



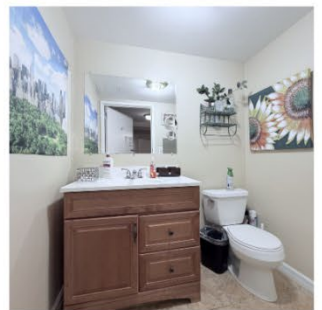
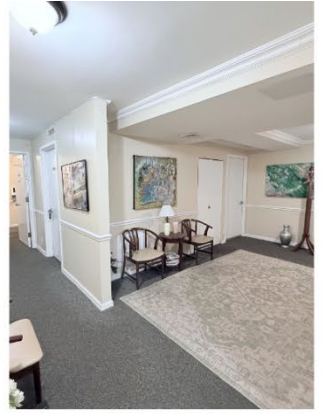
1619 Third Avenue, New York, NY 10128 p (212) 534-7771 f (212) 534-6140

[www.rymanagement.com](http://www.rymanagement.com)

## RUPPERT YORKVILLE TOWERS

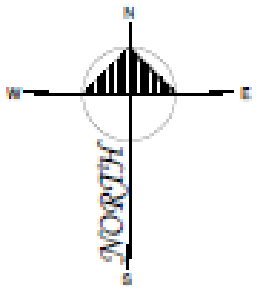
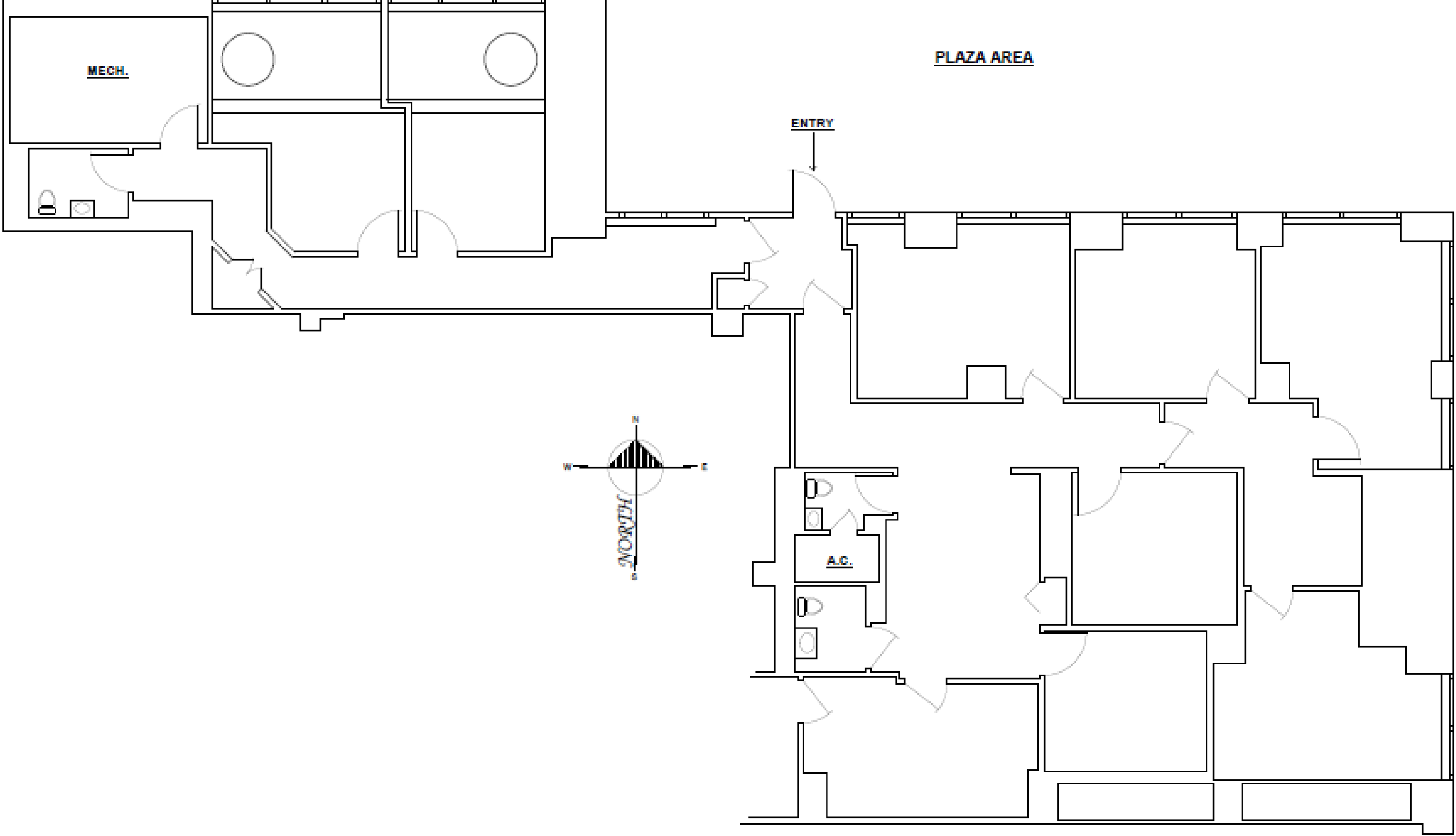
### Office Space Available

<b>LOCATION:</b>	1619 Third Avenue –91 <sup>st</sup> Street and 3 <sup>rd</sup> Avenue
<b>RENT:</b>	\$72 per square foot, \$16,300/month
<b>AVAILABLE DATE:</b>	Immediate
<b>SQUARE FOOTAGE:</b>	Approximately 2,713 SF on the Ground floor
<b>USE:</b>	As of right use as a School; other uses will be considered.
<b>UTILITIES:</b>	Electric: (including electricity for air conditioning and heating of the Premises) – submetered – paid by tenant – tenant to pay kwh rate paid by landlord plus \$.02 per kwh handling fee. Water: Submetered – paid by tenant Gas: None available.
<b>REAL ESTATE TAXES:</b>	Tenant will pay its proportionate share of landlord's real estate taxes allocated to the space each year over and above a base year (prorated any partial years).
<b>BROKERAGE FEES:</b>	RY Management Co., Inc. is the exclusive leasing agent for his space; brokerage fees to be paid by landlord. Landlord will also pay commission on any pre-approved, co-brokerage arrangement for this space. However, if tenant engages the services of another broker and it is not a pre-approved, co-brokerage arrangement, all fees and commissions to be paid by tenant to tenant's broker.



91st STREET

Note:  
As per 2.27.26 on-site survey.  
All conditions and dimensions  
must be field verified.



**COMMERCIAL SPACE - GROUND FLOOR LEVEL**  
RUPPERT TOWER - 1619 THIRD AVENUE, NYC  
TOTAL AREA = 2,881 S.F.