

# SUSAN PENZNER Real Estate

E X C L U S I V E

## 103 Fifth Avenue, 3<sup>rd</sup> Floor



**3<sup>rd</sup> Floor:** Approx. 3,000 rentable sf

**Term:** 5- 10 Years

**Possession:** May 2026

**Rent:** Upon Request

Built medi-spa/salon space (currently CoolSpa). Full floor in elevator building, steps from Union Square. Ideal for health/wellness, showroom, office, etc.

3 oversized picture windows face Fifth Avenue. Excellent visibility with potential for in-window signage.

Approx. 12.5ft ceilings. Built with 6 private treatment rooms with sinks. Private office. Reception. Large office/private staff area with wet-pantry. Storage. Two private restrooms.

Tenant-controlled central A/C in place.

Approx. 30ft wide elevator building with updated lobby.

**Shown by appointment only.**

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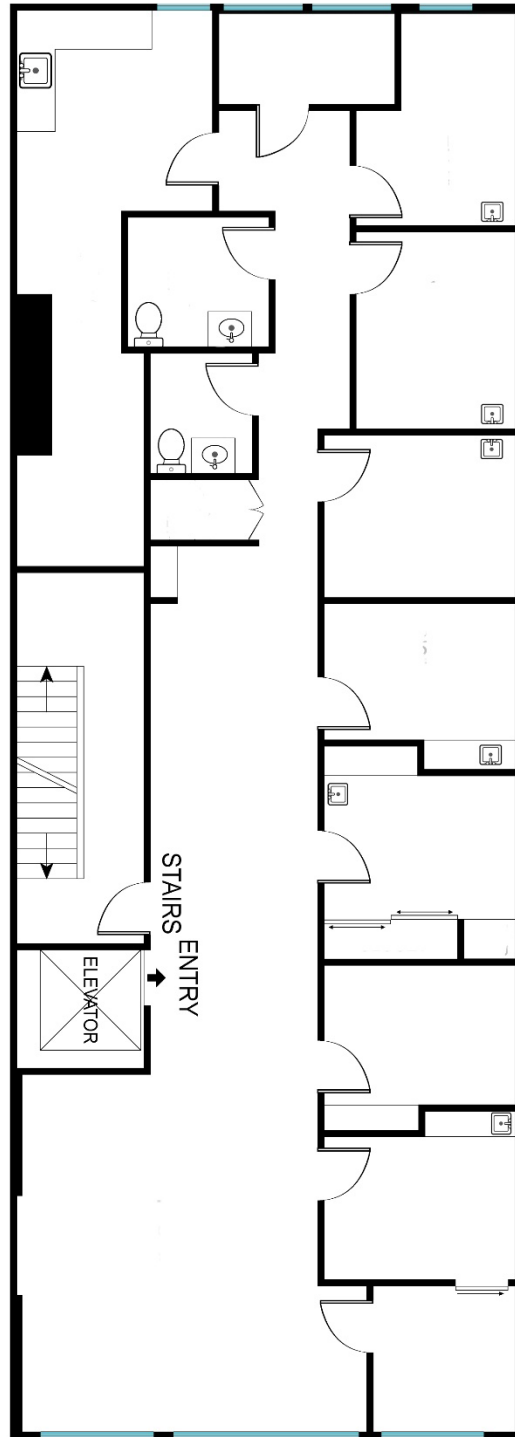
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