

# 359 Broadway, 5th Floor

TRIBECA | Commercial Penthouse Loft Sublease / Lease Assignment



## PROPERTY OVERVIEW

### DETAILS:

5,500 SF Sublease / Lease Assignment

### LOCATION:

West side of Broadway between Franklin and Leonard Streets

### CEILING HEIGHT:

12 feet

### CONDITION:

Excellent, turn key office space

### TERMS:

Flexible terms, available August 15, 2024

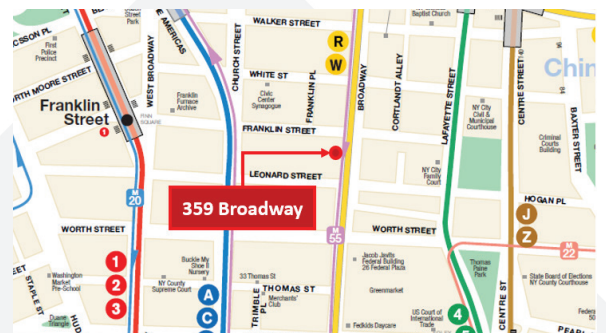
### RENT:

Please inquire

### DESCRIPTION:

Full floor penthouse loft with full kitchen and three private bathrooms. The space has ample natural light from large windows and an oversized skylight. This bright quiet space has a modern layout with new LED lighting, new bathrooms, and tenant-controlled HVAC.

A private, keyed elevator cab with a tenant calling system whisks up to this 5th floor office with exposed brick walls and painted hardwood floors.



FOR MORE INFORMATION:

**Demetri Ganiaris**

GANIARIS REALTY GROUP

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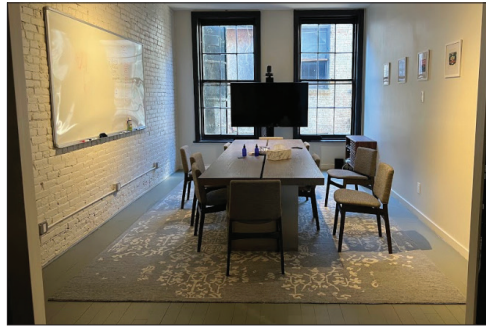
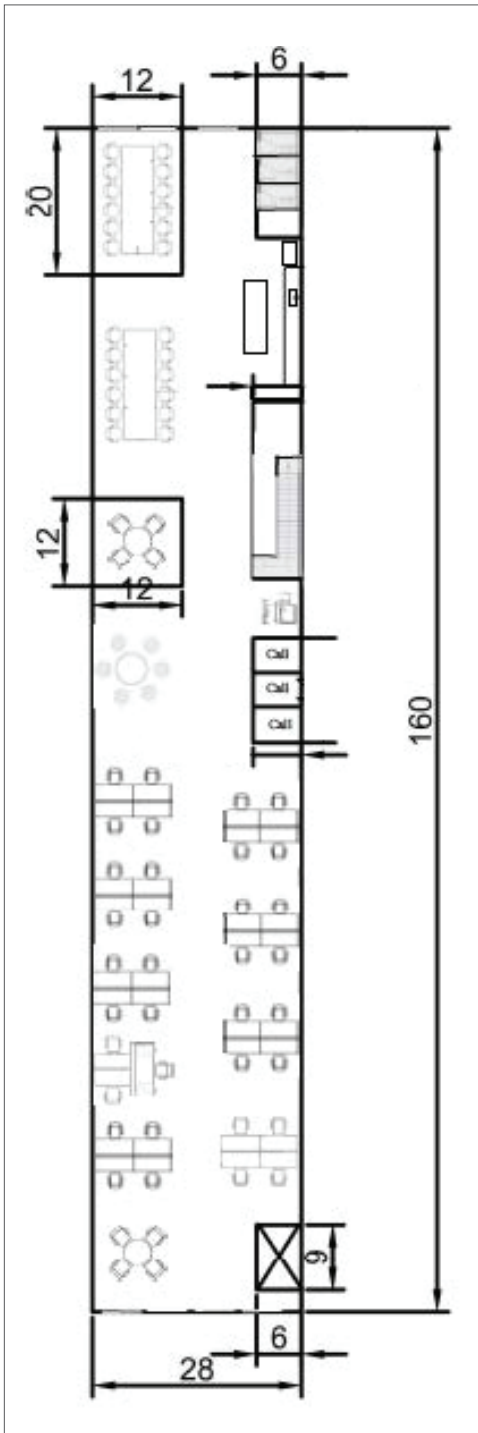
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## SPACE HIGHLIGHTS

- Generous open space with meeting lounges
- Large board room
- Meeting room
- Three private call rooms
- Large kitchen with serving island
- Oversized skylight
- Storage closet
- Private elevator cab
- Building wired for Spectrum and Verizon FiOS
- Built in wiring for wireless access points, and a handful of ethernet drops
- Space can easily fit up to ~50 people
- Excellent HVAC system
- Space fully renovated in 2020—great creative and entertainment space.
- Quiet space—no Broadway noise

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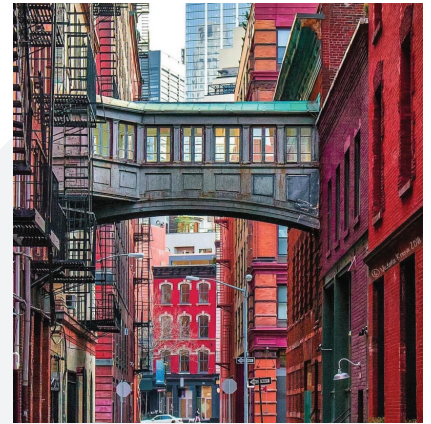


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## AREA NEIGHBORS



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