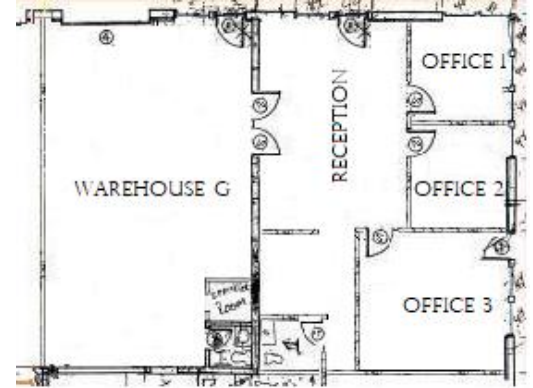


# MIDTOWN COMBINATION SPACE FOR LEASE

SUITE 102 & G

521 W. 41<sup>ST</sup>  
AVENUE



MLS listing # 19-17855

## Description of Unit/Suite (2,120 SF)

This space has an office fronting 41st Avenue that is approx. 1,160 SF. The office portion has a reception area/open use bullpen, then leading to three private offices, a break nook with kitchenette, and also a private restroom. The office space has carpeted flooring and will have fresh paint. The office area is joined by internal doors to warehouse G (960 SF), which is about 24' wide by 40' deep and features high ceilings, its own bathroom, a floor drain, its own exterior entry, and a 10' x 12' overhead door. The entire space is sprinkler protected and checked/serviced annually.

## Terms

Minimum lease term is 24-36 months, and tenant pays Gas, and Electric, as also prorated increases of Tax, Insurance. List Price \$3,170.00/month (\$1.49/SF)



## Contacts

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