

Office Space For Lease

UPPER EAST SIDE - MANHATTAN
1536 THIRD AVENUE

2,200 SF – Loft Style Office Space

ASKING \$6,500/MTH

This available office space is a full floor in a recently renovated five story office property. This loft style space is open and airy, with a very flexible layout. Very clean, well maintained 24/7 walk-up building. Perfect location, in the heart of the Upper East Side. Just a single block from both the 4/5 train and the new 2nd Avenue Subway stop at E. 86th St.

Call or email for additional information or to arrange for a viewing.



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICES, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT FURTHER NOTICE.

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Building Details:

DESCRIPTION: 11,956 SF Mixed Use, Walk-Up Building

BLOCK & LOT 01515-0036

CEILING HEIGHT: 10'

FLOOR: 5th Floor

LAYOUT: Open Loft with Flexible Layout

ASKING RENT: \$7,500/MTH

ZONING: C2-8A

USE: All Office Uses Considered

TAXES: Pro Rata Over Base Year

Investment Highlights:

PRIME UPPER EAST SIDE LOCATION
BRIGHT AND AIRY, LOFT STYLE OFFICE
HIGH CEILINGS
OPEN/FLEXIBLE LAYOUT
LOCATED JUST STEPS FROM THE SUBWAY – BOTH LOCAL AND EXPRESS STOPS
EXCELLENT ACCESS TO ALL TRANSPORTATION

Contact Broker: **Chris Gallagher (212) 772-7550 x.19**

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