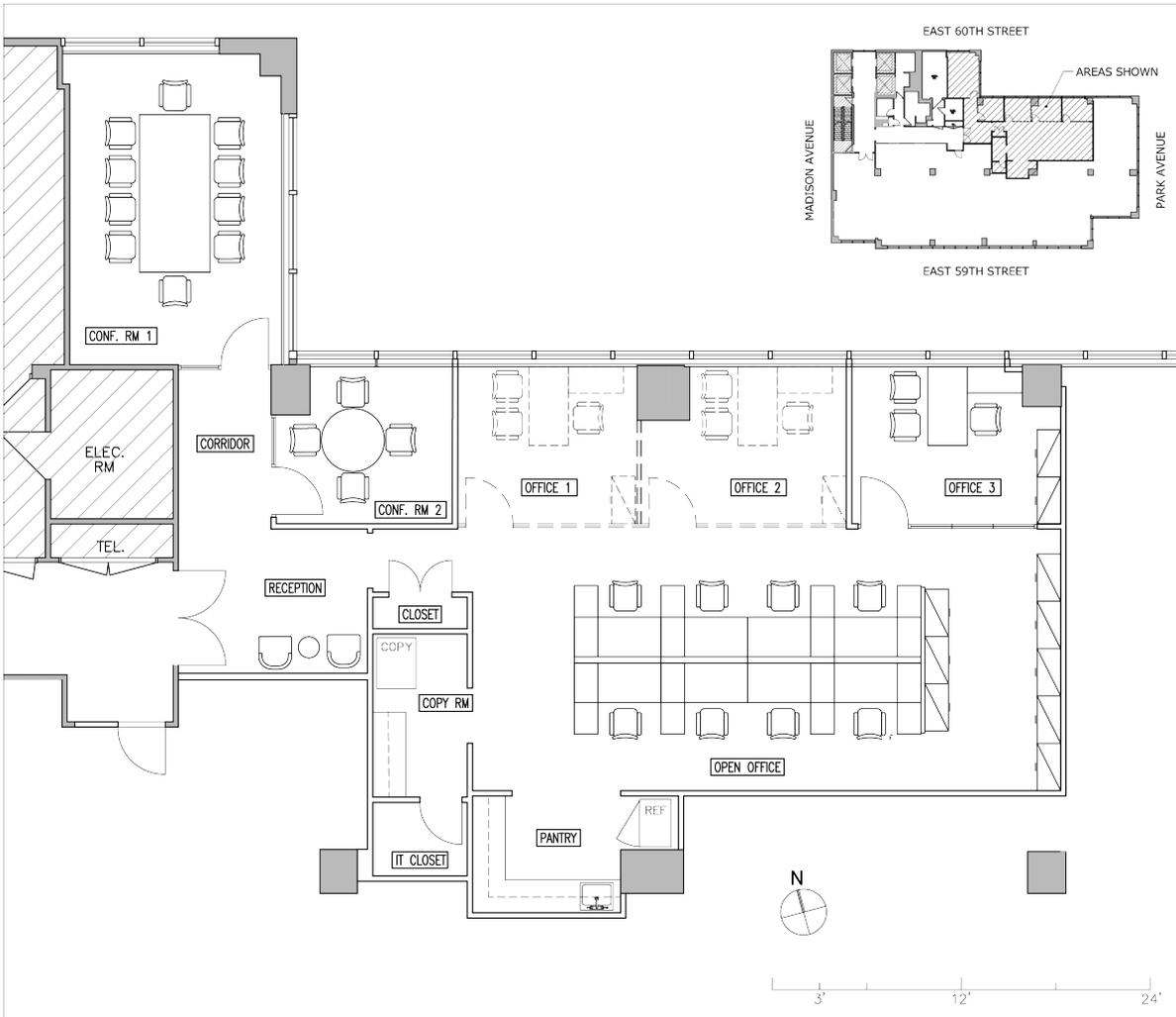
ASKING RENT: Upon Request

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

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PROPERTY FLOOR PLAN



PORCION
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PROPERTY PHOTOS

