

IMMEDIATE OCCUPANCY - PRICE ADJUSTMENT FOR SHORT-TERM DEAL

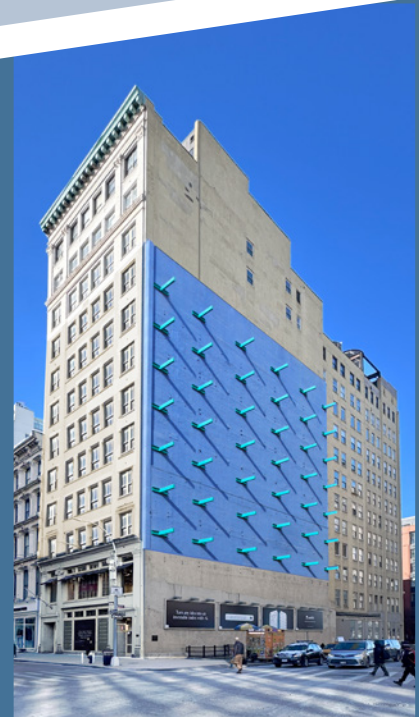


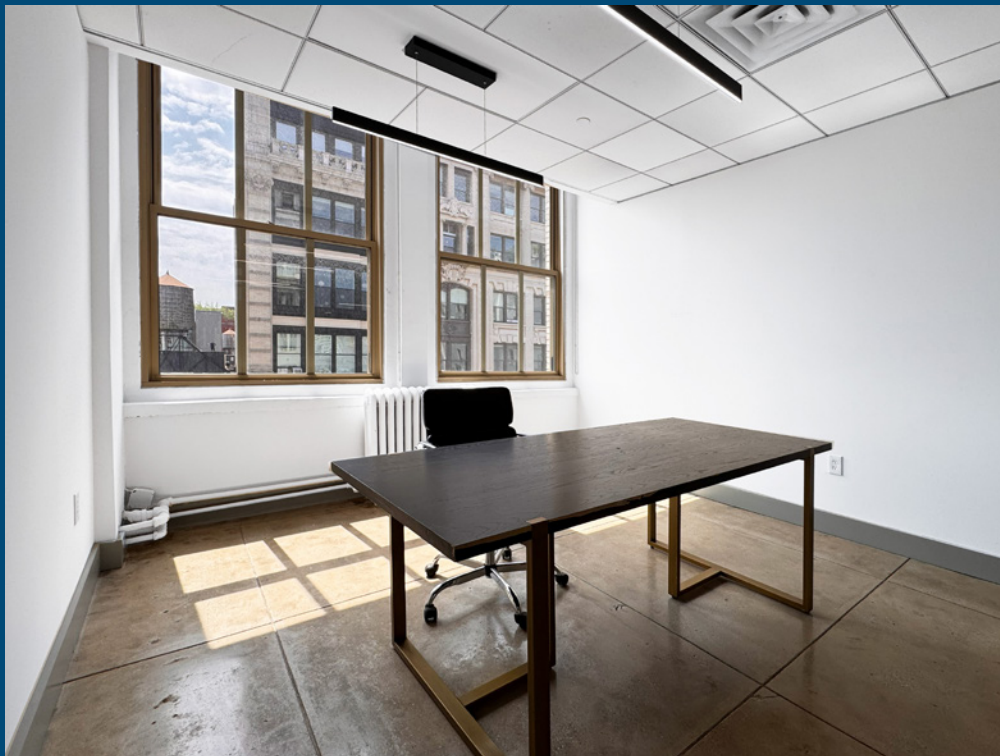
Current Conditions

599 Broadway

Southwest Corner of West Houston Street

SoHo Creative Space - 4,620 RSF
High Ceilings, Operable Windows
Fantastic Public Transportation Access





ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Partial 9th Floor: 4,620 rsf

Possession: Immediate

Rent: Call or email for info

- Fully built creative corner space with high ceilings - direct presence off elevator
- Existing build-out features (5) glass-front offices, (3) smaller interior offices/phone rooms, conference room plus a new wet pantry - **delivered partially furnished**
- Column-free large open area, oversized operable windows facing Broadway and South offering abundant natural light
- Atop **B D F M 6** subways; one block from Prince Street station **R W** lines
- Located along Broadway's luxury retail shopping corridor; vicinity of Washington Square Park and NY University Campus

For further information and/or inspection, please contact:

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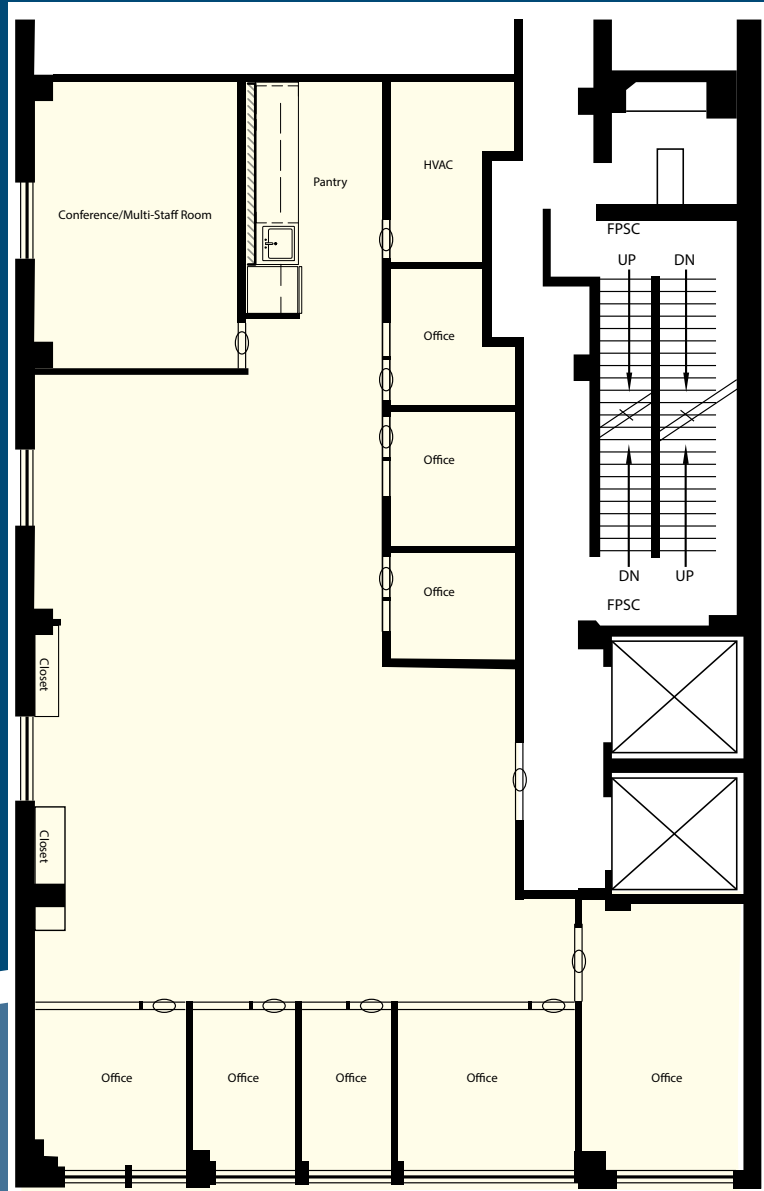
Associate, Licensed Real Estate Salesperson
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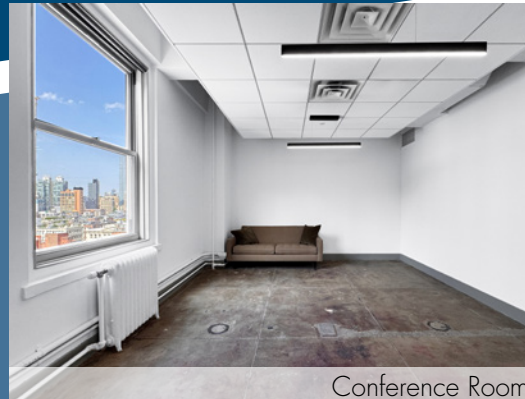
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PARTIAL 9TH FLOOR - 4,620 RSF
(AS-BUILT)



Column-Free Open Area



Conference Room



New Wet Pantry

Floor Plan not to scale, for display purposes only