

# “NEW CONSTRUCTION” COMBINATION SPACE



MLS listing # 19-7472 & 19-8099

## Description of Unit/Suite

A new construction “combination” building is beginning in Midtown. This roughly 12,720 sq. ft. 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 maximum flexibility, there are too many options & configurations to list. Standard 1,440 sq. ft. Unit (C-H Units) has an office that is 480 sq. ft., 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)**

NEW

•  
705 W. 59<sup>TH</sup>  
AVENUE

- 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:

A	\$1.40/SF	B	\$1.35/SF	C	\$1.38/SF	D	\$1.35/SF	E	\$1.38/SF	F	\$1.35/SF	G	\$1.38/SF	H	\$1.35/SF	I	\$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

\$17,450.00/month

