

# “NEW CONSTRUCTION” COMBINATION SPACE

NEW

•  
700 W. 59<sup>TH</sup>  
AVENUE



MLS listing # T.B.D

## Description of Unit/Suite

A new construction “combination” building is beginning in “Midtown”. This roughly 12,720 SF building is the 2nd phase of a multi-phase expansion of the Arctic Center buildings (See layout on page 2 for spaces sizes). Designed for max flexibility, there are too many options & configurations to list. Standard 1,440 SF Unit (B-H Units) has an office that is 480 SF, with same size 8’ clearance mezzanine level above, and a 960 SF warehouse attached. Units have office storefronts, 10’ x 12’ standard overhead doors in the warehouse, bathrooms, floor drains, and 17’ ceilings.

## Terms

Minimum lease term is 36 months. Tenant pays Gas, and Electric (meters taken in Tenant name). No Automotive.

**Pricing starting at \$1.35/SF (see layout p.2)**

- 10’ x 12’ overhead doors
- Floor Drains
- 17’ ceilings
- 20’ deep office front and 40’ deep warehouse “standard”
- Mezzanine area or 2<sup>nd</sup> level office potential
- Private Restrooms
- Sprinkler Protected



## Contacts

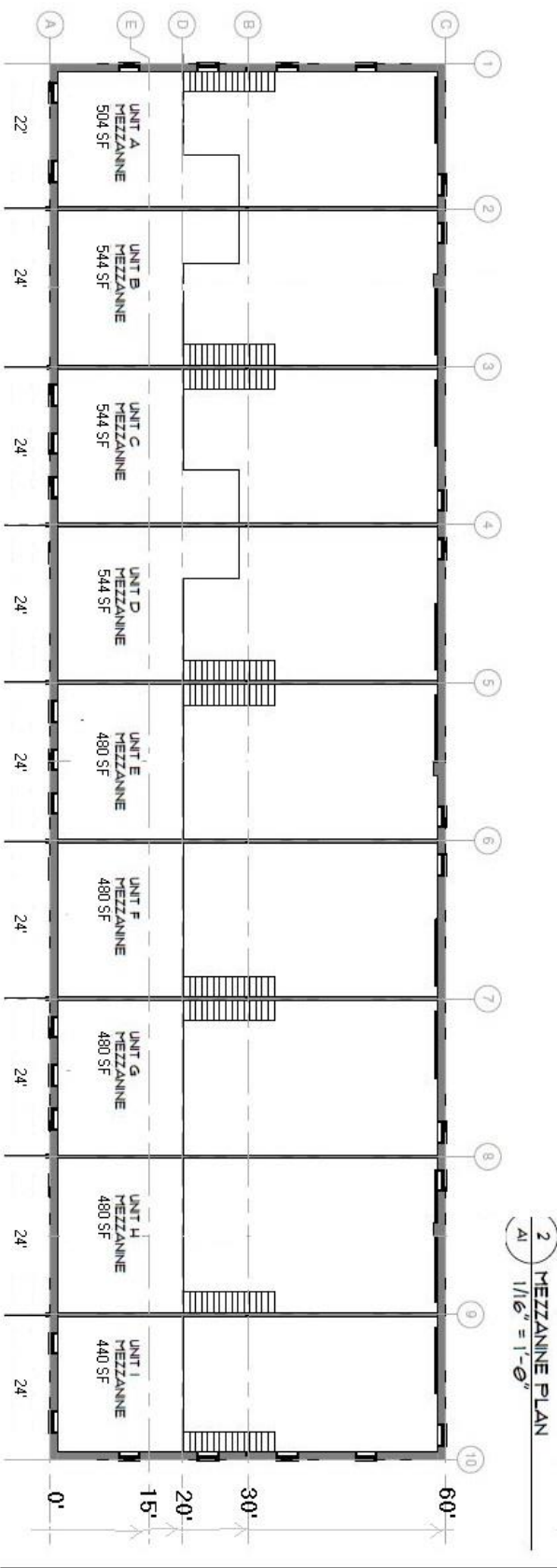
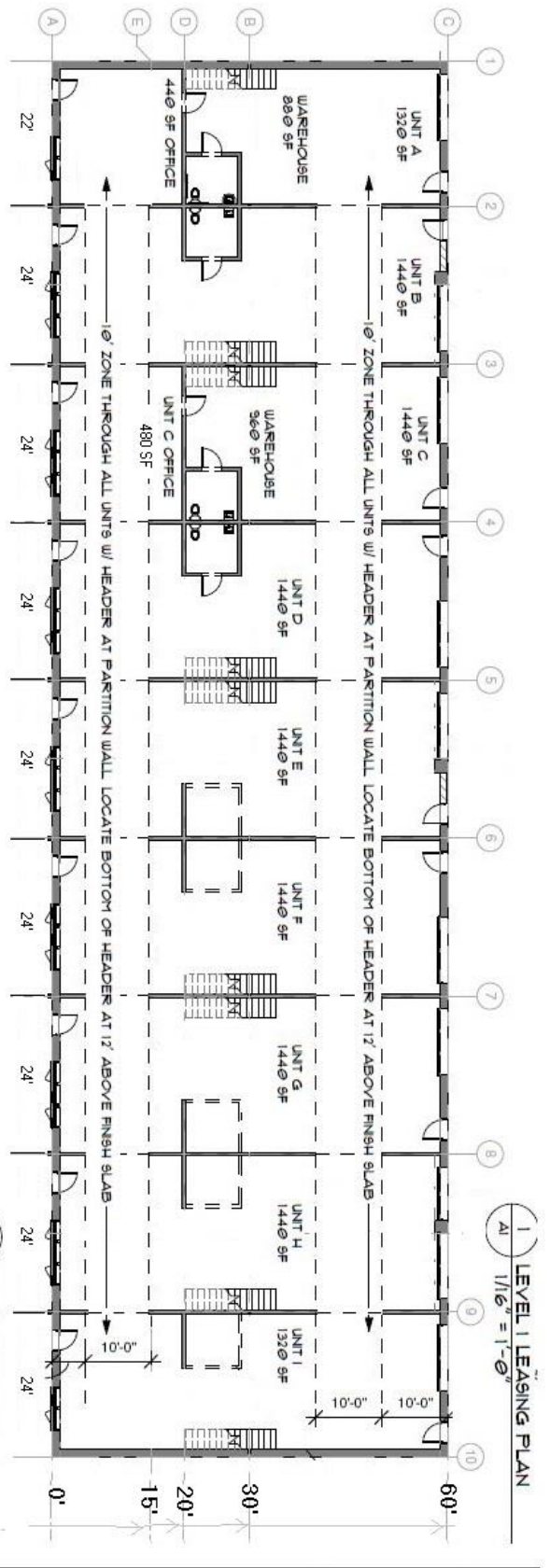
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**Unit Pricing:**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>J</b>
\$1.40/SF	\$1.35/SF	\$1.38/SF	\$1.35/SF	\$1.38/SF	\$1.35/SF	\$1.38/SF	\$1.35/SF	\$1.40/SF
\$1,850.00	\$1,945.00	\$1,990.00	\$1,945.00	\$1,990.00	\$1,945.00	\$1,990.00	\$1,945.00	\$1,850.00
<b>\$17,450.00/month</b>								



