

**New Office Suites Available
For Lease
UPPER EAST SIDE 94th Street
Just off Third Avenue**



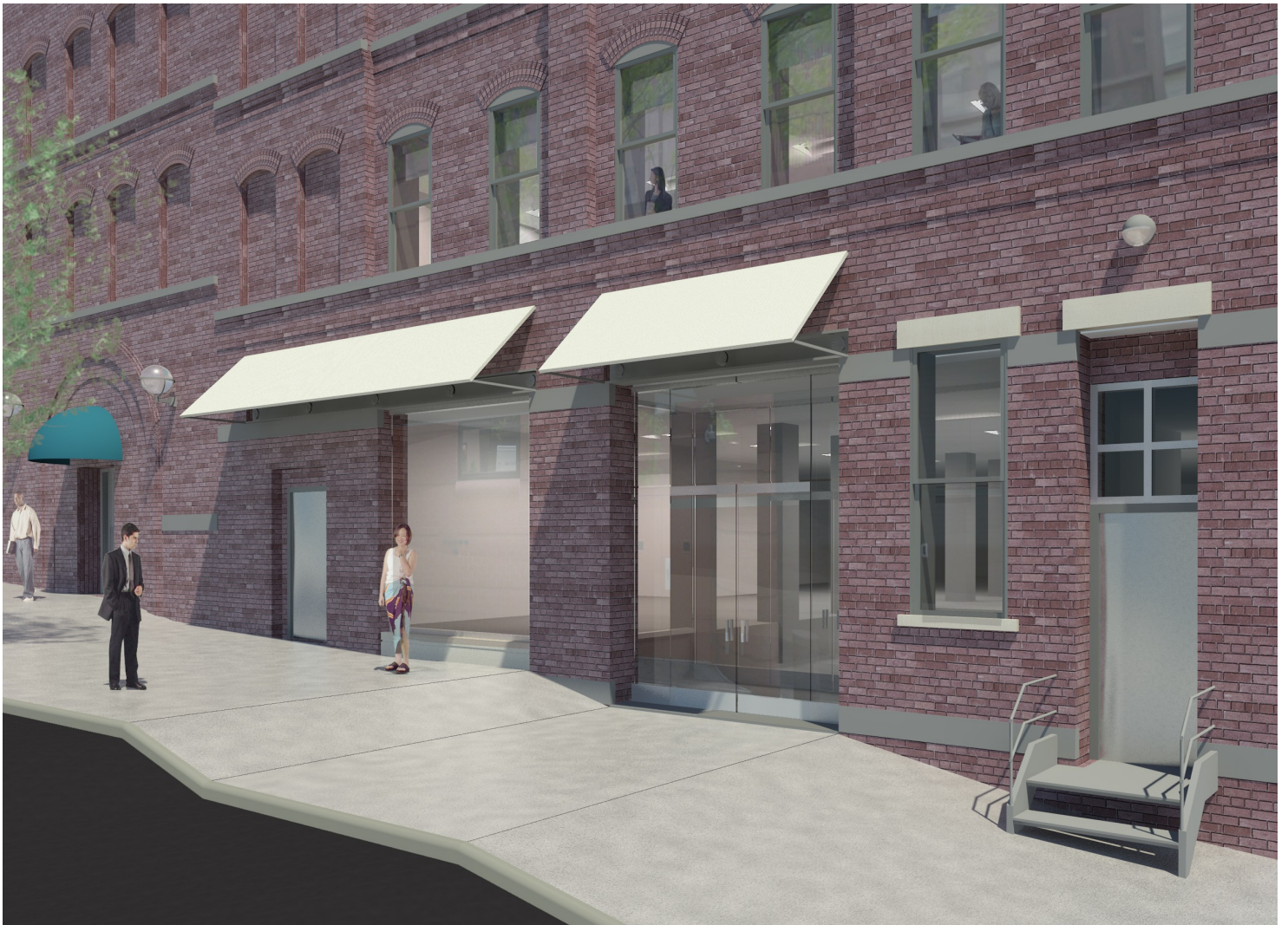
- Prime UES location
- Loft building
- Mezzanine level and second floor available
- Rear yard available adjacent to mezzanine level
- Newly renovated facade lobby and common areas
- Landlord will build to suit. Suites from 1,000 sq ft available
- Passenger and freight elevator
- Ideal for any small business and/or medical use

* 3,000 sqft of lower level space can also be made available

Price Available Upon Request

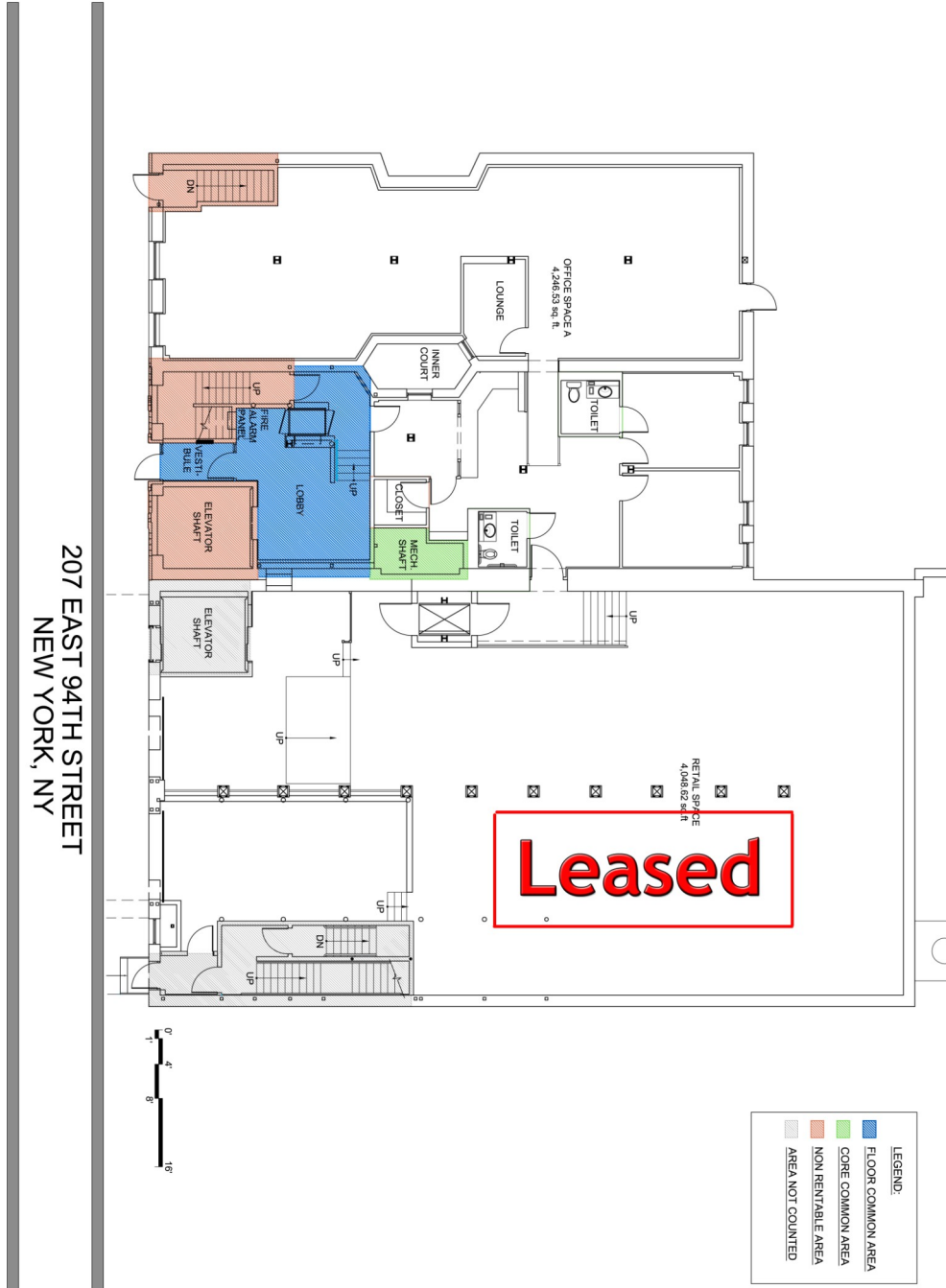
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207 East 94th Street Rendering



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First Floor Plan

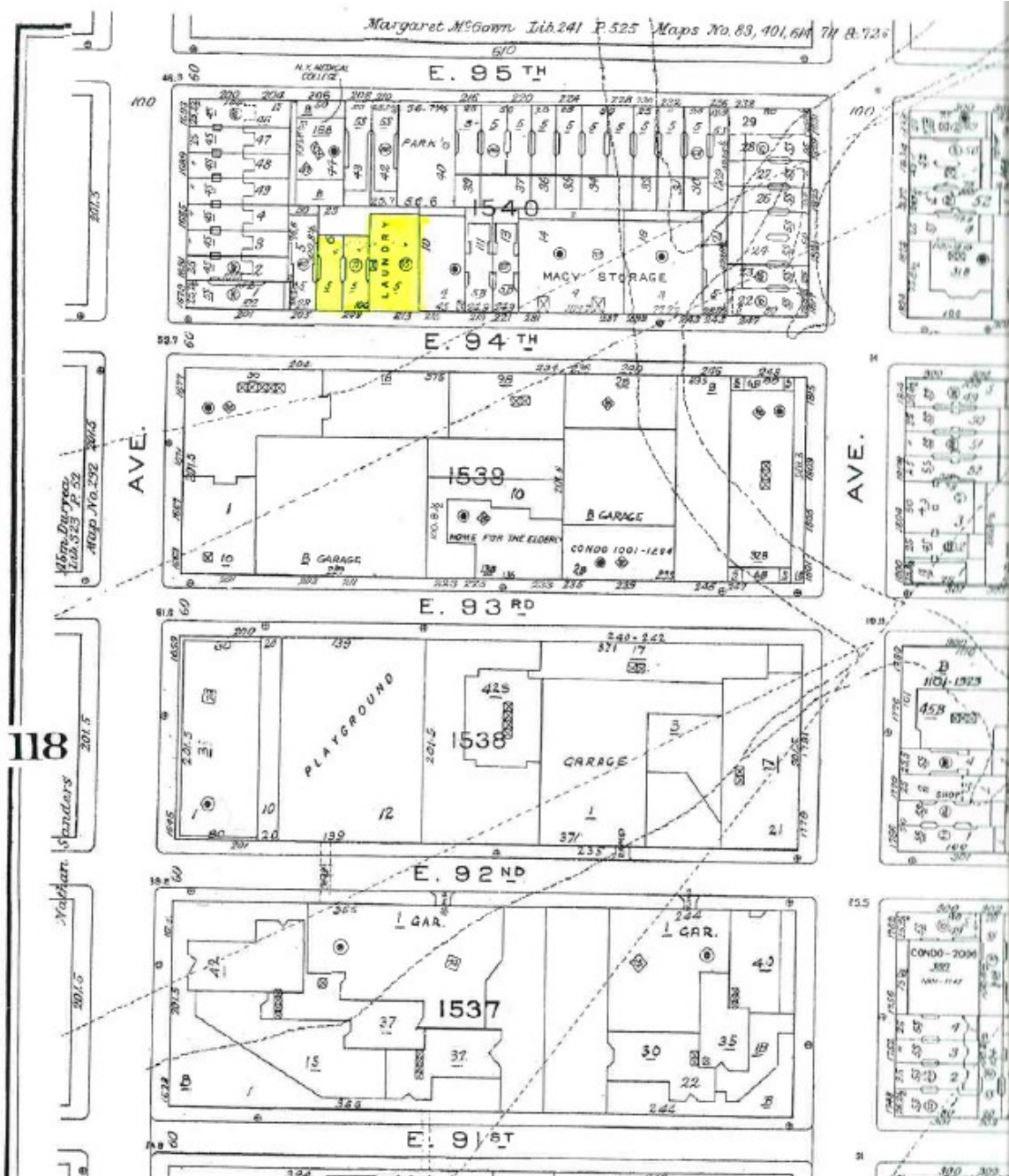


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Second Floor Plan— Possible Divisions



Tax Map



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Building Facts

- There are two elevators one of which is a freight, multiple lifts.
- Second floor heights range from 8'8" to 10' and the lower level ceiling heights range from 8' to 8'8"..
- The common areas in the building are currently ADA accessible. All individual spaces can be made ADA accessible if they are not already.
- The building is accessible 24/7.
- Building directories and on site signage are possible.
- Public garage directly across the street, and sidewalk parking available.
- The building has a sprinkler system, Mini Class E system, and emergency lighting in common areas.
- There currently is high speed cabling and conduits to the building.
- Ownership is delivering condenser water to each suite, tenants to install water-cooled ceiling-hung package units.