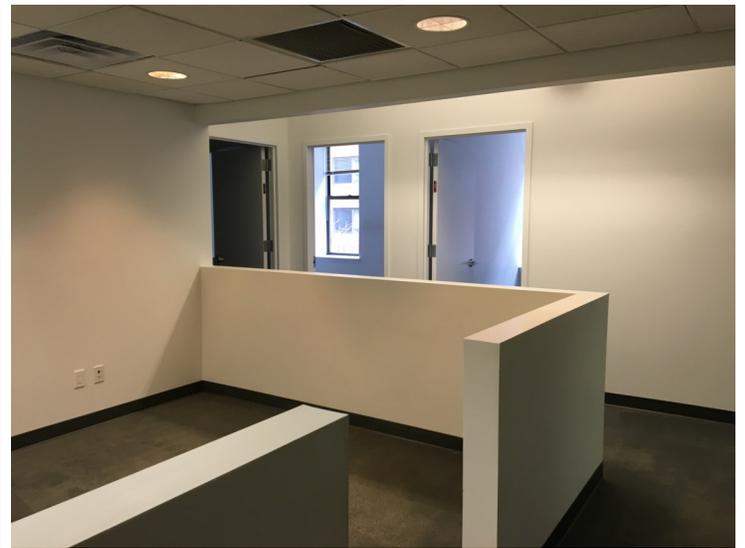


**3,750 Sq Ft of Office Space Available**  
**Newly built suite, 3rd floor front facing space**  
**UPPER EAST SIDE 94th Street**  
**Just off Third Avenue**



- Prime UES location
- Loft building
- Newly renovated facade lobby and common areas
- Passenger and freight elevator
- Ideal for any business and/or medical use
- Space has a new HVAC unit recently installed 8 tons in size

*School and daycare NOT acceptable use groups*

**Price Available Upon Request**

Jamison Weiner x12  
The Manhattes Group LLC 54 Thompson Street New York, NY 10012  
212-334-4666  
jweiner@manhattes.com  
[www.Manhattes.com](http://www.Manhattes.com)

## Building Facts

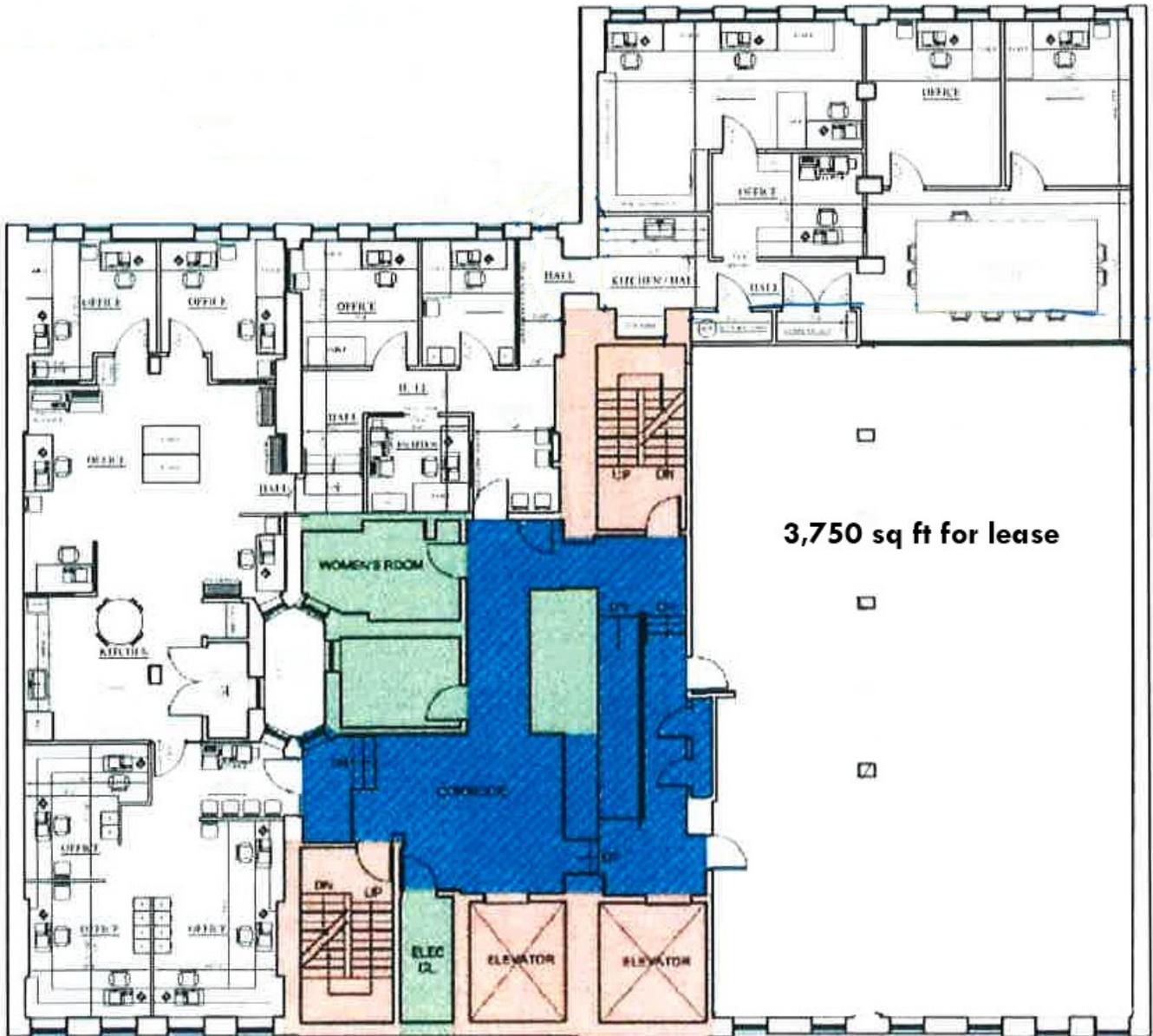
- There are two elevators one of which is a freight.
- Ceiling heights range from 9' to 10'.
- The common areas in the building are currently ADA accessible. All individual spaces can be made ADA accessible if they are not already.
- The building is accessible 24/7.
- Building directories and on site 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 lines to each suite, tenants to install water-cooled ceiling-hung package units.

## Interior Images



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## Floor Plan



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