



RY Management Co., Inc.

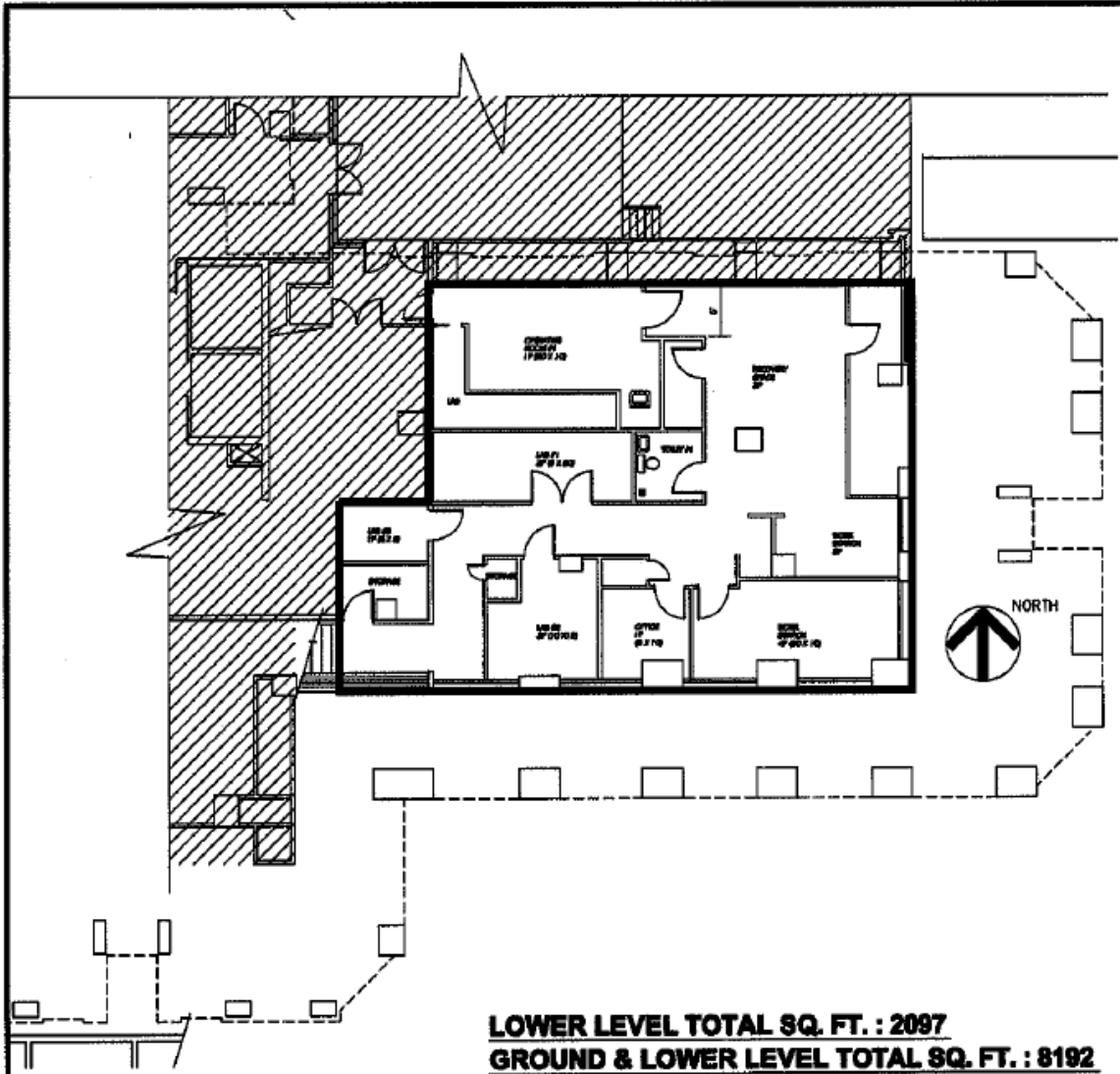
1619 Third Avenue, New York, NY 10128 p (212) 534-7771 f (212) 534-6140

www.rymanagement.com

RUPPERT YORKVILLE TOWERS

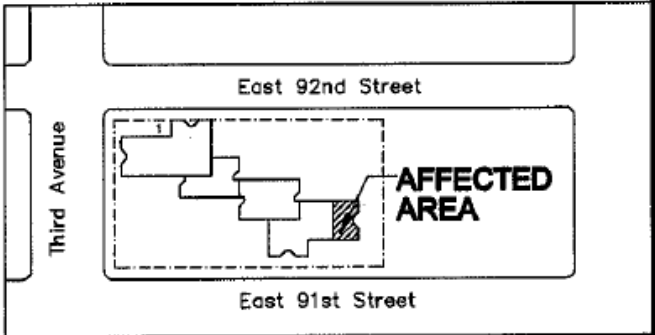
Office Space Available

- LOCATION:** 1623 Third Avenue – Ground floor and lower level
- RENT:** \$51.26/sq. foot, \$35,000/mth.
- AVAILABLE DATE:** Immediate
- SQUARE FOOTAGE:** Approximately 6,095 sq. ft. on the ground floor and 2,097 sq. ft. on the lower level (8192 total). Ceiling height of 8 feet on upper level and 7.5-8 feet on lower level. The entrance is higher at around 11 feet in one area.
- UTILITIES:** 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.
- REAL ESTATE TAXES:** 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 for any partial years).
- BROKERAGE FEES:** 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.



LOWER LEVEL TOTAL SQ. FT. : 2097
GROUND & LOWER LEVEL TOTAL SQ. FT. : 8192

LOWER LEVEL OFFICE PLAN
 SCALE: 1/16" = 1'-0"



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| | <p>Project Title:</p> <p style="text-align: center;">OFFICE SPACE</p> <hr/> <p style="text-align: center;">1635 AVENUE NEW YORK, NY 10128</p> | |
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