



Property Description

Location: 117 East 24th Street/Park Avenue South

Size: 4,800 sq ft Work/Live Office Loft

Floor: Entire 9th Floor

Price: \$38 per RSF Negotiable

Term: 3 to 10 Years

Possession: Vacant... Immediate Occupancy

Electric: Direct to Con Edison

Space Features

- ▶ Open Loft Space with 12ft High Ceilings and Beautiful Wood Floors
 - ▶ Fabulous Views and Natural Light
 - ▶ 3 Sides of Large Double Thermal Pane Windows
 - ▶ Low Loss Factor at 18%!
 - ▶ Private Access... Full Floor
 - ▶ 2 Kitchens w/Hi-End Stainless Steel Appliances
 - ▶ 2 Bathrooms each w/Shower
 - ▶ 2 Passenger Elevators, 1 Freight Elevator
 - ▶ Beautiful Lobby
 - ▶ 24 Hour, 7 Day Access
- Fully Wired for Hi-Speed Internet Access

Surrounding Area:

- Prime Park Avenue South/Madison Square Location
- Between Park Ave South and Lexington Avenues
- One Block Access to 4, 5, 6, N, Q, and R Trains
- Three Block Access to B, D, Q, F, M, and Path Trains



For Further Information, Please Contact

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